



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 22, 2024, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, Emma Fulwilder and Kelsey Lutzow.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, July 22, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the Monday, June 17, 2024, meeting.

E. Regular Business.

- I. (ZP 24-19) Public Hearing on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 1308 E Walnut Street. David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Galvin, District 4)

2. (ZP 24-19) Consideration with possible action on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 1308 E Walnut Street. David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Galvin, District 4)
3. (ZP 24-20) Public Hearing on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 1225 Oregon Street, submitted by Douglas Doefer, property owner. (Ald. B. Delie, District 10)
4. (ZP 24-20) Consideration with possible action on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 1225 Oregon Street, submitted by Douglas Doefer, property owner. (Ald. B. Delie, District 10)
5. (ZP 24-21) Public Hearing on a request to establish a Planned Unit Development for the Grandview Industrial Park on property located at the 900 Block of Erie Road (Parcel 21-199). Petition submitted by the City of Green Bay, property owner. (Ald. J. Hutchison, District 2)
6. (ZP 24-21) Consideration with possible action on a request to establish a Planned Unit Development for the Grandview Industrial Park on property located at the 900 Block of Erie Road (Parcel 21-199). Petition submitted by the City of Green Bay, property owner. (Ald. J. Hutchison, District 2)
7. (ZP 24-22) Public Hearing on a request for a Conditional Use Permit to develop a two-family residential use in the Low-Density Residential District (R-1) at 814 S. Ashland Avenue, submitted by Erika Hernandez Martinez, property owner. (Ald. B. Johnson, District 9)
8. (ZP 24-22) Consideration with possible action on a request for a Conditional Use Permit to develop a two-family residential use in the Low-Density Residential District (R-1) at 814 S. Ashland Avenue, submitted by Erika Hernandez Martinez, property owner. (Ald. B. Johnson, District 9)
9. (ZP 24-23) Public Hearing on a request for a Conditional Use Permit to construct a single-family residential building in an Office Residential (OR) district at 158 N Maple Avenue. Umer Sheikh of Investment Creations, LLC, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)
10. (ZP 24-23) Consideration with possible action on a request for a Conditional Use Permit to construct a single-family residential building in an Office Residential (OR) district at 158 N Maple Avenue. Umer Sheikh of Investment Creations, LLC, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)
11. (CPA 24-02) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for the northern side of the 1200 Block of Perrot Street from Medium to High Density Residential to Low Density Residential, submitted by the Department of Community and Economic Development. (Ald. J. Prestley, District 6)
12. (CPA 24-02) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for the northern side of the 1200 Block of Perrot Street from

Medium to High Density Residential to Low Density Residential, submitted by the Department of Community and Economic Development. (Ald. J. Prestley, District 6)

13. (ZP 24-24) Public Hearing on a request to rezone the northern side of the 1200 Block of Perrot Street from R-3, Varied Density Residential district, to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. J. Prestley, District 6)
14. (ZP 24-24) Consideration with possible action on a request to rezone the northern side of the 1200 Block of Perrot Street from R-3, Varied Density Residential district, to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. J. Prestley, District 6)
15. (ZP 24-25) Public Hearing on a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, property owner. (Ald. C. Wery, District 8)
16. (ZP 24-25) Consideration with possible action on a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, property owner. (Ald. C. Wery, District 8)
17. (SV 24-01) Consideration with possible action on a request to vacate a 5' x 58.68' strip of unimproved right-of-way located at the intersection of Tilkens and Tommark Streets, submitted by Richard Zuehlke and Heather Karcz of Greenback Towers LLC, property owners. (Ald. C. Wery, District 8)
18. (SV 24-02) Consideration with possible action on a request to vacate a portion of right-of-way located at the southwest corner of Northland Avenue and N Adams Street, submitted by Rick Fisher on behalf of Spring Lake Church. (Ald. B. Johnson, District 9)

F. Informational.

1. Director's report.
2. Date of next meeting: August 12, 2024.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.I

(ZP 24-19) Public Hearing on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 1308 E Walnut Street. David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Galvin, District 4)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(ZP 24-19) Consideration with possible action on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 1308 E Walnut Street. David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Galvin, District 4)

BACKGROUND

Primary Address: 1308 E Walnut Street

Aldersperson/District: Ald. B. Galvin, District 4

Reason for Request: To permit the development of a two-family residential home within an Office Residential (OR) district. A conditional use permit is required for two-family residences within the OR district.

Subject Parcel Zoning and Land Use: Subject property is zoned Office Residential and is a vacant lot.

Surrounding Zoning and Land Uses:

North: Office Residential (OR) | Single Family Residence

South: Office Residential (OR) | Single Family Residence

East: Office Residential (OR) | Single Family Residence

West: Office Residential (OR) | Two-Family Residence

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for low density residential. Two-family residential use is classified as a low density residential use.

Analysis: The parcel at 1308 E Walnut is a corner lot located at the southeast intersection of South Irwin and East Walnut Streets. The parcel is 9030 square feet and was once 2 separate parcels at the corner. Neighborworks Green Bay has requested to place a two-family duplex on the property with driveway entry ways coming individually from both streets to serve two individual homes.

A concept site plan has been submitted for the site. All bulk requirements can be met on the site; including building setbacks, impervious surface standards, minimum parking requirements, and form of the building within the context of the neighborhood. The neighborhood is a mix of single and two-story homes. The lot has remained a vacant grass field since 2016 when a previously blighted house stood on the parcel.

A Conditional Use Permit is required because a two-family residential use requires the application of a Conditional Use Permit within the Office Residential (OR) district. In the review of the Conditional Use Permit (CUP), Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

I. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

The parcel is currently owned by the Green Bay Redevelopment Authority. This parcel received approvals for potential purchase by Neighborworks Green Bay pending acquisition of a Conditional Use Permit to allow for a two family residential building.

Ald. Galvin and property owners within 200 feet of the parcel were notified of the request for action. Staff has not received inquiries on the action as of the drafting of this report.

RECOMMENDATION

Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-19 Application
2. ZP 24-19 Concept Site Plan
3. ZP 24-19 Property Map



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1308 E. Walnut Street

Parcel Number(s): 14-244

Petitioner(s): NeighborWorks Green Bay

Date: 5/6/2024

Email: david@nwgreenbay.org

Phone Number: 920-593-3709

Address: 437 S. Jackson Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: City of Green Bay Redevelopment Authority

Phone Number: 920-448-3400

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, David Erickson for NeighborWorks Green Bay, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: _____

Petitioner Signature(s): David Erickson

NeighborWorks Green Bay
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

5/31/24

For office use only:

Review Fee: \$375.-

Receipt No.: 2765595-007

Zoning Petition No.: ZP 24-19

May 31, 2024

Director Renier-Wigg and members of the Plan Commission
Community and Economic Development Department
100 North Jefferson Street Rm 608
Green Bay, WI 54301-5026

Re: Conditional Use Permit Request at 1308 E. Walnut Street, Parcel 14-244, Green Bay, WI

Director Renier-Wigg and members of the Plan Commission,

Please accept the attached Conditional Use Permit request and supporting documents at 1308 E. Walnut Street, (Parcel ID 14-244) with the legal description below. The property is currently owned by The City of Green Bay Redevelopment Authority the zoned OR-Office, Residential with a conditional use permit required.

Legal Description –

.207 AC M/L

Plat of Navarino N 150 Ft of Lot 792 & N 95 Ft of Lot 793 EX 2746273

We were recently granted a six-month planning option with The City of Green Bay Redevelopment Authority. As part of the planning option, we are submitting this conditional use application for approval, contingent upon a development agreement outlining our intent for the project. As shown in the documents attached, we have developed design and construction documents for a new, two-unit, zero-lot line, owner occupied side by side townhome development. Each unit will consist of 3-bedrooms, 2.5 bath, and a 2-car garage. Each residence has approximately 1,800 square feet of conditioned space. (See attached preliminary site plan/vicinity map, floor plans and exterior elevations of the area under review).

In addition, we plan to use this project as part of our 2024/2025 Bridges Student Construction program in partnership with the Green Bay Area Public School District. This program gives students firsthand experience in the residential construction industry and prepares them for potential career opportunities in the construction industry after high school graduation.

Thank you for your consideration.

Sincerely,



David W. Erickson, RA

Director of Real Estate Development
NeighborWorks Green Bay
Email david@nwgreenbay.org

NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.



GREEN BAY

NOTE: ALL THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.

TWO SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/2.5 Bath/2 Car Garage (v.5)

1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/15/2024

ISSUED FOR: REVIEW

REVISION LOG

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1308 E. WALNUT ST

GREEN BAY, WI

PROJECT NAME

SITE PLAN

SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: 1" = 10'

0.2

SHEET NUMBER

PERCENTAGE OF IMPERVIOUS

SQUARE FOOTAGE INFORMATION:

NEW RESIDENCE = 1,746.0 SQ. FT. (MAIN LEVEL) + 30.0 SQ. FT. (PORCHES)
TOTAL RESIDENCE = 1,746.0 SQ. FT.
2 CAR GARAGE (ATTACHED) = 990.0 SQ. FT.
TOTAL SPACE = 2,974.0 SQ. FT.

DRIVEWAY + WALKWAYS = 2,525.0 SQ. FT.
UNFINISHED LOWER LEVEL IS FULLY CONTAINED WITHIN MAIN LEVEL FOOTPRINT

IMPERVIOUS SQ. FOOTAGE CALC.

TOTAL BLDG FOOTPRINT: 5,199.0 SQ. FT.

TOTAL LOT SIZE: 9,030.0 SQ. FT.

IMPERVIOUS RATIO = 57.5%

DRIVEWAY FOOTPRINT + 10% OF IMPERVIOUS SURFACE = 5,199.0 / 9,030.0 x 100 = 57.5%

E. WALNUT ST

PLAT OF
NAVARINO N 150
FT OF LOT 792 & N
95 FT OF LOT 793
EX 2746273

14-244
.207 ACRES
9,030 SF

EXISTING TREE
TO BE REMOVED.

1308

ALIGN FRONT ELEVATION
WITH ADJACENT
STRUCTURES ALONG E.
WALNUT OR 16' SETBACK.

EXISTING CONC. CURB

EXIST. ELECTRIC POLE

EXISTING CONC. SIDEWALK

16' CORNER SIDE YARD SETBACK

30'-10"

106.30'

27'-5"

16'-0"

4'-10"

27'-5"

85.12'

ADJACENT PROPERTY

CONCRETE DRIVE

21'-2"

7'-2"

14'-7"

10'-0"

27'-5"

106.26'

21'-11 1/2"

57'-11 1/2"

106'-3"

ADJACENT PROPERTY

CONCRETE DRIVE

21'-2"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

17'-5"

S. IRWIN ST

ALIGN FRONT ELEVATION
WITH ADJACENT
STRUCTURES ALONG S.
IRWIN OR 17.5' SETBACK.

EXIST. ELECTRIC POLE

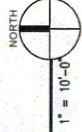
EXISTING TREE
TO BE REMOVED.

INSTALL FENCE ALONG
NEW PROPERTY LINE.

ADJACENT
PROPERTY

1

SITE PLAN



NOTE: KEY NOTES, SYMBOLS, TAGS AND DIMENSIONS TYPICAL AT EACH UNIT, U.O.A.
NOTE: HEADER AND BEARING TO BE INCLUDED IN ENGINEERING OF FLOOR AND ROOF SYSTEM.

SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL A.C.	888.0 SQ. FT.
UPPER LEVEL A.C.	938.0 SQ. FT.
TOTAL A.C. *	1,796.0 SQ. FT.
LOWER LEVEL NON A.C. **	888.0 SQ. FT.
PORCHES NON A.C.	150.0 SQ. FT.
GARAGE NON A.C.	464.0 SQ. FT.
TOTAL NON A.C. *	1,337.0 SQ. FT.
GRAND TOTAL (A.C. + NON A.C. *)	3,133.0 SQ. FT.

**UNFINISHED BASEMENT
*PER UNIT

1. 4" THICK CONCRETE PAD PROVIDE 606 WT 4MM 4 WMM HELD TO TOP OF SLAB OVER 4" COMPACTED GRAVEL.
2. BUILT-IN MILLWORK.
3. DRYER VENT TO OUTSIDE.
4. DRYER UNIT ON PAD BY HVAC CONTRACTOR.
5. WASHER / DRYER CONNECTION ABOVE.
6. LINE OF ROOF OVERHANG.
7. ACRYLIC TUB/SHOWER.
8. EGRESS WELL. INSTALL DRAIN TILE AND GRAVEL DOWN TO FTG HOLD GRAVEL 3" BELOW WINDOW SILL.
9. 24"x24" ATTIC ACCESS PANEL ABOVE.
10. 5" DIA. SPOUT W/ SPLASHBLOCK AT FINISH GRADE.
11. MIRROR.
12. FLOOR DRAIN.
13. 4" Ø STEEL POST AND 24"x24"x8" D. FOOTING.
14. LINE OF CONTINUOUS 16" W x 8" D. FOOTING.
15. 1-1/2" GUARDRAIL AT 36" AFF.
16. HOSE BIBB.
17. LV FLUSH HEADER AT OPENING.
18. 12" W x 6" DEEP FOOTING & FROST WALL AT GARAGE.
19. CONCRETE PATH TO EXISTING SIDEWALK.
20. 42" H. LOW WALL.

KEY NOTES

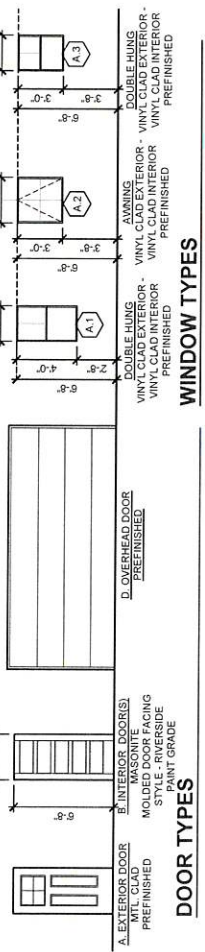
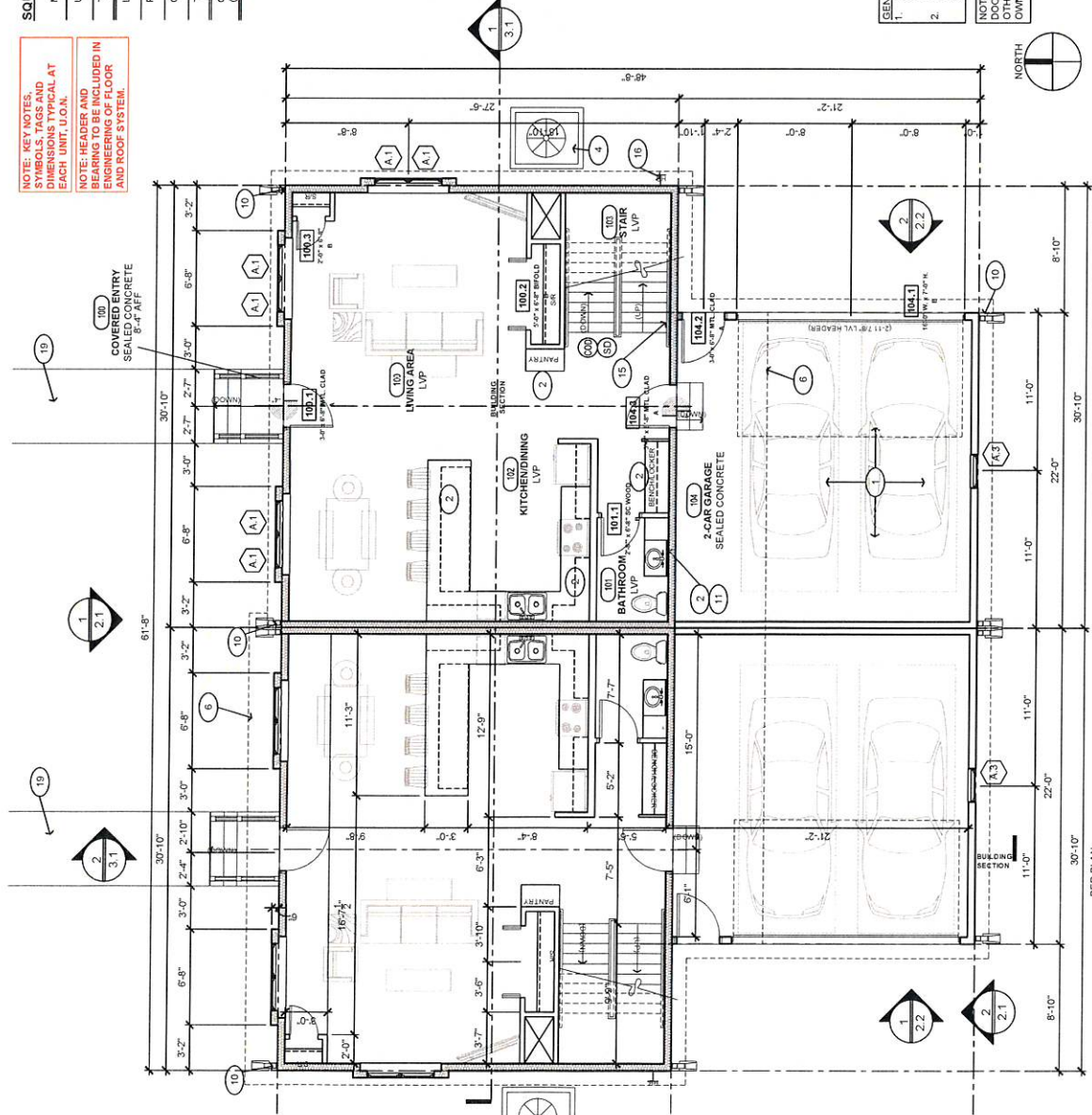
REFERENCED BY THIS SYMBOL
NOTE: ALL NOTES APPLY TO THIS SHEET

SD = SMOKE DETECTOR
L = CARBON MONOXIDE DETECTOR
T = TEMPERED

- GENERAL NOTES
- ALL INTERIOR PARTITIONS TO BE 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM WALLBOARD, UON.
 - CEILING FENESTRATION HEADERS TO BE 2x8 OR 2x10, OR BETTER UNLESS OTHERWISE NOTED.

NOTE: COORDINATE DOOR STYLES, WINDOW SIZES, SILL DETAILS & OTHER ARCHITECTURAL FEATURES WITH OWNER/DESIGNER (TYP.)

- EGRESS WINDOW NOTES
- WINDOWS SHALL BE PREPARED.
 - WINDOW SILL SHALL NOT BE HIGHER THAN 4" AFF.
 - WINDOW OPENING SHALL HAVE A MINIMUM CLEARANCE DIMENSION OF 20" HIGH & 20" WIDE.
 - THE MINIMUM OPENING OF THE WINDOW SHALL BE 5.7 SF. AT THE GROUND FLOOR.
- ONE EACH OF THIS GROUP MUST BE EQUIPPED WITH EMERGENCY EGRESS HARDWARE TO COMPLY WITH GOVERNING FIRE AND BUILDING CODES.



TWO SINGLE-FAMILY
TOWNHOME RESIDENCES
3 Bed/2.5 Bath/2 Car Garage (V.5)
1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/29/2024
ISSUED FOR: REVIEW
REVISION LOG

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1308 E. WALNUT ST.
GREEN BAY, WI
PROJECT NAME

MAIN LEVEL
FLOOR PLAN

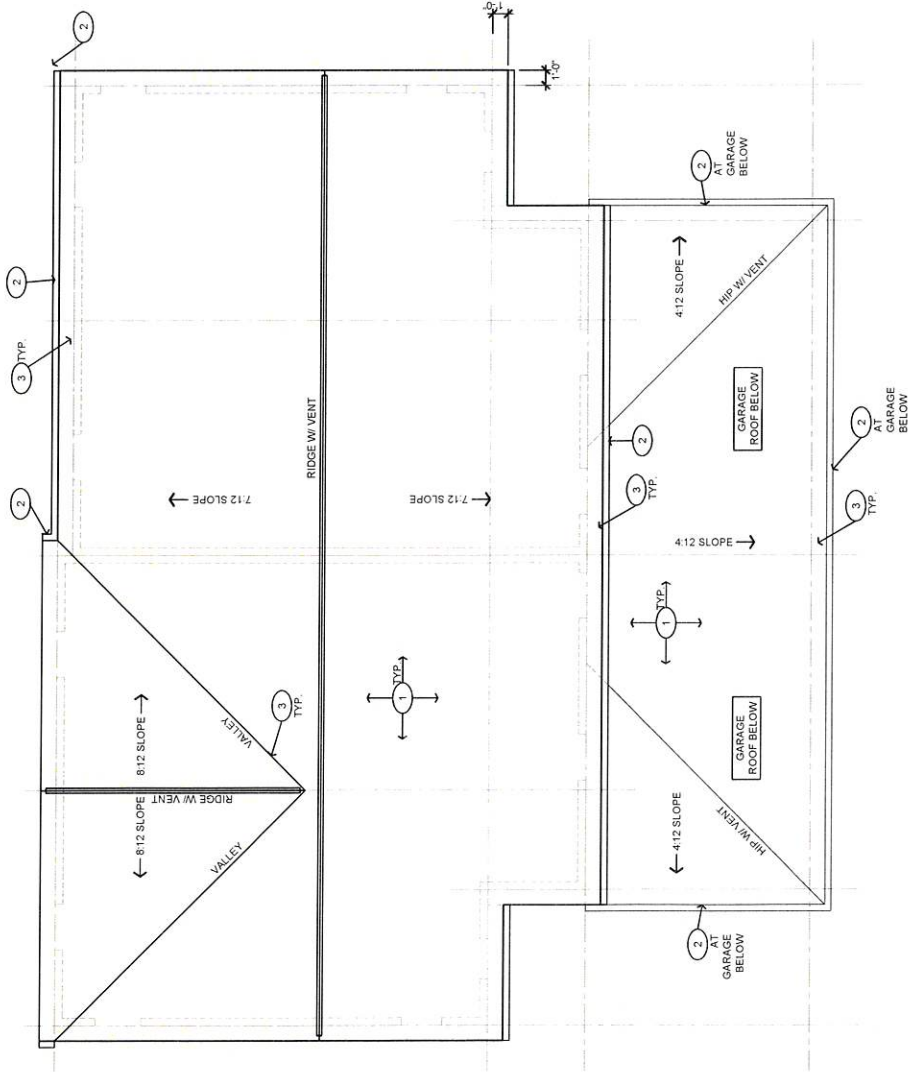
SHEET NAME
PROJECT NUMBER: -
DRAWN BY: DE
CHECKED BY: TO
SCALE: 3/16" = 1'-0"

1.1
SHEET NUMBER

1. DIMENSIONAL KYPHALT ROOF SHINGLES OVER UNDERLAYMENT OR SHEATHING AND PRE-ENGINEERED ROOF FRAMES, TYP.
2. PROVIDE DRAINAGE TO DOWNSPOUT, TYP. PROVIDE SPRINKLER LOCK AT GRADE.
3. PROVIDE AND INSTALL EDGES WATER SHIELD AT ALL VALLEYS AND ROOF EDGES AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS, TYP.
4. HEAT PUMP ON PAD.
5. AWNING BELOW.
6. NOT USED.

KEY NOTES

3. REFERENCED BY THIS SYMBOL. NOTE: NOT ALL NOTES APPLY TO THIS SHEET.



GREEN BAY

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TWO SINGLE-FAMILY TOWNHOME RESIDENCES

1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/15/2024

ISSUED FOR: REVIEW

REVISION LOG

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1308 E. WALNUT ST.

GREEN BAY, WI

PROJECT NAME

ROOF PLAN

SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: 3/16" = 1'-0"

1.3

SHEET NUMBER



GREEN BAY

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TWO SINGLE-FAMILY
TOWNHOME RESIDENCES
3 Bed/2.5 Bath/2 Car Garage (V.5)
1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

ISSUE DATE: 5/21/2024
ISSUED FOR: REVIEW

REVISION LOG

NEIGHBORWORKS GREEN BAY



1308 E. WALNUT ST.
GREEN BAY, WI
PROJECT NAME

EXTERIOR ELEVATIONS

SHEET NAME

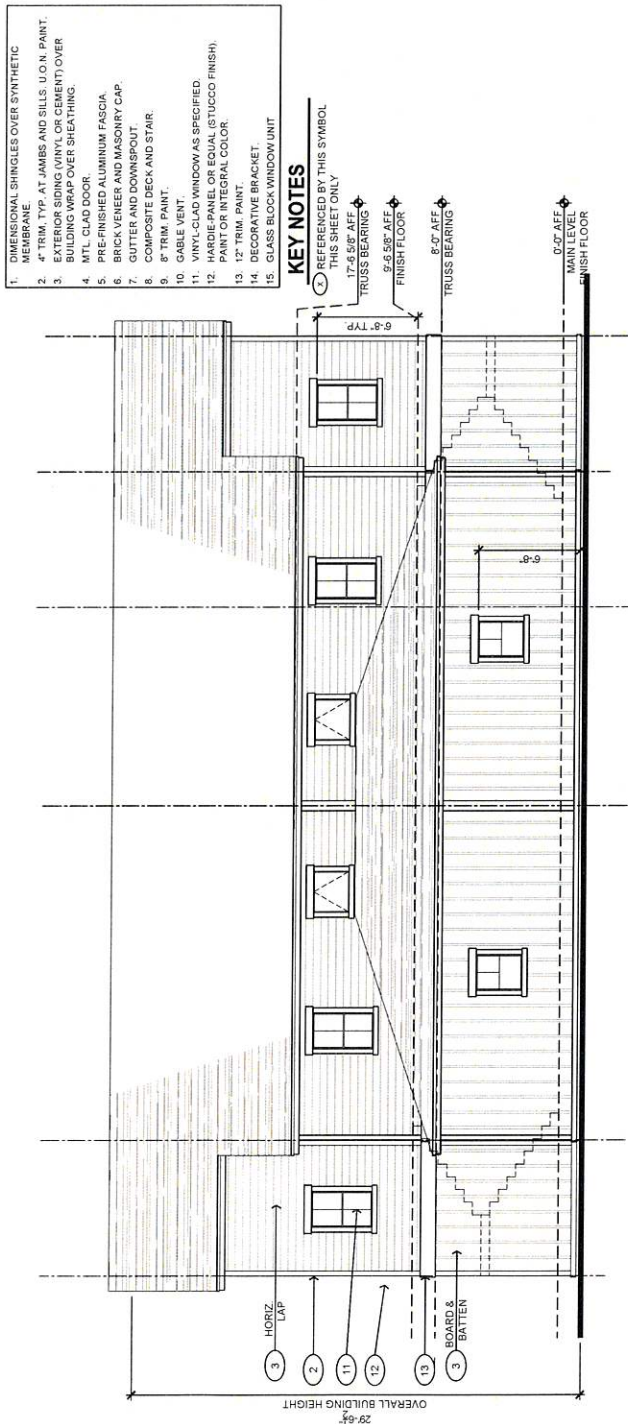
PROJECT NUMBER: -

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SCALE: 3/16" = 1'-0"

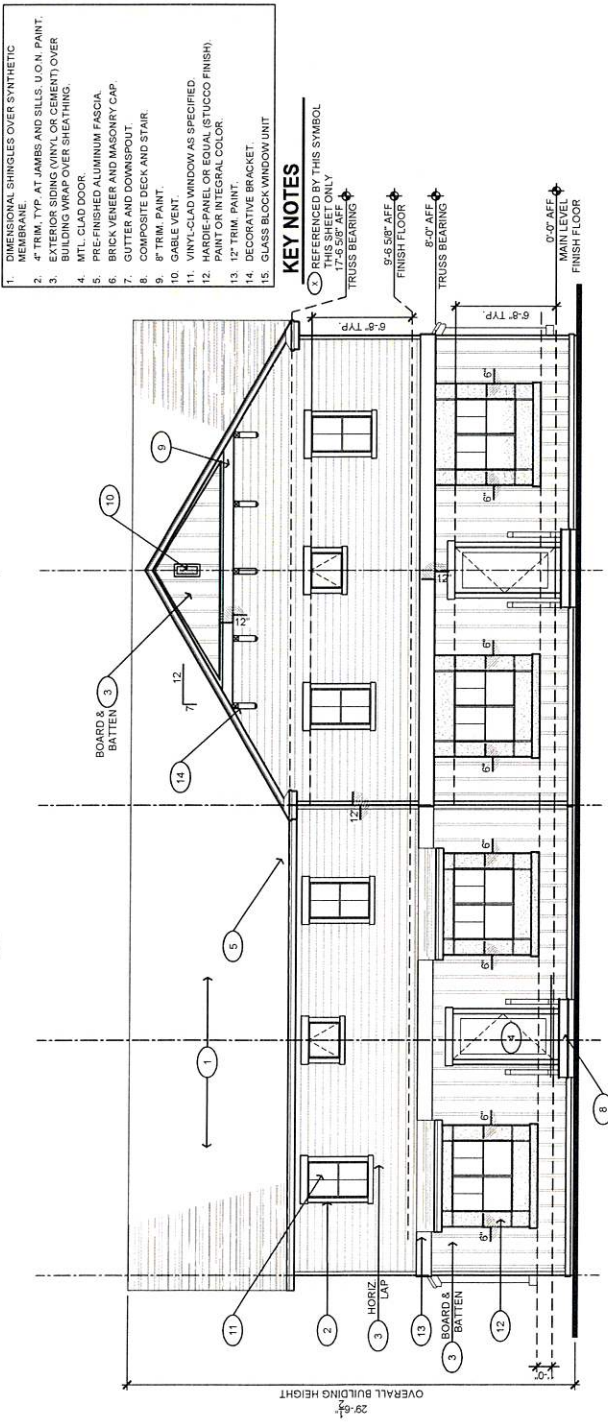
2.1

SHEET NUMBER



2 SOUTH ELEVATION

3/16" = 1'-0"



1 NORTH ELEVATION

3/16" = 1'-0"



GREEN BAY

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TWO SINGLE-FAMILY TOWNHOME RESIDENCES

3 Bed/2.5 Bath/2 Car Garage (V.5)
1308 E Walnut St
Green Bay, WI 54301
Parcel 14-244

NOT FOR CONSTRUCTION

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© NEIGHBORWORKS GREEN BAY



1308 E. WALNUT ST.

GREEN BAY, WI

PROJECT NAME

EXTERIOR ELEVATIONS

SHEET NAME

PROJECT NUMBER: -

DRAWN BY: DE CHECKED BY: TD

SCALE: 3/16" = 1'-0"

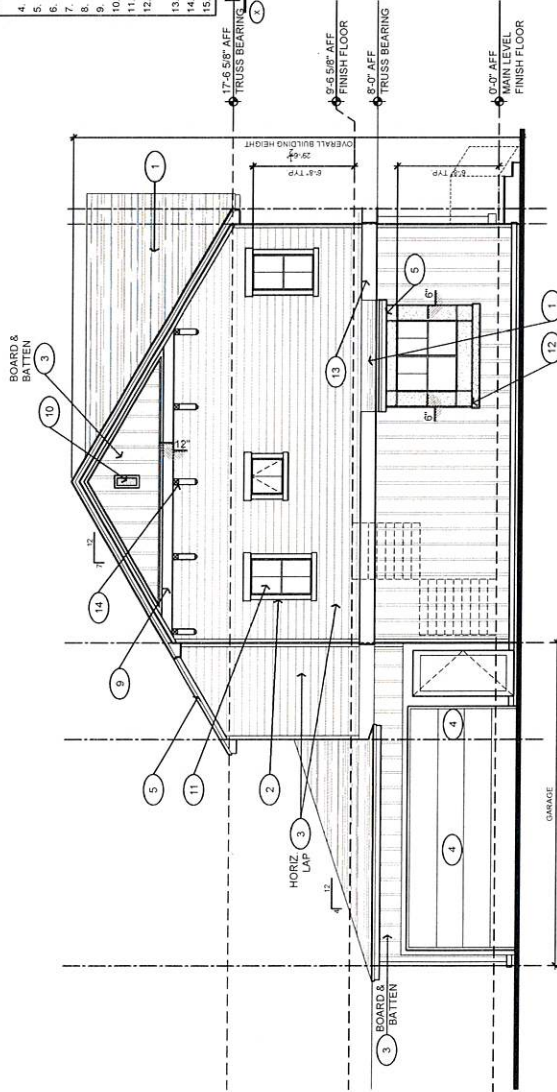
2.2

SHEET NUMBER

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS, U.O.N. PAINT.
3. EXTERIOR SIDING (VINYL OR CEMENT) OVER BUILDING WRAP OVER SHEATHING.
4. MTL. GLAD DOOR.
5. PRE-FINISHED ALUMINUM FASCIA.
6. BRICK VENEER AND MASONRY CAP.
7. GUTTER AND DOWNSPOUT.
8. COMPOSITE DECK AND STAIR.
9. 8" TRIM, PAINT.
10. GABLE VENT.
11. VINYL CLAD WINDOW AS SPECIFIED.
12. HANDICAP COMPLIANT ENTRY (STUCCO FINISH), PAINT OR INTEGRAL COLOR.
13. 12" TRIM, PAINT.
14. DECORATIVE BRACKET.
15. GLASS BLOCK WINDOW UNIT.

KEY NOTES

① REFERENCED BY THIS SYMBOL
THIS SHEET ONLY



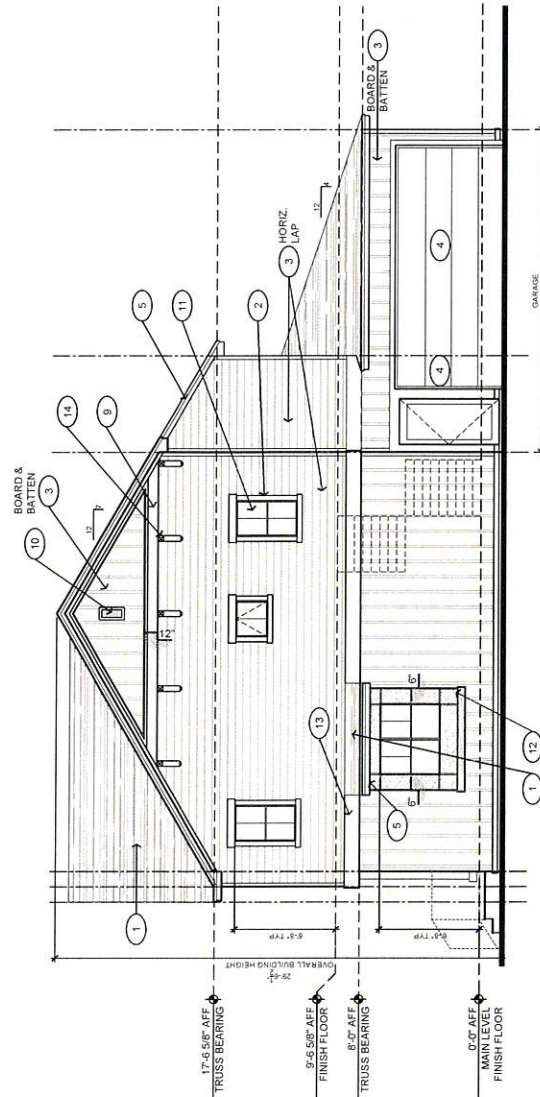
WEST ELEVATION

3/16" = 1'-0"

1. DIMENSIONAL SHINGLES OVER SYNTHETIC MEMBRANE.
2. 4" TRIM, TYP. AT JAMBS AND SILLS, U.O.N. PAINT.
3. EXTERIOR SIDING (VINYL OR CEMENT) OVER BUILDING WRAP OVER SHEATHING.
4. MTL. GLAD DOOR.
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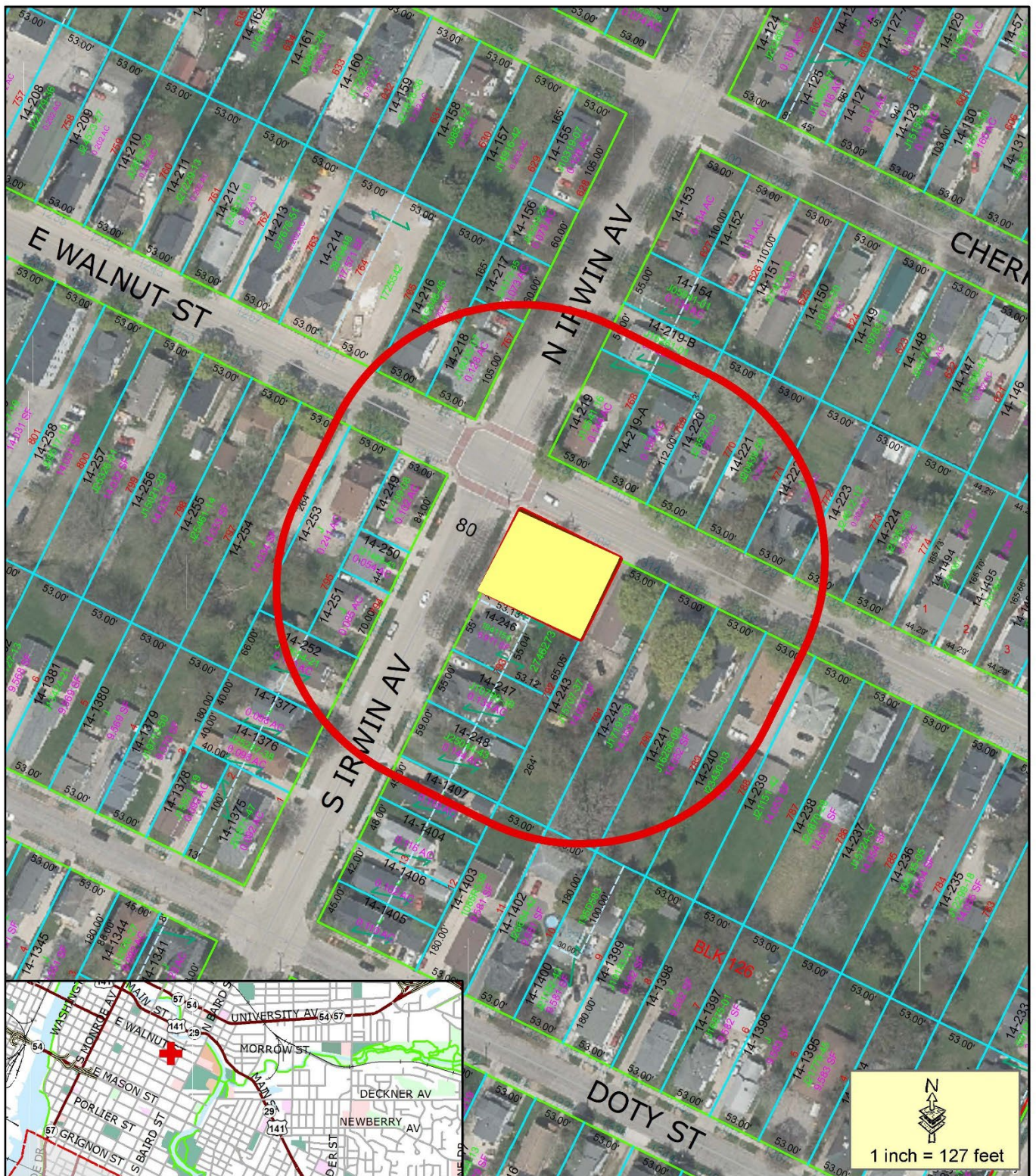
KEY NOTES

① REFERENCED BY THIS SYMBOL
THIS SHEET ONLY



EAST ELEVATION

3/16" = 1'-0"



- Proposed CUP Parcel
- 200' Property Owner Notice

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by JL

**Conditional Use Permit
(CUP) Request
Two-Family Residential Use in (OR)
Office-Residential District
1308 E Walnut St.**



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

AGENDA ITEM # E.3

(ZP 24-20) Public Hearing on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 1225 Oregon Street, submitted by Douglas Doefer, property owner. (Ald. B. Delie, District 10)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.4

(ZP 24-20) Consideration with possible action on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 1225 Oregon Street, submitted by Douglas Doefer, property owner. (Ald. B. Delie, District 10)

BACKGROUND

Primary Address: 1225 Oregon Street

Aldersperson /District: Alder. Delie / District 10

Reason for Request: The proposed CUP would allow for a covered porch to extend 6 feet into the front yard setback.

Surrounding Zoning and Land Uses:

Subject: Low Density Residential (R1) | Single-Family Residential

North: Low Density Residential (R1) | Single and Two-Family Residential

South: Low Density Residential (R1) | Single-Family Residential

East: Low Density Residential (R1) | Single-Family Residential

West: Low Density Residential (R1) | Single-Family Residential

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Low Density Residential. A single-family home is on the property, which is compatible with the Comprehensive Plan.

Report: Douglas Doefer, property owner, requests adding a 6'x22' covered porch onto the front of his home. Based on lot averaging, the front yard setback is 30 feet. The home is currently setback 29.5 feet in the front. Front yard setbacks in this neighborhood are consistent and do not vary much. With the addition of the covered porch, the front yard setback would be 23.5 feet, putting the porch 6.5 feet into the front yard setback.

Article VI Residential Districts, Division I General Provisions Section 44-554 Table 44-2 notes that "covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83."

The applicant is remodeling the exterior of the home, which includes the addition of a 6'x22' covered porch. The porch would be at-grade and follow the existing rooflines. The applicant is updating the façade with new siding, windows, brickwork, and front door. A condition has been added to ensure the materials used are complimentary to the primary structure. It is worth noting that covered front porches do not exist in this neighborhood. This would be a first.

Section 44-83(e) of the Zoning Ordinance establishes seven standards for the Plan Commission to consider

when reviewing a CUP:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.*
- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
- (6) Adequate parking facilities as specified in Article XVIII of this chapter.*
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.*

Staff believes the extension of the covered front porch an additional 6 feet into the front yard setback is acceptable and meets the standards for CUP approval.

RECOMMENDATION

Approval of the request, subject to the following conditions:

1. All materials and architectural details shall be consistent with the home, as determined by the Zoning Administrator at the time of Site Plan Review.
2. Site plan approval by the Office of Community and Economic Development.
3. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-20 Application
2. ZP 24-20 Narrative
3. ZP 24-20 Map
4. ZP 24-20 Covered Porch Elevation



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1225 OREGON ST.
Parcel Number(s): 5-675-4
Petitioner(s): DOUGLAS DOEFER Date: 6/6/24
Email: doeferd@yahoo.com Phone Number: 920-621-4926
Address: 1225 OREGON ST. City: GREEN BAY State: WI Zip: 54303
Property Owner: DOUGLAS DOEFER Phone Number: 920-621-4926

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, DOUGLAS DOEFER, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: [Signature]

Date: 6/6/24

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

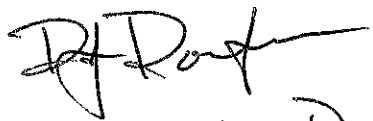
6/6/24

Mayor and Common Council:

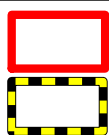
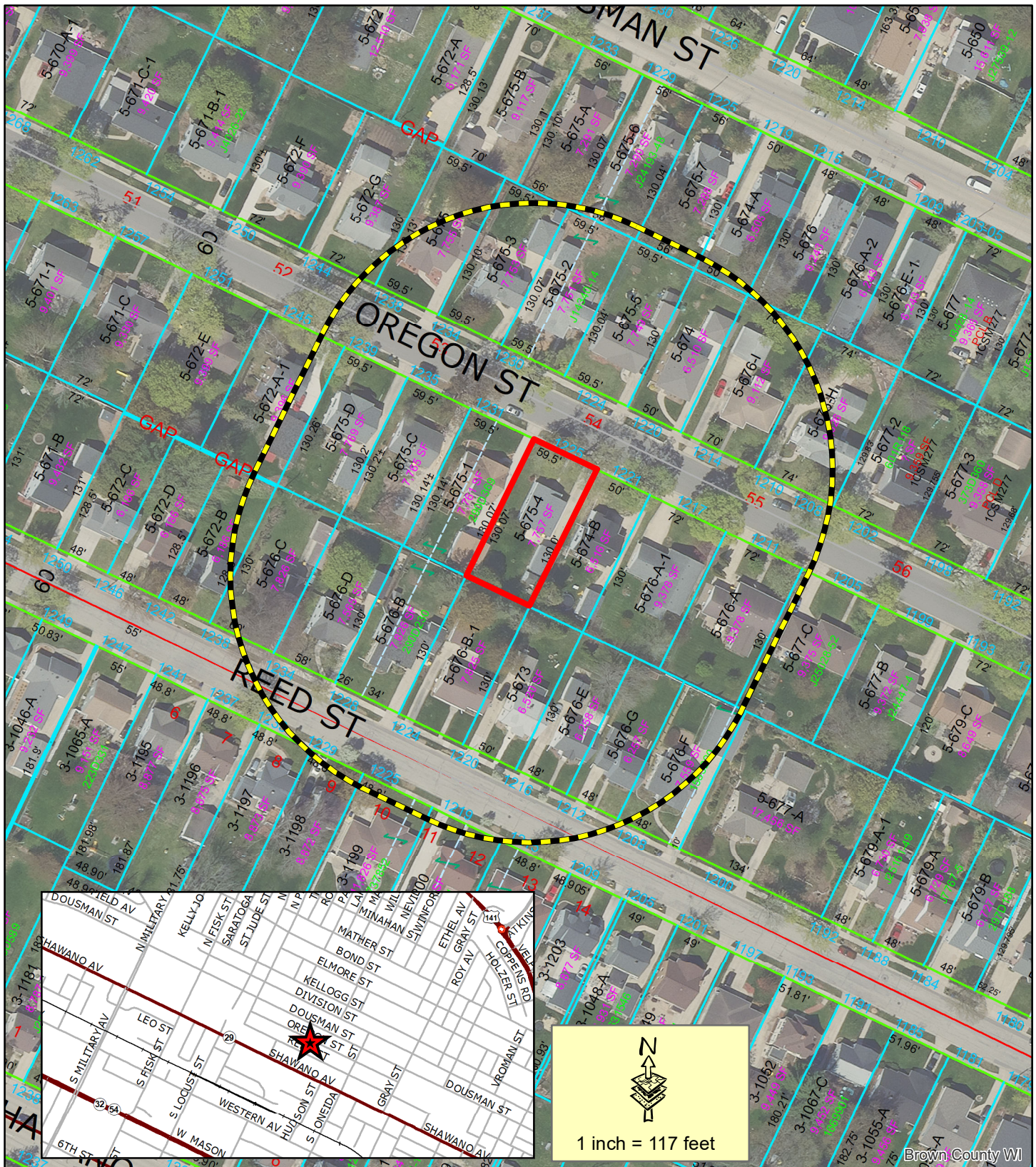
I am requesting a Conditional Use Permit To Add a 6'x22' Covered Porch To The front of my residence at 1225 OREGON ST.. This porch will encroach on The Set-back. In addition, I am replacing all siding on The house and replacing all doors.

Please let me know if any further information is needed. Total cost of The project is approximately \$27,000.

Respectfully Submitted,



Douglas J. Doerfer



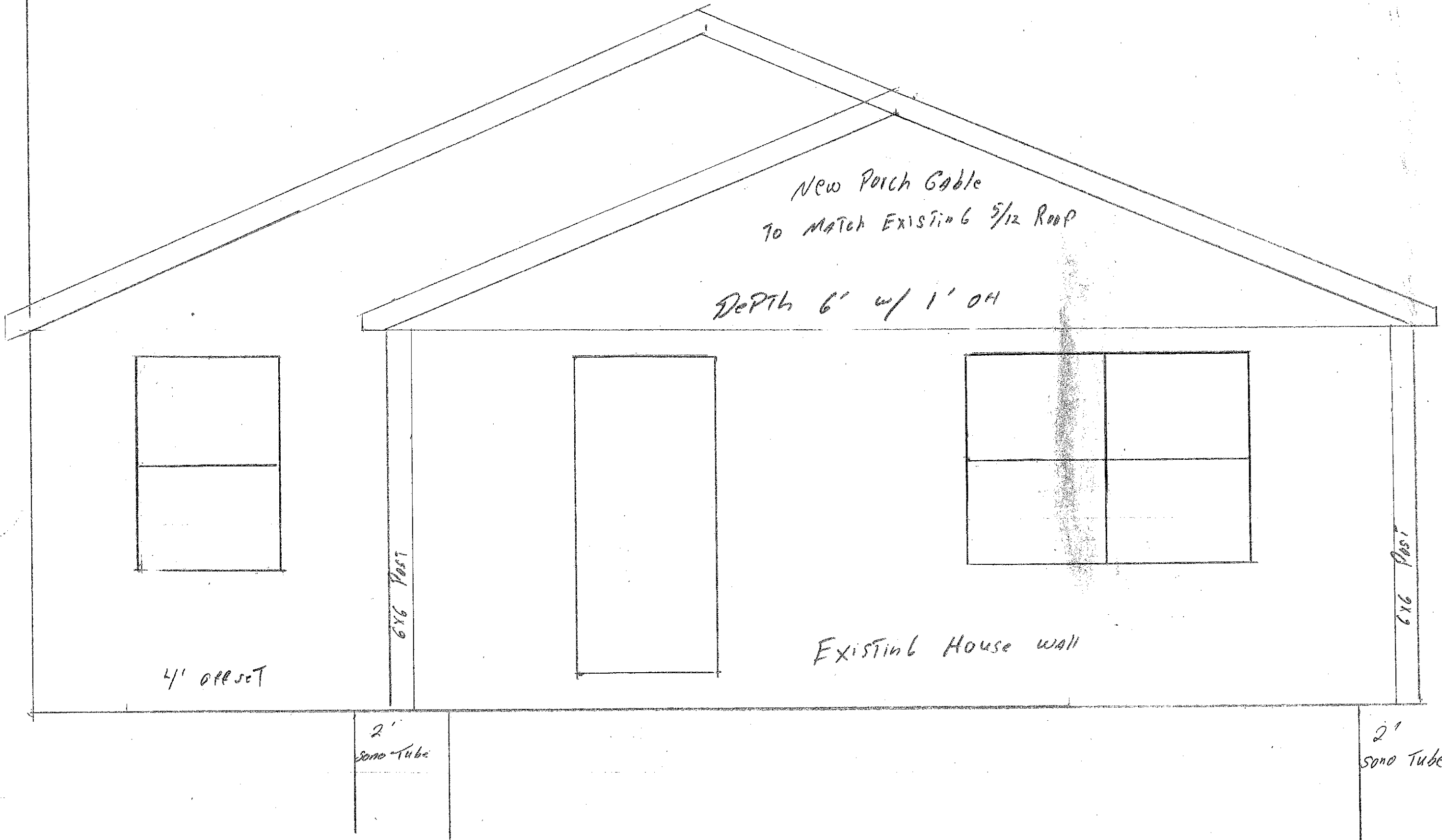
Subject Area

200' Property Owner Notice

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Zoning Petition **ZP 24-20** **Conditional Use Permit at** **1225 Oregon Street**





New Porch Gable
To MATCH EXISTING 5/12 ROOF

DEPTH 6' w/ 1' OH

4' OFFSET

6x6 Post

2'
Sonotube

EXISTING HOUSE WALL

6x6 Post

2'
Sonotube



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(ZP 24-21) Public Hearing on a request to establish a Planned Unit Development for the Grandview Industrial Park on property located at the 900 Block of Erie Road (Parcel 21-199). Petition submitted by the City of Green Bay, property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.6

(ZP 24-21) Consideration with possible action on a request to establish a Planned Unit Development for the Grandview Industrial Park on property located at the 900 Block of Erie Road (Parcel 21-199). Petition submitted by the City of Green Bay, property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

Primary Address: 900 Block of Erie Rd (Parcel 21-199)

Aldersperson/District: Ald. J. Hutchison, District 2

Reason for Request: To permit the development of the expansion of the Grandview Industrial Park (Phase II) on property the City of Green Bay recently purchased for the expansion of the Grandview Industrial Park

Subject Parcel Zoning and Land Use: Subject property is zoned Rural Residential (RR) and was most recently agricultural fields.

Surrounding Zoning and Land Uses:

North: Rural Residential (RR) | Agricultural

South: Rural Residential (RR) | Agricultural

East: Rural Residential (RR) | Agricultural

West: PUD (I-43 Business Park) | Nature's Way Office and Industrial

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Business Park. The Business future category allows and promotes office buildings, office-showrooms, and light industrial buildings in landscaped 'campus' settings. This PUD is in keeping with this designation.

Analysis: This request is for the continued expansion of the Grandview Industrial Park (GIP) by adding a 35.85-acre property (Parcel 21-199) located near the intersection of East Mason Street and Erie Road to a new, second phase of the GIP (GIP Phase II).

Grandview Industrial Park is a planned development designed to provide high quality locations for industrial business and promote efficient and effective growth of light-medium industrial businesses within the greater Green Bay market, while also integrating land area suitable for supportive commercial, retail and service uses. The initial GIP consisted of approximately 50.22 acres, located along five parcels located near East Mason and Grandview. Carnivore has become the first major tenant of the area and Cleveland Forging has submitted for and received approvals for conditional use permits to allow for expansion of Phase I. The initial GIP PUD was approved in 2022.

GIP's initial PUD noted future expansion of the GIP in areas to the south and west along East Mason between Erie Road and Northview Road. The City had the opportunity to purchase 35.85 acres near the intersection of Erie and East Mason back in the spring with the intent of continuing expansion of the GIP to

other larger, suitable sites. The Common Council executed on said land purchase (Parcel 21-199).

The existing zoning of the parcel is Rural Residential (RR) and the land has been used for agriculture. To ensure the property can be marketed and optimized as future business park use, a PUD for Phase II of the GIP is requested to continue design and use standards for this property within the overall GIP. The PUD language is nearly identical to the initial GIP PUD, but only accounts for this parcel. The new language also includes language from an amendment to the initial GIP PUD which references signage updates for the overall GIP.

Ald. Hutchison and property owners within 400 feet of the property were notified of the request for action. Staff received comments from one neighbor who was in support of the PUD expansion of the area.

RECOMMENDATION

1. Adoption of the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. 24-21 Draft ZO 14-24 GIP Phase II PUD
2. ZP 24-21 Location Map (2)

ZONING ORDINANCE NO. 14-24

AN ORDINANCE ZONING CERTAIN PROPERTY LOCATED AT THE 900 BLOCK OF ERIE ROAD (PARCEL 21-199) AS A PLANNED UNIT DEVELOPMENT DISTRICT FOR PURPOSES OF DEVELOPING THE GRANDVIEW INDUSTRIAL PARK PHASE II (ZP 24-21)

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District (PUD) on the properties listed below and as depicted as Exhibit A - Location Map and described below:

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 12, T23N-R21E, City of Green Bay, ESFR, Brown County, Wisconsin, and that part of the vacated North $\frac{1}{2}$ of Padi-Wood Lane described in Document No. 2867455, Excepting therefrom that part described in Volume 244 Deeds, Page 17, Further excepting therefrom Certified Survey map No. 2356 filed in Volume 11 Certified Survey Maps Page 41 as Document No. 972613, Further excepting therefrom that part described in Document No. 2822228, further excepting therefrom all parts thereof used for road purposes.

Planned Unit Development Phase II area contains 35.85 acres, more or less.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. **INDUSTRIAL PARK OVERVIEW.** The Grandview Industrial Park (GIP) is a planned development designed to provide a high-quality location and promote the efficient and effective growth of light-medium industrial businesses within the greater Green Bay market, while also integrating land area suitable for supportive commercial retail and service uses. GIP has begun as an initial first phase consisting of approximately 50.22 acres which was approved by Common Council in 2022 and amended in 2023.

This subsequent planned unit development, Grandview Industrial Park Phase II (GIP Phase II) consists of one parcel totaling approximately 35.85 acres of land area. This is the second phase of a larger industrial park that will ultimately include approximately 30 parcels, comprising approximately 375 acres of land. It is located on the east side of the city on both sides of the 3700-3800 Blocks of East Mason Street approximately one and a half miles east of Interstate 43, nine and a half miles from Interstate 41 and about 11 miles from the Green Bay Austin Straubel International Airport.

Through appropriate land use regulation, supportive infrastructure, proximity to the

interstate highway system and nearness of work force, the City has set the stage for a regional industrial “campus” that has been identified as a necessity in the Green Bay Smart Growth Comprehensive Plan and 2021 Commercial Market Study.

GIP Phase II is intended to be primarily a light to medium intensity industrial park supporting production, processing, storage, distribution, and transportation uses. Select commercial and workforce-oriented support uses such as restaurants, business and personal services, and vehicle-oriented businesses are also permitted along the arterial roadways of East Mason Street and Erie Road. It is important to note that regulation within this PUD may be differentiated based on the industrial or commercial nature of the use.

- B. **LAND-USE REGULATIONS.** The only permitted or conditional uses that may be established and/or maintained within the PUD area shall be those uses listed below. All other uses shall be specifically prohibited within the PUD area.

Table I-1. Principal Uses in the PUD

Use	GIP	Development Standards	Location limited
Production, Processing, and Storage			
Agricultural Uses	P		
Limited production and processing	P	X	
Light industrial uses	P		
General industrial uses	C		
Heavy industrial uses	C		
Contractor yard	C		
Dry cleaning establishment, commercial laundry	P		
Research and development facility	P		
Warehousing (not including self-service)	P		
Wholesale and distribution facility	P		
Transportation Uses			
Ground transportation service	C		
Motor freight terminal	C	X	
Package delivery service	P		
Public Service and Utility Uses			
Public safety/service facility	P		
Telecommunication tower, wireless communication facility	C	X	
Substation/distribution equipment	C		
Solar or Wind Energy Systems	C		
Office and Mixed Uses			
General office	P		
Government office	P		
Bank or other financial institution	P		Arterial Road
Clinic, healthcare facility	P		Arterial Road

Commercial Uses			
Accommodation and Food Service Uses			
Restaurant,* not including drive-through	P		Arterial Road
Restaurant* with drive-through	P		Arterial Road
Service Businesses			
Business service**	P		
Building maintenance, janitorial service	P		
Catering service	P		
Printing and publishing establishment	P		
Small appliance repair service	P		
Tool/equipment rental facility	P		
Animal hospital, veterinary clinic	C	X	Arterial Road
Animal grooming establishment	C		
Animal boarding facility, kennel	C	X	Arterial Road
Retail Sales			
General retail sales**	C		Arterial Road
Building material sales	P	X	
Contractor showroom	P		
Greenhouse, garden supply store	C		
Commercial Recreation and Entertainment			
Health clubs, fitness centers	C	X	Arterial Road
Vehicle Services			
Automobile rental	C	X	Arterial Road
Convenience store	P		Arterial Road
Fuel/gas/service station	P	X	Arterial Road
Motor vehicle repair, major	C		
Motor vehicle repair, minor	P		Arterial Road
Drive-through facility	C	X	Arterial Road
Educational Uses (Amd. GO 10-18)			
School, specialty or personal instruction, etc.	C	X	
Group daycare center, preschool (9 or more children)	C	X	Arterial Road

Note: P = Permitted Use; C = Conditional Use

* Any establishment at which primarily alcoholic beverages are served must also meet the requirements of Green Bay Municipal Code, Chapter 4 – Alcohol Beverages.

** See Land Use Definitions section of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code for complete list of uses.

Table I-2. Accessory Uses in the PUD:

Use	GIP	Development Standards	Location Limited
Antennas, satellite dishes, and similar equipment	P	X	
Carwash	C	X	
Music (outdoor live or amplified music)	C		Arterial Road
Off-street loading docks	P		
Outdoor display of vehicles	C	X	
Outdoor commercial recreation	C	X	Arterial Road
Outdoor sales, display, and storage	P	X	

Parking (surface)	P		
Parking (structured)	P		
Parking and storage of vehicles licensed to a business	P	X	
Signs, as regulated by Chapter 30	P		
Small wind energy systems	P	X	
Solar energy systems	P	X	
Telecommunication facilities	C	X	
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building	P	X	Arterial Road
Waste and recycling storage	P	X	

Note: P = Permitted Use; C = Conditional Use

1. Table I-1 and I-2 above lists all permitted and conditional uses allowed in the PUD.
 - a. Permitted uses. Uses specified with a "P" are permitted in the PUD or districts where designated, provided that the use complies with all other applicable provisions of this PUD.
 - b. Conditional uses. Uses specified with a "C" are allowed as a conditional use in the PUD where designated, provided that the use complies with all other applicable provisions of this PUD.
 - c. Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in the PUD.
 - d. Specific development standards. Permitted and conditional uses specified with an "x" under the development standards column shall be subject to the standards identified in Article XVI of the Green Bay Zoning Code, Chapter 44, the City of Green Bay Municipal Code and below.
 - e. Specific uses are only permitted on parcels with arterial roadway frontage as listed in the use tables and depicted on Exhibit B.
2. Accessory Structures: An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:
 - a. The structure shall meet the required yard setbacks for a principal structure, as established for the PUD.
 - b. For Commercial uses, the total floor area of an accessory structure shall not exceed the ground floor area of the principal building located on the same lot.
 - c. The structure shall not exceed the height of the principal building to which it is attached.
3. Outdoor storage and Display:
 - a. Outdoor storage areas shall not exceed 35 percent of the lot area and shall be contiguous to the principal use on the site.

- b. Solid or a minimum of a 90 percent screen is required for outdoor storage and loading/service bays unless the loading/service bay doors are an integral and necessary component of the principal building and operation of the use, as determined by the Zoning Administrator. The fence shall be at least six feet in overall height and shall consist of wood, vinyl, or masonry material.
- c. All outdoor storage, outdoor display, employee and customer parking, drives and other facilities are required to be surfaced as regulated in Section 44-1694 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code.
- d. No material/product may be stored higher than the screening.
- e. No outdoor storage shall encroach within a required setback.
- f. Outdoor storage shall be completely screened in compliance with Section 44-1964 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code and the Landscape Section of this PUD.
- g. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918 of the City of Green Bay Zoning Code Chapter 44, Green Bay Municipal Code.

C. SITE RELATED REGULATIONS. The purpose of this section is to regulate the development of land in an integrated and innovative fashion; allow for flexibility in site design; and to encourage development that is sensitive to environmental, cultural, and economic considerations.

- I. Dimensional and area requirements. Dimensional and area requirements shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:
 - a. Lot(s). Minimum lot width and lot area shall be regulated as follows:
 - (1) Minimum lot area: 10,000 sq. ft. for commercially used lots and 40,000 sq. ft. for industrially used lots.
 - (2) Minimum frontage: 75 feet for commercially used lots and 200 feet for industrially used lots.
 - b. Floor area ratio (FAR): Minimum is 0.25 for both commercially used lots and industrially used lots.
 - c. Setbacks:
 - (1) Front yard setback, principal structures. Minimum 25 feet.
 - (2) Front yard setback, accessory and/or ancillary structures. Minimum 100 feet. Additionally, no accessory and/or ancillary structures shall be closer to the right-of-way than the principal structure(s) on the site.
 - (3) Side yard Setback. 10 feet.
 - (4) Rear yard setback. 15 feet.
 - (5) The side façade of a corner building adjoining a public street shall maintain the minimum front yard setback for both the front and side facades.
 - (6) When a side or rear yard adjoins a residential use, the side yard or rear yard setback is 25 feet with screening as regulated by the landscaping

- standards of this PUD (see Section 2.C.3.d.).
- (7) Special setbacks. No detached accessory structure shall be located closer than three (3) feet from the principal structure. Distance between structures shall be measured from wall to wall.
- d. Impervious Surface. Impervious surfaces shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:
- (1) Maximum impervious surface. 70% in both the commercially used lots and industrially used lots.
- (2) Special Considerations. The maximum impervious surface requirement may be increased to 80% if green infrastructure elements such as bioretention areas/ rain gardens, bioswales, green roofs, etc. are installed at a 1.5 to 1 (impervious to green infrastructure) ratio.
2. Access, Circulation and Parking. Access, circulation, parking and outdoor storage or display areas on lots throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
- a. Industrial use drives. If possible, separate individual drives shall be established for customer/employee parking lot access and commercial truck traffic access.
- b. Areas used for permanent screened outdoor storage:
- (1) Interior Landscaping. Permanent screened outdoor storage areas are exempt from the interior landscaping and island requirements of Section 2.C.3.e.
- (2) Pedestrian and Bicycle access and Parking. Permanent screened outdoor storage areas are exempt from the pedestrian and bicycle access and parking regulations of the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code.
3. Landscaping. Landscaping for any development site within the PUD area shall meet the standards as set forth below:
- a. All undeveloped areas of a development site shall at a minimum be covered in vegetative ground cover as well as:
- (1) One (1) tree and three (3) shrubs per 7,500 square feet of total lot area for a commercial use and one (1) tree and two (3) shrubs per 10,000 square feet of total lot area for Industrial uses.
- (2) Required trees and shrubs are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species. The use of native plants is ideal.
- (3) All landscape material shall be installed to current industry standards.
- (4) All ground cover, landscaping and screening features shall be kept free of refuse and debris.
- (5) Maintenance and replacement of landscape materials on the site shall be the responsibility of the occupant/landowner. Replacement of dead or

dying plants shall be required to take place within no more than one planting season.

- (6) Landscaping required within subsection b-f below may count towards satisfying this tree/shrub requirement.
- b. Frontage Landscaping. In addition to the requirements of Section 2.C.3.a, all land area located along a public right-of-way shall contain:
 - (1) A minimum of one (1) deciduous, ornamental, or evergreen tree for every 30 linear feet of right-of-way/street frontage.
 - (2) Required frontage trees are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species.
 - c. Buffering Outdoor Storage. All permanent outdoor storage areas shall be screened from view and include:
 - (1) A solid fence or wall that is impervious to sight.
 - (2) Fence or wall shall be a minimum of eight (8) feet of in height.
 - d. Buffer from Residential. Property lines adjacent to lands currently zoned residential or that have future residential land use designation in the City's Comprehensive Plan shall include:
 - (1) A screening element such as a fence, berm or evergreen trees/shrubs that is 80% impervious to sight year-round running the length of the property line adjacency.
 - (2) Screening shall be a minimum of 8 feet high at installation if a fence/berm or at plant maturity.
 - e. Interior Parking Facility Landscaping. Interior parking lot landscaping regulations apply to all parking facilities containing 25 or more parking stalls designed/intended to be used by visitors, customers, and employees. The goal is to minimize the expansive appearance of hard surface areas and provide shade trees that reduce the "heat island" affect associated with such development. Internal parking facility landscaping shall consist of:
 - (1) Landscaped islands shall be provided at the end of all parking rows and within the rows of parking spaces so that there are no more than 15 consecutive parking spaces without an island.
 - (2) Landscape islands shall have a minimum interior dimension of at least 10 feet in width and 15 feet in length.
 - (3) Landscape islands shall be planted with vegetative ground cover and a minimum of 1 shade or deciduous tree that is hardy and salt resistant.
 - f. Building Foundation Landscaping. Landscaping required around customer and office areas shall be regulated as follows:
 - (1) A minimum of 5 feet of landscaped area shall be provided around a minimum of 60% of a structure's foundation, excluding areas utilized for loading/service.
 - (2) Plant material shall be decorative such as ornamental trees, flowering shrubs and perennials.

4. Stormwater Management and Grading. A storm water management and grading

plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits. The purpose of these standards to promote the use of green infrastructure or vegetated stormwater management measures, where suitable, to manage stormwater runoff volumes and quality.

- a. Scope. Storm water management and grading shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A.
 - (1) A regional stormwater management approach may be utilized for any and all new developments; if so, the site may be required to buy in and be a part of the regional plan. This will be required upon approval of the Department of Public Works.
 - b. Additional Function.
 - (1) Human-scale interest and native planting should be included.
 - (2) Stormwater management facilities shall function not only as a utility but also as site amenity. This applies to both regional and site specific.
 - a) Site amenities include but not limited to walking paths, sitting areas, art, educational/interpretive signage, etc.
 - (3) It is encouraged to include suitable green infrastructure practices in streetscapes (tree boxes, sidewalk bioretention areas, curb bump-outs).
 - (4) In areas where infiltration is needed to manage stormwater or where soils are highly erodible, these areas shall be identified on erosion control plans and specifically protected from disturbance during and after development.
 - (5) Stormwater management areas such as bioretention areas, rain gardens, stormwater trees, or other plantings may count toward required landscape minimums.
5. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX-Division 3 of the Green Bay Municipal Code, and as modified as follows:
- a. Refuse storage and ground mechanical equipment shall not be located closer to the right-of-way than the front façade of the principal structure located on the same lot, regardless of minimum setbacks.
 - b. Wall or roof mounted mechanical equipment is regulated by Architectural Standards Section 2.D.2.h.
6. Lighting. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V-Division 8 of the Green Bay Municipal Code and further regulated as follows:
- a. Pedestrian oriented lighting is required for all walkways/trails and building entrances.
 - b. Wall or roof-mounted lighting shall be integrated into overall building design/architecture. Fixtures shall be consistent for either the entire building

or alternatively for each of the building's individual units.

7. Signage throughout the PUD area shall be regulated as follows:

- a. Signage shall meet the standards for the Business Park District (BP) as set forth in Chapter 30, Article II of the Green Bay Municipal Code with the following additions.
- b. Industrial Park Identity Signage.
Signs identifying the industrial park itself as well as identifying uses located within the PUD boundaries, though they may not be on the parcel for which the use is located.
 - (1) Must be located as depicted on Exhibit B. These are highly visible locations on arterial roads near entrances to the industrial park boundaries.
 - (2) Industrial Park identity signage shall be limited to the monument style of signage no greater than 300 square feet in area (per side) and no greater than 10 feet in height.
- c. Monument Signage for Individual Parcels
 - (1) Maximum height of a monument sign is limited to no greater than 10 feet in height.
- d. Campus way finding signage (internal operations for wall signs for industrial use sites)
 - (1) Directional signage is limited to no greater than 64 total square feet per sign.
 - (2) Any directional signage exceeding standards for the Business Park District (BP) shall be counted towards the overall maximum attached sign area for signs attached to buildings.
 - (3) No greater than 10 percent of a directional sign may be used for branding purposes.
- e. Campus way finding signage (internal operations for freestanding signs for industrial use sites)
 - (1) Directional signage is limited to no greater than 32 total square feet per sign.
 - (2) A directional sign is permitted along a travel route within the campus. Multiple freestanding directional signs are permitted if an individual freestanding directional sign is separated by a minimum of 500 feet from another freestanding directional sign.
 - (3) Sign height is limited to 8 feet.
 - (4) No greater than 10 percent of a directional sign may be used for branding purposes.

D. STRUCTURAL DESIGN REGULATIONS. The purpose of this section is to regulate the design and materials used for buildings within the PUD area to maintain and enhance the aesthetic, function, and values of property within the greater area.

- I. Applicability. Architectural design of new construction, additions to existing buildings, and alterations to existing buildings within the PUD area shall meet the standards as set forth below:
 - a. New Construction. The requirements of this Section shall apply to all structures and buildings within the PUD area constructed after the effective date of its adoption. Future expansions of structures shall be compatible with the existing structures.
 - b. Exceptions and Appeals. Exceptions to the Architectural Design Standards may be granted by the Director of Community and Economic Development. Exceptions can include: 1. permission to substitute building materials; 2. construction of comparable quality or design; or 3. to enable unique and inventive architectural concepts within the PUD.
 - (1) Denial by the Director of Community and Economic Development of the requested exception may be appealed to the Plan Commission. Appeals shall be made within thirty (30) days of the date of the denial.
2. Architectural Design Standards.
 - a. Orientation.
 - (1) Front façades shall face the street right-of-way, land area dedicated to pedestrian ways or internal drive aisle (if building does not front the right-of-way).
 - (2) Service or loading areas shall not be permitted between the building and the street right-of-way.
 - b. Height. The maximum height on commercially used lots shall be thirty-five (35) feet, including screening for rooftop mechanicals. The maximum height in industrially used lots shall be fifty (50) feet, including screening for rooftop mechanicals.
 - (1) Smokestacks, water towers, and similar structures associated with industrial uses may exceed the maximum height limit as specified by conditional use in Chapter 44, Article IX and Article II, Section 44-83 of the Municipal Code.
 - (2) Heights of structures may be increased with a conditional use permit as specified by conditional use in Chapter 44, Article II, Section 44-83 of the Municipal Code.
 - c. Exterior Materials. Building materials should be durable and appropriate for the district.
 - (1) Commercial structures.
 - a) Exterior building façades shall be predominately:
 - i. Brick or brick veneer.
 - ii. Stone or stone veneer.
 - iii. Glass (curtain/storefront).
 - iv. Windows and doors.
 - b) The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 40% of

the front and side façades or 75% of the rear façade.

- i. Concrete panels.
- ii. Decorative or split-face block.
- iii. Architectural/decorative metals.
- iv. Wood or wood composite.
- v. Cementitious panels/siding.
- vi. Stucco or exterior insulation and finish system (EIFS).

c) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.

- i. Vertical vinyl or corrugated metal siding.
- ii. Concealed fastener metal panels.

d) The following materials are prohibited exterior building façade materials.

- i. Smooth face or non-decorative block.
- ii. Asphaltic or fiberglass siding.
- iii. Non-decorative metal panels or corrugated metal.
- iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
- v. Imitation/"fake" brick or stone and gravel aggregates.

(2) Industrial structures.

a) Exterior building façades shall be predominately:

- i. Brick or brick veneer.
- ii. Stone or stone veneer.
- iii. Concrete panels.
- iv. Cementitious panels/siding.
- v. Concealed fastener metal panels.
- vi. Windows and doors.

b) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.

- i. Vinyl or corrugated metal siding.
- ii. Decorative or split-face block.
- iii. Architectural/decorative metals.
- iv. Wood or wood composite.
- v. Stucco or exterior insulation and finish system (EIFS).

c) The following materials are prohibited exterior building façade materials:

- i. Smooth face or non-decorative block.
- ii. Asphaltic or fiberglass siding.
- iii. Non-decorative metal panels or corrugated metal.
- iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
- v. Imitation/"fake" brick or stone and gravel aggregates.

(3) Material substitutions may be permitted as an exception per Section

2.D.1.a. of this PUD.

- d. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided.
 - (1) Façade lengths for industrially used structures shall not be greater than one hundred (100) feet without articulation, and façade lengths for commercially used structures shall not be greater than fifty (50) feet without articulation. Articulation includes, but is not limited to:
 - a) Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b) Recesses or projections of the main façade plane.
 - c) Recesses or projections of upper floors from the ground floor façade plane.
 - d) Vertical division using different materials and textures.
 - e) Roof form variation such as the change in roof lines or roof types.
 - (2) Minimum fenestration. Facades facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) shall consist of a minimum percentage of windows and doors to promote a visual connection. The principal structure on a corner property that faces two public rights-of-way shall be treated as two front facades. Mirrored, smoked, or heavily tinted glass is discouraged. Windows should be proportional with doors in height and design. The minimum percentage of windows and doors are based on floor and use as follows:
 - a) Ground floor, industrial use. Total area of windows and doors shall comprise no less than ten (10) percent of the ground floor customer and office areas.
 - b) Ground floor, commercial use. Total area of windows and doors shall comprise no less than ten (20) percent of the ground floor façade area.
 - c) Upper floors, all uses. Total area of windows and doors shall comprise no less than ten (10) percent of the total façade area above the ground floor.
- e. Building Entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses, or another comparable element.
 - (1) Main entrances are defined as those regularly used by employees, customers, and/or the public.
 - (2) Main entrances shall be visible from the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way).
- f. Patios, Decks and Balconies.
 - (1) Ground level patios and decks facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) should be bordered with treatment such

- as landscaping.
- (2) Exterior stairs leading to a deck or balcony shall not be permitted on the front or right-of-way side of buildings
- g. Accessory structures. Accessory structures shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.
- h. Mechanical and Exterior Building Systems. Mechanical and exterior building systems should be integrated into the overall building design.
 - (1) Roof-mounted equipment shall be screened, preferably by parapet walls. Screening shall be architecturally compatible with the structure which it is attached, be of identical or substantially similar materials used on the nearest building façade and designed as an integral part of the building.
 - (2) Wall mounted equipment are not permitted on the front or any right-of-way facing side of the building.
 - (3) Refer to Section 2.C.5 of the PUD.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

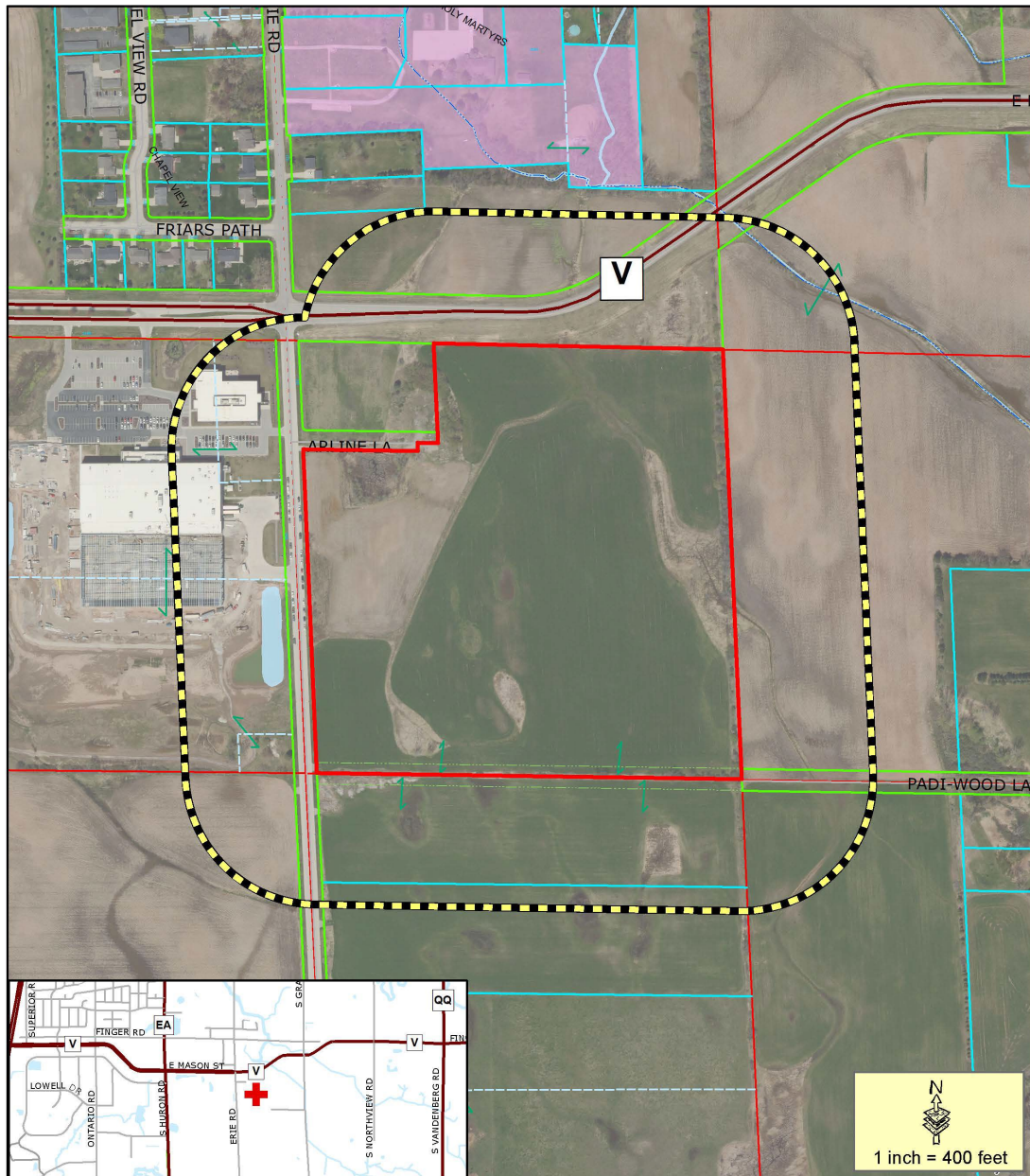
jl:
07.11.2024

Attachments:

Exhibit A - Location Map

Exhibit B – Land-Use Map

EXHIBIT A: LOCATION MAP



- Proposed PUD
- 400' Property Owner Notice

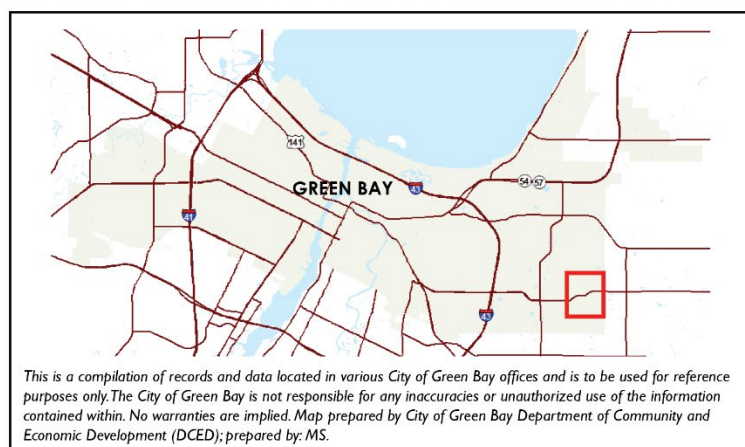
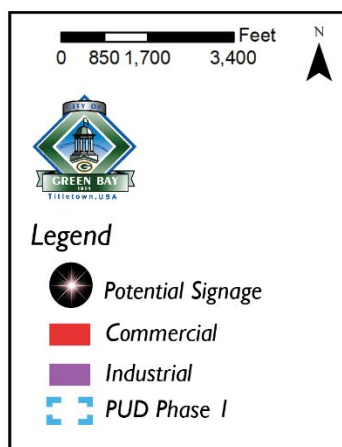
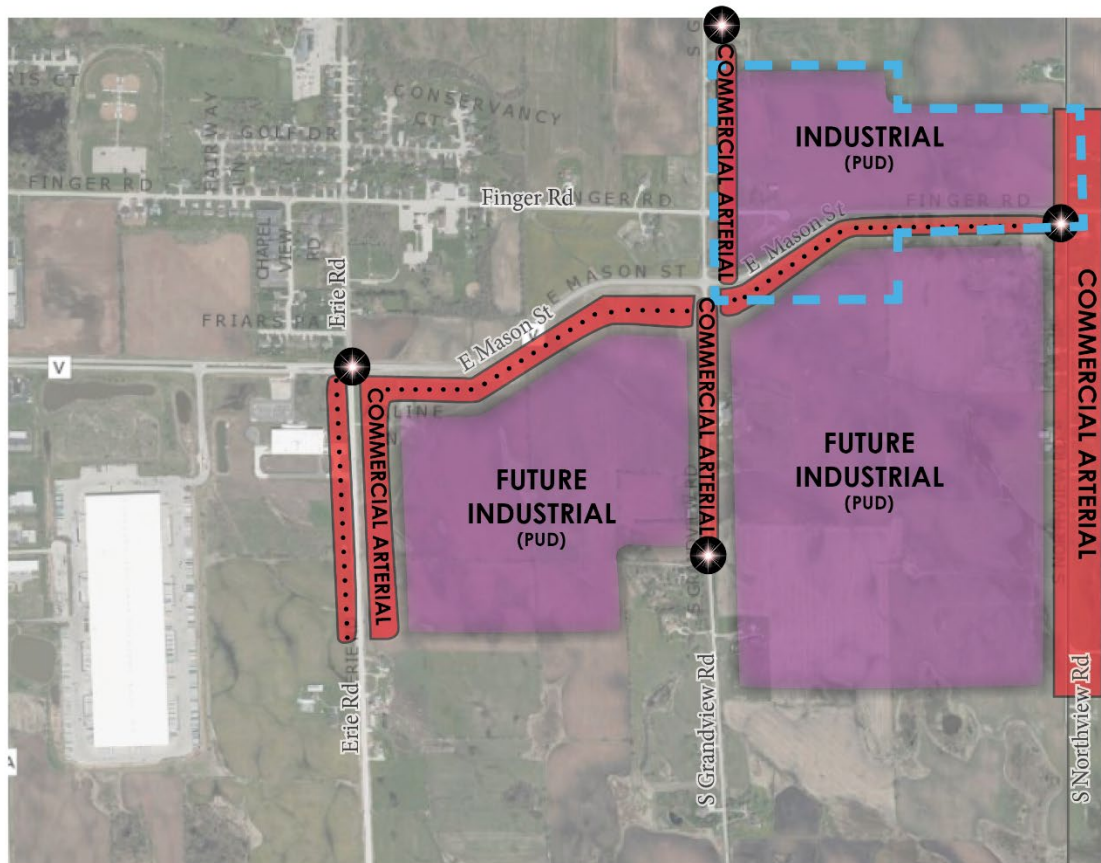
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Map prepared by DB

Zoning Petition (ZP 24-21)
Proposed Planned Unit Development(PUD)
for Grandview Industrial Park Phase II at
the 900 Block of Erie Road (Parcel 21-199)

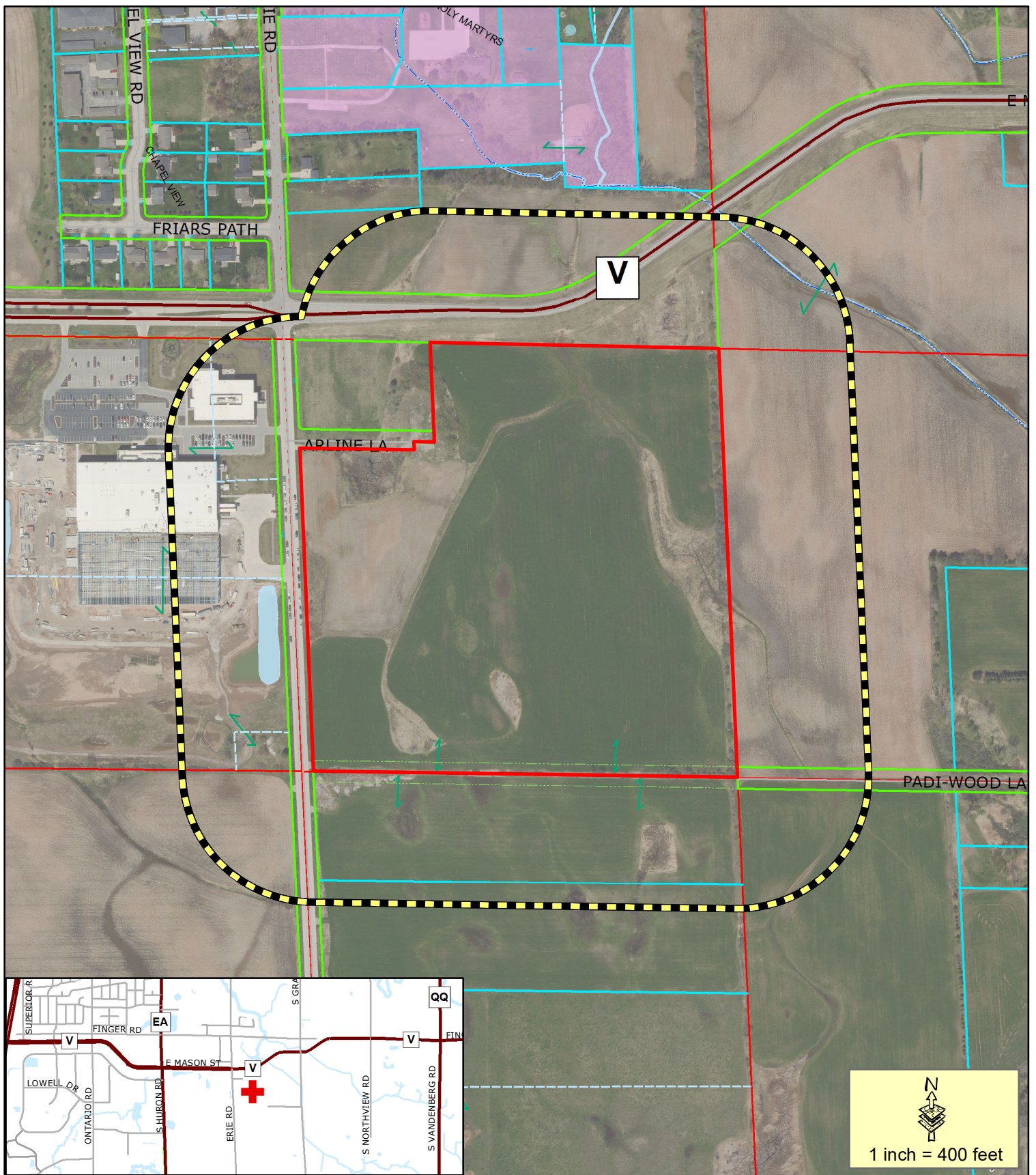


EXHIBIT B: LAND-USE MAP

Land-Use Composition for:
Grandview
Industrial Park PUD
Green Bay, Wisconsin, USA



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development (DCED); prepared by MS.



- Proposed PUD
- 400' Property Owner Notice

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Map prepared by DB

Zoning Petition (ZP 24-21)

Proposed Planned Unit Development(PUD) for Grandview Industrial Park Phase II at the 900 Block of Erie Road (Parcel 21-199)





Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

AGENDA ITEM # E.7

(ZP 24-22) Public Hearing on a request for a Conditional Use Permit to develop a two-family residential use in the Low-Density Residential District (R-1) at 814 S. Ashland Avenue, submitted by Erika Hernandez Martinez, property owner. (Ald. B. Johnson, District 9)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.8

(ZP 24-22) Consideration with possible action on a request for a Conditional Use Permit to develop a two-family residential use in the Low-Density Residential District (R-I) at 814 S. Ashland Avenue, submitted by Erika Hernandez Martinez, property owner. (Ald. B. Johnson, District 9)

BACKGROUND

Primary Address: 814 S. Ashland Avenue

Aldersperson/District: Ald. Johnson, District 9

Reason for Request: To establish a two-family use (duplex) in the Low-Density Residential (R1) District

Surrounding Zoning and Land Uses:

Subject: Low-Density Residential (R1) | Single-Family Home

North: Low-Density Residential (R1) | Single and Two-Family Homes

South: Low-Density Residential (R1) | Single-Family Homes and Vacant land

East: Medium-Density Residential (R2) | Single, Two and Multi-Family Homes

West: Low-Density Residential (R1) and Public/Institutional (PI) | Single- and Two-Family Homes and Tank Elementary School

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for Low Density Residential uses. The CUP request is consistent with the recommendations of the Comprehensive Plan.

Report: The subject request is located at 814 S. Ashland Avenue. The house has a history of being a two-family home, but the home was recently converted to a single-family home. The new owners, Carlos and Erika Hernandez, want to convert it back to a two-family. A duplex requires a Conditional Use Permit (CUP) in the R-I zoning district and has the following land use development standards:

44-1580(b) Two-family dwelling, duplex in R-I Residential Districts.

(1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.

(2) Access to the second dwelling unit shall be either through a common hallway with one front entrance or by means of a separate entrance. The primary entrance shall be located on the facade fronting a public street.

(3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no duplex shall be constructed and no single-family dwelling shall be converted to a duplex within a distance of 300 feet from any other two-family or multifamily dwelling located within the same block without a conditional use permit.

(4) Duplexes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.

Staff has reviewed the development standards as they pertain to the proposal. While standards (2) and (4) above have been determined to comply, items (1) and (3) need further analysis. Parking on the site does not comply with the off-street parking requirements of Sec. 44-1726(e). While existing parking is not located in the front yard or between the front façade and the street per (1) above, City code does require a minimum of two spaces per dwelling unit with one space per unit being an enclosed (garage) space. There is no enclosed parking on the site. Furthermore, the driveway and parking area are gravel, which is nonconforming. Staff recommends conditioning the approval on the installation of code-compliant off-street parking. For (3) above, we do an assessment of properties in the same block within 300-feet. There are currently two other two-family dwellings in the same block. Three more are on the block to the north and then three other two/multi-family dwellings are on the east side of S. Ashland Avenue, but that area is zoned Medium-Density Residential (R-2).

In the review of the Conditional Use Permit (CUP), Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- 1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- 2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- 3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.*
- 4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- 5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
- 6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.*
- 7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.*

Just like the development standards, item #6, which also pertains to parking facilities, is not met.

As long as the necessary parking facilities are installed in accordance with City code, staff believe the request complies with the development and conditional use permit standards. Ald. Johnson and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request, subject to the following conditions:

1. Install off-street parking for a two-family residential use that is in compliance with the Green Bay Municipal Code.
2. Compliance with all other regulations of the Green Bay Municipal Code

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-22 Application
2. ZP 24-22 Narrative
3. ZP 24-22 Building Plan

4. ZP 24-22 Map
5. ZP 24-22 300' Buffer Map



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 814 S Ashland Ave

Parcel Number(s): 2-347

Petitioner(s): Erika Hernandez Martinez

Date: 06/10/2024

Email: 03erikax@gmail.com

Phone Number: 920-393-0604

Address: 1550 Cormier rd

City: Green Bay

State: WI

Zip: 54313

Property Owner: Erika Hernandez Martinez & Carlos Hernadez

Phone Number: 920-393-0604

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Erika Hernandez Martinez, respectfully request that the City of Green Bay take the following action:

- | | |
|-------------------------------------|--|
| ☐ | Rezone Property (\$375.00 Review Fee) |
| ☒ | Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee) |
| ☐ | PUD and PUD Amendments (\$425.00 Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee) |
| ☐ | Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee) |
| ☐ | Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee) |
| ☐ | Approve Final Condominium Plat (\$150.00 Review Fee) |
| ☐ | Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee) |
| ☐ | Development District Map Amendment (\$200.00 Administration Fee) |
| ☐ | Official Map Amendment (\$200.00 Administration Fee) |
| ☐ | Plat of Right-of-Way (\$200.00 Administration Fee) |
| ☐ | Discontinue a Public Utility Easement (\$200.00 Administration Fee) |
| ☐ | Street Name Change (\$200.00 Administration Fee) |
| ☐ | Declare City Property "City Surplus" (\$200.00 Administration Fee) |
| ☐ | Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☐ | Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☐ | Comprehensive Plan Amendments (\$275.00 Review Fee) |
| ☐ | Other (\$200.00 Administration Fee): _____ |

Owner Signature: _____

Date: 6/10/24

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

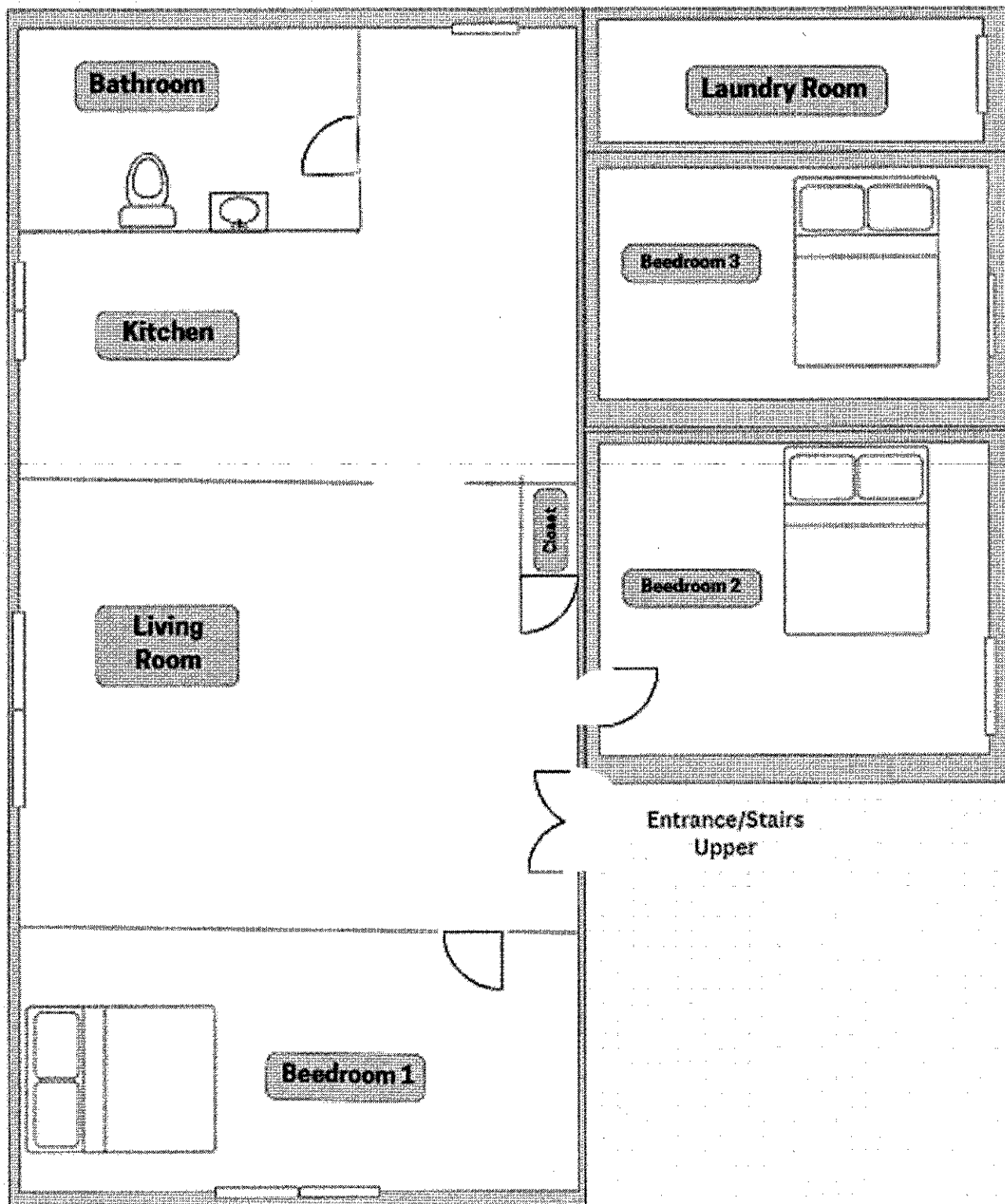
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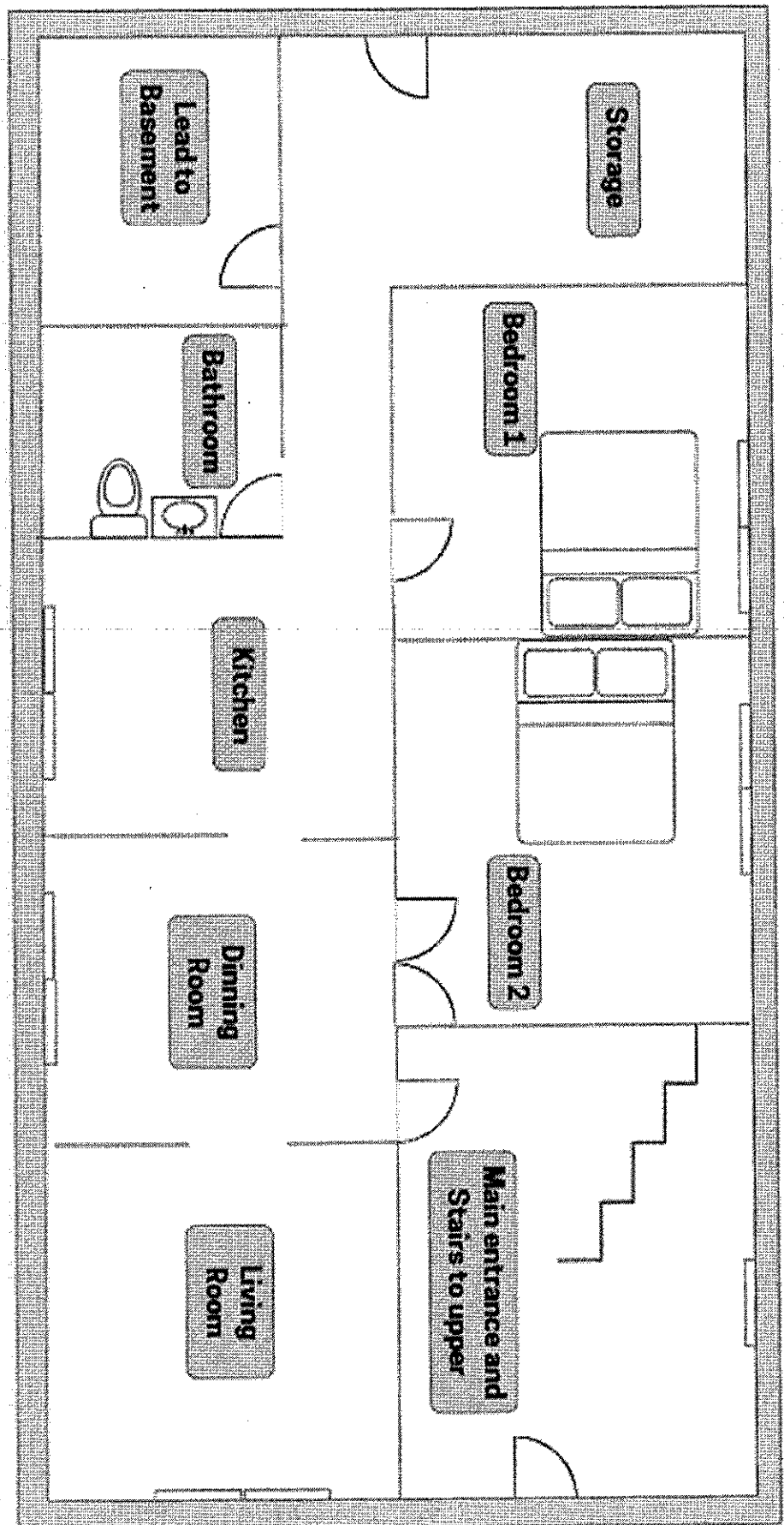
Zoning Petition No.: _____

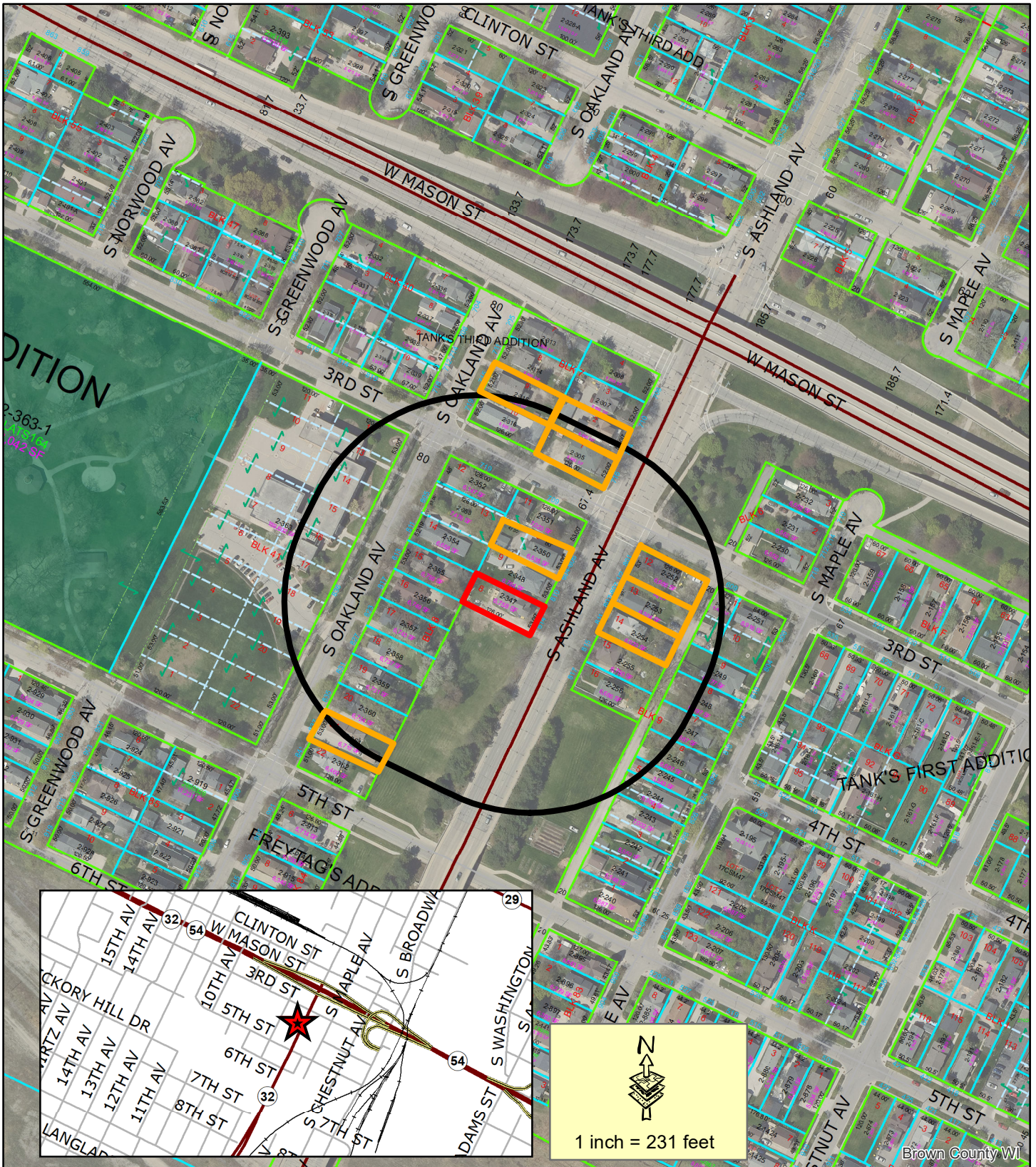
Hello,

My name is Erika Hernandez Martinez, and we are looking to convert 814 S Ashland Ave Green Bay, WI 54304 to a multi-family home. It is currently zoned as a single-family home. The property was previously used a multi-family home. The property is currently set up a 2-unit property upper and lower, Each unit has its own separate amenities and each have their own entrance.

Thank you!







Brown County WI

- Subject Area
- Two/Multi-Family Homes
- 300' Two/Multi-Family Buffer

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Zoning Petition ZP 24-22 Conditional Use Permit at 814 S. Ashland Ave





Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.9

(ZP 24-23) Public Hearing on a request for a Conditional Use Permit to construct a single-family residential building in an Office Residential (OR) district at 158 N Maple Avenue. Umer Sheikh of Investment Creations, LLC, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.10

(ZP 24-23) Consideration with possible action on a request for a Conditional Use Permit to construct a single-family residential building in an Office Residential (OR) district at 158 N Maple Avenue. Umer Sheikh of Investment Creations, LLC, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)

BACKGROUND

Primary Address: 158 N Maple Street

Aldersperson/District: Ald. B. Johnson, District 9

Reason for Request: To permit the development of a single-family residential home within an Office Residential (OR) district. A conditional use permit is required for single-family residences within the OR district.

Subject Parcel Zoning and Land Use: Subject property is zoned Office Residential and is a vacant three-story building.

Surrounding Zoning and Land Uses:

North: Office Residential (OR) | Single Family Residence

South: Office Residential (OR) | Single Family Residence

East: Office Residential (OR) | Multi Family Residence

West: Office Residential (OR) | Single Family Residence

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for low density residential. Single-family residential use is classified as low-density residential use.

Analysis: The parcel at 1308 E Walnut is a corner lot located at the southeast intersection of Hubbard and North Maple Streets. The parcel contains a three-story residence which has been used for multi-family residential uses in the past but has remained unoccupied for years. The home was built in 1934 and is three stories tall.

The site is currently owned by the Redevelopment Authority. Past RFPs were put forth on the property seeking to elicit proposals to rehab the property to single family residential use or other visions for the property. Staff received a proposal from Investment Creations LLC to rehab the property for the use of a single-family residence with an attached garage placed on the northeast corner of the house.

The developer seeks to renovate the exterior (siding, roofing, doors, porch, chimney) and interior renovations (kitchen, living room, primary suite, bathrooms, and the addition of a single stall garage). The addition of a garage appears to create a driveway length to the property line of approximately 19 feet with a distance of approximately 20 feet to the back of the walk. This creates a situation where two parking spaces can be created, meeting bulk requirements.

A Conditional Use Permit (CUP) is required for the use of a single-family home within the Office Residential (OR) District. In the review of the CUP, Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

The overall size of the lot and existing building can adequately fit a single family home with an additional attached garage build.

Ald. Johnson and property owners within 200 feet of the parcel were notified of the request for action. Staff has not received inquiries about the action as of the drafting of this report.

RECOMMENDATION

Approval of the request, subject to compliance with the Green Bay Municipal Code.

FISCAL IMPACT

Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code.

ATTACHMENTS

1. ZP 24-23 Application
2. ZP 24-23 Property Map
3. 24-23 Concept Site Plans
4. 24-23 Concept Driveway



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 158 N Maple Ave, Green Bay WI

Parcel Number(s): 4-95

Petitioner(s): Investment Creations, LLC (Umer Sheikh) Date: 06/13/2024

Email: umersheikh@investmentcreations.com Phone Number: 414-793-7887

Address: PO Box 91 City: Neenah State: WI Zip: 54957

Property Owner: Redevelopment Authority of City of Green Bay Phone Number: 920-448-3400

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Umer Sheikh, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
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- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____ Date: 06/13/2024

Petitioner Signature(s): [Signature]

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: 375

Receipt No.: _____

Zoning Petition No.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

PLEASE FILL OUT FOR: VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY

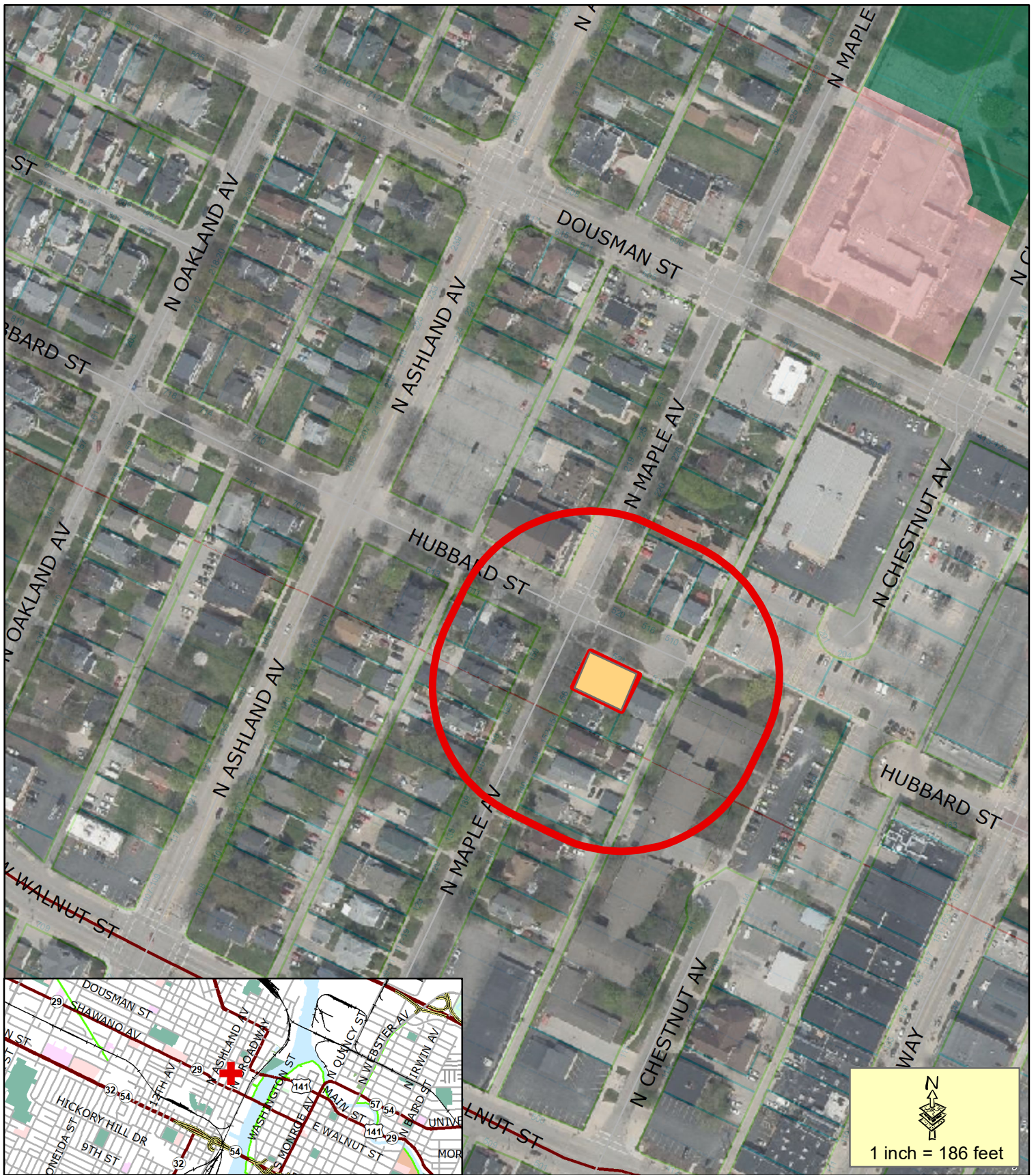
Per WI State Statue 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

SIGNATURE	PRINTED NAME	ADDRESS

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.

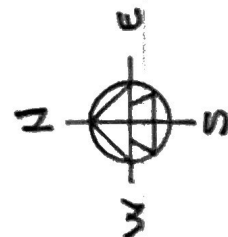
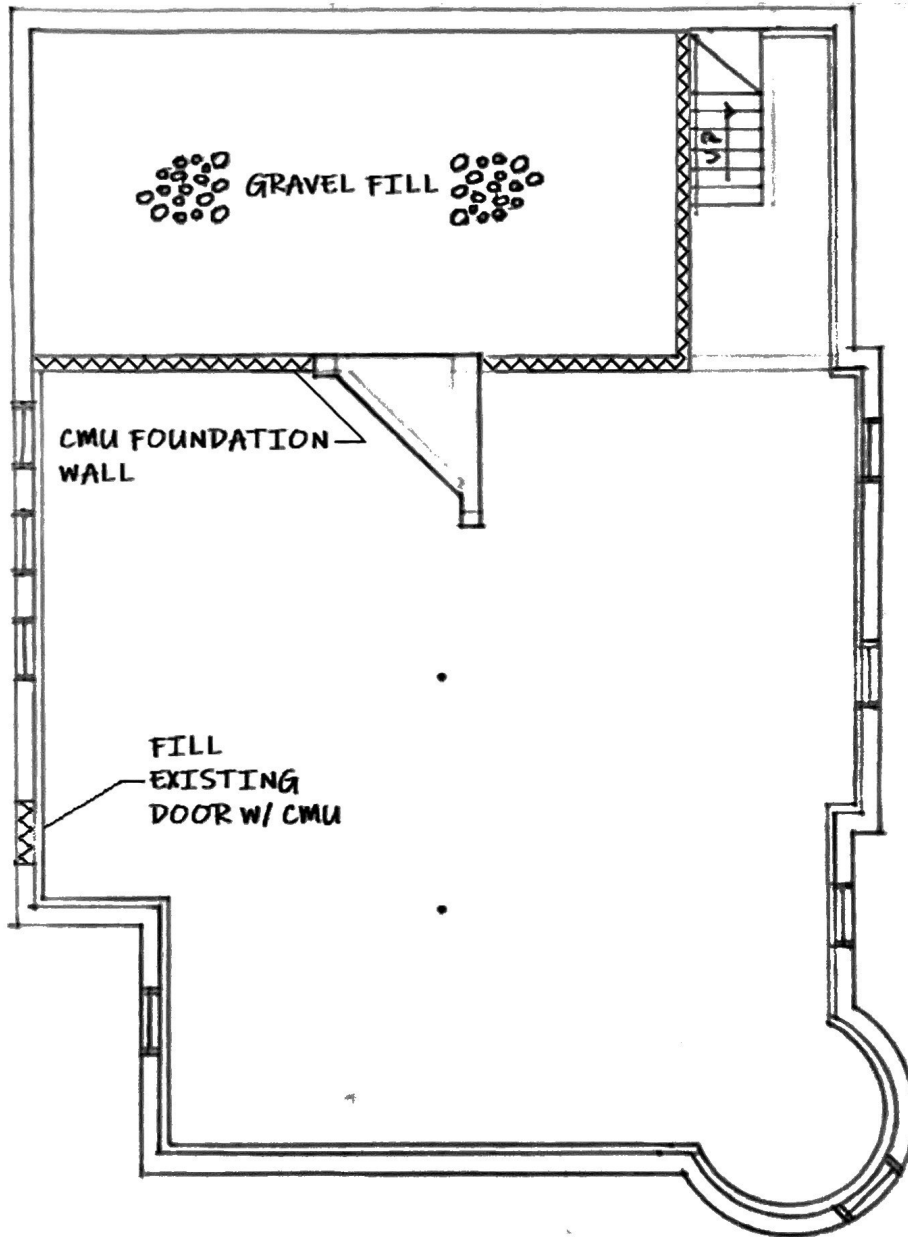


- Proposed CUP Parcel
- 200' Property Owner Notice

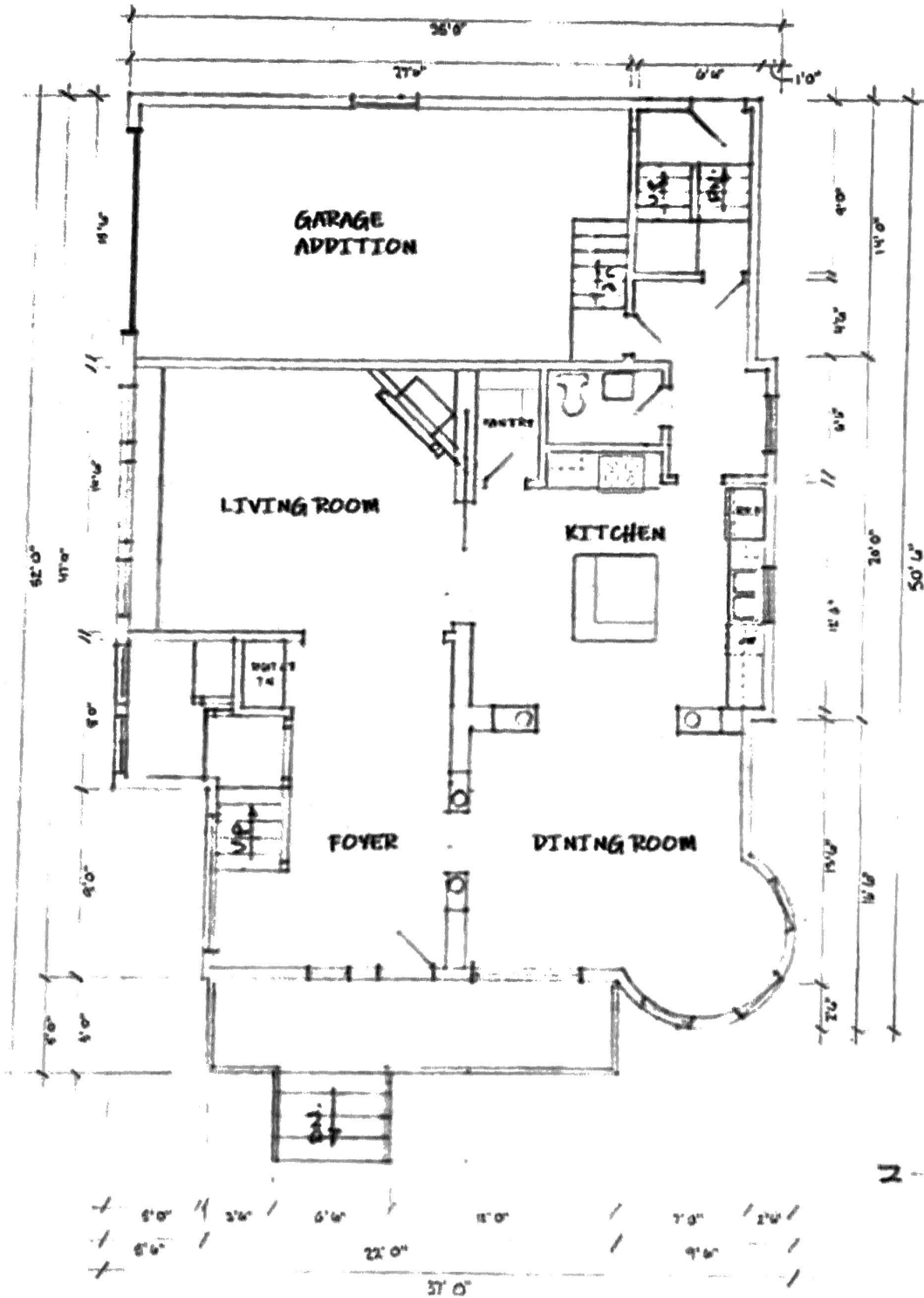
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by JL

**Conditional Use Permit
(CUP) Request
Single-Family Residential Use in (OR)
Office-Residential District
158 N Maple Ave**

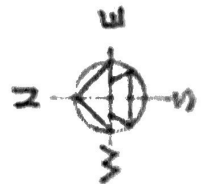
Plans:

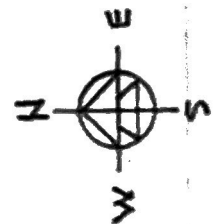
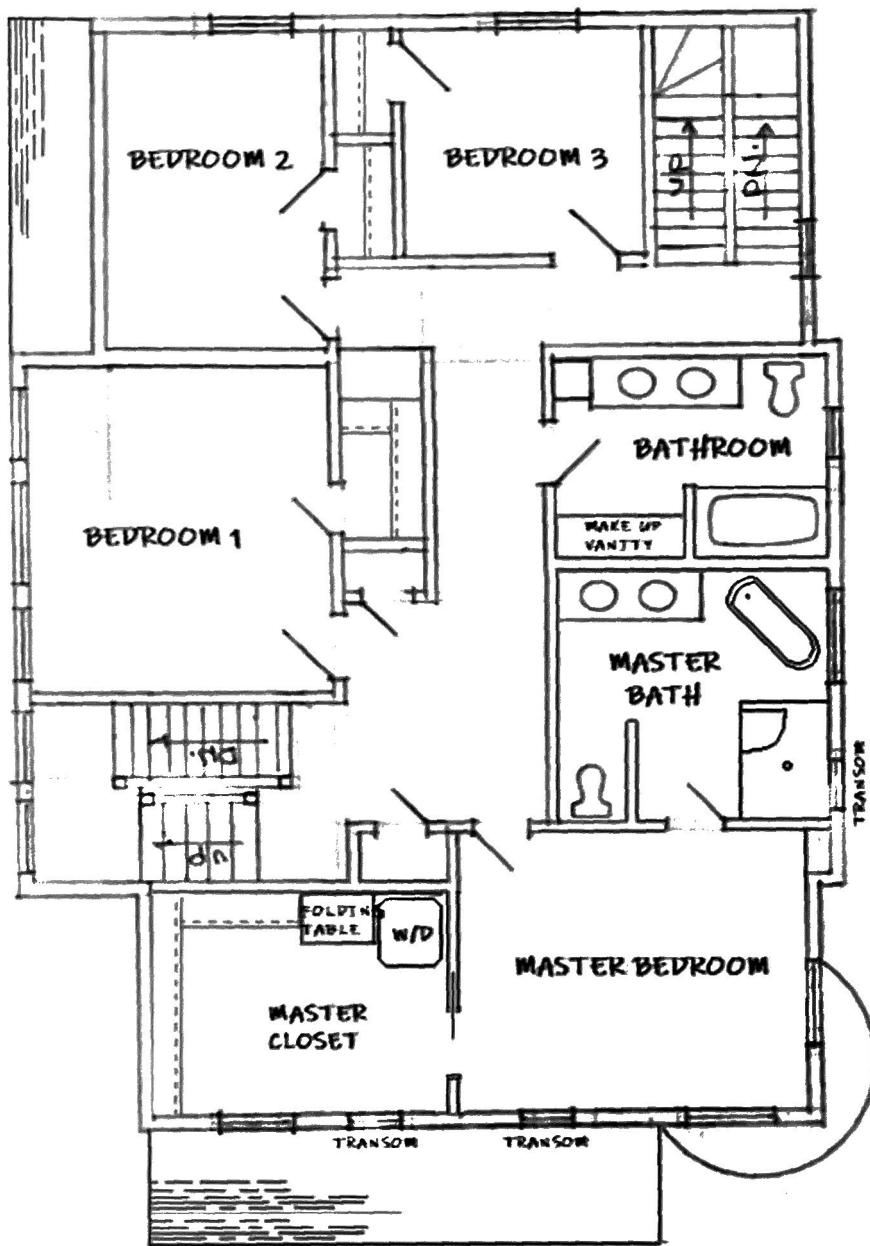


BASEMENT PLAN SCALE: 1/4" = 1'-0"
158 N. MAPLE AVE. GREEN BAY, WI.

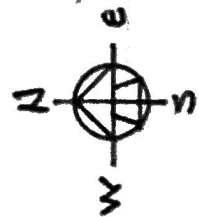
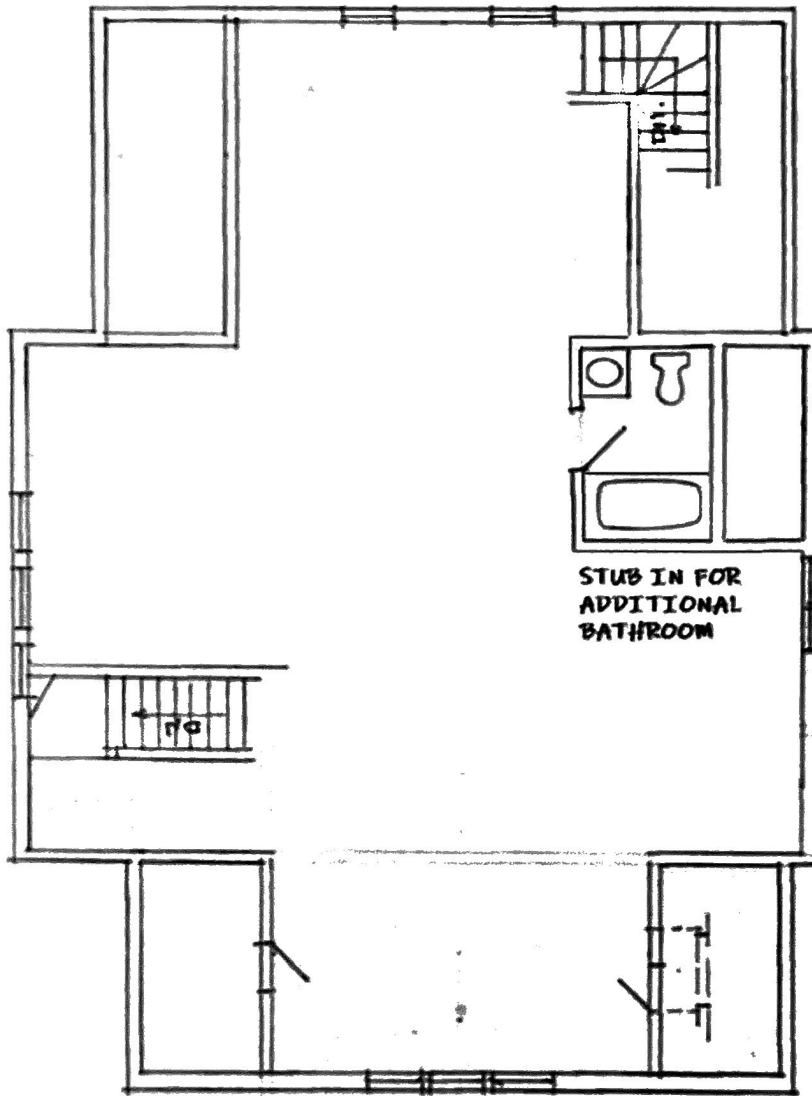


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"
 (Dimensions Approx)
 152 N. MAPLE AVE. GREEN BAY, WI.





SECOND FLOOR PLAN SCALE: HTS
158 N. MAPLE AVE. GREEN BAY, WI.



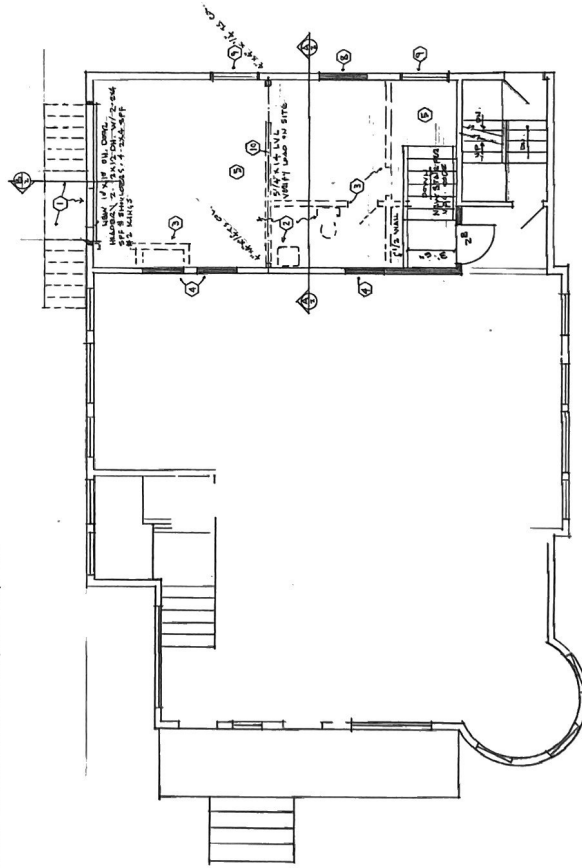
THIRD FLOOR PLAN SCALE HTS
158 N. MAPLE AVE. GREEN BAY, WI.



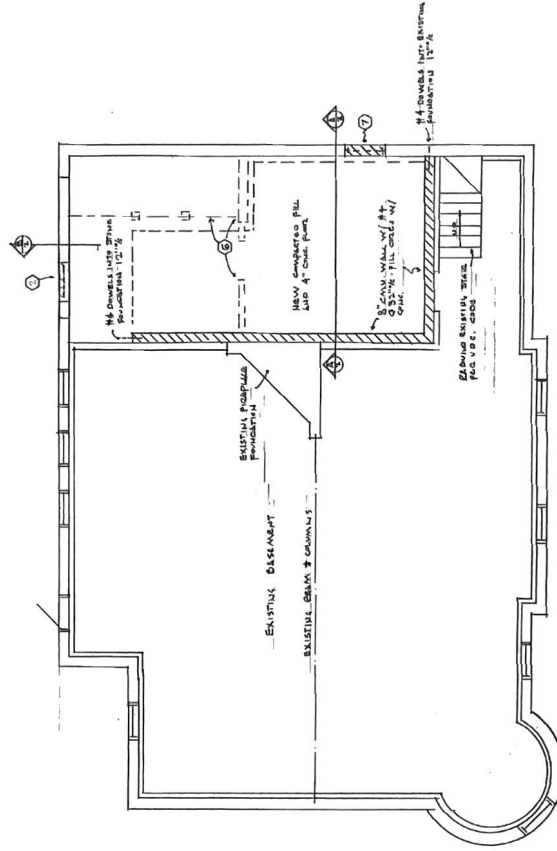
AERIAL PHOTO SITE PLAN NO SCALE
158 N. MAPLE ST. GREEN BAY, WI

DEMOLITION AND CONSTRUCTION NOTES

- 1 Remove wood shed roof, leading & eave, stone exterior wall, cut in new opening for new 12' x 12' overhead door, provide header.
- 2 Remove plumbing fixtures.
- 3 Remove non-bearing stud walls.
- 4 Close up existing openings.
- 5 Remove wood floor system.
- 6 Remove first floor beam, CMU foundation wall & wood stud bearing wall.
- 7 Remove basement window, CMU close in opening, provide #4 dowels 8" into existing CMU foundation walls & stone sill, fill cores with concrete.
- 8 Remove window, close opening.
- 9 Remove window, provide new CMU window approximately 36" x 48", close in opening to new window.
- 10 Store up 2nd floor system, remove bearing wood and wall, provide beam & column to basement foundation walls.



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



BASEMENT PLAN SCALE: 1/4" = 1'-0"

GENERAL NOTES

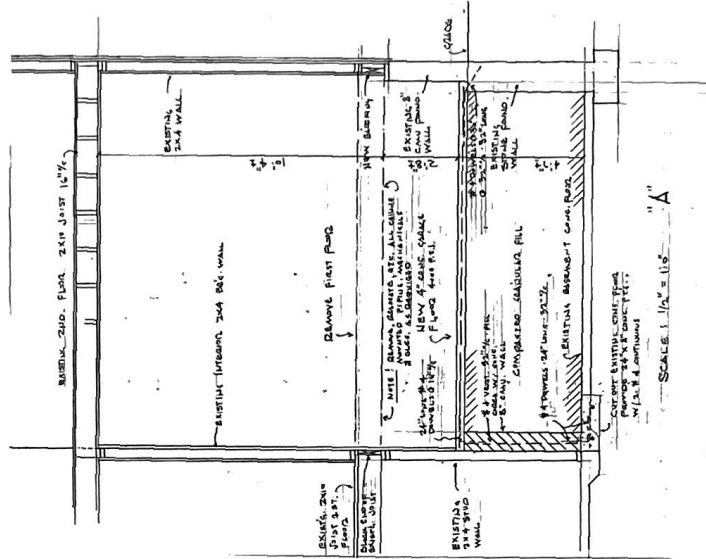
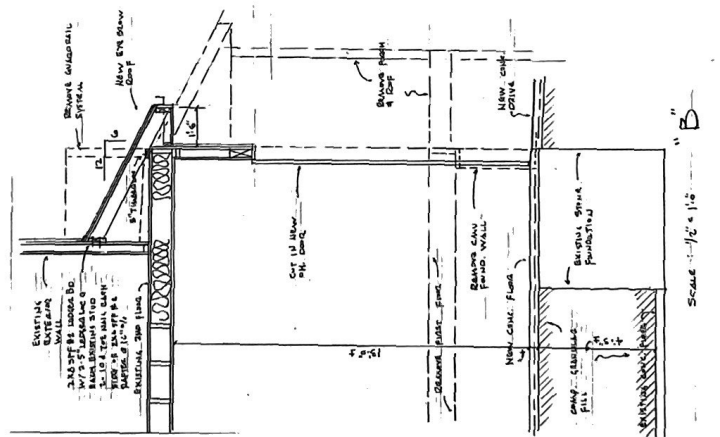
CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND STANDARDS. IN THE CASE OF A CONFLICT THE MOST STRINGENT SHALL APPLY.

CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY THE ARCHITECT/ENGINEER AND OWNER OF ANY INTERFERENCE.

CONTRACTOR SHALL PROVIDE ALL MATERIALS, MANUFACTURED PRICES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR METHODS HAVING JURISDICTION OVER THE PROJECT. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS.

NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.	LLOYD CARPENTER ARCHITECT LLC 2643 Maple Hill Dr., Green Bay, WI 54311 Phone: (920) 861-1111 Fax: (920) 861-1112 www.lloydcarpenterarchitect.com	DATE: 1/14/20 FILE: 4 JOB NO. 1
	HOUSE ALTERATIONS FOR R.D.A. GREEN BAY 158 N. MAPLE ST.	1 of 2



LLOYD CARPENTER ARCHITECT LLC 1000 Main Street, Green Bay, WI 54303 Phone: (920) 865-1234 Fax: (920) 865-1235 Email: lloyd@lloydca.com		DATE: 07/10/22 FILE: 4 JOB NO. 2
HOUSE ALTERATIONS FOR 152 N MAPLE ST.		2 of 2

Conceptual Driveway Re-Alignment for New Attached Garage





Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

AGENDA ITEM # E.11

(CPA 24-02) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for the northern side of the 1200 Block of Perrot Street from Medium to High Density Residential to Low Density Residential, submitted by the Department of Community and Economic Development. (Ald. J. Prestley, District 6)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.12

(CPA 24-02) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for the northern side of the 1200 Block of Perrot Street from Medium to High Density Residential to Low Density Residential, submitted by the Department of Community and Economic Development. (Ald. J. Prestley, District 6)

BACKGROUND

Reason for Request: The proposed comprehensive plan amendment will allow for a rezoning of properties with the appropriate zoning district.

Surrounding Zoning and Land Uses:

Subject: Varied-Density Residential (R3) | Single-Family Homes and Vacant Land

North: Light Industrial (LI) | Office and Vacant Lots

South: Low-Density Residential (R1) | Single-Family Homes

East: General Commercial (C1) | Restaurant

West: Right-of-Way | Radisson Street

Report: The City is proposing a zoning change along the northern side of the 1200 Block of Perrot Street. This block contains eight parcels. Of those, four are already used for low-density residential uses, and the remaining four are platted at the same sizes and vacant. With interest in developing low-density housing on the remaining lots, the City is proposing a rezoning from Varied-Density Residential (R3) to Low-Density Residential (R1). To accomplish this, the comprehensive plan needs to be updated. It currently calls for Medium/High-Density Residential uses in this area. Staff is proposing an amendment to Low-Density Residential uses.

Ald. Prestley and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. Staff has not received any inquiries about the request as of the drafting of this report.

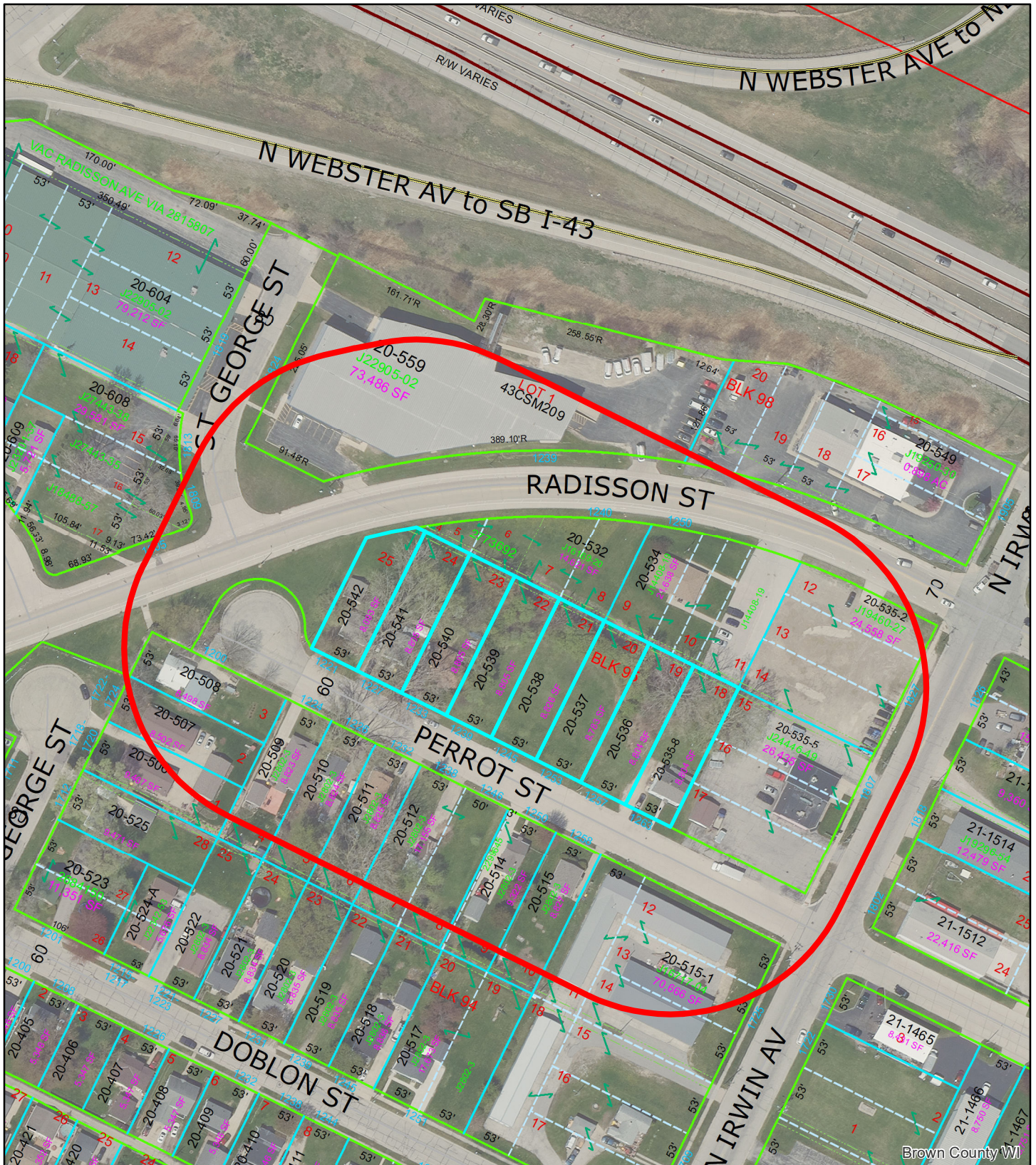
RECOMMENDATION

Approval of the request.

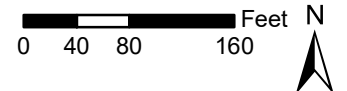
FISCAL IMPACT

ATTACHMENTS

1. ZP 24-24 CPA 24-02 Map
2. CPA 24-02 Application



(ZP 24-24 & CPA 24-02) Rezone at North 1200 Block of Perrot Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Jul 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 1200 Block Perrot Street
- 200' Notification Area



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1221-1263 Perrot Street

Parcel Number(s): 20-542, 20-541, 20-540, 20-539, 20-538, 20-537, 20-536, 20-535-8

Petitioner(s): City of Green Bay DCED

Date: 6/24/24

Email: daveid.buck@greenbaywi.gov

Phone Number: 920-448-3411

Address: 100 N Jefferson Street-608

City: GB

State: WI

Zip: 54301

Property Owner: Multiple

Phone Number:

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Dept of Community & Economic Development, respectfully request that the City of Green Bay take the following action:

- | | |
|-------------------------------------|--|
| ☒ | Rezone Property (\$375.00 Review Fee) |
| ☐ | Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee) |
| ☐ | PUD and PUD Amendments (\$425.00 Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee) |
| ☐ | Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee) |
| ☐ | Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee) |
| ☐ | Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee) |
| ☐ | Approve Final Condominium Plat (\$150.00 Review Fee) |
| ☐ | Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee) |
| ☐ | Development District Map Amendment (\$200.00 Administration Fee) |
| ☐ | Official Map Amendment (\$200.00 Administration Fee) |
| ☐ | Plat of Right-of-Way (\$200.00 Administration Fee) |
| ☐ | Discontinue a Public Utility Easement (\$200.00 Administration Fee) |
| ☐ | Street Name Change (\$200.00 Administration Fee) |
| ☐ | Declare City Property "City Surplus" (\$200.00 Administration Fee) |
| ☐ | Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☐ | Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☒ | Comprehensive Plan Amendments (\$275.00 Review Fee) |
| ☐ | Other (\$200.00 Administration Fee): |

Owner Signature: _____

Date: _____

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: waived

Receipt No.: n/a

Zoning Petition No.: ZP 24-24



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

AGENDA ITEM # E.13

(ZP 24-24) Public Hearing on a request to rezone the northern side of the 1200 Block of Perrot Street from R-3, Varied Density Residential district, to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. J. Prestley, District 6)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.14

(ZP 24-24) Consideration with possible action on a request to rezone the northern side of the 1200 Block of Perrot Street from R-3, Varied Density Residential district, to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. J. Prestley, District 6)

BACKGROUND

Primary Address: Northern portion of the 1200 Block of Perrot Street

Aldersperson/District: Ald. Prestley, District 6

Reason for Request: The proposed rezoning will best match the existing land use.

Surrounding Zoning and Land Uses:

Subject: Varied-Density Residential (R3) | Single-Family Homes and Vacant Land

North: Light Industrial (LI) | Office and Vacant Lots

South: Low-Density Residential (R1) | Single-Family Homes

East: General Commercial (C1) | Restaurant

West: Right-of-Way | Radisson Street

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Medium/High Density Residential uses for this parcel. Application CPA 24-02 (also on this agenda) recommends a change from Medium/High Density Residential to Low Density Residential. This rezoning is consistent with this recommendation.

Report: The subject area is located on the northern side of the 1200 Block of Perrot Street. This includes eight residential lots, all approximately 8,800 square feet in size. Of these parcels, three are currently occupied with single-family homes, one has a two-family home, and the rest are vacant green lots.

This portion of Perrot Street is a dead end with a cul-de-sac at the end, near Radisson Street. There is substantial landscaping along the northern property lines of the subject parcels. This, along with a small hill, acts as a buffer between the subject parcels and the adjacent industrially zoned parcels. Additionally, the industrially zoned parcels are not used for industrial purposes and are presumably too small to be occupied by most industrial uses in the future.

Due to topography and existing low-density residential uses, staff believes a rezoning to R1 is most appropriate for current and future development.

Ald. Prestley and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

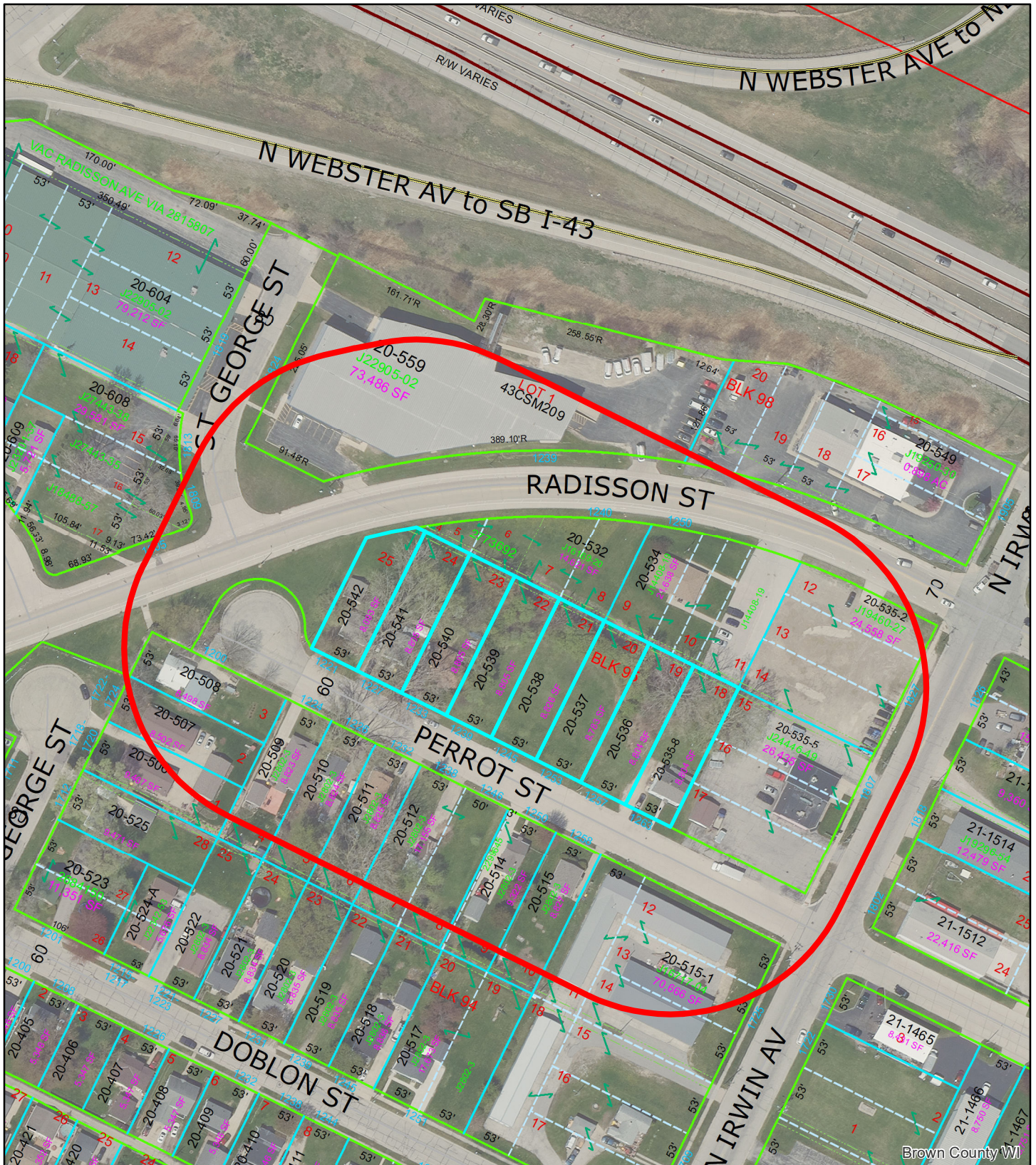
RECOMMENDATION

Approval of the request.

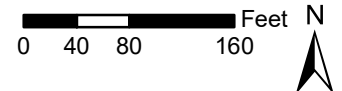
FISCAL IMPACT

ATTACHMENTS

1. ZP 24-24 CPA 24-02 Map
2. ZP 24-24 Application



(ZP 24-24 & CPA 24-02) Rezone at North 1200 Block of Perrot Street



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- 1200 Block Perrot Street
- 200' Notification Area



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1221-1263 Perrot Street

Parcel Number(s): 20-542, 20-541, 20-540, 20-539, 20-538, 20-537, 20-536, 20-535-8

Petitioner(s): City of Green Bay DCED

Date: 6/24/24

Email: daveid.buck@greenbaywi.gov

Phone Number: 920-448-3411

Address: 100 N Jefferson Street-608

City: GB

State: WI

Zip: 54301

Property Owner: Multiple

Phone Number:

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Dept of Community & Economic Development, respectfully request that the City of Green Bay take the following action:

- | | |
|-------------------------------------|--|
| ☒ | Rezone Property (\$375.00 Review Fee) |
| ☐ | Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee) |
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| ☐ | Discontinue a Public Utility Easement (\$200.00 Administration Fee) |
| ☐ | Street Name Change (\$200.00 Administration Fee) |
| ☐ | Declare City Property "City Surplus" (\$200.00 Administration Fee) |
| ☐ | Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☐ | Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION |
| ☒ | Comprehensive Plan Amendments (\$275.00 Review Fee) |
| ☐ | Other (\$200.00 Administration Fee): |

Owner Signature: _____

Date: _____

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: waived

Receipt No.: n/a

Zoning Petition No.: ZP 24-24



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

AGENDA ITEM # E.15

(ZP 24-25) Public Hearing on a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, property owner. (Ald. C. Wery, District 8)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.16

(ZP 24-25) Consideration with possible action on a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, property owner. (Ald. C. Wery, District 8)

BACKGROUND

Primary Address: 1820 Frank Street (Parcel #1-2193)

Aldersperson/District: Ald. Wery / District 8

Reason for Request: To permit the development of multi-family/multi-tenant building.

Subject Parcel Zoning and Land Use: Subject property is zoned Office Residential (OR) and is currently occupied by a single-family home.

Surrounding Zoning and Land Uses:

North: Low-Density Residential (RI) | Single- and Two-Family Homes

South: Office Residential (OR) | Vacant/Parking

East: Low-Density Residential (RI) | Two- and Single-Family Homes

West: Office Residential (OR) | Vacant/Parking

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for low-density residential uses. This land use recommendation covers the whole of the Lombardi neighborhood, including the Shadow Lane area. This recommendation was done 20+ years ago, before this neighborhood organically changed in response to temporary housing and Packers development at Lambeau Field. The City is currently updating the Comprehensive Plan, and we anticipate more commercial and mixed-use recommendations in this area.

Analysis: The subject parcel is 7,277 square feet and currently occupied by a single-family home. The applicant would like to demolish the structure and build a multi-tenant building. It will be four stories with eight living units and underground parking. Considering the small size of this parcel and the great development potential of the entire block (bound by Lombardi, Ridge, Thorndale, and Frank), the City originally proposed to extend a PUD over the entire block. This would have primarily dealt with access and building scale to ensure proper development from Lambeau Field and Lombardi Avenue to the single-family neighborhood immediately adjacent.

The first public hearing notice for this action was sent showing a PUD for both parcels on this block. Since then, the property owner at 1835 Ridge Road has opted out of the PUD. A new public hearing notice was published for a public hearing to occur at City Council also with just the subject property (1820 Frank) listed. The City still hopes to expand the PUD for the entire block as development continues, but it is not part of this action.

The applicant's proposal of a multi-family building does fit within the uses allowed in the current zoning district, Office Residential (OR). With their proposed underground parking set up, they meet the minimum parking required (10 required, 14 proposed). Outside of that, the following dimensional requirements cannot be met in the OR zoning district:

- Minimum land area per dwelling unit: 2,000 square feet required in OR; 909 square feet proposed (1,000 is the minimum in Downtown, for reference)
- Maximum building height: 35 in OR (can be increased with CUP); 45 proposed (45 is the maximum in D1, for reference)
- Maximum impervious coverage: 60% in OR; 85% proposed (100% allowed Downtown, for reference)
- Floor Area Ratio: .3 – 1.0 allowed in OR, 1.0 – 3.0 in D1, 1.0 – 8.0 in D2; 2.68 proposed.
- Setbacks:
 - Front: 15 in OR, 10 in Downtown, 20 proposed
 - Rear: 25 in OR and Downtown for Residential, 6 proposed
 - Side: 6 minimum per side with 16 feet total in OR, 12 total in Downtown, 4 per side proposed

Per Section 44-2024 of GBMC, when reviewing requests for approval of a Planned Unit Development, the City shall consider whether the objectives listed below will be served or achieved. Planned Unit Developments should not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved.

- (1) Accommodation of housing of all types with convenient access to commercial facilities.*
- (2) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas.*
- (3) Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.*
- (4) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.*
- (5) Preservation of historic buildings, structures, or landscape features through adaptive re-use of public or private preservation of land.*
- (6) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.*
- (7) Coordination of architectural styles and building forms to achieve greater compatibility with surrounding land uses.*
- (8) Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.*

While the deviations needed for this development could also be applied for as a variance with the Board of Zoning Appeals, the proposal could also meet standards 1 and 7 listed above.

The petitioner held a neighborhood meeting on Wednesday, April 17th. Approximately a dozen neighbors attended. There were concerns and questions raised, but no major opposition or support was given. Ald. Wery and property owners within 400 feet have been notified of the request per Plan Commission guidelines. We have received two emails expressing opposition, one from Ald. Wery and the other from the adjacent owner, Tim Kuehn. Mr. Kuehn's is attached.

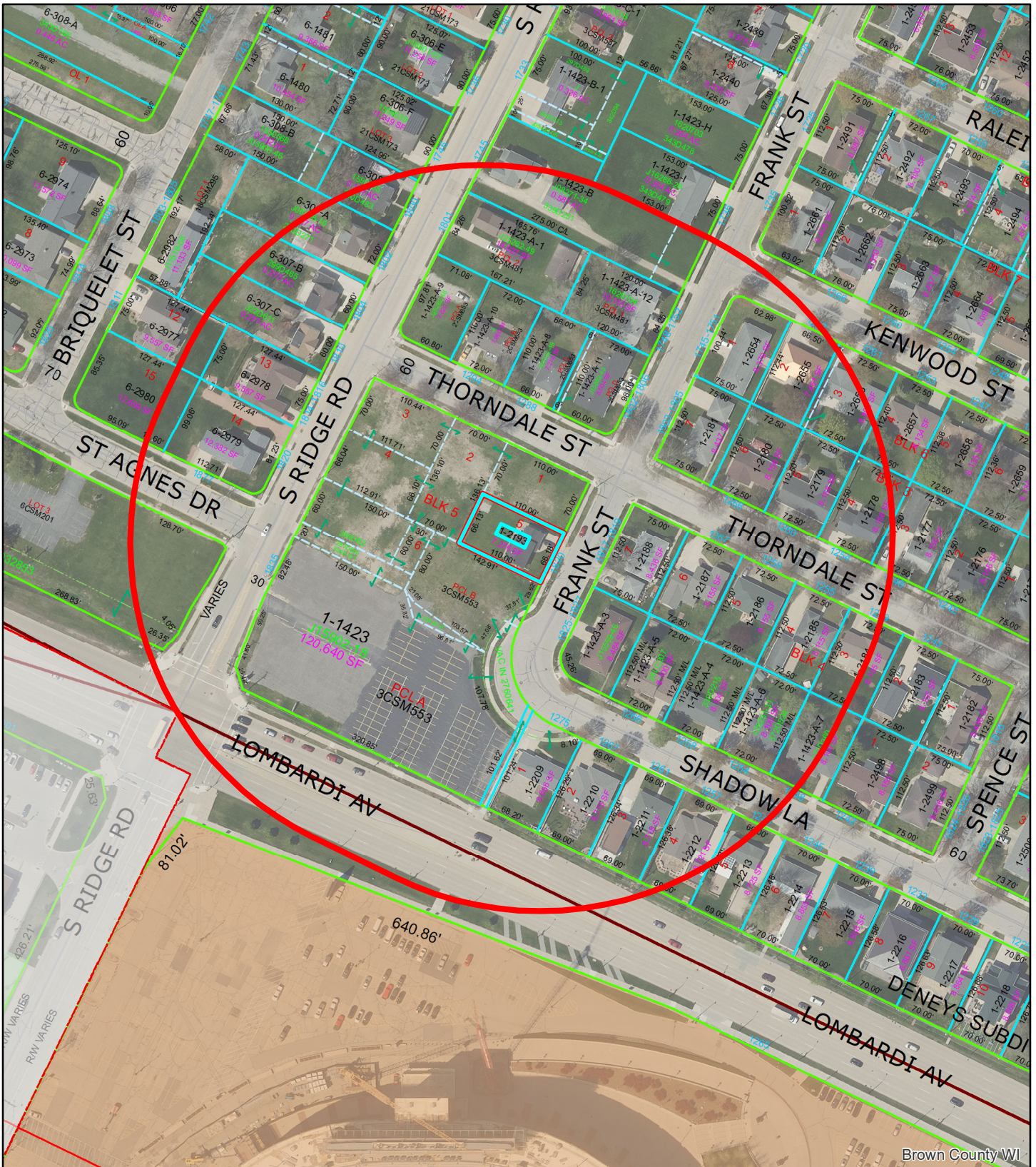
RECOMMENDATION

Approval of the request, subject to the adoption of the draft PUD.

FISCAL IMPACT

ATTACHMENTS

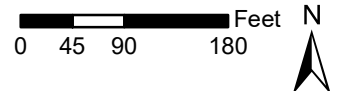
1. ZP 24-25 Map
2. ZP 24-25 Proposed Renderings and Site Plan
3. ZO 16-24 PUD for 1820 Frank Street
4. ZP 24-25, T. Kuehn Comments



Brown County WI



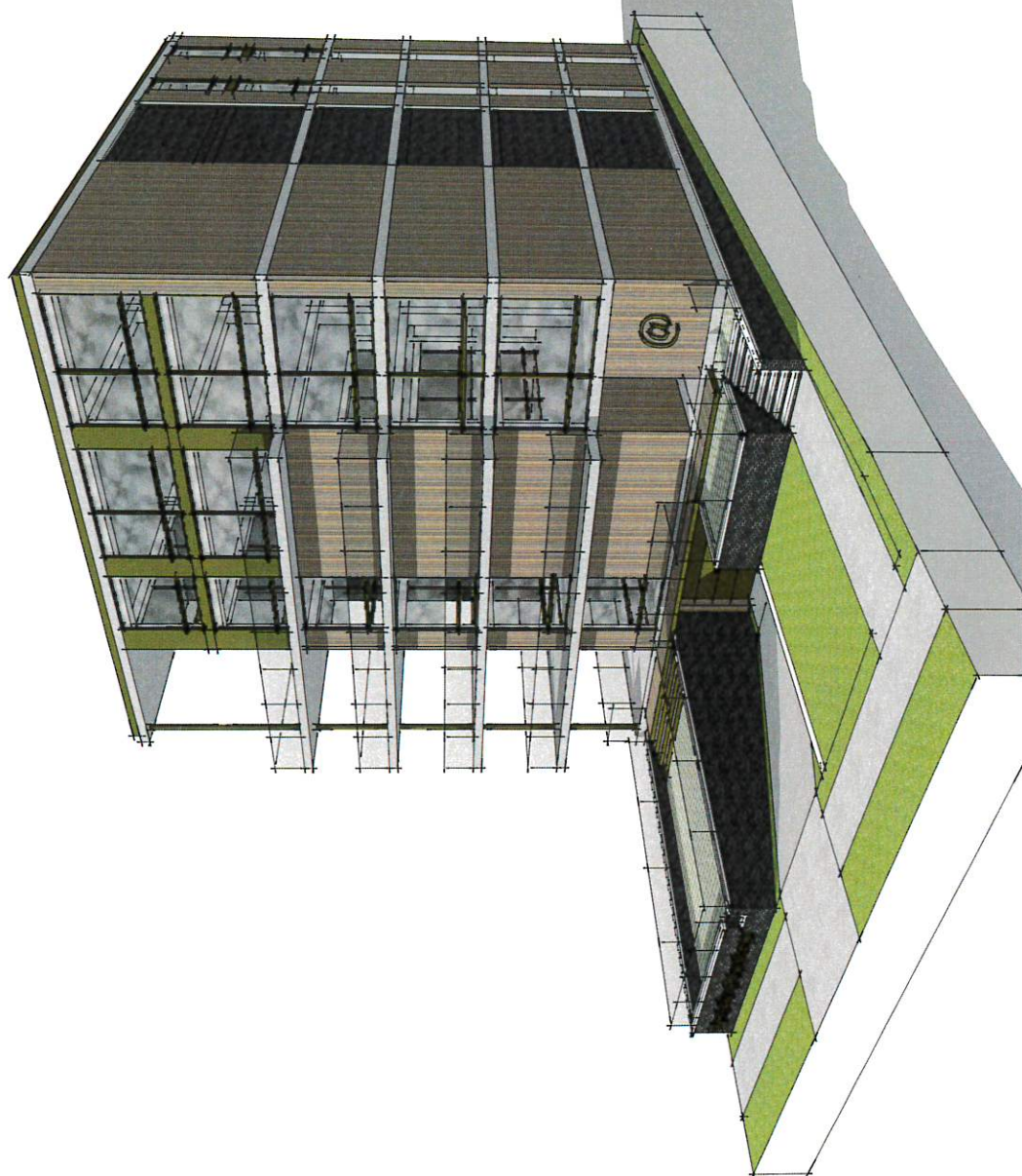
(ZP 24-25) Planned Unit Development located at 1820 Frank Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Jul 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 1820 Frank Street
- 400' Notification Area







Total Parcel size
7,275 s.f.

Preliminary PUD

Lot 5, Block 5, Thorndale Subdivision, in the City of
Green Bay, Brown County, Wisconsin

Deviations from Office Residential (OR) Zoning code:
4 foot side yard building setbacks
6 foot rear yard building setback
45 feet maximum height
76% impervious coverage
2.68 floor area ratio



Client: WISCO Short Term Rentals
Tax Parcel: 1-2193
Drafted By: BAR
File: 240079 PDD 031324.dwg
Data File: ----

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet One of One
Project No.: 240079
Drawing No.: X-1704
Fieldwork Completed: ----

ZONING ORDINANCE NO. 16-24

**AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY DISTRICT FOR PROPERTY LOCATED AT
1820 FRANK STREET
(ZP 24-25)**

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development Overlay District on the following described property, as also depicted on Exhibit A - Location Map:

LOT 5, BLOCK 5, THORNDALE SUBDIVISION IN THE CITY OF GREEN BAY,
WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.
Parcel: 1-2193

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as it applies, the following conditions are imposed:

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the development of a multi-family building. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. Area included within this PUD consists of all land included at 1820 Frank Street (Parcel Number 1-2193). A PUD amendment shall be required for any future changes that do not comply with this PUD. Further, any PUD amendments shall reflect any land divisions recorded after the execution of this document.
- C. Land Use Regulations. The principal and accessory land uses which may be established are as follows:
 - 1. The principal use of this parcel shall be for multi-family building.
 - 2. Any changes to proposed land use shall required an amendment to this PUD.
 - 3. Accessory uses customarily associated with multiple-family uses such as antennas, solar systems, exercise facilities, and other uses deemed appropriate by the Zoning Administrator are allowed.
- D. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B

and be regulated as follows:

1. Building.
 - a. Maximum building height may not exceed 45 feet.
 - b. Floor Area Ratio shall be a minimum of 1.0 and maximum of 3.0.
2. Parcel.
 - a. Minimum land area per dwelling unit shall be no less than 900 square feet.
 - b. Maximum impervious coverage shall not exceed 85%.
3. Setbacks.
 - a. Front yard setback shall be at least 10 feet and no more than 20 feet.
 1. Patio area may encroach within 5 feet of the front property line.
 - b. Rear yard setback shall be at least 6 feet.
 - c. Side yard setbacks shall be at least 4 feet on both sides.
 - d. No buffer yards or transitional yards shall be required for this development.
4. Dimensional and area provisions not covered in this PUD, including accessory buildings, shall be regulated as the underlying OR Zoning District.

E. Architectural Design. All building elevations shall substantially comply with Exhibit B and subject to the following requirements:

1. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided. Façade lengths shall not be greater than 20 feet without articulation including but not limited to:
 - a. Division of façade using architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b. Recesses or projections of the main façade plane.
 - c. Recesses or projections of upper floors from the ground floor façade plane.
 - d. Vertical division using different materials and textures.
2. Exterior Materials. Building materials shall be durable and appropriate for the OR zoning district as well as being regulated as follows:
 - a. Exterior building façades shall be predominately (minimum of 80%):
 1. Brick or brick veneer
 2. Cementitious panels/siding
 3. Architectural/decorative metal panels
 4. Wood or wood composite
 5. Windows and doors
 - b. Windows and doors. Windows shall include trim.

F. Signage. All signage within the PUD area shall meet the standards as set forth within Chapter 30 of the Green Bay Municipal Code for the underlying OR Zoning District.

- G. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code. This includes a minimum of 10 parking spaces for 8 living units (this includes visitor parking).
- H. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.
- I. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- J. Landscaping. Landscaping is not required along the west, north, and south yards aside from pervious, vegetated yard space in the setback areas. The east/front yard shall include building foundation landscaping per Green Bay Municipal Code Section 44-1967.
- K. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D1).

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by

any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

sh:

Attachments:

Exhibit A – Location Map

Exhibit B – Conceptual Rendering and Site Plan

From: [Stephanie Hummel](#)
To: [Stephanie Hummel](#)
Subject: RE: Lombardi Time Square Property Overview
Date: Wednesday, July 17, 2024 2:47:24 PM
Attachments: [image001.png](#)

From: Tim Kuehn <tkuehn@kuehnholdings.com>
Sent: Friday, July 12, 2024 3:09 PM
To: David Buck <David.Buck@greenbaywi.gov>
Cc: Eric Genrich <Eric.Genrich@greenbaywi.gov>; Chris Wery <chriswery@att.net>; Chris Wery <Chris.Wery@greenbaywi.gov>; Cheryl Renier-Wigg <Cheryl.Renier-Wigg@greenbaywi.gov>; Stephanie Hummel <Stephanie.Hummel@greenbaywi.gov>; Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>; jodi@lcojlaw.com; ryanb@eua.com
Subject: [*Suspicious URL*] RE: Lombardi Time Square Property Overview

Good afternoon, David:

I apologize for not getting back to you yesterday. The day got away from me, and it was my wife's birthday, so I left work early. I also want to explain why you did not receive an email from Jodi yesterday. After reading your email and seeing that you would not be proceeding with the PUD overlay code for my property on July 22nd, I advised her to not spend time laying out our legal argument as to why the City cannot proceed with the PUD overlay for my commercial property without my consent. It appears that we are on the same page on that issue.

I also appreciate your email response, but I want to be sure that you don't misunderstand me and my intentions for the development of my commercial property located in the highly visible corner/corridor of Lombardi Avenue and Ridge Road. First and foremost, I do ultimately want to pursue a PUD Overlay for my property. What I don't want to do though is put the horse before the cart; it seems that we should let the proposed project drive the process for what may go into the PUD overlay, which is how I and others on my team have always understood the process to work. I also do not want to rush through a PUD n overlay that may not be suitable or conducive to what I am envisioning for my development.

The process you had laid out on our June 26 meeting for me seems way too rushed and did not really afford me adequate time to give thought to how I may be able to adjust what I had already been working on to fit within the City's vision for the property. Nor did it give me adequate time to meet with my design team and have them factor in and incorporate what you and your team had laid out as the framework for the PUD overlay the City of Green Bay was working on. As I noted the other day, I will be spending a significant amount of money, estimated \$50+ million on this development project and thus I prefer to take a more strategic and thoughtful approach to the PUD overlay that I had always envisioned pursuing for the project.

I appreciate the City's goals and visions for the property (many of which I agree with) but at the end of the day I must do what is best for me and my family. As I explained to you at our meeting last month, I put a lot of energy and work into putting together a development plan several years ago to only run into one man-made barrier after another with the City of Green Bay. That experience, along with other factors that caused me to put my

development plans on the back burner. However, I believe there have been recent significant changes within the City of Green Bay, so I have been working hard with two different designs since Fall of 2023 to put together a development plan that will work for my commercial property. While we have some preliminary conceptual plans put together, they are just that – preliminary and conceptual. We still need to vet and flush out some issues to ensure that the development I currently envision at the property can in fact be done in a profitable manner. I also need to make sure that the development will meet the current and future market demands; the last thing any of us want is for me to build something that cannot be filled. It is for this reason that I was not ready to share conceptual plans or concepts with the City of Green Bay at this time. It is fair to say that such plans may change and while I understand that we can always seek modifications to the PUD overlay later, I will not have the luxury of time to go through the City's process of having to seek modifications to a PUD overlay that was developed by the City of Green Bay without my input, nor at my request. After all, there is no guarantee that the City of Green Bay would approve any requests for a modification of the PUD overlay, thereby hamstringing my project and resulting in more wasted time and resources. I already spent a significant amount of money the last time around to only have everything stalled, which we hope to eliminate.

I also understand that the City would like to see a development done at the site sooner versus later. I want that too. However, I and my team need to take our time regarding our current conceptual site plan. We have been working with Team EUA to design one of the best buildings in the Midwest. I also need to meet with commercial real estate experts such as Mid-America and/or CBRE to review and understand from a marketing perspective what their national tenants are requesting/requiring for their needs. Again, I cannot plan on spending \$50+ million on a development to only find that we are not able to lease all of the space to tenants that plan on being in our Green Bay market for an extended period of time because we failed to factor in and address all of their needs (e.g., adequate parking, access, signage, etc.). I hope you and others within the City can appreciate that.

Attached is a very preliminary draft of a conceptual site plan from Vierbicher that lists out the anticipated requirements for a PUD Overlay on my commercial 3-acre parcel. You will note that I have two proposed buildings for the site. The larger 100,000 SF building up along Lombardi Avenue would be part of Phase I and the "mixed-use" building at the corner of Ridge Road and Thorndale Avenue would be part of Phase II. You will note that I am envisioning a two-story building with a maximum height of 30 feet. Based on the feedback from our research and my design team, along with your input from our June 26 meeting, this size of building would be best suited for corner of Ridge Road and Thorndale Street, which would blend in nicely with the 50-75-foot building planned for the 'beach-front views' along Lombardi Avenue facing Lambeau Field and the Bellin Health gate sponsorship sign.

I and my team will continue to work on the conceptual plans for my development project and we will approach you and your team when we are ready to sit down and discuss the overall project and what we would be looking for in the way of a PUD overlay for the project. We will also need to further discuss a critical component to getting our project off the ground, the need for a TIF/TID funding to assist with the various public infrastructure costs that will be needed to accommodate the size and scope of this cornerstone project that we are all envisioning for the property and the surrounding area (e.g., relocation of overhead utilities). We will also need financial assistance to make the high construction costs and land acquisition costs per square feet feasible based on market leases. Rest

assured that I want to get started on this project as soon as possible, so we have no intention of sitting on this but will need the City's cooperation. We just need to be sure we have all our ducks in a row to accommodate a mutually beneficial developer's agreement that will accommodate both the developer's needs along with the City of Green Bay's needs that will accommodate national tenants for our trophy, best-in-class building.

With respect to the City considering a PUD overlay for Mr. Coppens' project, I remain confused as to why the City would even entertain a PUD overlay for his parcel. It seems to me that what Mr. Coppens is truly looking for are variances from various zoning codes for an OR zoned parcel. It is my understanding that PUD is a vehicle for securing the benefits of more comprehensive planning of large spaces, as well as to promote a diversified location of structures and mixed compatible uses. Mr. Coppens' property is a mere 7,200 square feet and he is proposing a single building with a single use. It seems to me that he is requesting a PUD because he thinks that may be easier than securing variances for setbacks, building height and impervious surface. I do plan to attend the planning commission meeting on July 22nd to express my concerns about the foregoing. I would hate to think that the City of Green Bay will let this small parcel drive the development plan and potential for a much larger area. I would think it is better for Mr. Coppens's property to be an addendum to the larger PUD overlay. I promise once again to be open-minded in working with Mr. Coppens with the assistance of the staff of Vierbicher and as I noted the other day, we are currently engaged with Mr. Coppens as to the potential relocation of his parcel within the larger parcel.

I look forward to working with you and the City of Green Bay staff over the coming months as we develop the most valuable 3-acre commercial property in all of Brown County and the entire state of Wisconsin – Let's show the Village of Ashwaubenon!

Tim Kuehn, Proprietor

(D) 920-371-4609 | tkuehn@kuehnholdings.com



1241 Lombardi Access Road, Suite I | Green Bay, WI 54304

(P) 920-429-0400 | (F) 920-429-0412



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.17

(SV 24-01) Consideration with possible action on a request to vacate a 5' x 58.68' strip of unimproved right-of-way located at the intersection of Tilkens and Tommark Streets, submitted by Richard Zuehlke and Heather Karcz of Greenback Towers LLC, property owners. (Ald. C. Wery, District 8)

BACKGROUND

Reason for Request: Vacate an approximate 5' x 58.68' strip of unimproved right of way located at the intersection of Tilkens and Tommark Streets.

Aldersperson/District: Ald. Wery / District 8

Surrounding Zoning and Land Uses:

North: Low-Density Residential (R-1) and Office-Residential (OR) | General Commercial and Parking Lot

South: Low-Density Residential (R-1) | Single and Two-Family Homes

East: Low-Density Residential (R-1) and Office-Residential (OR) | Parking Lot

West: Low-Density Residential (R-1) and Office-Residential (OR) | Telephone Utility

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial use.

Report: The subject right-of-way is an approximate 5' x 58.68' strip of unimproved right-of-way located at the intersection of Tilkens and Tommark Streets, between 703 S. Ridge Road (Parcel 2-57) and 1272 Tilkens Street (Parcel 2-1417), and south of 1277 W. Mason Street (Parcel 2-56). The strip was dedicated as part of the Franklin Subdivision, but the plat doesn't indicate the purpose of the strip. The applicants are requesting to vacate the strip so they can replace the existing chain-link with an ornamental rail fence.

Ald. Wery, adjoining property owners, and reviewing agencies (Dept. of Public Works, Wisconsin Public Service, AT&T, GB Water Utility, GB Fire Dept., GB Police Dept., Time Warner Cable, Parks Dept., ATC, NEW Water, Charter, GBAPS) were informed of this request. As of the writing of this memo, no comments or objections have been received.

Staff does need to mention, for City Council purposes, that the resolution as part of the Plan Commission report to City Council will not include a legal description. The City is in the process of hiring a contractor to assist with legal descriptions, but the contract was not executed in time for the Plan Commission meeting. The legal description will be completed and added to the resolution prior to final action by City Council (tentatively scheduled for September 17, 2024).

Staff has found that vacating this strip to be in the public's interest.

RECOMMENDATION

Approval of the request, with the entire vacated area being deeded to 1272 Tilkens Street.

FISCAL IMPACT

ATTACHMENTS

1. SV 24-01 Application
2. SV 24-01 Narrative
3. SV 24-01 Map
4. SV 24-01 Pictures
5. SV 24-01 Plat



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1272 Tilkens Street

Parcel Number(s): 2-1417

Petitioner(s): Richard Zuehlke & Heather Karcz Date: May 28, 2024

Email: Richard@ZKfinancial.com & Heather@ZKfinancial.com Phone Number: 920-498-2720

Address: 1277 W. Mason St City: Green Bay State: WI Zip: 54303

Property Owner: Greenback Towers LLC Phone Number: 920-498-2720

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Richard Zuehlke & Heather Karcz, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☒ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: Richard Zuehlke Heather Karcz Date: 5/28/2024

Petitioner Signature(s): Richard Zuehlke Heather Karcz 5/28/2024

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: SV 24-01

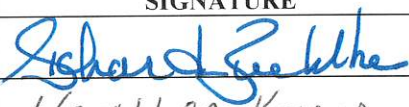
REQUEST FOR CITY ACTION PLAN COMMISSION

PLEASE FILL OUT FOR: VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY

Per WI State Statue 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

SIGNATURE	PRINTED NAME	ADDRESS
	Richard Zuehlke	1275 W Mason St - Green Bay WI 54308
	Heather Karcz	1277 W Mason St Green Bay WI 54308

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.

To Whom It May Concern:

My husband and I own Greenback Towers LLC. That is the real estate holding company that owns the building where we operate our financial planning firm, ZK Financial Group LLC. Our address is 1277 W Mason Street. However our property also includes 1272 Tilkens Street. We use both lots to operate our business. Most people would not realize that this property is considered two separate tax parcels. We have a bit of a strange situation when viewing the lots on the GIS plat maps. The 1272 Tilkens Steet parcel shows a city Right of Way along the city sidewalk on the west side of our property, as shown in the attached photo. It's unclear why it is there or what purpose it serves.

We are hereby requesting to vacate the strip of Right of Way parallel to the city sidewalk to the west of our property. The purpose is to allow us to replace an existing chain-link fence which is starting to look rusty and unattractive and that encloses our parking lot. We wish to replace it with a modern rail aluminum ornamental black fence. However, due to this Right of Way restriction, we are currently prohibited from following in the existing fence footprint. We understand that vacating this strip would allow us to replace the fence accordingly and also simultaneously allow us to remove a mulberry tree that causes a nuisance every summer with the messy mulberry droppings. That mulberry tree has also grown into the existing chain link fence. It cannot be removed properly without replacing the existing fence.

If we are denied our request to vacate that Right of Way, then our only option is to relocate a new fence outside the Right of Way parameters.

That would negatively impact us in four ways:

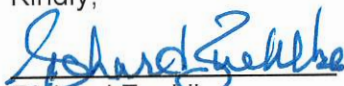
1. It would be an encumbrance to mowing and maintaining our lawn due to the slope on the west side property line.
2. It would detract from the property value and curb appeal due to an awkward and unfriendly use of greenspace.
3. It would make snow removal more difficult.
4. It would likely eliminate up to six parking spaces in our lot.

In summary, a change of location of the fence line on the west side property line would not be favorable to us and we would likely not replace the fence at all if that becomes our only option. There would be no incentive for us to spend thousands of dollars on a new fence and actually detract from our property value. We believe we have been good residents of this neighborhood in relation to maintaining a professional and attractive property and we would like to continue to do so.

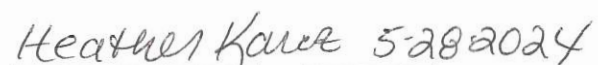
Please note, we have already submitted a building permit application for the fence, but that process is on hold until this issue gets resolved.

Thank you for your consideration in this matter. We look forward to your response.

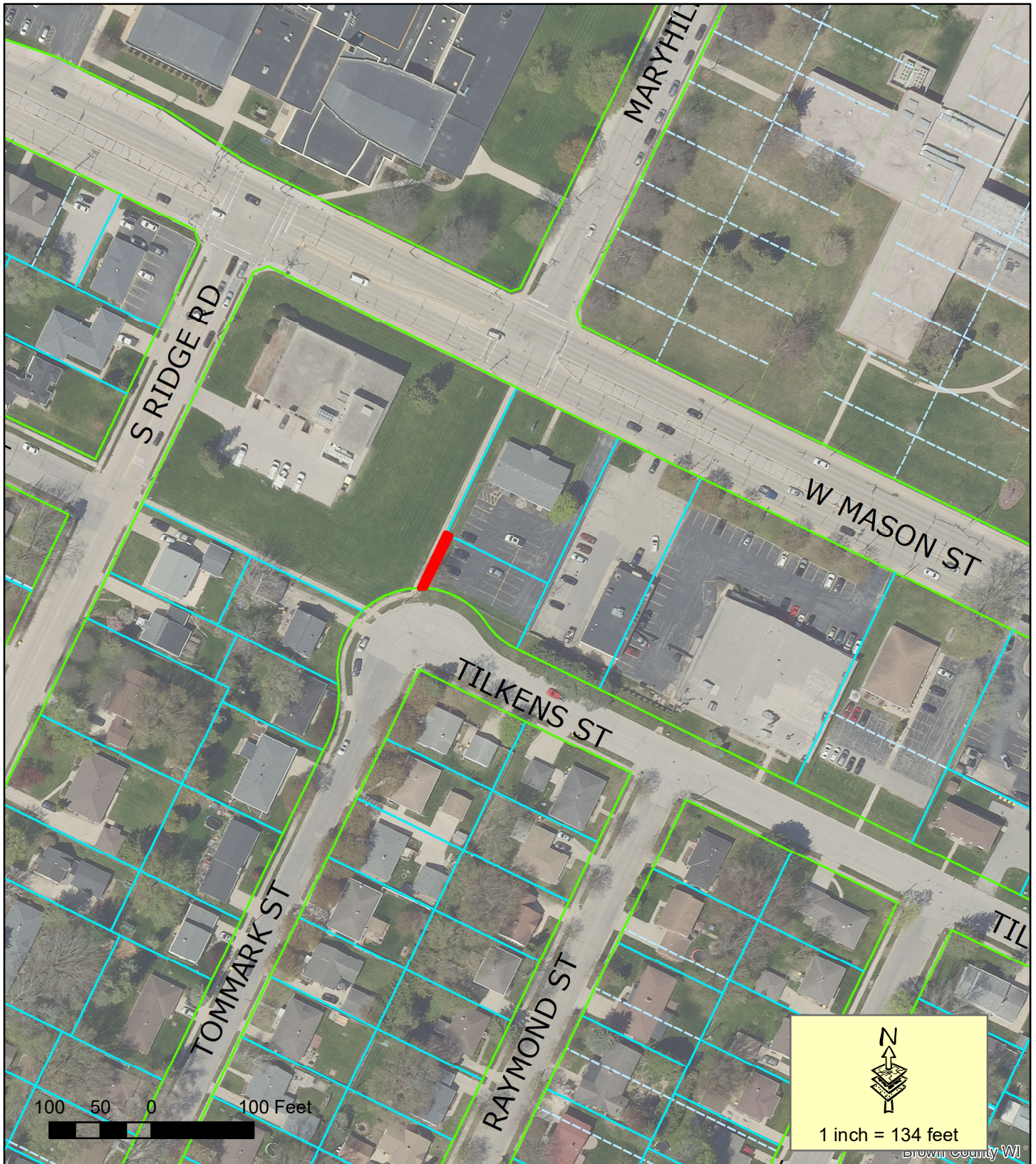
Kindly,


Richard Zuenhke

5/28/2024
Date


Heather Karcz

5-28-2024
Date



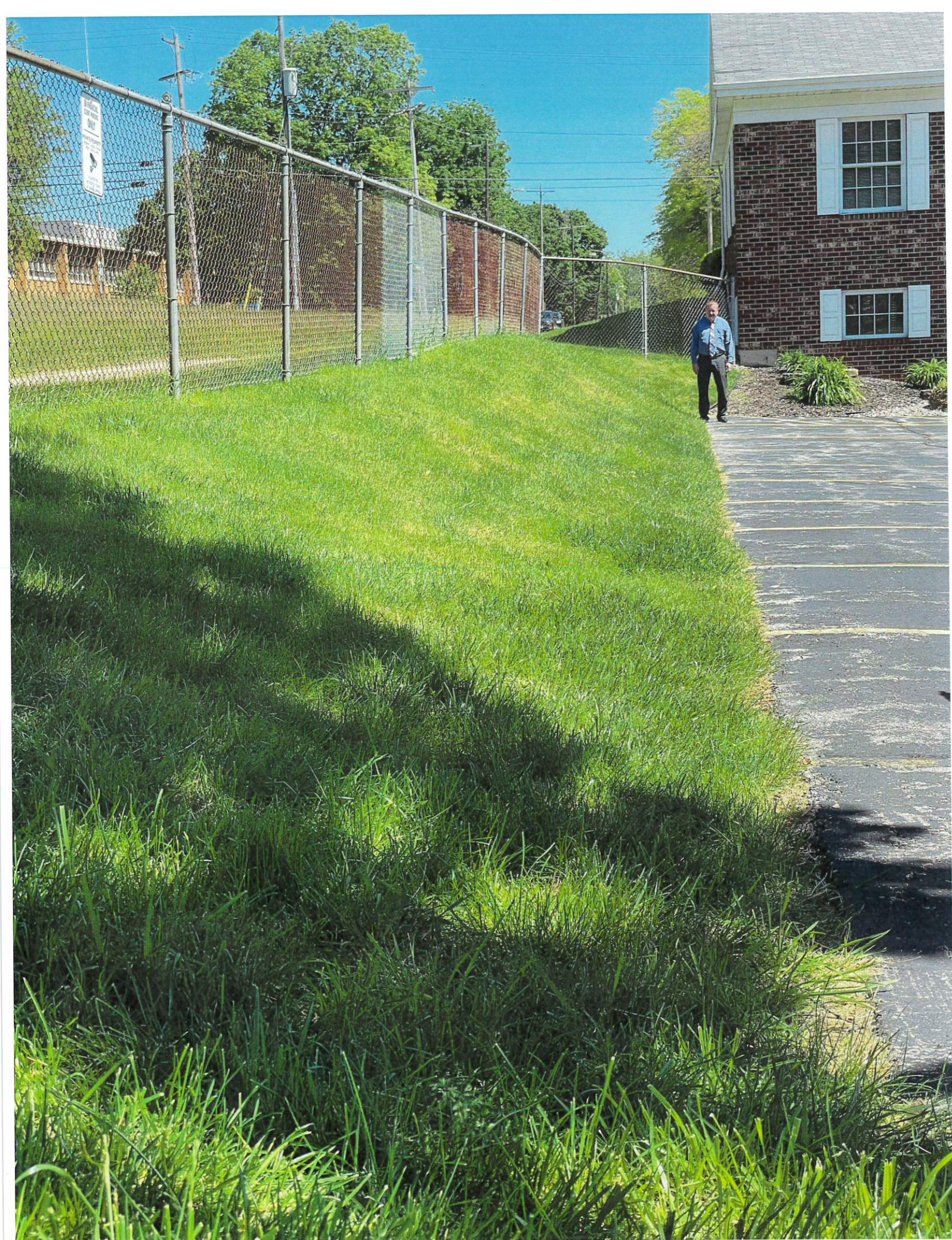
Proposed Street Vacation

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by DM.

Street Vacation **(SV 24-01)** **West of 1272 Tilkens** **Street**























Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.18

(SV 24-02) Consideration with possible action on a request to vacate a portion of right-of-way located at the southwest corner of Northland Avenue and N Adams Street, submitted by Rick Fisher on behalf of Spring Lake Church. (Ald. B. Johnson, District 9)

BACKGROUND

Reason for Request: Vacate approximate 36.41' x 52.97' / 1,929 square foot area of right-of-way at the southwest corner of Northland Avenue and North Adams Street.

Aldersperson/District: Ald. Johnson / District 9

Surrounding Zoning and Land Uses:

North: Downtown Two (D2) | Office Building

South: Downtown Two (D2) | Current Public Parking – Future Mixed-Use Building

East: Downtown Two (D2) | Hotel

West: Downtown Two (D2) | Mixed-Use Building

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Downtown uses.

Report: The subject right-of-way (ROW) is an approximate 36.41' x 52.97' / 1,929 square foot area of right-of-way currently improved with a driveway and loading area for the condominium building known as Bay Lakes City Center (occupied by Spring Lake Church, Brown County Job Center, NSC, and Erbert and Gerbert's Restaurant). The area is completely adjacent to the Bay Lake City Center building and was dedicated when the property was developed in the 1980s. The land associated with the vacation of this ROW would be attached to the Bay Lake City Center parcel (# 12-197).

With the pending sale and development of the existing public parking lot to the south of the Bay Lake City Center into a multiple-story mixed-use development, Spring Lake Church will no longer have easy access to nearby parking stalls and will additionally be relocating the church's main entrance to the east building façade facing North Adams Street. These changes are impactful as the removal of the public parking lot will also eliminate the drop-off and public handicap parking they currently utilize.

The City of Green Bay is working with Spring Lake Church to develop a main entrance and drop-off area at the southeast corner of the Bay Lake City Center building. Both parties desire to construct a new off-street parking facility along North Adams Street. When reviewing conceptual plans, this area of right-of-way was determined to be unneeded and unwanted by the city and feel it is in the public interest for it to be utilized by the adjoining development. On-site/off-street parking will provide an area for development and access to on-site handicap accessible parking close to the new building entrance.

Ald. Johnson, adjoining property owners, and reviewing agencies (Dept. of Public Works, Wisconsin Public Service, AT&T, GB Water Utility, GB Fire Dept., GB Police Dept., Time Warner Cable, Parks Dept., ATC,

NEW Water, Charter, GBAPS) were informed of this request. As of the writing of this memo, no comments or objections have been received.

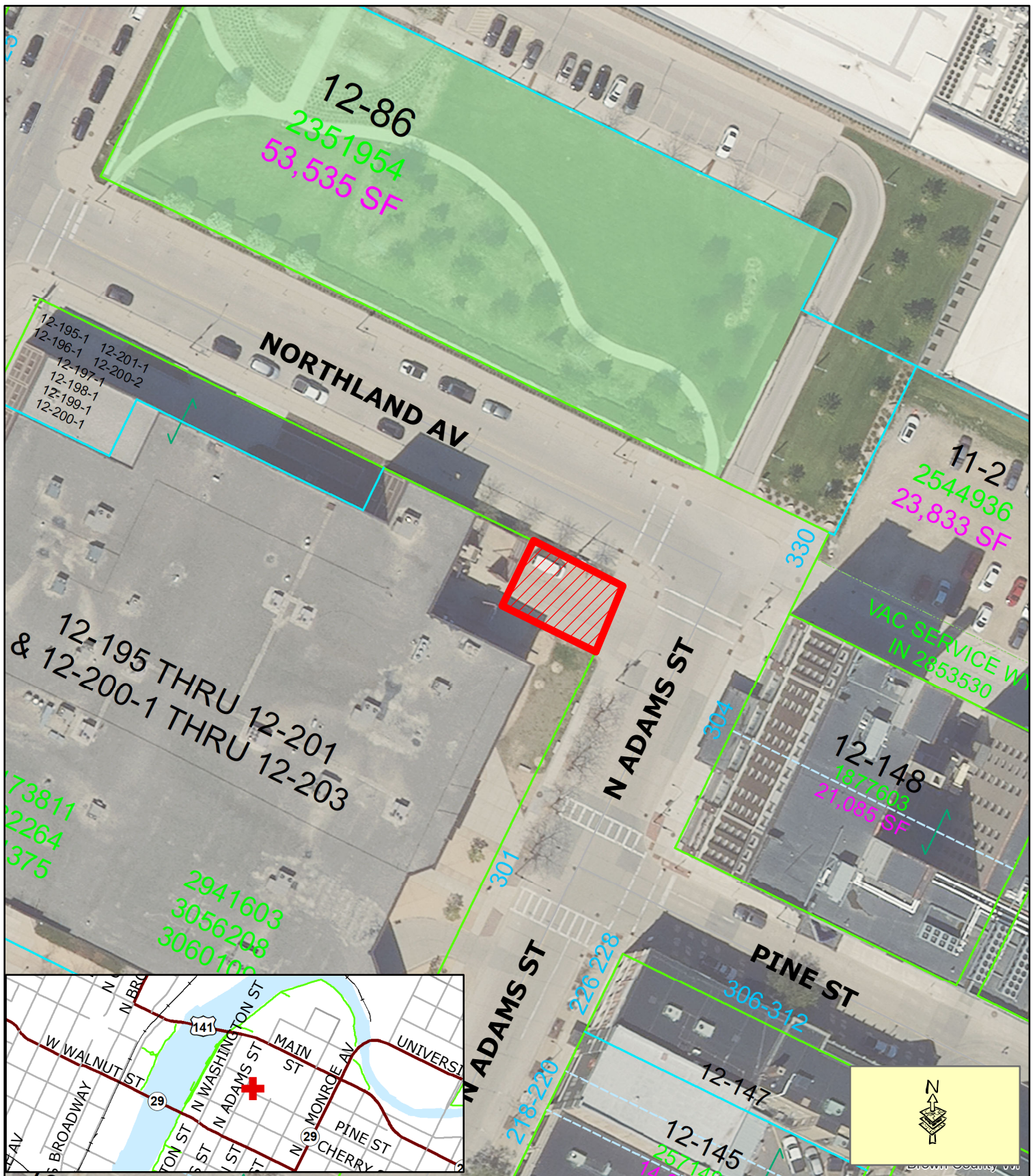
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. SV 24-02 Map
2. SV 24-02 Application_full



 Proposed Street Vacation

Zoning Petition (SV 24-02) Proposed Street Vacation

Southwest Corner of North Adams St & Northland Ave

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Map prepared by DB





REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 301 N Adams Street

Parcel Number(s): _____

Petitioner(s): Bay Lakes Condominium Assoc. - Richard J. Fisher Date: 6/26/24

Email: rfisher@fisherandassociatesllc.com

Phone Number: (920) 764-0832

Address: W13654 Balsam Lake Road

City: Crivitz

State: WI

Zip: 54114

Property Owner: Bay Lakes Condominium Assoc.-Paul Belschner Phone Number: 920-376-0007

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Richard J Fisher, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☒ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Paul Belschner - Authorized Member - BLCCA, Inc.

Date: 6/26/24

Petitioner Signature(s): _____

R J Fisher

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

Community and Economic Development Department
Development Department 100 N. Jefferson Street,
Green Bay, WI 54301

June 26, 2024

To whom it may concern,

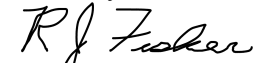
We are requesting that the north east corner be vacated and turned over to the condominium association. to developed some onsite parking that includes ADA accessible parking and drop off lane for the spring lake church.

The adjacent property to the south that is currently a public parking lot that is proposed to be redeveloped. The condo association is planning to develop the some on site parking including accessible parking and a covered drop off for a new church entrance.

We have been working with city staff on design concepts and have determined the best option would be to vacate the corner right of way to allow the removal of the former loading dock and provide a new narrowed two-way drive into the site.

For all these reasons we are requesting that he city of green bay vacate a portion of the right of way to the bay lakes condo association.

Sincerely,



Richard J. Fisher, A.I.A.
Senior Project Architect



FISHER & ASSOCIATES, LLC

Architects/Planners

W13654 Balsam Lake Road, Crivitz, WI 54114 Phone 920-376-0007



NOT A LEGAL DOCUMENT. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE CITY OF GREEN BAY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THIS MAP IS TO BE USED IN CONJUNCTION WITH THE CITY OF GREEN BAY'S OFFICIAL RECORDS.

AREA
SITE PLAN
T = 80'-0"



PRELIMINARY SIZE 60x40

		FISHER & ASSOCIATES, LLC FISHER & ASSOCIATES, LLC FISHER & ASSOCIATES, LLC FISHER & ASSOCIATES, LLC		REVISIONS	
PROJECT		RAYLAKE CITY CENTER 501 NORTH ADAMS STREET CITY OF GREEN BAY		WISCONSIN	
DRAWN BY		JL			
CHECKED BY		JL			
JOB NUMBER		2000			
DATE		10/01			

C1.0



Report to the Green Bay Plan Commission

MEETING DATE

July 22, 2024

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None