



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, APRIL 9, 2018, 6:00 PM
CITY HALL, ROOM 310**

1. Roll Call.

- A. Members: Tim Gilbert - Chair, Sid Bremer - Vice-Chair, Ald. Dave Nennig, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

2. Approval of the Agenda.

- A. Approval of the agenda for the April 9, 2018, meeting of the Green Bay Plan Commission.

3. Approval of Minutes.

- A. Approval of the minutes from the March 26, 2018, Plan Commission Meeting.

4. New Business.

- A. (SC 18-01) Consideration with possible action on the request to close the unimproved portion of Rothe Street to public traffic, submitted by Dennis Hecker, Property Owner.

5. Informational.

- A. (SV 18-01) Consideration with possible action on the request to vacate the unimproved portion of Rothe Street, submitted by Dennis Hecker, property owner.
- B. Civic Clerk Meeting Software Training Update
- C. Director's Report.

6. Next Meeting Date

- A. Date of next meeting: April 23, 2018.

7. Adjournment

- 1) THIS MEETING IS VIDEOTAPED: 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 Plan Commission will attend this meeting and will constitute a meeting of the Plan Commission 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.

**MINUTES
GREEN BAY PLAN COMMISSION
Monday, March 26, 2018
City Hall, Room 310
6:00 p.m.**

*****For more detailed information regarding the meeting, please see the meeting video at www.youtube.com/cityofgreenbay and follow the time stamp listed on each item.***

MEMBERS PRESENT: Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. David Nennig, Lisa Hanson, Jacob Miller and Randall Petrouske

MEMBERS EXCUSED: Jerry Wiezbiskie

OTHERS PRESENT: Kevin Vonck, David Buck, Stephanie Hummel, Ald. Mark Steuer, Ald. Guy Zima, Vanessa Blanchette, Steve Shefchik, Patricia Bury-Olson, Mike Dockry, Brian VanDreel, Dan Goben and Agustyn Mercado

APPROVAL OF MINUTES:

Approval of the minutes from the March 12, 2018, Plan Commission meeting. (00:37)

A motion was made by L. Hanson and seconded by Ald. D. Nennig to approve the minutes from the March 12, 2018, Plan Commission meeting. Motion carried.

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

1. (ZP 18-06) Consideration with possible action on the request to amend a previously approved Planned Unit Development (PUD) to modify the existing permitted uses from engineering, architectural and surveying services to general office uses at 123 N. Oakland Street, submitted by Power for Change, LLC. (Ald. G. Zima, District 9) (00:53)

D. Buck presented to Commissioners the staff report and recommendation to amend a previously approved PUD, which was originally approved in 1991. Information included the history of the building, the intended use for the building, improvements to the building, surrounding uses and the Comprehensive Plan. D. Buck did then go through the PUD ordinance with Commissioners. Ald. G. Zima, surrounding property owners and the Fort Howard Neighborhood Association were notified of the request. One informational call was received and a letter of support was received by the Fort Howard Neighborhood Association Board President. Staff is recommending approval of the request, subject to the draft PUD ordinance.

A conversation then ensued between staff and Commissioners. Information included adding language to the PUD which would read, “after consultation with the Historic Preservation Commission” in Draft PUD after the first sentence of Section 2(C)1.

Ald. M. Steuer shared his opinion regarding the request and information regarding the HPC.

Ald. G. Zima shared his opinion regarding the request.

A motion was made by Ald. D. Nennig and seconded by S. Bremer to suspend the rules for public comments. Motion carried.

Patricia Bury-Olson – 137 N. Oakland Avenue: P. Bury-Olson expressed her concerns regarding the request and changes to the building.

Vanessa Blanchette – 1039 W. Mason Street: V. Blanchette is the Assistant Clinical Director for Power for Change. V. Blanchette addressed the questions and concerns that P. Bury-Olson had. She then went into detail regarding the counseling services they will be offering and the modifications that will be made inside and out.

A conversation ensued between Ald. G. Zima and V. Blanchette.

A motion was made by L. Hanson and seconded by S. Bremer to close the floor and return the meeting back to regular order of business. Motion carried.

A conversation then ensued between staff and Commissioners. Information included the counseling services offered.

A motion was made by L. Hanson and seconded by S. Bremer to amend a previously approved Planned Unit Development (PUD) to modify the existing permitted uses from engineering, architectural and surveying services to general office uses at 123 N. Oakland Street, subject to the draft PUD and inserting “after consultation with the Historic Preservation Commission” in Draft PUD after the first sentence of Section 2(C)1. Motion carried.

2. (ZP 18-07) Consideration with possible action on the request to rezone five (5) properties located at 1335 to 1365 E. Mason Street from the Low Density Residential District (R1) to the Highway Commercial District (C2), submitted by Dan Roarty, Dimension IV, on behalf of Dan Goben, Goben Cars. (Ald. B. Galvin, District 4) (0:22:05)

D. Buck presented the staff report and recommendation to Commissioners. Information included zoning, location of the properties, the Comprehensive Plan, and surrounding properties. Ald. B. Galvin and surrounding property owners have been notified of the request. There were no comments or informational calls received regarding the request. Staff is recommending approval of the request.

A motion was made by Ald. D. Nennig and seconded by R. Petrouske to suspend the rules for public comments. Motion carried.

The following were present but did not wish to speak:

Mike Dockry – 1402 Rushmore Circle – De Pere, WI

Brian VanDreel – PO Box 1552, Green Bay, WI

Dan Goben – 1592 E. Mason Street, Green Bay

Agustyn Mercado – 2862 Greenbriar Road, Green Bay

A motion was made by Ald. D. Nennig and seconded by R. Petrouske Bremer to close the floor and return the meeting back to regular order of business. Motion carried.

A motion was made by Ald. D. Nennig and seconded by L. Hanson to approve the rezoning for five (5) properties located at 1335 to 1365 E. Mason Street from the Low Density Residential District (R1) to the Highway Commercial District (C2). Motion carried.

3. (ZP 18-08) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a single-family home within an Office/Residential (OR) located at 159 N. Maple, submitted by Mason Tackmier. (Ald. G. Zima, District 9) (0:26:34)

S. Hummel presented the staff report and recommendation to Commissioners. Information included location of the property, zoning, the history of the property, the reason for the CUP and surrounding properties. Staff is recommending approval subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit and standard site plan review/approval.

A conversation ensued between staff, K. Vonck and Commissioners. There were no issues with the request.

A motion was made by L. Hanson and seconded by S. Bremer to approve a Conditional Use Permit (CUP) for a single-family home within an Office/Residential (OR) located at 159 N. Maple, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit and standard site plan review/approval. Motion carried.

4. (VR 18-02) Consideration with possible action on the request for a variance from Section 14-724 of the Subdivision and Platting Ordinance to allow for the creation of a flag-shaped lot at 1910 N. Quincy Street, submitted by U.S. Venture. (Ald. J. Moore, District 6) (0:26:04)

S. Hummel presented the staff report and recommendation to Commissioners. Information included the location of the parcel, size of the parcel, the use of the property, and the hardship. Staff is recommending approval of the request.

A motion was made by R. Petrouske and seconded by S. Bremer to approve the variance from Section 14-724 of the Subdivision and Platting Ordinance to allow for the creation of a flag-shaped lot at 1910 N. Quincy Street. Motion carried.

INFORMATIONAL:

OTHER:

Director's Update on Council Actions (0:31:54)

K. Vonck Reported on the following information:

- The Plan Commission Report to Council was approved.
- The Resolution for the variance at 1046 Caroline Street was approved.

K. Vonck informed Commissioners of the room change for the next 3-4 months due to remodeling on the sixth (6th) floor. He informed Commissioners that staff is primarily located on the fourth (4th) floor.

SUBMITTED PETITIONS: (for informational purposes only)

A motion was made by L. Hanson and seconded by R. Petrouske to adjourn. Motion carried.

Meeting adjourned at 6:36 p.m.



Report to the Green Bay Plan Commission

MEETING DATE

April 9, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # 4.A.

(SC 18-01) Consideration with possible action on the request to close the unimproved portion of Rothe Street to public traffic, submitted by Dennis Hecker, Property Owner.

BACKGROUND

Primary Address: Rothe Street

Alderson/District: Ald. Dave Nennig/5

Reason for Request: To use existing right-of-way for a private drive and future public trail access

Subject Parcel Zoning and Land Use: Right-of-Way; Vacant

Surrounding Parcels Zoning and Land Use:

North: Right-of-Way; Improved Rothe Street

South: PI- Public/Institutional; Parkland

East: R3- Varied Density Residential; Vacant Industrial/Future Multi-Family

West: LI- Light Industry & GI- General Industry; Vacant

Comprehensive Plan:

The 2022 Smart Growth Green Bay Comprehensive Plan recommends Parks and Light Industry for the surrounding area. However, the University Avenue Corridor Brownfields Redevelopment Plan calls for a mixed-use area including Multi-Family and Commercial uses.

Analysis:

Rothe Street is a partially improved street that intersects with University Avenue, located between the new Festival Foods site and future mixed used redevelopment site located at 2580 University Avenue. The improved section of Rothe Street south of University Avenue will be retained as right-of-way. This will be used for access into 2580 University Avenue. The remaining unimproved portion is proposed for closure to public traffic.

A new multi-family development was recently approved at 515 Rothe Street. A private drive for this development will be constructed in the closure area, as well as future trail access from improved Rothe Street to the Baird Creek Greenway.

Ald. D. Nennig, adjacent property owners and reviewing agencies have been notified of this request. There are no objections at this time, so long as the Department of Public Work's condition is met.

RECOMMENDATION

Approval of the request, subject to the following conditions:

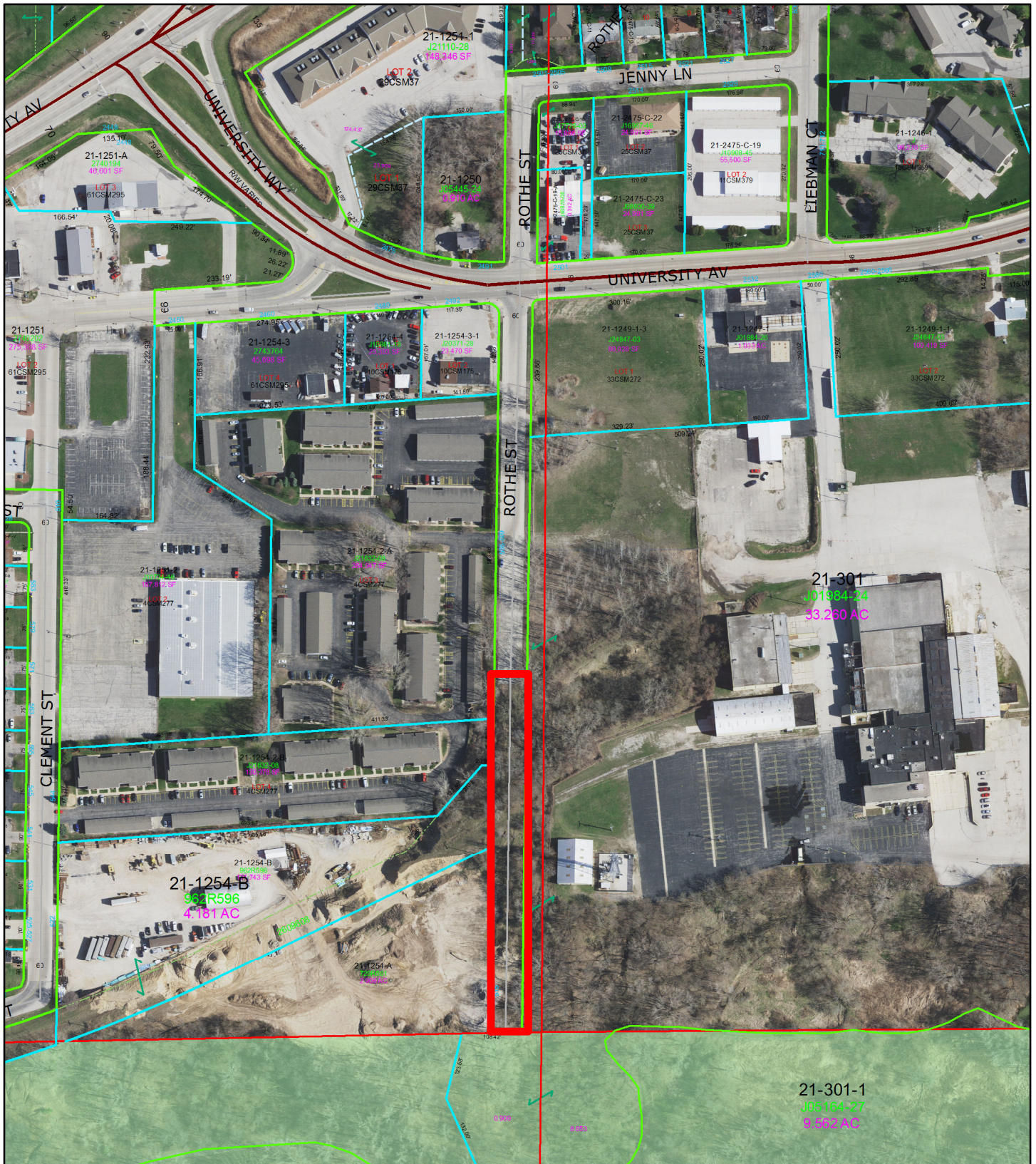
1. The developer will be required to acquire right-of-way to construct a city-approved cul-de-sac at the south end of existing Rothe Street before the City can release interest in the unimproved portion.
2. The developer shall enter into an agreement with the City of Green Bay for use and maintenance of the

closure area.

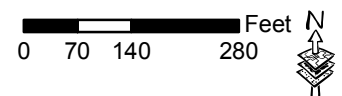
FISCAL IMPACT

ATTACHMENTS

1. SC 18-01 Map
2. SC 18-01 Exhibit
3. SC 18-01 Site Plan



SC 18-01 Street Closure for Unimproved Portion on Rothe 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. SJH 3.22.2018 22 Mar 2018 X:\Planning\Basemaps\template_8.5x11.mxd

 Closure Area



North

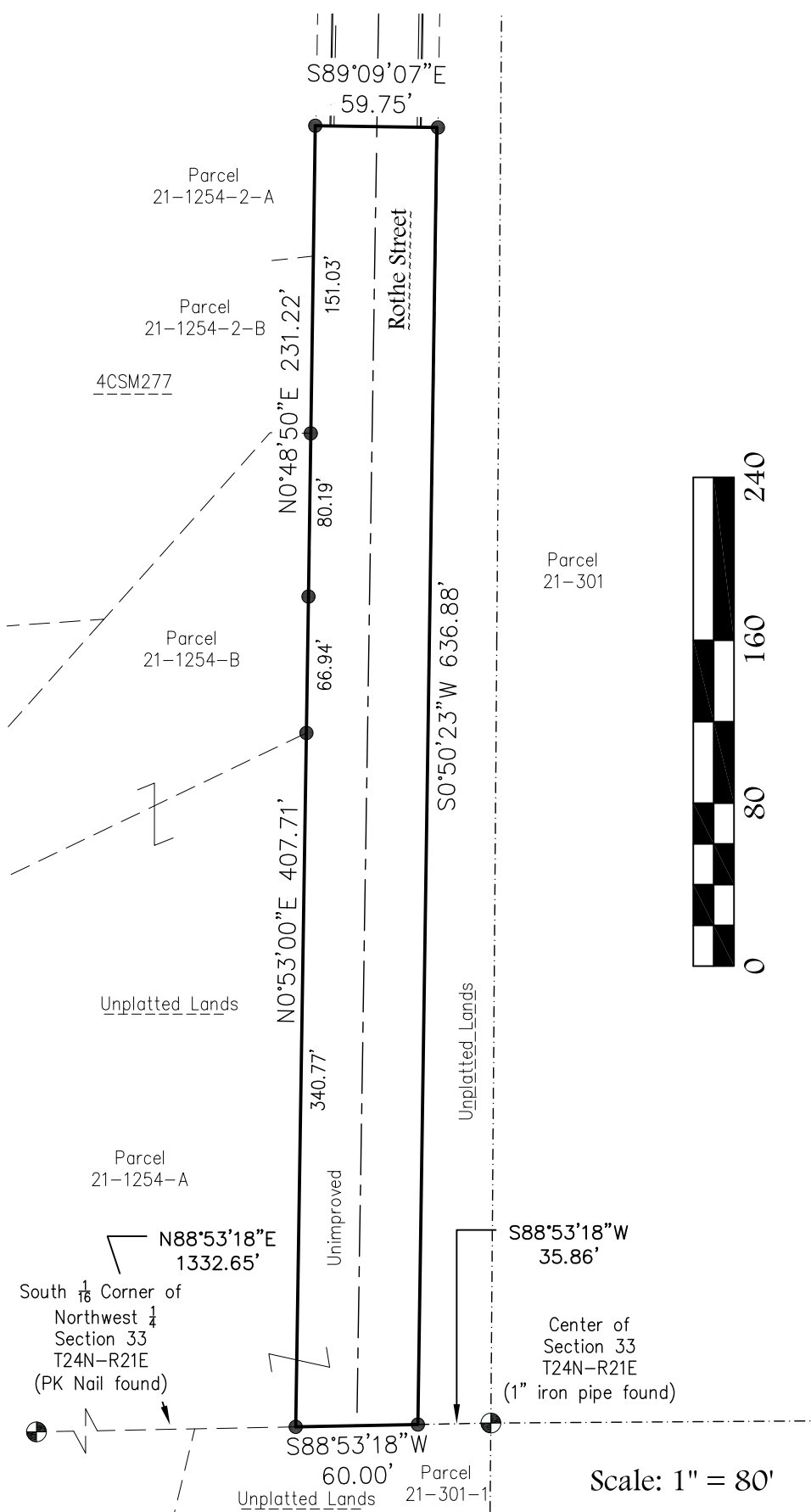


Legend

- Point of Record
- Brown County monument
-type noted

NOTES

Bearings referenced to
South line of the
Southeast $\frac{1}{4}$ of the
Northwest $\frac{1}{4}$ of
Section 33,
T24N-R21E, assumed
to be S88°53'18"W.



Scale: 1" = 80'

Client: Hecker

Tax Parcel: 21-1254-A, 21-1254-B

Drafted By: JEL

File: D-12309SiteSurv 012518.dwg

Data File: D-12309.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd, Green Bay, WI 54313

Sheet One of One

Project No.: D-12309

Drawing No.: L-10293

Fieldwork Completed: 3.22.18

