AGENDA OF THE COMMON COUNCIL

TUESDAY, MAY 15, 2018, 7:00 PM
COUNCIL CHAMBERS
ROOM 203, CITY HALL

A. Roll Call.

B. Pledge of Allegiance.

C. Invocation.

D. Approval of Minutes.

1. Approval of minutes of the May 1, 2018 meeting.

E. Approval of the Agenda.

F. Report by the Mayor.

G. Announcements.

H. Recognitions and Awards

1. Employee of the Year, Mike Hronek, GIS Coordinator/IT Administrator

I. Appointments.

1. **NEW APPOINTMENTS:**

Brown County Planning Commission
Austin Miloszewicz, 734 S. Jackson St., Green Bay, WI 54301
Term to expire: May 1, 2021

RE-APPOINTMENTS:

City of Green Bay/Town of Scott Joint Plan Commission
Timothy Gilbert, 1439 Springdale Ln., Green Bay, WI 54304
Term to expire: June 1, 2021

Economic Development Authority
Mahamed Rage, 844 Linden Dr. #9, Green Bay, WI 54311
Term to expire: June 1, 2021

J. Public Hearings.

1. Zoning Ordinance No. 7-18
   An ordinance amending Zoning Ordinance No. 20-07, a PUD overlay district for modified signage on the HSHS St. Mary's Hospital Medical Center Campus. (ZP 18-10)

2. Planning Ordinance No. 2-18
   An ordinance amending the official map of the City of Green Bay by closing the unimproved portion of Rothe Street to public traffic.

K. Report of the Redevelopment Authority

1. To approve a Request for Proposals for the purchase and redevelopment of the Adams Street lot located on the 200 block of North Adams Street.

L. Report of the Plan Commission.

1. To amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial and General Industrial to Medium and High Density Housing for property located at 1060 Gray Court.

2. To authorize a Conditional Use Permit (CUP) to allow a car wash in a Community Center Commercial (C3) District located at 1053 Velp Avenue, subject to:

   A. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.
   B. Hours of operation for the car wash shall start no earlier than 7:00 a.m. and end no later than 10:00 p.m. per the daytime hours as part of Chapter 27.203 Regulation of Noise, Public Peace and Good Order.
   C. All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.
   D. Retention of the existing west elevation façade transparency.

3. To create a Planned Unit Development (PUD) at 215 N. Webster Avenue, subject to the draft PUD.

4. To amend multiple Sections of the Zoning Ordinance affected by 2017 Wisconsin Act 67, as proposed subject to the draft ordinance.

5. To declare City property surplus at 1029, 1035 and 1039 Velp Avenue subject to the following conditions:

   A. The surplus declaration must follow Staff's exhibit noting right-of-way retention in blue, surplus declaration in purple, surplus declaration with sale to the Redevelopment Authority in green, and an access easement as shown in yellow.
   B. A Storm Sewer Easement shall be retained over the area outlined in purple.
   C. Proof that Cross Easements are in place between parcels 18-800-1 and 18-806, 18-809-4 and 18-809-8.
   D. Sale must be at or above Fair Market Value.
   E. Funds from sale must be returned to Department of Public Works - Real Estate Account.
   F. All costs to survey and describe Surplus Property to be Petitioners expense.

M. Report of the Finance Committee.

1. To approve the purchase of one new ambulance for $243,053 and one demo ambulance for $221,500 for a combined cost of $464,553.

2. To receive and place on file the designation of the Official Newspaper for the City of Green Bay to the Green Bay Press Gazette for the estimated annual amount of $55,000.

N. Report of the Improvement & Services Committee.

1. To approve the request by Ald. Wery on recycle/garbage bin storage requirements/enforcement and have Department of Public Works staff work with Inspection staff to develop a process of shared inspection duties regarding recycle/garbage bin storage inspections.

2. To approve the request by Ald. Wery to allow City Council members to be provided with printed agendas.

3. To hold the request by Ald. Wery to allow City Council members a second parking permit until the May 30, 2018 Improvement and Services Committee meeting.

4. To hold the request by Ald. Dorff to craft a proposal to implement the Municipal Vehicle Registration Fee Program (Wheel Tax) until the May 30, 2018 Improvement and Services Committee meeting.

5. To receive and place on file the request to look at what other Wisconsin communities do with respect to overnight parking bans, with the potential to eliminate the overnight parking ban in the City of Green Bay.

6. To approve the Memorandum of Understanding: Bike Sharing Services between the City of Green Bay and LimeBike, including the same maintenance services on the weekends as on week days.

7. To approve the report of the Purchasing Manager:

   A. To purchase a Striping Machine Body from EZ Liner for $267,514.

   B. To purchase a truck chassis from Quality Truck Care for $101,000.

   C. To award a contract for Televised Sewer Basin Inspection for an amount not to exceed the 2018 budgeted amount of $600,000.

   D. To award a contract for Televised Standard Sewer Inspection for an amount not to exceed the 2018 budgeted amount of $165,000.

8. To approve the request by Department of Public Works to award the contract SUPERIOR ROAD STORM WATER POND at a staff level subject to the following conditions:

   A. Project is included in the 2018 Capital Improvement Program.

   B. Delay in bringing forward a recommendation to award at the next regularly scheduled Committee meeting would result in an unacceptable delay in starting construction.

   C. The project so awarded would be reported out at the next regularly scheduled meeting of the Improvement and Services Committee.

9. To approve Agreement for Purchase and Sale of Real Estate at 1012 N. Webster Avenue for the N. Webster Avenue reconstruction project and authorize payments.

10. To approve Relocation Claims for the Webster Avenue project and authorize payments.

11. To approve the applications for Concrete Sidewalk Builder's Licenses by the following:

    A. Brian's Quality Concrete Inc.
    C. Evraets Concrete Const. LLC
    D. Precision Flatwork
    E. Ray Jaeger Const. Inc.

    To contingently approve application for Concrete Sidewalk Builder's License pending successful reference reviews:

    B. Carter Trucking & Excavating Inc.

12. To approve the application for Tree & Brush Trimmer License by Urban Tree Service.

O. Report of the Personnel Committee.

1. To approve request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.

    1. Support Assistant - Fire
    2. Mechanic - Public Works

2. To receive and place on file request for out of state travel for Capt. Warych to attend the National Conference on Race and Ethnicity in American Higher Education in New Orleans, Louisiana, May 30-31, 2018, estimated cost for meals $50.

3. To approve out of state travel for Interim Park Director Andersen to attend the Great Lakes Parks Institute Board of Regents conference planning and board meeting in Angola, Indiana, June 4-5, 2018 at no cost to the City for room, board or transportation.

4. To approve out of state travel for Interim Park Director Andersen and Recreation Supervisor Moeller to attend the National Recreation and Parks Association Conference in Indianapolis, Indiana, September 25-27, 2018. All costs for registration, room, board and travel will be covered by the Parks Rx grant.

5. To approve out of state travel for Public Works Superintendent Fietzer to attend the APWA Western Snow and Ice Conference in Loveland, Colorado, September 24 - 28, 2018. All costs for room, board and transportation will be covered by APWA-WI Chapter.

6. *INFORMATIONAL ONLY* - The Removal From Specialty Team or Assignment grievance is denied and the findings of fact and conclusions of law will be made available at the next Personnel Committee meeting.

P. Report of the Protection & Welfare Committee.

1. To amend GB Municipal Code 8.06 to require leashes to be 6 feet or less. To also refer a communication to the Parks Committee to add signage within parks property the leash law requirement and report to P&W Committee as to where they are adding additional dog parks.

2. To approve the change of agent for Van Zeeland Oil Co., Inc. at 601 N. Military Ave.

3. To approve the change of agent for Sam's East, Inc. at 2470 W. Mason St.

4. To approve the change of agent for the Automobile Gallery, Inc. at 400 S. Adams St.

5. To approve the change of agent for Green Bay Lodging II (The Meadows Center) at 850 Kepler Dr. with an effective date of July 1, 2018.

6. To approve a request by Richard Craniums to hold an outdoor event on May 12, 2018 from noon to 6 p.m., subject to complaint.

7. To approve an appeal by Lyssa Root to the denial of her Operator License application.

8. To grant "Class A" Liquor License by Van Zeeland Oil Co., Inc. at 601 N Military Ave. for the 2018-2019 year, with the approval of the proper authorities. (Currently has a Class "A" Beverage License)

9. To approve the renewal applications for liquor and/or beer licenses for the 2018-2019 license year, with the approval of the proper authorities.

10. To approve the renewal applications for liquor and/or beer licenses for the 2018-2019 license year, pending the approval of change of agent at the May 15, 2018 City Council Meeting and with the approval of the proper authorities.

11. To approve the renewal applications with the change of descriptions with the exception to Haystack Bar & Grill at 1911 University Ave. to include only the "Basement, Bar, and Storage" as part of their licensed premises and with the approval of the proper authorities.

12. To receive and place on file a request by former Alderperson Moore regarding domestic violence as it pertains to bail/bond, sentencing and victim resources and request Chief Smith to meet with Brown County counterparts and report back to the committee on the viability of creating a task force for domestic violence weapon surrenders.

13. To hold for 30 days the request by Ald. Wery on an endorsement of Police Chief Smith's proposal for school safety, regarding retired policemen in all Green Bay Public Schools as the Police Department reaches out to the School Board.

14. To receive and place on file the Liquor Violation Reports from the Police Department for May 7, 2018.

15. INFORMATIONAL- To approve a request by Catch-22 at 1699 E. Mason St. to change their liquor license to include an outdoor patio seating area with the stipulation that the speakers point away from the residential area. *(The City Council granted final authority to the Protection & Welfare Committee regarding this request.)*

Q. Report of the Protection & Welfare Committee granting Operator Licenses.

1. Report of the Protection & Welfare Committee granting Operator Licenses, valid until June 30, 2019.

2. Report of the Protection & Welfare Committee granting Operator Licenses, valid until June 30, 2020.

R. Referral of Petitions & Communications.

1. Refer to the Protection & Welfare Committee -Application for a "Class B" Combination License by Wally Spot Supper Club LLC at 1979 Main St. (Currently an Individual Ownership by Thomas Adamany)

2. Referral to Protection & Welfare Committee - A request by Tenet LLC at 2475 W. Mason St. to file an extension to issuing their liquor license application due to a pending remodel/addition.

3. Refer to the Protection & Welfare Committee - Appeal by Krisi VanRemortel on the denial of her Operator License application.

4. Refer to the Protection & Welfare Committee - Renewal applications for liquor and/or beer licenses for the 2018-2019 license year.

5. Refer to the Protection & Welfare Committee -Notice of change of agent for The Cannery Market, LLC at 320 N. Broadway.

6. Refer to the Improvement & Services Committee an application for Concrete Sidewalk Builder's License by Blaser Construction, LLC.

7. Refer to the Protection & Welfare Committee- An application for an available "Class B" Combination license for Francisco Soto at 1807 N. Irwin Ave.

8. Refer to the Improvement & Services Committee an application for Underground Sprinkler System License by Lizer Lawn Care.

9. Refer to the Protection & Welfare Committee - Appeal by Nicole Leigh Mommaerts on the denial of her Operator License application.

S. Receive & Place on File.

1. Municipal Court Report for April, 2018.

T. Resolutions.

1. Resolution for Purchase and Sale of Real Estate at 1012 N. Webster Avenue.

2. Resolution accepting Relocation Claims for North Webster Avenue.

3. Resolution authorizing conditional-use approval at 1053 Velp Avenue (ZP 18-11).

4. Resolution declaring City property surplus at 1029, 1035 and 1039 Velp Avenue (SP18-02)

U. Ordinances - First Reading.

1. General Ordinance No. 8-18
   An ordinance creating section 8.16, relating to the practice of massage or bodywork therapy requiring state licensing.

2. General Ordinance 10-18
   An ordinance amending Green Bay Municipal Code Section 13-205(d)(1), to repeal regulation related to conditional use protest; Section 13-205(g), to amend regulation related to conditional use expiration; Section 13-404(b), to amend the provision requiring nonconforming lots be combined; and Sections 13-602, 13-702,13-802 and 13-902, to amend conditional uses within various zoning districts (TA 18-02).

3. Zoning Ordinance 8-18
   An ordinance creating a Planned Unit Development (PUD) Overlay District for 215 North Webster Avenue for the redevelopment of Whitney School and proposed townhomes (ZP 18-14).

4. Miscellaneous Ordinance 1-18
   An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay to amend the Future Land Use of property located at 1060 Gray Court from Commercial and General Industrial to Medium and High Density Housing (CPA 18-01).

V. Ordinances - Third Reading.

1. To amend Section 2.01(1), Green Bay Municipal Code, relating to regular meetings of the Common Council.

2. General Ordinance No. 6-18
   An ordinance amending Section 29.208, Green Bay Municipal Code, related to Parking Regulations.

3. Zoning Ordinance No. 7-18
   An ordinance amending Zoning Ordinance No. 20-07, a PUD overlay district for modified signage on the HSHS St. Mary's Hospital Medical Center Campus. (ZP 18-10)

4. Planning Ordinance No. 2-18
   An ordinance amending the official map of the City of Green Bay by closing the unimproved portion of Rothe Street to public traffic.

W. Committee of the Whole.

1. Consideration with possible action on the request by Wisconsin Public Service for a utility easement in Eisenhower Park for the new Eisenhower School addition.

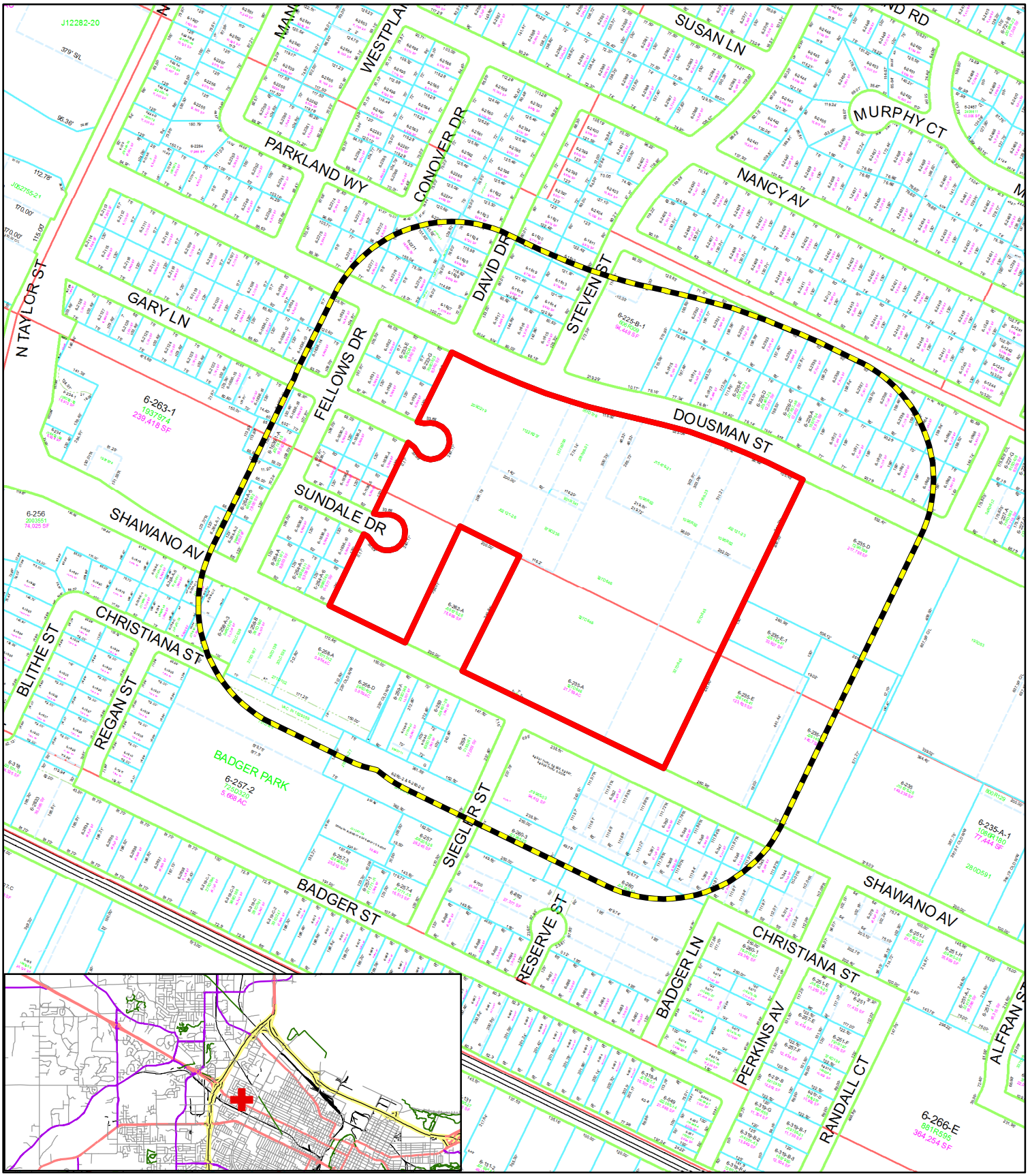
2. Update with possible action on status of litigation in the Saldana, Ignacio v. COGB, et al matter.

   The Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

X. 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 committee 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.



Proposed Amended Area

400' 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 PN

N

0 5,000 10,000
Feet

Zoning Petition (ZP 18-10)
Planned Unit Development (PUD) Amendment -
1726 Shawano Avenue

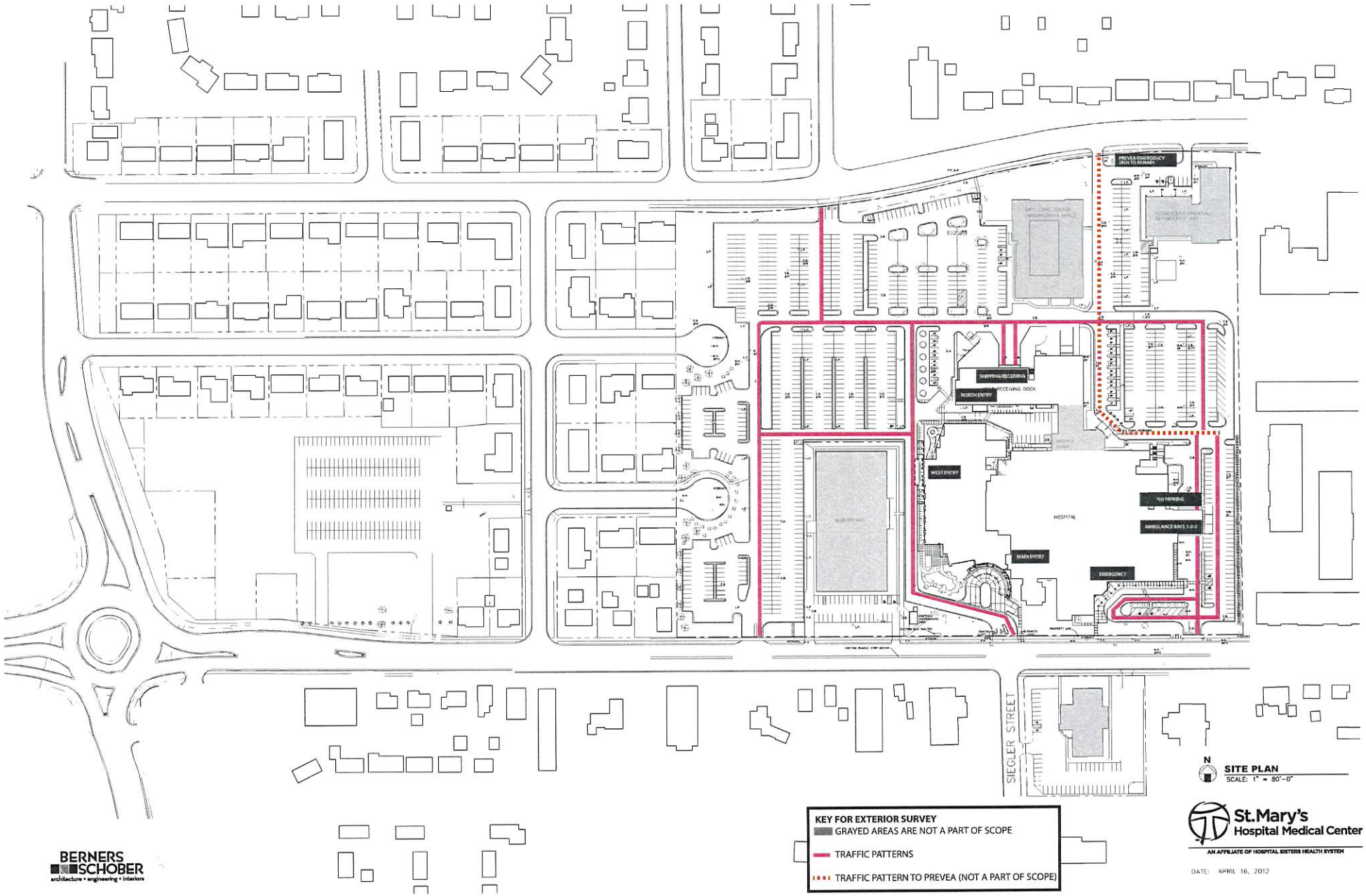
HSHS
St. Mary's
Hospital Medical Center

EXTERIOR WAYFINDING SIGN PROGRAM
April 3, 2018

O'Connor Sign Planning & Design, Ltd. • N65W35056 Baltic Pass • Oconomowoc WI 53066 • T: 262-966-0037 • E: signplan@wi.rr.com

Exhibit A

ZP 18-10



BERNERS SCHOBER
architecture • engineering • interiors

St.Mary's Hospital Medical Center
AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

DATE: APRIL 16, 2012

Location 1
24 sq ft
Colortech to check electrical supply

Location 2
16 sq ft
cap electrical

Location 3
60 sq ft
Colortech to check electrical supply

Location 4
20' cross
Colortech to check electrical supply, contract building repair, clean brick if needed prior to install. Wrap and store cross in warehouse.

Location 5
24 sq ft
Colortech to check electrical supply

Location 6
16 sq ft
Cap electrical

Location 7
24 sq ft
Cap electrical

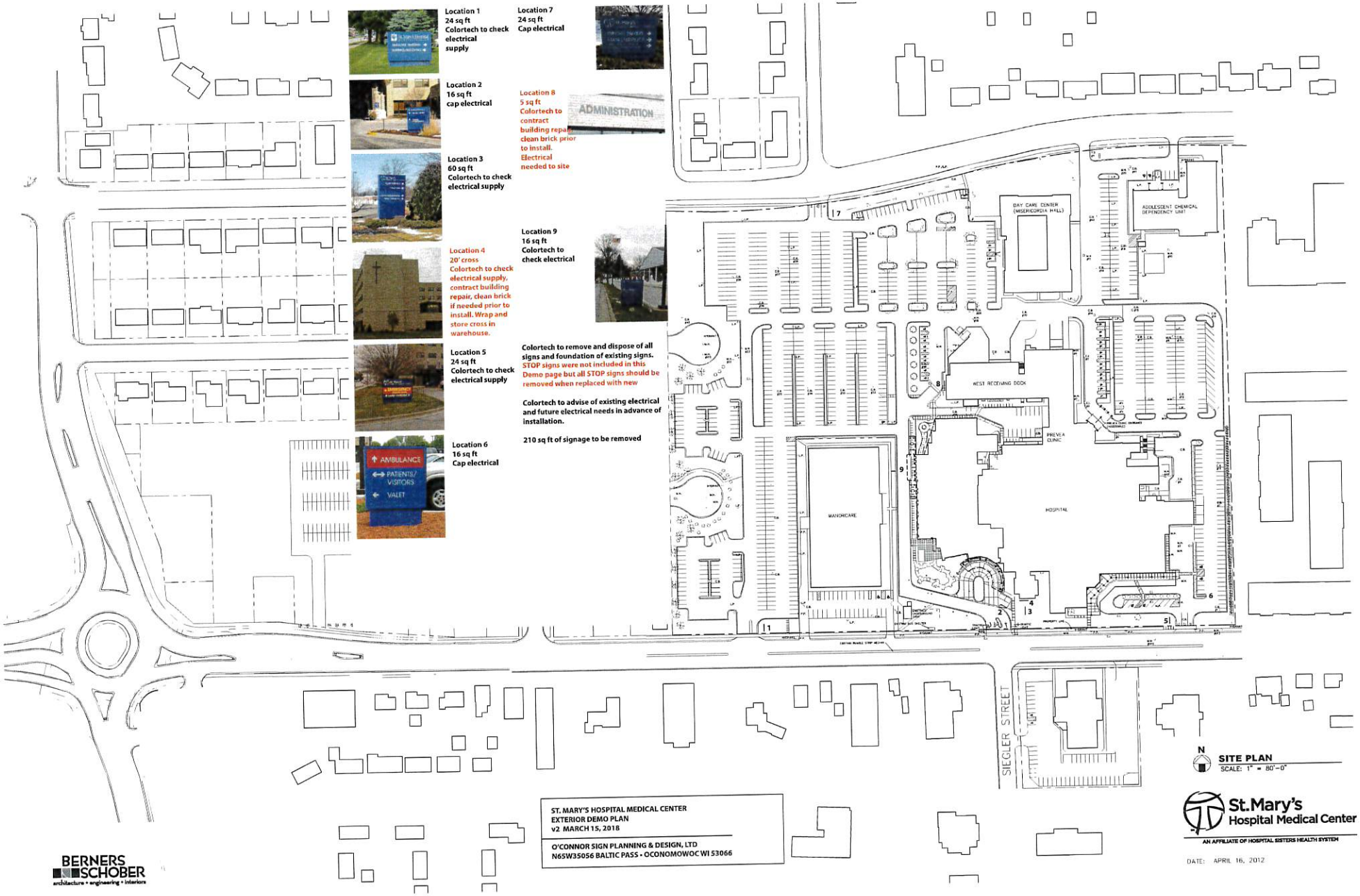
Location 8
5 sq ft
Colortech to contract building repair, clean brick prior to install. Electrical needed to site

Location 9
16 sq ft
Colortech to check electrical

Colortech to remove and dispose of all signs and foundation of existing signs. STOP signs were not included in this Demo page but all STOP signs should be removed when replaced with new

Colortech to advise of existing electrical and future electrical needs in advance of installation.

210 sq ft of signage to be removed



SITE PLAN
SCALE: 1" = 80'-0"

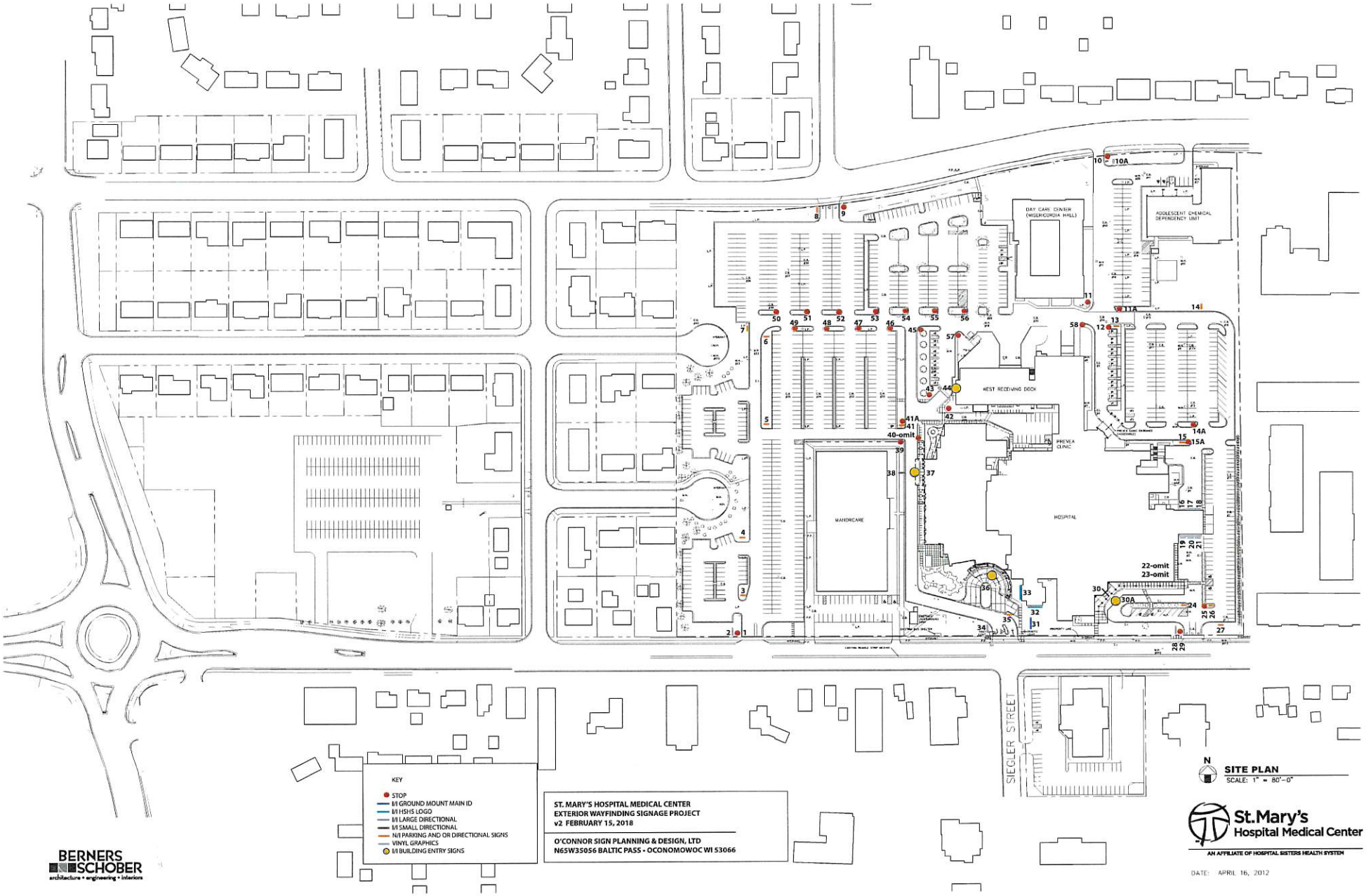
ST. MARY'S HOSPITAL MEDICAL CENTER
EXTERIOR DEMO PLAN
v2 MARCH 15, 2018

O'CONNOR SIGN PLANNING & DESIGN, LTD
N65W35056 BALTIC PASS • OCONOMOWOC WI 53066

BERNERS SCHOBER
architecture • engineering • interiors

St.Mary's Hospital Medical Center
AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

DATE: APRIL 16, 2012



ST. MARY'S HOSPITAL MEDICAL CENTER
EXTERIOR WAYFINDING SIGNAGE PROJECT
v2 FEBRUARY 15, 2018

O'CONNOR SIGN PLANNING & DESIGN, LTD
N65W35056 BALTIC PASS - OCONOMOWOC WI 53066

N

SITE PLAN
SCALE: 1" = 80'-0"

BERNERS SCHOBER
architecture • engineering • interiors

St.Mary's Hospital Medical Center
AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

DATE: APRIL 16, 2012

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

HSHS
St. Mary's
Hospital Medical Center

Vertical Layout

HSHS
St. Mary's
Hospital Medical Center

Horizontal Layout

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

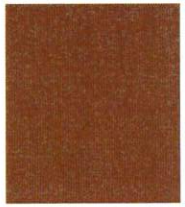
PROJECT
Exterior Campus Plan

Calibri Bold

abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

→ ← ↑

belbien maple
ew1203


matthews
country red mp23446

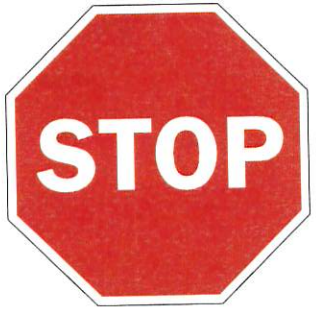
matthews
dark bronze 41313sp

matthews
copper 462535sp

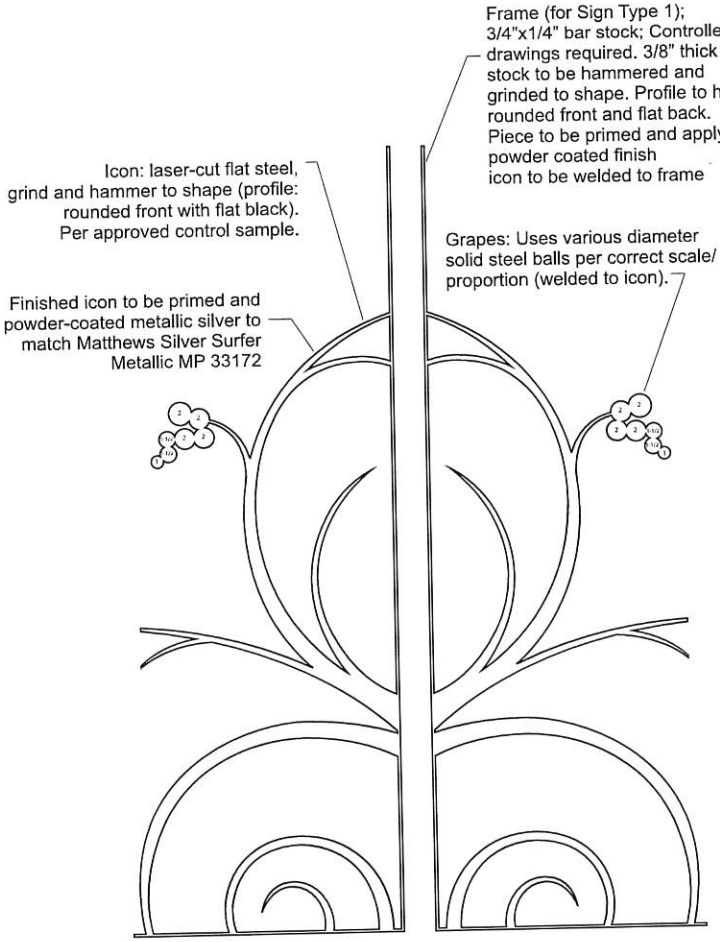
pantone 187c

matthews
silver surfer metallic
mp 33172

red reflective vinyl
gerber 280-72



Metal rod element
with frame



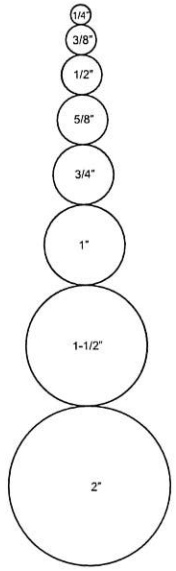
Icon Construction
The sizes noted in this drawing are for
the 73.125" Icon Sizes will vary by sign type

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



Grapes (Steel Balls)
various diameters of
steel balls for art to
remain in scale

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
000 (12 signs)	12.11	FOR THE SAFETY OF OUR GUESTS This Medical Campus is Smoke-Free Latex Balloon-Free Weapons-Free (No Smoking Picto) (No Latex Balloon Picto) (No Weapons Picto)		70" to the top of the sign unless otherwise noted	Signs will be made in house by Colortech. Duplicate what has been produced for other facilities. See photos for placements ***Locations to include:*** Main Entrance-77" to top of sign and mount on brackets. Atrium Entrance West Entrance Administration Entrance-Inside Shipping/Receiving Prevea Entrance Ambulance/Staff Entrance Pharmacy Entrance Physician Entrance ER Entrance Colleague Entrance-2 locations
001	3.0	STOP	North	Ground	
		(Blank)	South		
002	6.5	(STM LOGO) → Visitor (P SYMBOL) → Shipping/Receiving	East	Ground	Colortech to verify electrical. Remove existing sign/foundation
		(STM LOGO) ← Visitor (P SYMBOL) ← Shipping/Receiving	West		

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
003	3.4A	(STM LOGO) → Valet Restricted Parking	North	Ground	
		(STM LOGO) ← Valet Restricted Parking	South		
004	3.4A	(STM LOGO) → Valet Restricted Parking	North	Ground	
		(STM LOGO) ↑ Visitor (P SYMBOL) ↑ Shipping/ Receiving	South		
005	3.4A	(STM LOGO) ← Visitor (P SYMBOL)	North	Ground	
		(STM LOGO) → Visitor (P SYMBOL)	South		
006	3.4A	(STM LOGO) ← Visitor (P SYMBOL)	North	Ground	Client-Per Dan (horticulturalist) the entire island of dying trees will need to be removed
		(STM LOGO) → Shipping/ Receiving	South		

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
007	3.4A	(STM LOGO) ← Shawano Avenue Exit	East	Ground	
		(No Logo) (Blank)	West		
008	3.4	(STM LOGO) Dousman Lot Restricted Parking	West	Ground	
		(STM LOGO) Dousman Lot Restricted Parking	East		
009	3.0	STOP	South	Ground	
		(Blank)	North		
010	3.0	STOP	South	Ground	
		(Blank)	North		
010A	RETRO FIT	St. Mary's Hospital Medical Center ← EMERGENCY DOUSMAN STREET	East		Retro fit of existing sign. We will be replacing the bottom panels. Cabinet size is 72x97, visual area is 25x95. See photo. Colortech to field verify sign and electrical Center Dousman Street under the address number
		St. Mary's Hospital Medical Center → EMERGENCY DOUSMAN STREET	West		
011	3.0	STOP	North	Ground	
		(Blank)	South		

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
011A	3.0	STOP	East	Ground	
		(Blank)	West		
012	3.0	STOP	South	Ground	
		(Blank)	North		
013	3.4A	(STM LOGO) → EMERGENCY (EMERGENCY SYMBOL)	South	Ground	Client-Slight landscape issue with grasses
		(STM LOGO) ← EMERGENCY (EMERGENCY SYMBOL)	North		
014	3.4A	(STM LOGO) ← EMERGENCY (EMERGENCY SYMBOL)	East	Ground	
		(STM LOGO) → EMERGENCY (EMERGENCY SYMBOL)	West		
014A	3.0	STOP	North	Ground	
		(Blank)	South		
015	3.4A	(STM LOGO) ← Prevea (P SYMBOL)	South	Island	Client This is the only place I direct to Prevea. I added it only because the backside was blank.
		(STM LOGO) ↖ EMERGENCY (EMERGENCY SYMBOL)	North		
015A	3.0	STOP	West	Ground	Client-There is not currently a sign here but I recommend.
		(Blank)	East		

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
016	5.3	NO PARKING	North	Garage Door	Colortech apply to corrugated doors Client will repaint all 6 Ambulance doors in brown paint. Colortech will provide a red vinyl band with UV protection over the newly painted doors.
017	5.3	NO PARKING	North	Garage Door	
018	5.3	NO PARKING	North	Garage Door	
019	5.3A	AMBULANCE BAY 1 NO PARKING	South	Garage Door	
020	5.3A	AMBULANCE BAY 2 NO PARKING	South	Garage Door	
021	5.3A	AMBULANCE BAY 3 NO PARKING	South	Garage Door	
022		OMIT			
023		OMIT			
024	3.4	(STM LOGO) EMERGENCY (P SYMBOL)	North	Ground	
		(STM LOGO) EMERGENCY (P SYMBOL)	South		
025	3.0	STOP	East	Ground	
		(Blank)	West		
026	3.4	(STM LOGO) EMERGENCY (P SYMBOL)	North	Ground	Colortech to cap electrical and remove sign
		(STM LOGO) EMERGENCY (P SYMBOL)	South		
027	3.4A	(STM LOGO) (Blank)	South	Ground	
		(STM LOGO) → EMERGENCY (EMERGENCY SYMBOL)	North		
028	6.5	(STM LOGO) → EMERGENCY → Ambulance	East	Ground	Colortech to verify electrical. Remove existing sign/foundation
		(STM LOGO) ← EMERGENCY ← Ambulance	West		
029	3.0	STOP	North	Ground	
		(Blank)	South		
030	5.4B	EMERGENCY	South east	Top of carport	Colortech to field verify Client-Electrical needed
030A	RETRO FIT	EMERGENCY	South east		Colortech to field verify. Replace face of internally illuminated cabinet 15" X 10'. Cabinet to be painted to match new vinyl color

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
031	1.0	(STM LOGO) EMERGENCY ↑ 1726 Shawano Avenue	West	Ground	Client-Landscaping was discussed. Trees will be removed as long as sign can remain in the same general area.
		(STM LOGO) 1726 Shawano Avenue	East		
032	5.4A	(STM LOGO)	South	Building Brick	Wall is 31' (Per Dan) Client-Electrical needed. Colortech Cross to be removed, contract to have wall cleaned and repaired as needed prior to installation. Wrap cross for storage in clients warehouse.
033	5.4A	(STM LOGO)	West	Building Brick	Wall is 31' (Per Dan) Client-Electrical needed
034	6.5	(STM Logo) ↑ Visitor (P SYMBOL) → Valet (P SYMBOL)	East	Ground	Client-Electrical needed and landscaping issues were discussed.
		(STM Logo) ↑ EMERGENCY ← Valet (P SYMBOL)	West		
035	3.4A	(STM LOGO) ↑ Valet ← Visitor (P SYMBOL)	South	Ground	Colortech to cap electrical and remove sign
		(NO LOGO)	North		
		(Blank)			
036	5.4	MAIN ENTRANCE	South	Raceway	Transom is approx 33" X 144" Overhang extends approx 12"-14" Client-Electrical needed Colortech to field verify
037	5.4	WEST ENTRANCE	South	Raceway	Transom is approx 33" X 148" Client-Electrical needed Colortech to field verify
038	6.5A	(STM LOGO) ↑ Shawano Avenue Exit → West Entrance	North	Ground Verify electrical	Only have a max of 5'W Colortech to field verify, remove directional sign/foundation
		(STM LOGO) ↑ North Entrance → West Entrance	South		
039	3.0	STOP	West	Ground	
		(Blank)	East		
040		OMIT			Client-Currently there is a sign suspended from brick column. I suggest leaving it as is
041	3.4A	(STM LOGO) → Visitor (P SYMBOL)	North	Ground	
		(STM LOGO) ← Visitor (P SYMBOL)	South		
041A	3.0	STOP	North	Ground	
		(Blank)	South		
042	3.0	STOP	East	Ground	
		(Blank)	West		

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

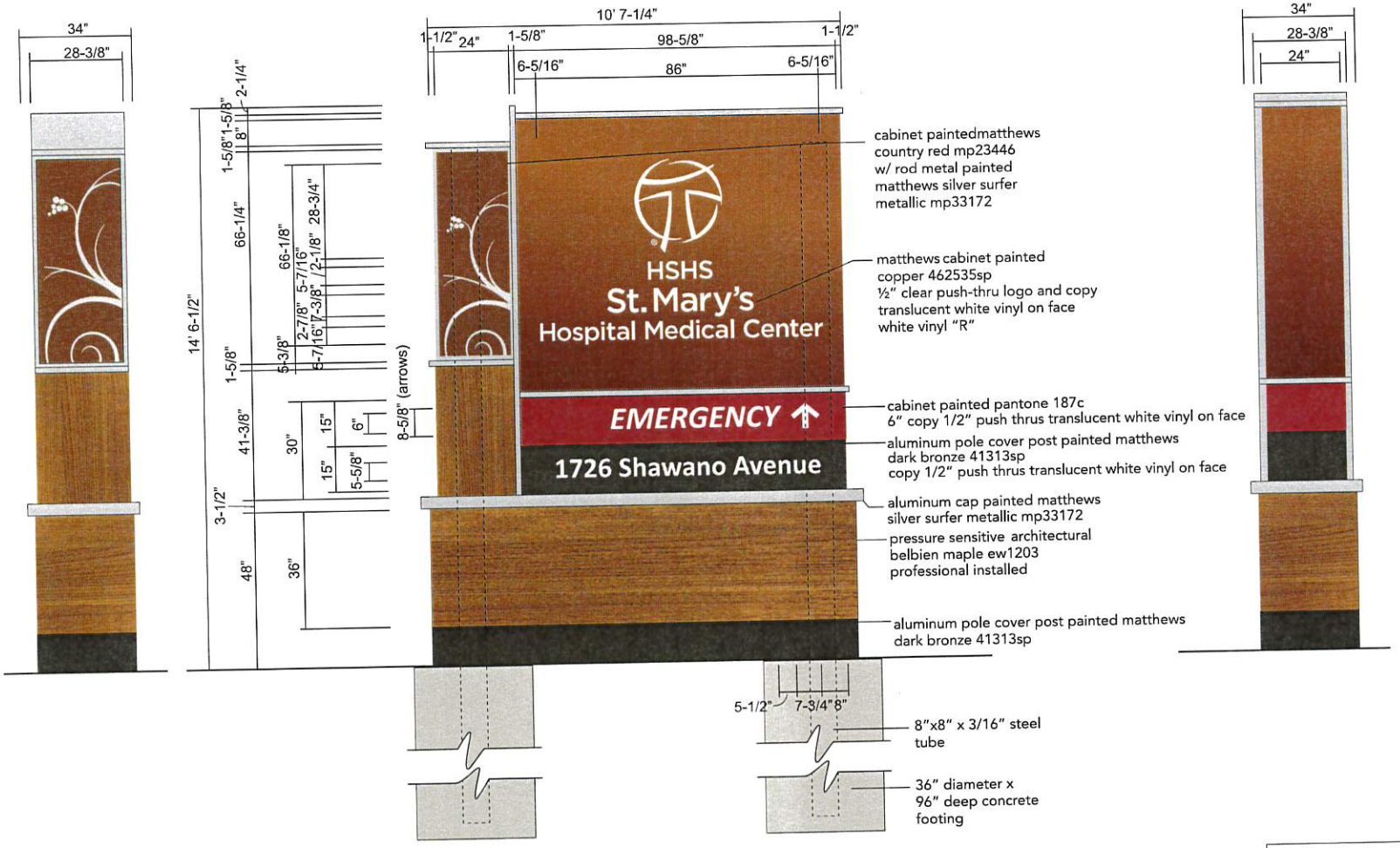
LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
043	3.0	STOP	East	Ground	
		(Blank)	West		
044	5.4	NORTH ENTRANCE	West	Building Brick	Area above windows 199".
045	3.0	STOP	South	Ground	
		(Blank)	North		
046	3.0	STOP	South	Ground	
		(Blank)	North		
047	3.0	STOP	South	Ground	
		(Blank)	North		
048	3.0	STOP	South	Ground	
		(Blank)	North		
049	3.0	STOP	South	Ground	
		(Blank)	North		
050	3.0	STOP	North	Ground	
		(Blank)	South		
051	3.0	STOP	North	Ground	
		(Blank)	South		
052	3.0	STOP	North	Ground	
		(Blank)	South		
053	3.0	STOP	North	Ground	
		(Blank)	South		
054	3.0	STOP	North	Ground	
		(Blank)	South		
055	3.0	STOP	North	Ground	
		(Blank)	South		
056	3.0	STOP	North	Ground	
		(Blank)	South		
057	3.0	STOP	South	Ground	
		(Blank)	North		
058	3.0	STOP	West	Ground	
		(Blank)	East		

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v1 3/1/2018	3/8" = 1'-0"	s.spry	1.0 specs

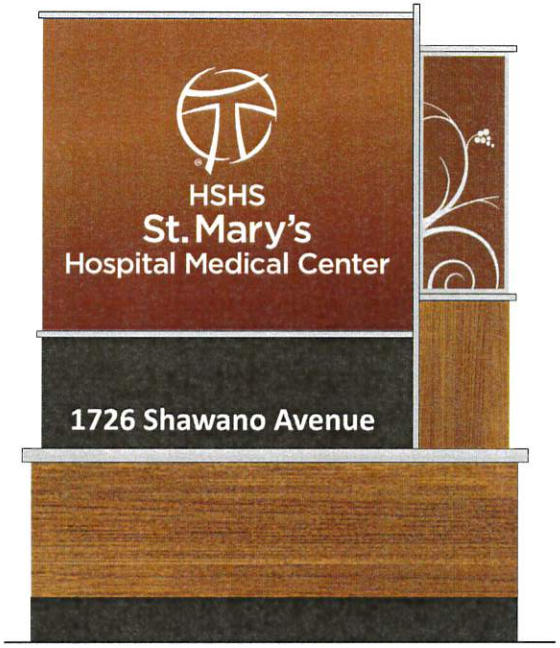
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 031 - west



location 031 - east

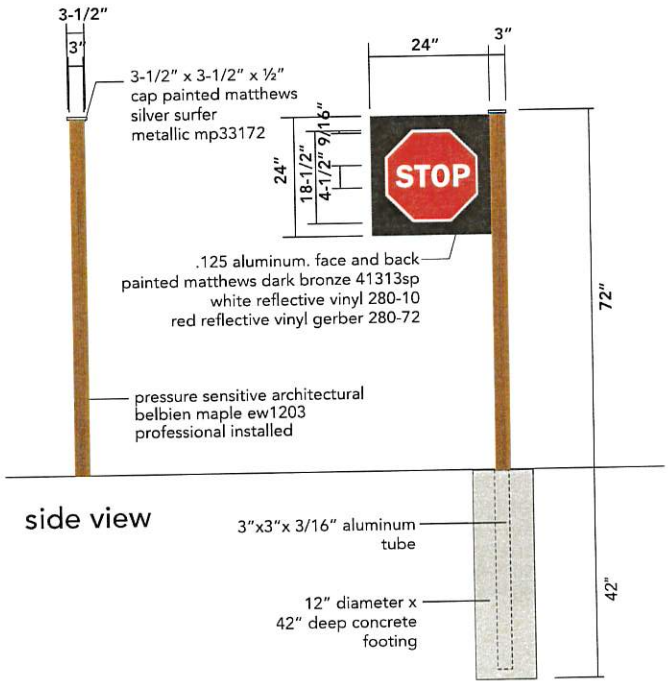
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v1 3/1/2018	3/8" = 1'-0"	s.spry	1.0 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



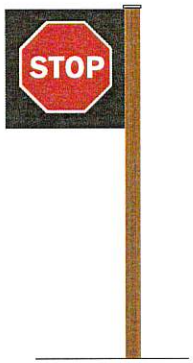
VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v3 4/3/2018	3/32" = 1'-0"	s.spry	3.0 specs

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

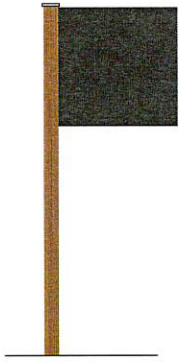
CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



front view

location 001 - north
location 009 - south
location 010 - south
location 011 - north
location 011A - east
location 012 - south
location 014A - north
location 015A - west
location 025 - east
location 029 - north
location 039 - west
location 041A - north
location 042 - east
location 043 - east
location 045 - south
location 046 - south
location 047 - south
location 048 - south
location 049 - south
location 050 - north
location 051 - north
location 052 - north
location 053 - north
location 054 - north
location 055 - north
location 056 - north
location 057 - south
location 058 - west



back view

location 001 - south
location 009 - north
location 010 - north
location 011 - south
location 011A - west
location 012 - north
location 014A - south
location 015A - east
location 025 - west
location 029 - south
location 039 - east
location 041A - south
location 042 - west
location 043 - west
location 045 - north
location 046 - north
location 047 - north
location 048 - north
location 049 - north
location 050 - south
location 051 - south
location 052 - south
location 053 - south
location 054 - south
location 055 - south
location 056 - south
location 057 - north
location 058 - east

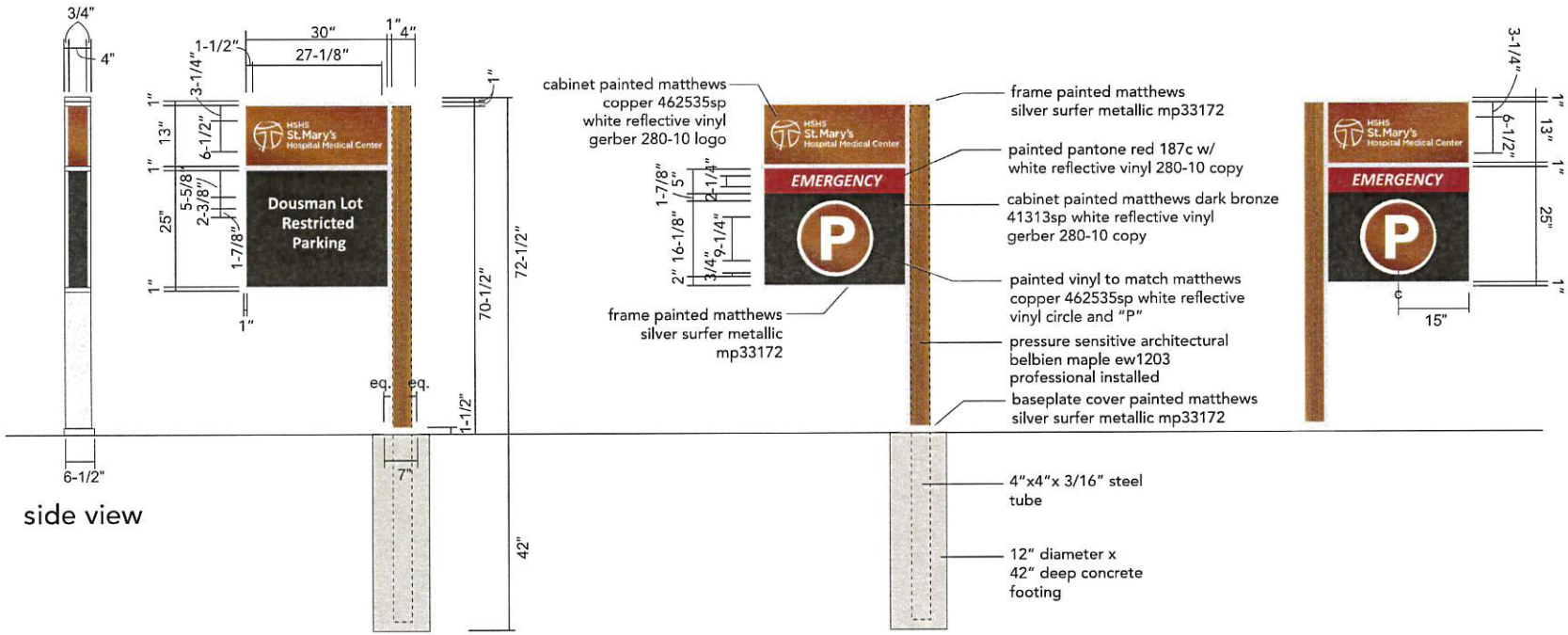
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 4/3/2018	½" = 1'-0"	s.spry	3.0 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



side view

logo comparison

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v2 2/27/2018	1/2" = 1'-0"	s.spry	3.4 specs

location 008 - west

location 008 - east

location 024 - north
location 026 - north

location 024 - south
location 026 - south

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

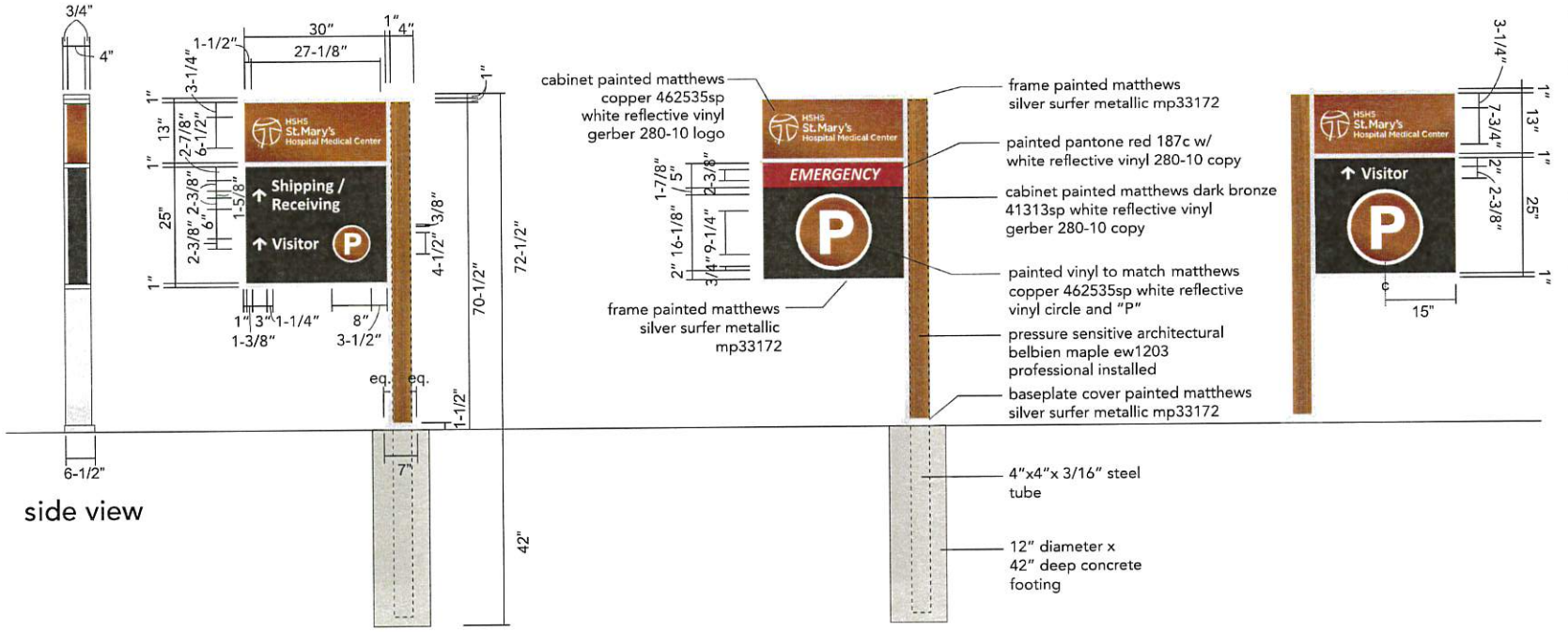
VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v2 2/27/2018	1/2" = 1'-0"	s.spry	3.4 layouts

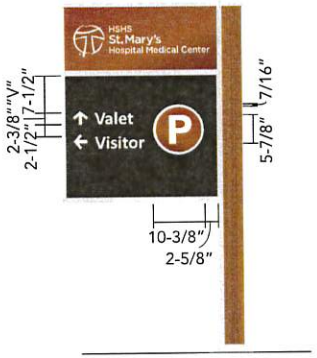
O'Connor Sign Planning
& Design, Ltd.

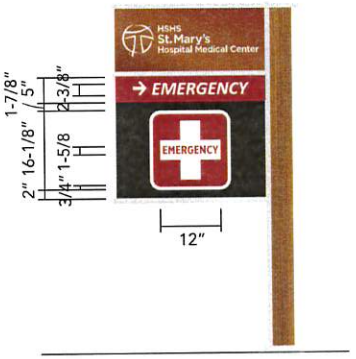
T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan







VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 4/3/2018	1/2" = 1'-0"	s.spry	3.4A specs

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 003 - north location 003 - south

location 004 - north location 004 - south

location 005 - north location 005 - south

location 006 - north location 006 - south

location 007 - east location 007 - west

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 4/3/2018	1/2" = 1'-0"	s.spry	3.4A layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

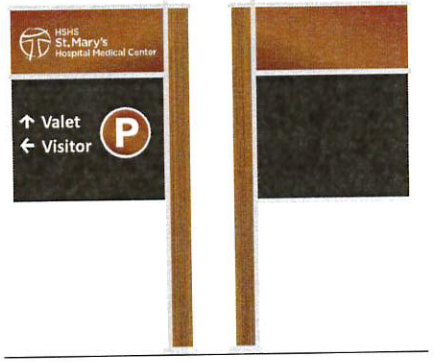
PROJECT
Exterior Campus Plan

location 013 - south location 013 - north

location 014 - east location 014 - west

location 015 - south location 015 - north

location 027 - south location 027 - north



location 035 - south location 035 - north

location 041 - north location 041 - south

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 4/3/2018	1/2" = 1'-0"	s.spry	3.4A layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

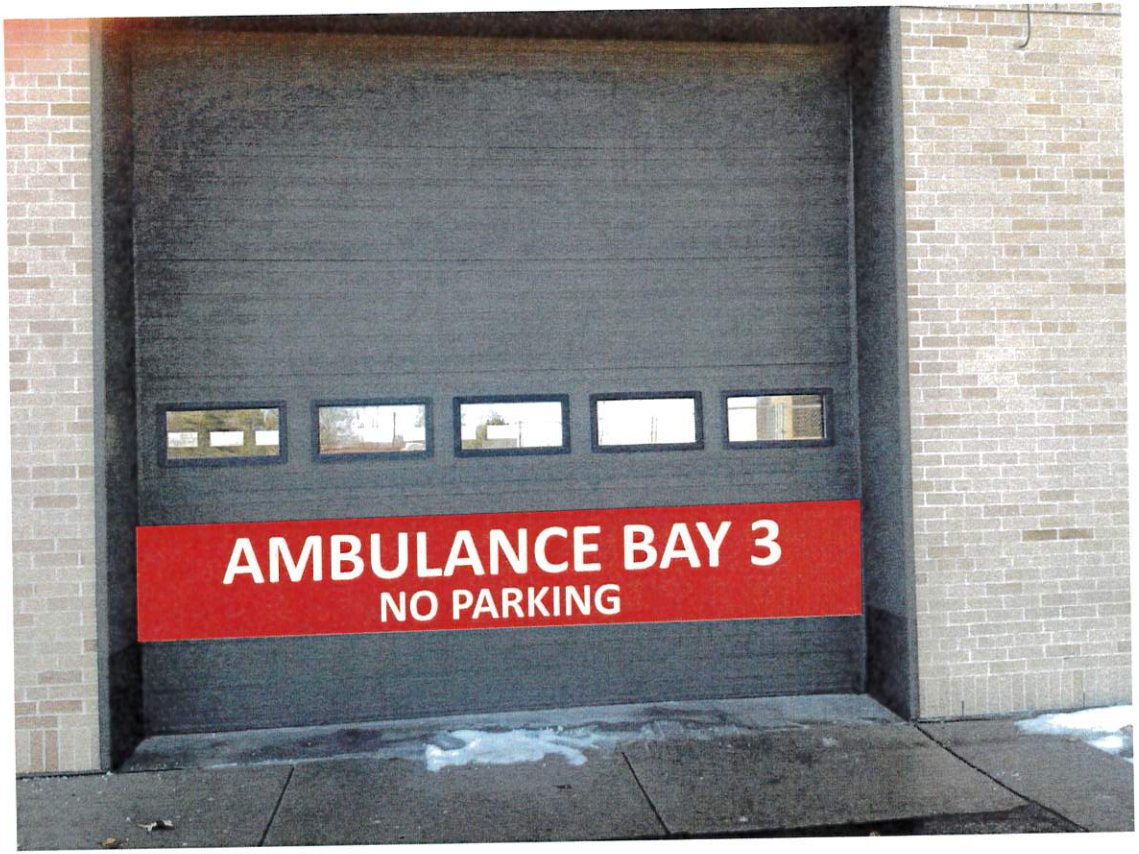
CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

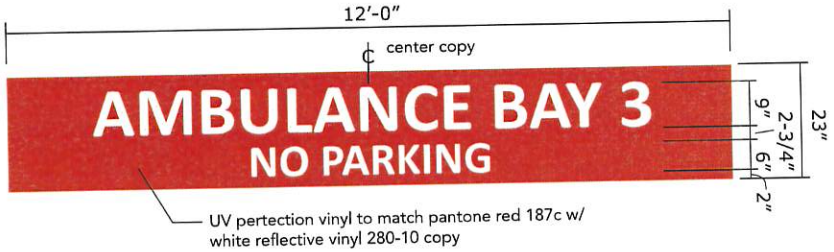
PROJECT
Exterior Campus Plan

NO PARKING

location 016 - north
location 017 - north
location 018 - north

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v4 3/27/18	1/2" = 1'-0"	s.spry	5.3





VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v4 3/27/18	1/2" = 1'-0"	s.spry	5.3A

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 019 - south

location 020 - south

location 021 - south

location 036

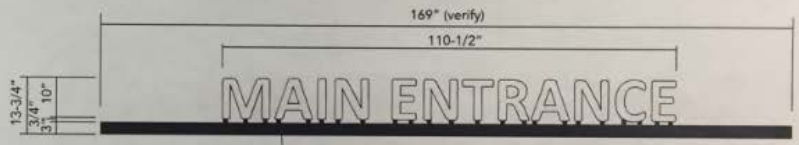
SteelArt Design 102
2" deep edgelit letters.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



2" deep edgelit letters. trim less white acrylic faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted on 2 columns with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v5 3/14/18	1/4" = 1'-0"	s.spry	5.4

location 037

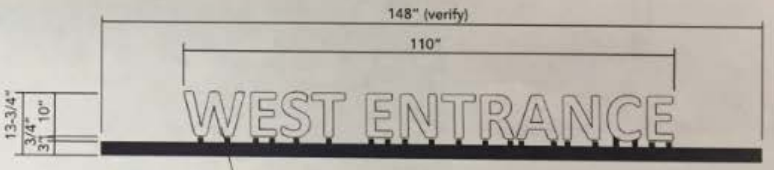
SteelArt Design 102
2" deep edgelit letters.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



2" deep edgelit letters. trim less white acrylic faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted between 2 columns with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v5 3/14/18	1/4" = 1'-0"	s.spry	5.4

O'Connor Sign Planning
& Design, Ltd.

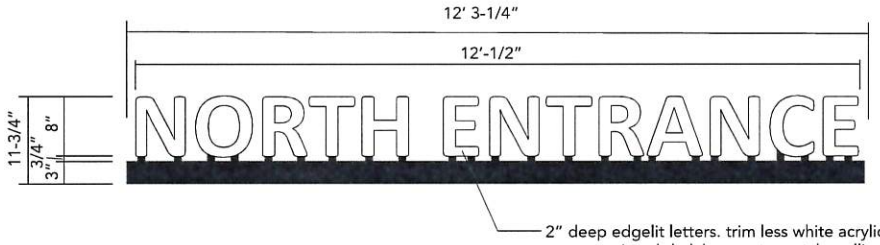
T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

SteelArt Design 102
2" deep edgelit letters.

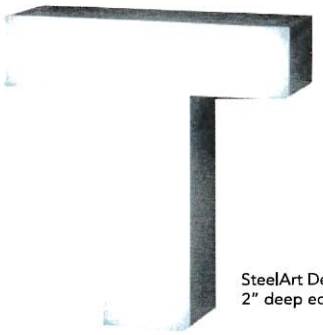
location 044



2" deep edgelit letters. trim less white acrylic faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted on brick wall with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v5 3/14/18	1/4" = 1'-0"	s.spry	5.4

location 30



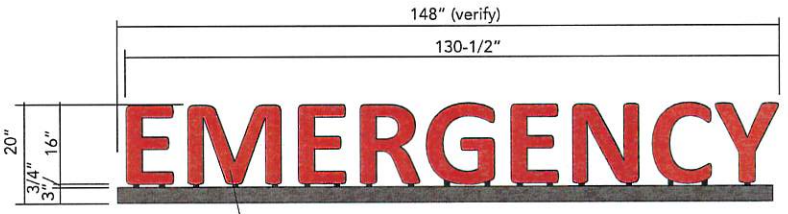
SteelArt Design 102
2" deep edgelit letters.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



2" deep edgelit letters. trim less red acrylic 2415 faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted on top of the canopy with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v3 3/14/18	1/2" = 1'-0"	s.spry	5.4B

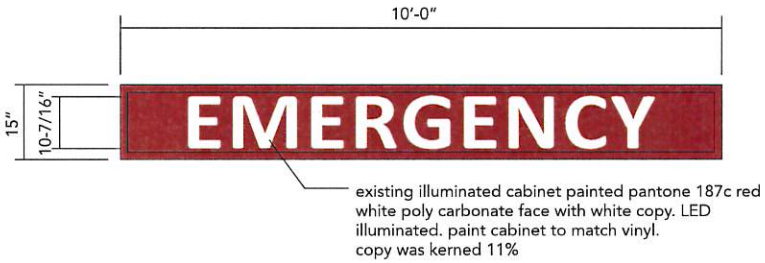
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 30A



existing illuminated cabinet painted pantone 187c red
white poly carbonate face with white copy. LED
illuminated. paint cabinet to match vinyl.
copy was kerned 11%

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/14/18	1/2" = 1'-0"	s.spry	RETROFIT

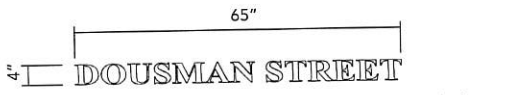
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

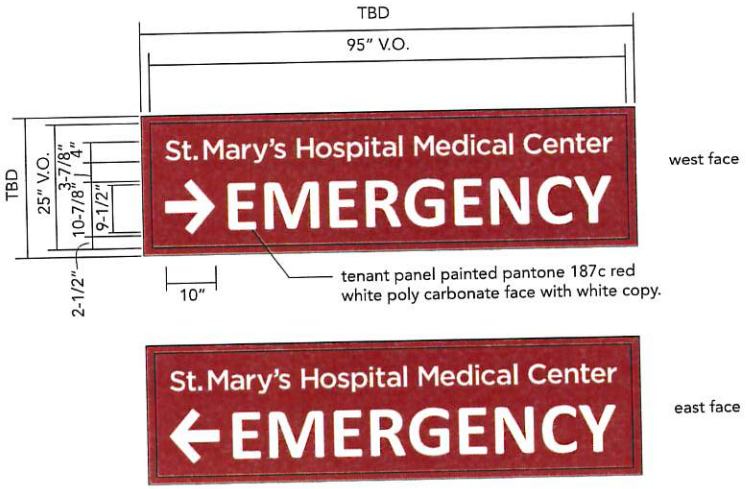
PROJECT
Exterior Campus Plan

location 10A



times new roman bold 4" x 1/8" thick white acrylic letters silicone to brick base, 2 sets of letters for both sides of monument

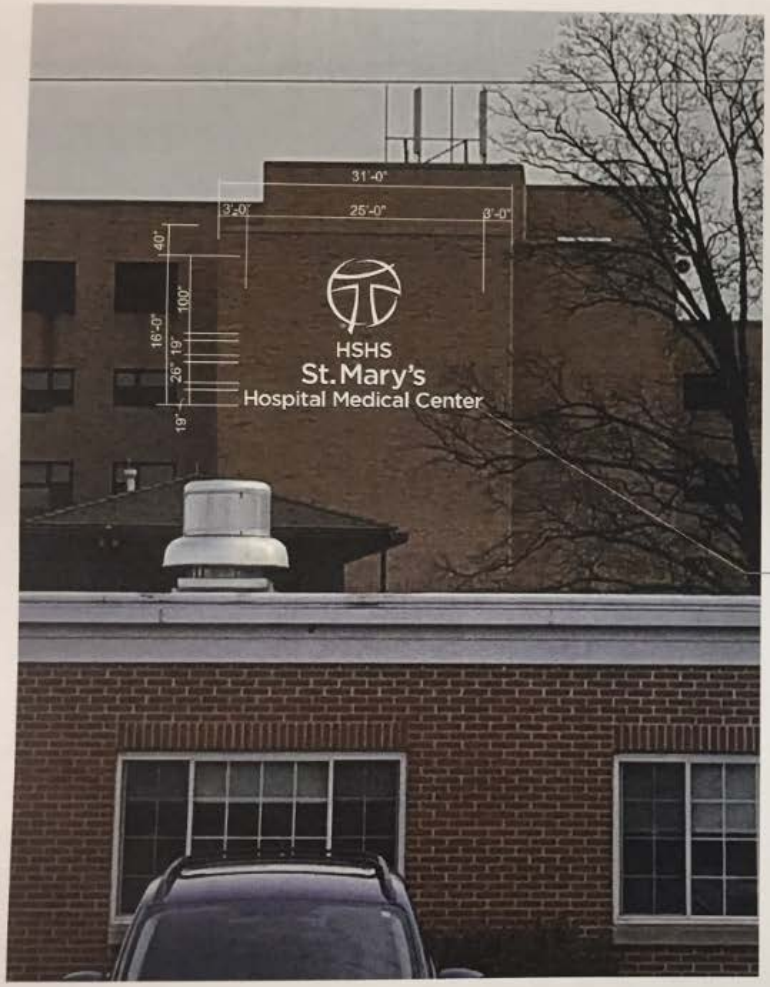
4" x 1/8" thick white acrylic letters silicone to brick base. centered below 1715

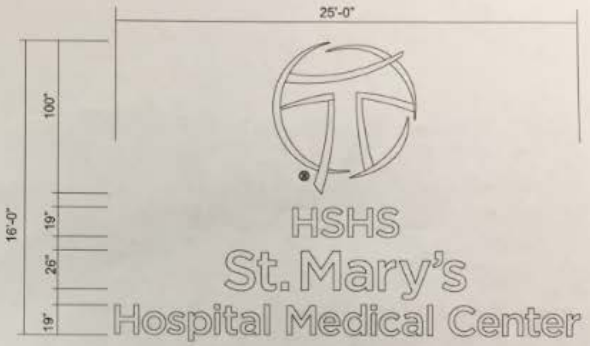


west face

east face

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/27/18	1/4" = 1'-0"	s.spry	RETROFIT





location 033 - west elevation

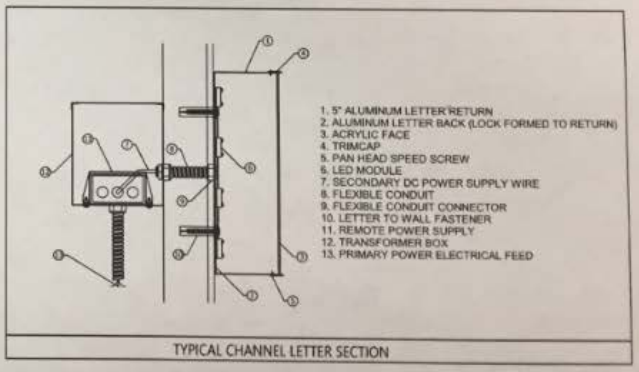
white illuminated channel letters
dark bronze returns, trim cap
(or retainer) white faces and
white leds

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



TYPICAL CHANNEL LETTER SECTION

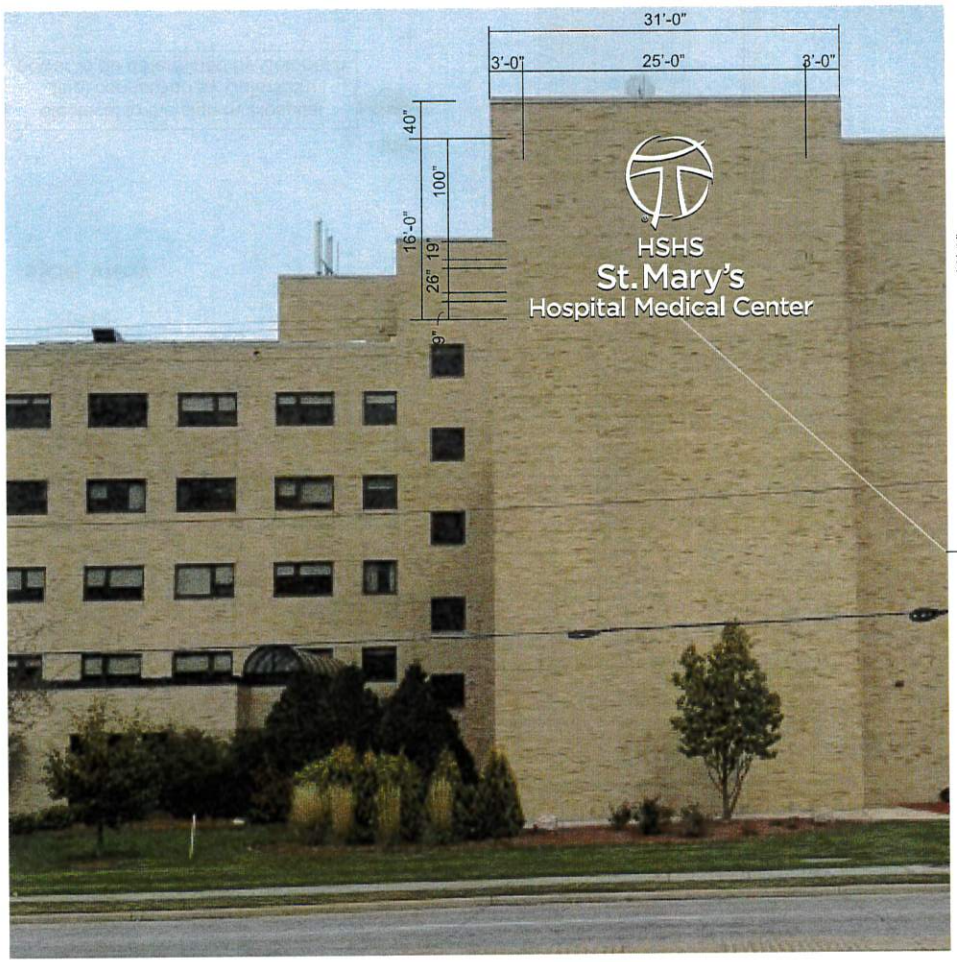
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/1/18	3/32" = 1'-0"	s.spry	5.4A

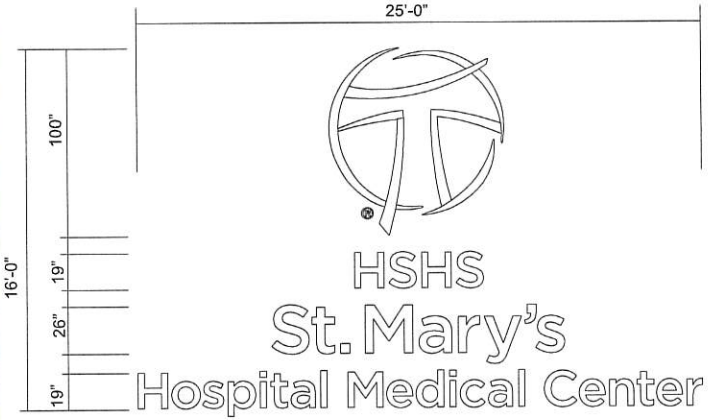
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

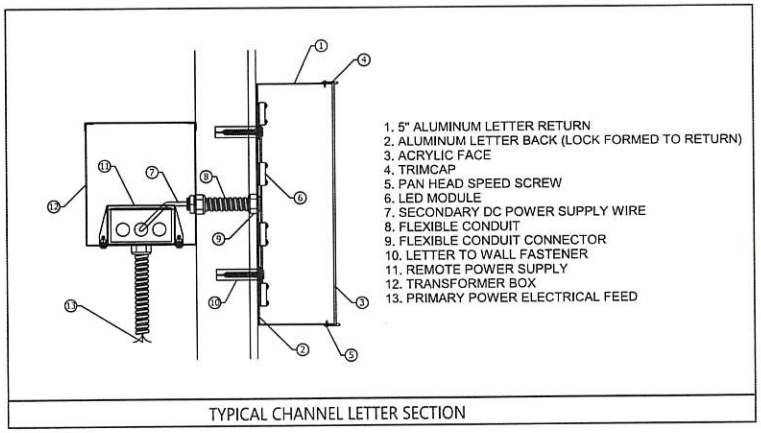
PROJECT
Exterior Campus Plan





location 032 - south elevation

white illuminated channel letters
dark bronze returns, trim cap
(or retainer) white faces and
white leds



TYPICAL CHANNEL LETTER SECTION

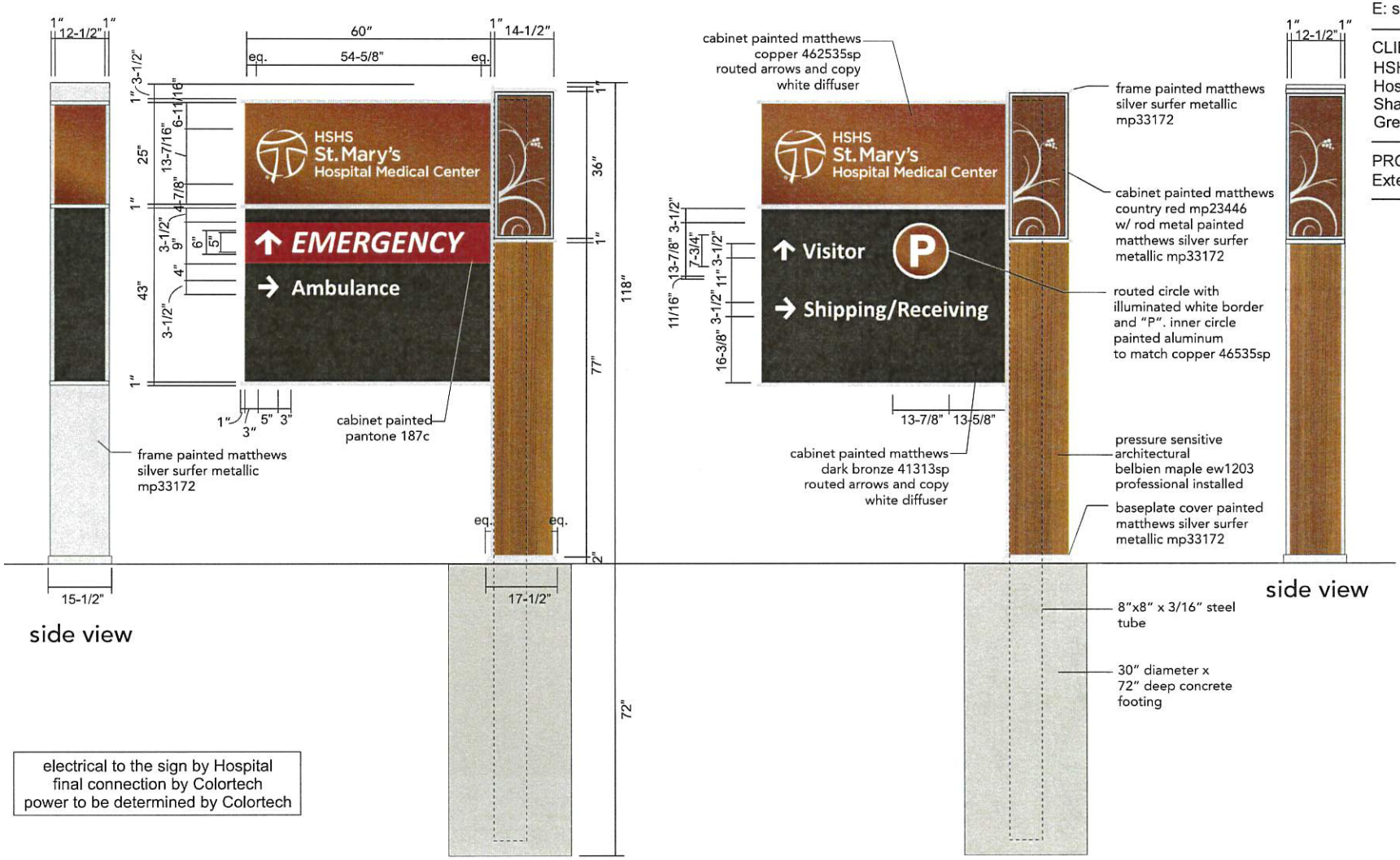
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/1/18	3/32" = 1'-0"	s.spry	5.4A

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 3/27/2018	½" = 1'-0"	s.spry	6.5 specs

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 034 - east location 034 - west

location 002 - east location 002 - west

electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 3/27/2018	½" = 1'-0"	s.spry	6.5 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 028 - east location 028 - west

electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

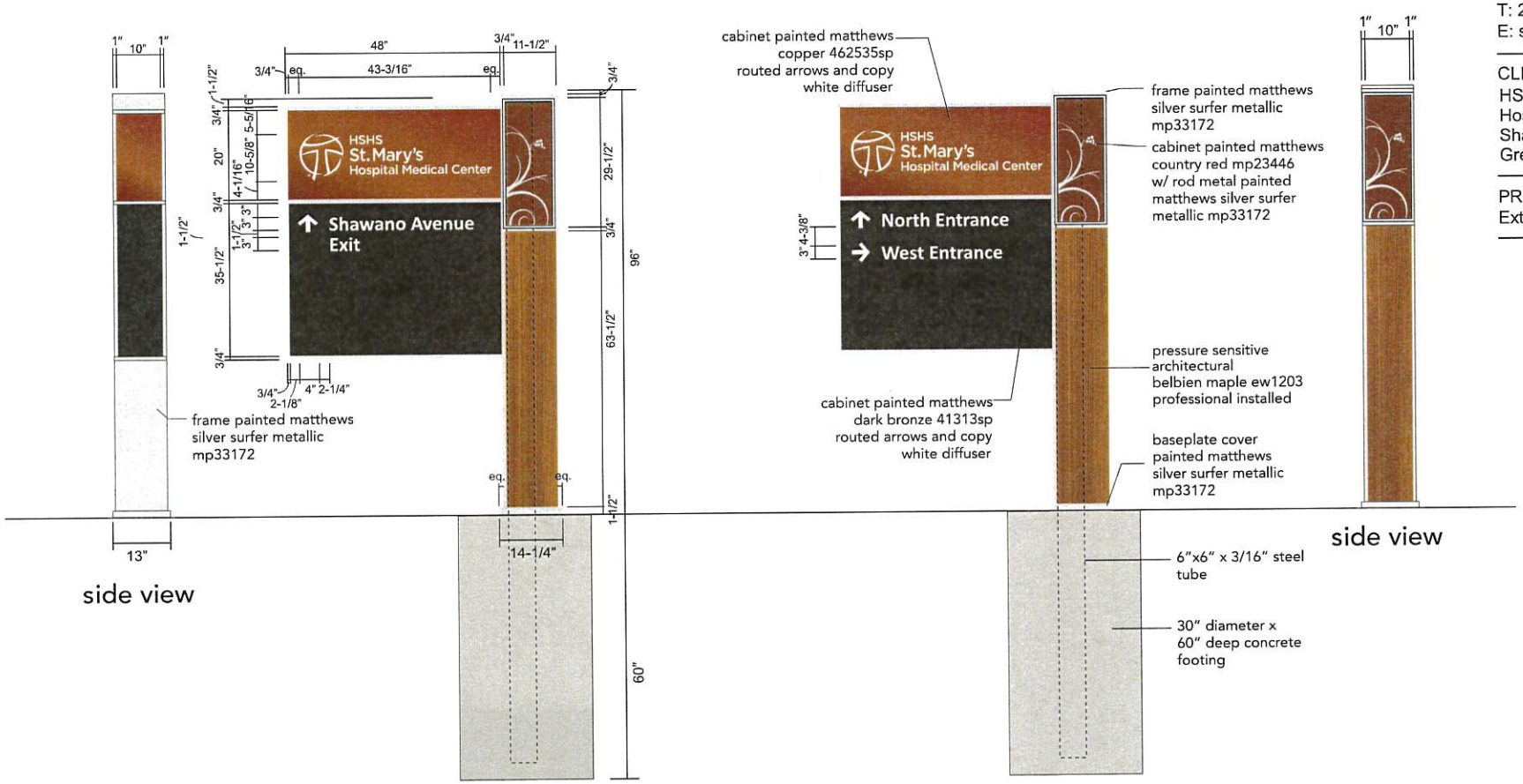
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 3/27/2018	½" = 1'-0"	s.spry	6.5 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

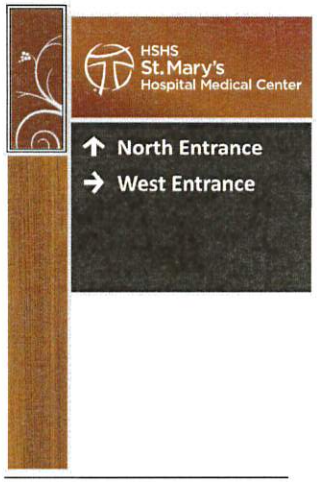
PROJECT
Exterior Campus Plan



electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v5 3/27/18	½" = 1'-0"	s.spry	6.5A specs

location 038 - north



location 038 - south

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v5 3/27/18	½" = 1'-0"	s.spry	6.5A layouts

electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

Univers LT Std 67 Bold Condensed
1" H. Copy shown with +55 tracking
3/4" H. Copy shown with zero tracking

SIGN TO BE PRODUCED BY COLORTECH.

LOCATIONS AT ALL ENTRY POINTS UNLESS OTHERWISE NOTED IN SIGN SCHEDULE
Main Entrance-Mount on bracket. Top of sign will be 77"
Atrium Entrance
West Entrance
North Entrance-Placed inside of entry by phone
Shipping Entrance
Prevea Entrance
Ambulance/Staff Entrance
Pharmacy/Staff Entrance
Physican Entrance
ER Entrance
Colleague Entrance-2 Locations

1/8" thick DiBond Panel
with Digital Print Process
for Exterior Use

.040" thick Natural Satin Aluminum
Icon Band First Surface Screened
Apply Band to face of DiBond

BACKGROUND:
Benjamin Moore 1039 "Stone House"

COPY:
Benjamin Moore HC-71 "Hasbrouck Brown"

PICTOS:
APCO A01 "White"
APCO A02 "Black"
APCO A51 "Deep Red"

ICON BAND:
Benjamin Moore 1218 "Copper Kettle"
with icon/border reversed out to reveal
Natural Satin Aluminum

SHOW PROOF OF ICON BAND
PRIOR TO PRODUCTION

Mechanical mount with Tamper-Proof hardware painted to match background.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
St. Mary's Hospital Medical Center
Green Bay WI

VERSION/DATE
v7 03.13.18

SCALE
1/4" = 1"

DRAWN BY
b. gitter

SIGN TYPE 12.11
EXTERIOR
INFORMATIONAL

Copyright © 2015 O'Connor
Sign Planning & Design, Ltd.

Main Entrance
Metal brackets will be supplied by owner

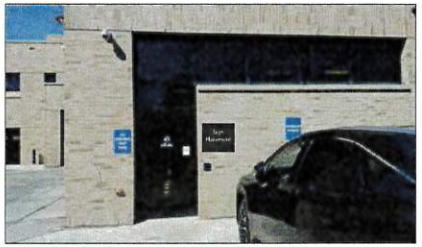
Atrium Entrance
Between Main Entry & West Entry

West Entrance

North Entrance-Inside
Remove Latex Balloon Sign & Replace with new

Shipping/Receiving Entrance

Prevea Entrance



Ambulance/Staff Entrance
Between Ambulance Entry and Exits

Pharmacy Entrance
Between Prevea Entry and Ambulance Exit

Physician Entrance
This Entry is behind West Entrance

ER Entrance

Colleague Entrance
Entry across from Physician Entrance

Colleague Entrance
Entry across from Physican Entrance

Mount Signs
70" to top of sign

Main Entrance sign will have brackets supplied by owner. Top of sign to be approx 77".

Physician Entrance sign to be mounted 70" to top from base of door

Contact Dan Zellner if you are unsure of the exact locations.

Note to installers the sign placements are not to scale.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
St. Mary's Hospital Medical Center
Green Bay WI

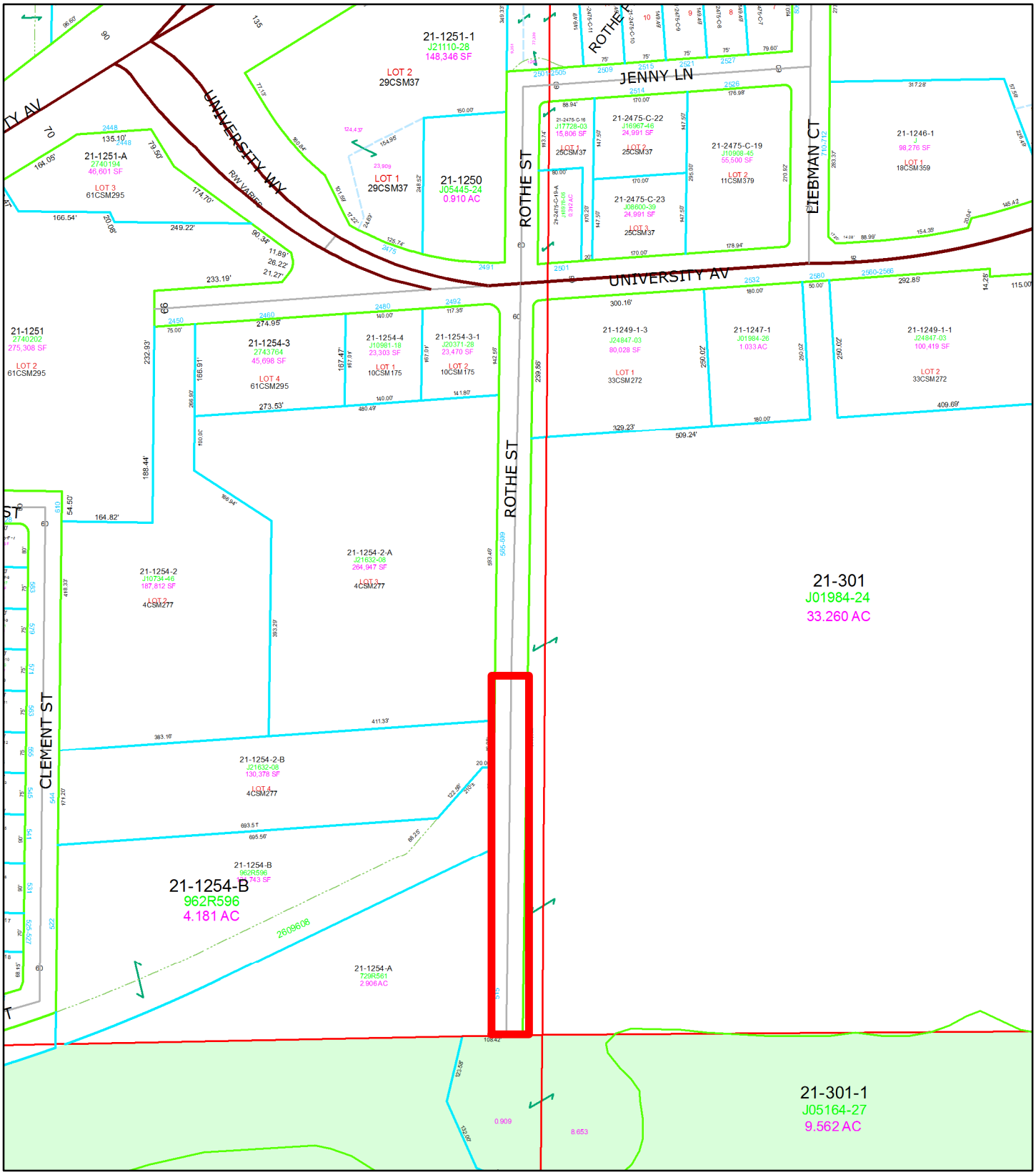
VERSION/DATE
v1 04.03.18

SCALE
NTS

DRAWN BY
c. oconnor

SIGN TYPE 12.11
LOCATION

Copyright @ 2018 O'Connor
Sign Planning & Design, Ltd.



SC 18-01 Street Closure for Unimproved Portion on Rothe Street

0 70 140 280 Feet

N

Closure Area

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

Report to the
Redevelopment Authority of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	Lisa Bergelin, Staff

AGENDA ITEM # K.1.

To approve a Request for Proposals for the purchase and redevelopment of the Adams Street lot located on the 200 block of North Adams Street.

BACKGROUND

This site is currently used as a public surface parking lot. It had been previously used as a parking lot for the Port Plaza/Boston Store. The RDA has received inquiries from multiple developers who have shown an interest in redeveloping this lot. Staff has drafted a Request for Proposals that coincides with the recommendations as provided by the City's 2014 AuthentiCity Plan. The plan recommends this site to be used for mixed use development with a requirement that the 1st floor be commercial.

The staff goal is to have all submissions submitted by August 24, 2018, with a final recommendation to the RDA being presented on September 11, 2018.

RECOMMENDATION

To approve a Request for Proposals for the purchase and redevelopment of the Adams Street lot located on the 200 block of North Adams Street.

FISCAL IMPACT

ATTACHMENTS

1. Adams Lot Request for Proposals

City of Green Bay
Department of Community and Economic Development

Request for Proposals

Adams Street Lot

200 Block N. Adams Street

Redevelopment Authority of the City of Green Bay

Released May 9, 2017

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

Request for Proposals:
Adams Street Parking Lot
200 Block N. Adams Street

I. Introduction

A. *Project Overview*

The Redevelopment Authority of the City of Green Bay (RDA) is seeking proposals for the purchase and redevelopment of the Adams Street Lot, located on the 200 block of North Adams Street (tax parcels12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109,12-110,12-111,12-112).

B. *Project Goals*

The property is in the core of the Downtown, surrounded by successful redevelopment projects of the recent past that have moved forward the vision of making Downtown an authentic, livable community that looks to the future and honors community identity.

The RDA's goals for this property include the following:

1. Positively utilize the site for economic growth
2. Generate tax base
3. Work with the City of Green Bay and Downtown Green Bay, Inc. to positively promote the development
4. Facilitate a development that corresponds with the City's 2014 AuthentiCity Plan while considering recent market trends

C. *Property Summary*

Location: Southern half of the 200 block of North Adams Street
Property Ownership: RDA
Parcel(s): 12-64, 12-65, 12-66, 12-67, 12-68, 12-71, 12-107, 12-108, 12-109,12-110,12-111, & 12-112
Site Size: 1.5 acres (63,290 square feet)
Type of Project: Preference will be given to a mixed-use development with an emphasis on housing creation. The first story must have a commercial user(s).
Land Value: $759,480

D. *Property Background*

The site is currently used as a public surface parking lot. There is a plaza in the southwest corner, the intersection of N. Washington St. and Cherry St., which will remain in its current location. The site had previously been used as parking for the Port Plaza Mall/ Boston Store. Previous to 1982, the site was made up of several downtown commercial buildings.

E. *Environmental Condition*

The City is currently in the process of conducting a Phase I Environmental Site Assessment (ESA). If necessary, the City will also fund a Phase II ESA, additional site investigations, and remedial action plan.

II. Proposal Requirements

A. Content and Organization

To achieve a uniform review process and a degree of comparability, the proposals should be organized in the following order and contain all of the following information:

1. Title Page

Show the proposal title, the name of firm, address, telephone number(s), name of contact person, the date, and other relevant company information.

2. Alignment with Strategy

Please provide a narrative of the project that shows how it aligns with our community and economic development strategy to generate innovative ideas, cultivate ideas into businesses, and retain and attract smart and skilled people. The City supports projects that make our community more:

1. safe; projects that:
   - 1.1. rehabilitate buildings and/or build new structures using the latest codes
   - 1.2. remove attractive nuisances and other problem properties
   - 1.3. eliminate and/or reduce transportation hazards
   - 1.4. invest in neighborhoods with high complaint and/or police call volumes
2. healthy; projects that:
   - 2.1. remediate environmental contamination from the parcel and/or structures
   - 2.2. enhance the physical (soil, water, air) landscape
   - 2.3. include high-performance design elements, mechanical systems, and interior finishes
   - 2.4. encourage human-powered movement
3. connected; projects that:
   - 3.1. interact positively with adjacent properties, the neighborhood, and community
   - 3.2. strengthen and/or expand public water, sewer, stormwater, and other utility infrastructure
   - 3.3. strengthen and/or expand pedestrian, bicycle, and transit transportation networks
   - 3.4. create and/or enhance public spaces and amenities
4. loved; projects that:
   - 4.1. remove blighted and neglected structures
   - 4.2. expand our range of residential and commercial real estate products
   - 4.3. be designed and built to last
   - 4.4. provide options for converting project to alternative uses

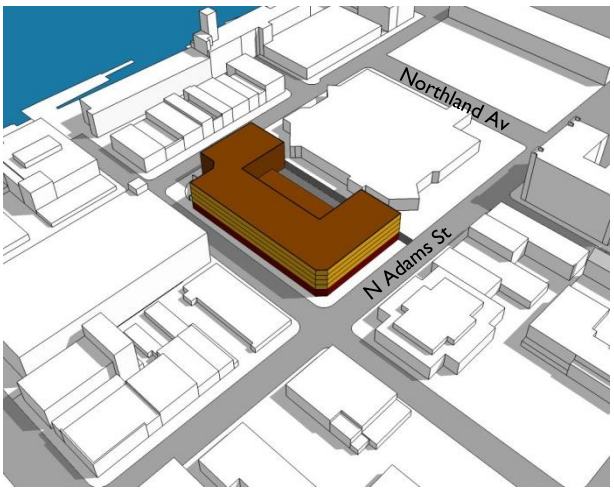
3. Design and Use

Describe the project and provide a scope of work. Include a preliminary site plan with the proposed building footprint, parking, and circulation. Also submit massing diagrams or elevations showing how the proposed development relates to the surrounding blocks.

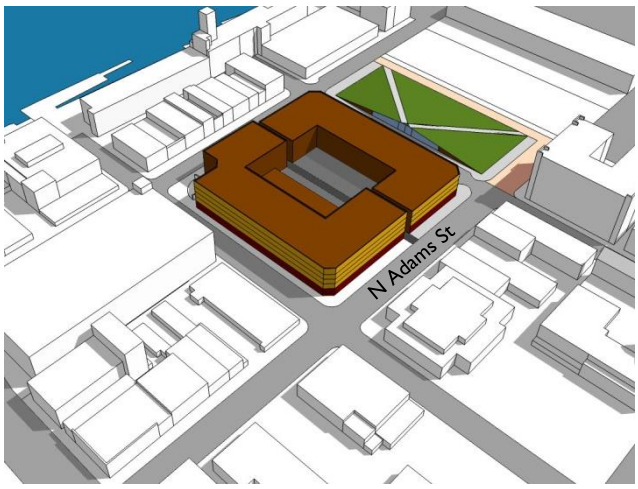
Discuss the occupancy of the completed project. Provide a detailed explanation of the end user(s) for this property. Offer an idea of the target market for the proposed concept and how the property will be marketed. The Developer should provide a timeline for tenancy and include any challenges that may be perceived.

Long-Range Planning. This site is highlighted in Downtown district plans adopted by the City (see Appendix). The plan recommendations for this site are to house a mixed-use development, with long-term plans for the extension of Pine Street and the addition of a public park on parcels to the north. Scoring for "Form" will be based on consideration of the effects on current neighboring properties as well as the long-term vision for Downtown. The Downtown plan is specific about certain elements that may have changed with market changes.

The images below demonstrate concepts for long-term development phases on and around the site.



1: Development on Adams St lot with 2-story Baylake City Center remaining



2: Future developments on blocks north of current site: mixed-use development and town square

Form. The building must be designed to comply with Downtown Two (2) zoning requirements and complement the established Downtown character:

Architectural Character	Sensitivity to context. Identifiable and distinct.
Articulation	Emphasis on building corners at intersections. Buildings greater than thirty (30) feet wide are divided into smaller increments through variations in materials or through architectural elements.
Alignment	May have slight variations to the zero (0) foot setback to enhance building entrances or streetscape elements; i.e. outdoor café seating, entrances. First story is distinct from upper stories, through change in building materials or textures or through sign bands, awnings, arcades, etc.
Building Materials	Brick and stone; other material for accent features only. Rear façade may have concrete masonry units with color treatment.
Color	Reflect the existing and desired context
Fenestration	Minimum of fifty percent (50%) of the first story (street-facing) façade is transparent. Upper story windows: punched openings, reflective glass discouraged.
Modulation	No blank facades. Variation in treatments. Pedestrian scale. Modulation rhythm through setbacks, façade widths, heights, colors, materials, and architectural features
Height	Minimum height is four (4) stories.

Higher points will also be attainable for the demonstration of sustainable, cost-saving design and construction.

Parking. The project must provide sufficient parking to comply with the relevant requirements of City Code 13-1700. The project must also provide one hundred (100) spaces of public parking. This may be achieved through underground parking or an above-ground parking structure that is incorporated into the design of the building.

Public Art. One percent (1%) of the overall project budget shall be dedicated toward public art in the City. This may be through incorporating new art on the project site, through donation to the Green Bay Public Arts Commission, or a combination.

4. Investment

Provide an analysis of any expected increase in tax base generated by this project. Discuss project costs, including acquisition cost. The value of the property is estimated to be $759,480.00. Proposals should identify planned sources of financing for the project. Attach any proof of funding sources; i.e. loan approvals, financial statements, letters of credit etc.

5. Capacity and Experience

Provide a timetable for construction, including start and completion dates, as well as a final goal for attaining occupancy of the property. Briefly discuss other projects (if any) that may limit the Developer's ability to complete this project in a timely manner.

Explain the Developer's qualifications and related experience in development. Provide résumés of project team members, any examples of previous projects that may relate to this type of development, and a list of contractors/ subcontractors to be used for this project.

B. Submittal Requirements

Proposals must be received by the RDA by Friday, August 24, 2018, no later than 4:00 p.m. CDT

Please send proposals to:
City of Green Bay
Department of Community & Economic Development
Attn: Ken Rovinski
100 N Jefferson St, Room 608
Green Bay, WI 54301

OR Email to: kennethro@greenbaywi.gov

The staff recommendation will be presented to RDA on September 11, 2018, at 1:30 p.m. CDT in Room 604 of City Hall.

III. Selection Process and Criteria

A. Selection Criteria

City staff will review and score proposals according to the following criteria:

Grading Scale

4	3	2	1	0
A	B	C	D	F

FACTOR	MAXIMUM POINTS
ALIGNMENT WITH STRATEGY	**16**
makes the City healthier	(4)
makes the City safer	(4)
makes the City more connected	(4)
makes the City more loved	(4)
DESIGN AND USE	**24**
overall form and character	(4)
density and intensity of structure	(4)
quality of use types	(4)
mix of use types	(4)
integration of public parking	(4)
integration of public art	(4)
INVESTMENT	**24**
scope of work	(4)
estimated property value at completion	(4)
estimated hard construction costs	(4)
total cash offer for all parcels	(4)
amount of requested public funding	(4)
proposed sources of financing	(4)
CAPACITY AND EXPERIENCE	**16**
project team qualifications	(4)
proposed time to complete	(4)
proposed time to attain occupancy	(4)
demonstrated success on similar projects	(4)
TOTAL POSSIBLE POINTS	**80**

B. Questions and Comments

All questions shall be submitted in written form to the contact information provided below by Monday, August 6, 2018. Answers will then be provided, via the City website (www.greenbaywi.gov), as a part of an addendum to this RFP.

Mail to: City of Green Bay
Department of Community & Economic Development
Attn: Ken Rovinski
100 N Jefferson St, Room 608
Green Bay, WI 54301
OR
Email to: kennethro@greenbaywi.gov

C. Selection Process

The developer selection process will involve the following primary steps:

1. *Proposal review*
2. *Staff Recommendation of selected developer*
3. *RDA approval of selected developer*
4. *Finalize / execute Development Agreement*

D. Timeline

- Questions due: Monday, August 6, 2018
- Addendum posted: Thursday, August 9, 2018
- Proposals due: Friday, August 24, 2018 by 4:00 p.m.
- RDA selection: Tuesday, September 11, 2018 at 1:30 p.m.

E. Rules Governing Competitive Evaluation

1. Examination of Request for Proposals

Applicants should carefully examine the entire RFP, any addenda, and all related materials and data referenced in the RFP. Applicants should become fully aware of the nature of the work and the conditions while performing the work.

2. Contract Negotiations

The highest-ranked Developer will enter into negotiations with the RDA. If an agreement cannot be met, the RDA will notify the Developer and stop negotiations. Then the second highest Developer will enter into negotiations. This process may continue until a successful negotiation(s) occurs. The RDA reserves the right to cease any negotiations with any Developer should it be in the RDA's best interest.

3. Completeness, Addenda, Rejection, Cancellation, Preparation Cost

This Request for Proposals (RFP) has been prepared by the RDA and does not purport to be all-inclusive or to contain all of the information a prospective purchaser or developer may desire. No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP.

The RDA reserves the right to revise any part of this RFP by issuing an addendum at any time prior to the submittal deadline. The RDA reserves the right to accept or reject, in whole or part, all proposals submitted and/or to cancel this announcement if any such action is determined to be in the RDA's or the City's best interest. All materials submitted in response to this RFP become the property of the RDA.

The RDA will not be responsible for costs associated with preparing proposals. By submitting a proposal, each Developer agrees to be bound in this respect and waives all claims regarding such costs and fees.

Downtown Core Enhancements

The downtown core enhancements project envisions a new signature public green space occupying a full city block and located between Washington and Adams Street just south of the new Schreiber Foods office building (see Figure 7: Pine Street Extension- Town Square). The location of this square in the core of downtown creates the potential for the square to be activated on all four sides by varying uses, including a new mixed-use anchor building. This follows a number of best practices for successful public spaces, creating activity throughout the day and evening by different user groups and for different purposes.

The northern edge of the square is bounded by the new Schreiber Foods office building and this façade acts as the "front door" to this important community business and asset. An extension of CityDeck Court to the east creates a vehicular access drive to this front door and new angled parking spaces along the square create the opportunity for short term parking for visitors and clients of Schreiber Foods. This business edge would activate the square during weekdays; on mornings as employees arrive to work, during lunch hours, and on evenings after work. The square provides an ideal venue for Schreiber and other downtown employees to enjoy an active, urban environment and would either replace or expand the planned green that Schreiber began to construct in 2013.

The eastern edge of the square is bounded by the Hotel Northland. This historic hotel has been targeted for reinvestment and renovation and the square creates a strong amenity, bringing value to that property. Currently views from upper floors of the hotel look out over the roof of the Baylake Bank building. For out-of-town visitors, this is a less than ideal view of what Green Bay's downtown has to offer. The square will create a scenic and memorable space not only for hotel guests to view but also to use, particularly on evenings and weekends when hotels are typically most active.

The western edge of the square is bounded by Washington Street and many first floor commercial uses, most notably the Children's Museum. These uses will activate the square during weekdays and even more so on weekends. As families visit the Children's Museum it is important to offer other nearby activities that invite them to stay downtown, explore what other things Green Bay's downtown has to offer, and perhaps to make a day out of the museum visit. Additionally, the square could incorporate additional outdoor learning activities or public art to complement the Children's Museum.

The southern edge of the square is created by extending Pine Street west to Washington Street. Pine Street has been identified as an important corridor that connects Whitney Park and the Navarino neighborhood to the east with the downtown core and amenities such as the Library. Currently Pine Street ends at Adams Street and is cut off from the Fox River by the Baylake Bank building, which is the last remaining remnant of the downtown mall. The Pine Street Square project would extend Pine Street all the way to the CityDeck and reinforce the importance of this corridor which connects so many important downtown amenities. Additionally, new angled on-street parking spaces could be created to provide short-term parking options for nearby retailers and to create a more pedestrian-friendly streetscape.

Extending Pine Street also creates a new development block to the south. This new city block becomes highly valuable with its proximity to the Cherry Street parking ramp, CityDeck and the new town square (see Figure 8: Town Square Perspective). Development on this block is envisioned as a 7-story mixed-use building that incorporates a 720 space in-structure parking ramp. Up to 33,000 square feet of first floor retail would line Pine and Washington Streets and incorporate storefront windows and street trees, reinforcing the pedestrian character of these two important streets. Upper floors would be occupied by up to 150,000 square feet of office space.

Concept Data

A NEW MIXED-USE DEVELOPMENT
- Seven-story, mixed use building with retail on the first floor, in-structure parking ramp, and upper story office space.

B PINE STREET EXTENSION
- Pine Street extended to Washington Street with angled, on-street parking on one side and specialty paving.

C NEW PUBLIC PLAZA / GREENSPACE
- Public plaza / greenspace with amenities

D MIXED-USE COMMERCIAL/OFFICE

The extension of Pine Street will be retail and pedestrian oriented, activating the new public greenspace.

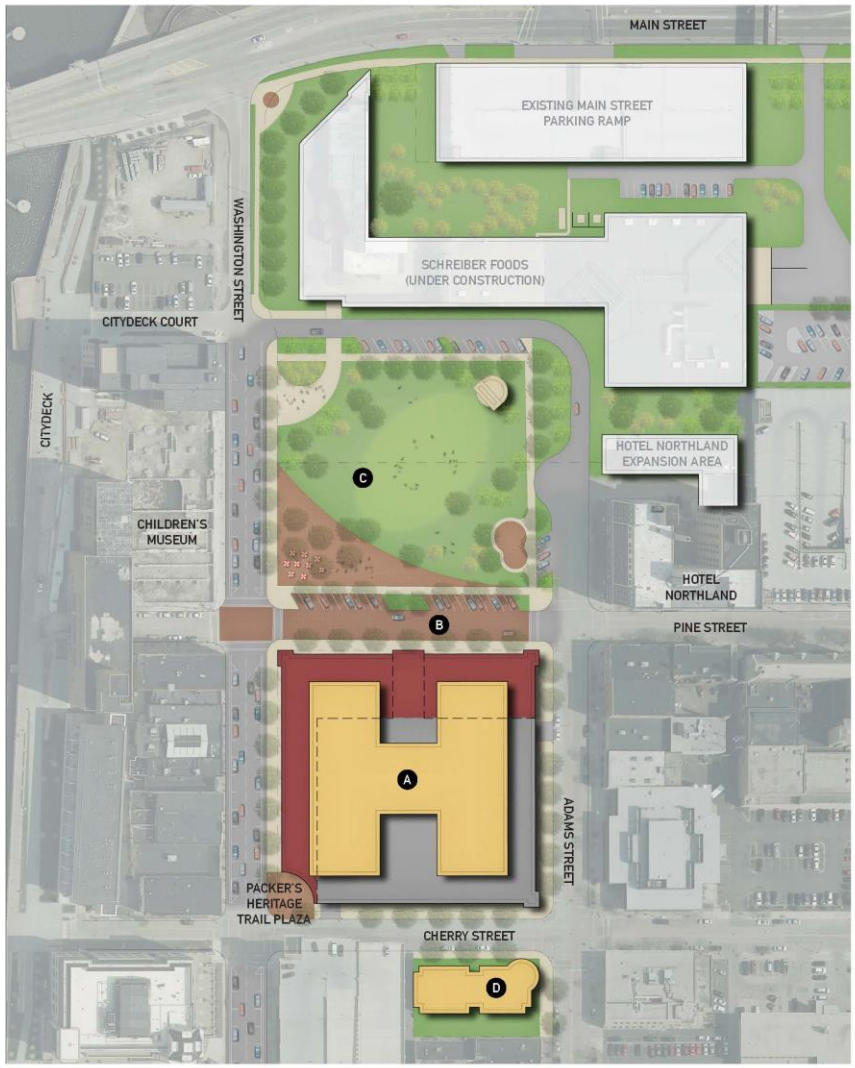


Figure 7: Pine Street Extension - Town Square

Figure 8: Town Square Perspective (looking southwest from North Washington Street and City Deck Court)

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # L.1.

To amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial and General Industrial to Medium and High Density Housing for property located at 1060 Gray Court.

BACKGROUND

Primary Address: 1060 Gray Court

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: This Comprehensive Plan Amendment is proposed to allow the development of an apartment campus off Gray Court.

Subject Parcel Zoning and Land Use:
Subject Property: General Industrial (GI).The property is currently undeveloped.

Surrounding Zoning and Land Uses:
North: General Industrial (GI) / Warehousing
South: General Industrial (GI) / Manufactured home sales and a Single -family home
East: General Industrial (GI) / Auto sales and Telecommunications
West: General Industrial (GI) / Warehousing and Open trailer storage

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial uses on the eastern half of the property and general industrial uses on the western half of the property. The applicant is requesting Medium and High Density Housing land use for a large portion of the subject site. The Comprehensive Plan provides the following definitions for the current recommended land uses:

Commercial land use: Businesses providing retail trade or services for individuals or businesses.

General Industry land use: Industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, outdoor truck parking, the power plant and the sewage treatment plant.

Medium and High Density Housing land use: Townhouses. 4-, 6- and 8-unit buildings with individual exterior entrances, and all forms of apartment buildings are included in this category, which has been located where there is good traffic access, between Low-Density Housing and nonresidential land uses, and at high-amenity locations such as the greenways or parkways. The density is expected to be greater than 8 housing units per net acre.

The Velp Avenue Areawide Plan (VAAP) was adopted in 2017 as a supplement to the Comprehensive Plan. Its purpose is to support existing uses along Velp Avenue and proactively forecast how the corridor could transition in the future. This corridor plan covers approximately two miles between Military Avenue and

Mather Street and includes multiple "Transformative Opportunity" sites. One of these sites (Transformative Site #4) encompasses the eastern portion of the land area involved in this Comprehensive Plan Amendment request and designates it as appropriate for commercial or mixed-use land uses.

Analysis: This request is in response to the proposed development of a multiple-family apartment campus consisting of six, 12 unit-apartment buildings (72 units) on a portion of 1060 Gray Court. The property at 1060 Gray Court is currently vacant land situated approximately 250 ft. north of Velp Avenue between N. Buchanan Street on the west and Gray Court and Atkinson Drive on the east. Warehousing and industrial uses are located to the west and north; automobile sales and a telecommunication hub to the east; and manufactured home sales and a single family home to the south. The entire area, including the subject land area, is currently zoned General Industrial (GI) with the low-density residential neighborhood across Velp Avenue being a mix of Low Density Residential (R-1), Varied-Density Residential (R-3) and Office-Residential (OR) zoning.

In order to establish the proposed multi-family development, the Comprehensive Plan needs to be amended to the Medium and High Density Housing land use. Following the proposed Comprehensive Plan amendment, the subject area will need be rezoned to Varied Density Residential (R-3) zoning district followed by site plan review and approval. Though they are not binding on this request, a narrative and conceptual site plan have been provided by the applicant and are attached within this agenda packet.

The Velp Avenue Areawide Plan (VAAP) designates the eastern portion of the land involved in this request as Transformative Site #4 and appropriate for commercial or mixed-use land uses. This land use designation change would slightly impact the area available for future commercial or mixed use development. However, as outlined in the petitioner's narrative, they have attempted to retain space sufficient for future redevelopment efforts by aligning drive access to allow future vacation of Gray Court, provide approximately 250 ft. of depth along the Velp Avenue frontage and leaving 1.11 acres of their parcel unimproved and available for potential lot consolidation with adjacent properties. The petitioner has also indicated that they believe the addition of a new housing product and the addition of 72 units will help to further the objectives of the VAAP by enhancing the desirability of surrounding lands for commercial uses. Lastly, the narrative includes a comparison of other commercial developments to demonstrate that there will remain space for development of retail at the corner of Velp Avenue and Atkinson Drive.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of Smart Growth 2022.

The proposed change is not a similar land use to adjoining properties as the area is predominately industrial with commercial potential. However, the Comprehensive Plan includes direction for compact redevelopment that is transit oriented over fringe growth (Land Use Objective/Goal); includes desire for access to I-43 and proximity to commercial/service activity centers (Transportation Objective/Goal); and encourages a broad range of housing choice and diversity (Neighborhood and Housing Objective/Goal). Medium and High density housing land uses at the proposed location is not contradictory to these objectives/goals as it would allow residential in-fill within the Urban Service District, is on the transit line (stop on corner of Velp and Gray), is in close vicinity to the I-43 interchange and convenience services across Velp Avenue, and will provide a housing option not currently offered in this this area.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.

The proposed development is located within the Urban Service Area and there are no significant issues relative to services or facilities. Access to the proposed residential development will line up, as much as possible, with the north-south alignment of Gray Court, thereby allowing the potential vacation of the west-

east leg of Gray Court and its incorporation into a viable future commercial development area at the northwest corner of Velp Avenue and Atkinson Drive. Additionally, the proposed area is located 1/3 mile from Atkinson Park and 1/2 mile from Fort Howard Park.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The proposed residential use will need to be buffered from the existing higher intensity industrial and commercial uses surrounding it. This can be accomplished through sensitive site design and landscaping. Once the residential land use classification and zoning are established, any surrounding future industrial or commercial development will need to incorporate transitional yard buffers as part of their project(s). Concern has been expressed that traffic will increase at the Velp Avenue and Gray Court intersection. While it is true that traffic will increase as a result of vacant lands being developed as residential, volumes will likely be similar or less than those that could be attributable to commercial and industrial uses now permitted and be concentrated to early morning and late afternoon rather than being constant throughout the day.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

There will not be a better transition of uses between the proposed residential use and the current industrial uses. The residential use; however, is much more in-line and supportive of anticipated commercial uses to the south and east and is much more likely to act as an impetus for complimentary commercial redevelopment along Velp Avenue.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

There are no anticipated environmental impacts.

6. There is a change in City policies or neighborhood characteristics that would justify a change.

The adoption of the Velp Avenue Areawide Plan this past June has identified the Velp Avenue and Atkinson Drive intersection area as suitable for commercial and mixed use development. This policy change from the comprehensive plans industrial use recommendation may support the requested change as residential land uses will help support the existing and desired commercial uses.

7. The change corrects an error made in the original plan.

Not applicable. There was no error in the original plan. The proposed change is reflective of changing market forces and more extensive and thorough corridor planning.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

The Comprehensive Plan has identified the need for diversity of housing choices and in-fill versus greenfield development. The land use change to medium-high density residential meets these objectives and provides a particular lifestyle on the near northwest side of the city that is currently lacking between the Village of Howard on the west and Broadway on the east.

9. The change helps the City meet its life-cycle and affordable housing goals.

Not applicable. The proposed land use change does not specifically address the affordability of housing.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

There are no known landmarks.

From a land use perspective, the proposed use of medium and high density residential does not necessarily propose a more intensive land use when compared to commercial or general industrial uses. However, the proposed use may be incompatible with the existing industrial and outdoor storage uses within the area. This may be a "chicken or the egg" scenario in that the residential uses can be very compatible and complimentary to retail, service, convenience and entertainment commercial uses anticipated by the Velp Avenue Areawide Plan but these are not yet established.

Area retained for future commercial or mixed use at the corner of Velp and Atkinson equates to approximately 7.87 acres with 500 ft. of Velp Ave frontage; however, 3.2 acres is likely unusable do to the presence of wetlands and associated buffers. This leaves approximately 4.68 acres of usable space for future commercial or mixed use redevelopment. To analyze if this land areas will be sufficient, below is a comparison of lot areas utilized for a variety of commercial developments within the city:

Woodman's (Duck Creek Parkway) – 18 acres with 825 ft. frontage
Festival Foods (University) - 6.3 acres with 330 ft. frontage
Festival Foods (West Mason) - 6.5 acres with 570 ft. frontage
Toys R' Us (West Mason) – 5.5 acres with 340 ft. frontage
Pick N Save (Lombardi) – 5 acres with 450 ft. frontage
Webster Avenue Market – 4.2 acres with 540 ft. frontage
University Ave Market – 2.5 acres with 410 ft. frontage
Walgreens (East Main) – 2.4 acres with 375 ft. frontage
Aldi's (Western) – 2 acres with 350 ft. frontage

While the removal of area for medium-high density residential land use reduces that available lands for commercial and mixed use redevelopment envisioned by the VAAP, it does not eliminate the potential for a multitude of uses of varying scales and does not necessitate an amendment to the VAAP.

The fundamental question for this request is whether medium and high density residential uses are appropriate for this location. Staff believes that the proposed land use change is not inconsistent with the goals and objectives of the Smart Growth 2022 Comprehensive Plan, does not create overly adverse impacts, and will provide diversity of housing choices within the northwest side of the city. The addition of residential units in the area may also support and encourage future commercial development within the Velp/Atkinson area and the Velp Avenue corridor.

The Public Participation Plan for Periodic Comprehensive Plan Amendments has been followed for this request. Notice has been provided of the public hearings for both the Plan Commission and the Common Council. The applicant has conducted two neighborhood meetings to gain input from the neighbors, neighborhood associations and area property owners. Additionally, property owners were noticed of the Public Hearing and action item per the standard notification process of the Plan Commission Rules & Policies. Ald. Randy Scannell, Ald. Mark Steuer, the VAAP Steering Committee members, Mather Heights Neighborhood Association, and Perkins Park Neighborhood Association were also noticed.

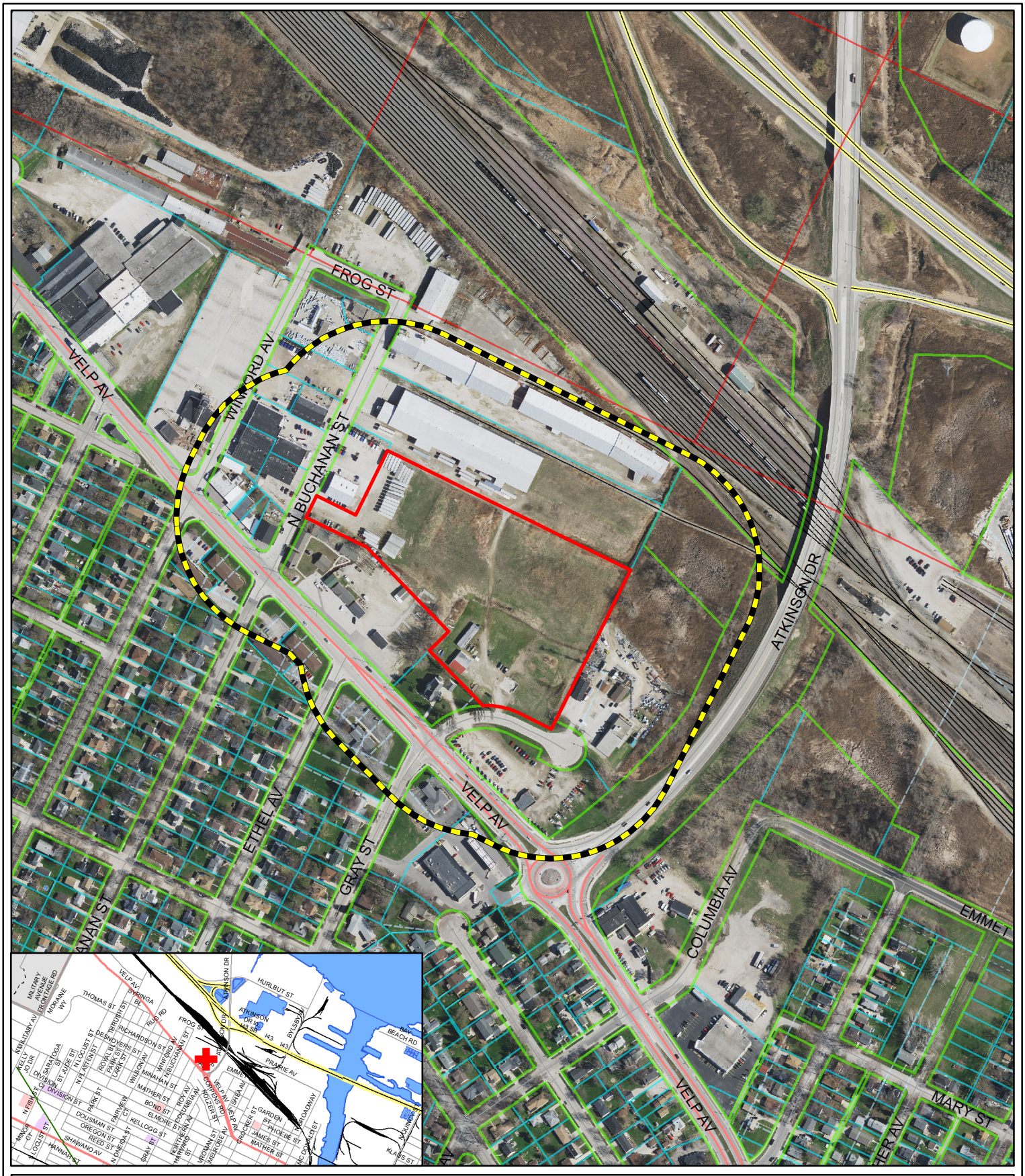
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 18-01 Map_1060 Gray
2. CPA 18-01 Long Range Land-Use Rec Maps_1060 Gray
3. CPA 18-01 Comprehensive Plan Amendment Narrative Bigelow
4. CPA 18-01 Conceptual Site Plan by Applicant
5. CPA 18-01 Potential Commercial Land by Applicant



Subject Property

400' Notice Area

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 DB

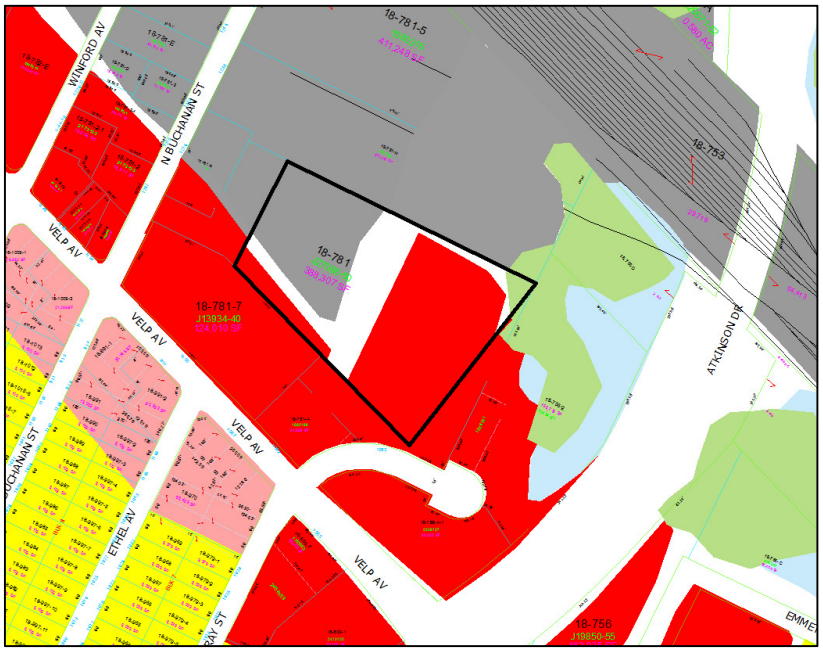
(CPA 18-01)
Comprehensive Plan Amendment
Request to the 2022 Comp. Plan
Designating Mulitple Family Use of Property at1060 Gray Court.

0 400
Feet

N

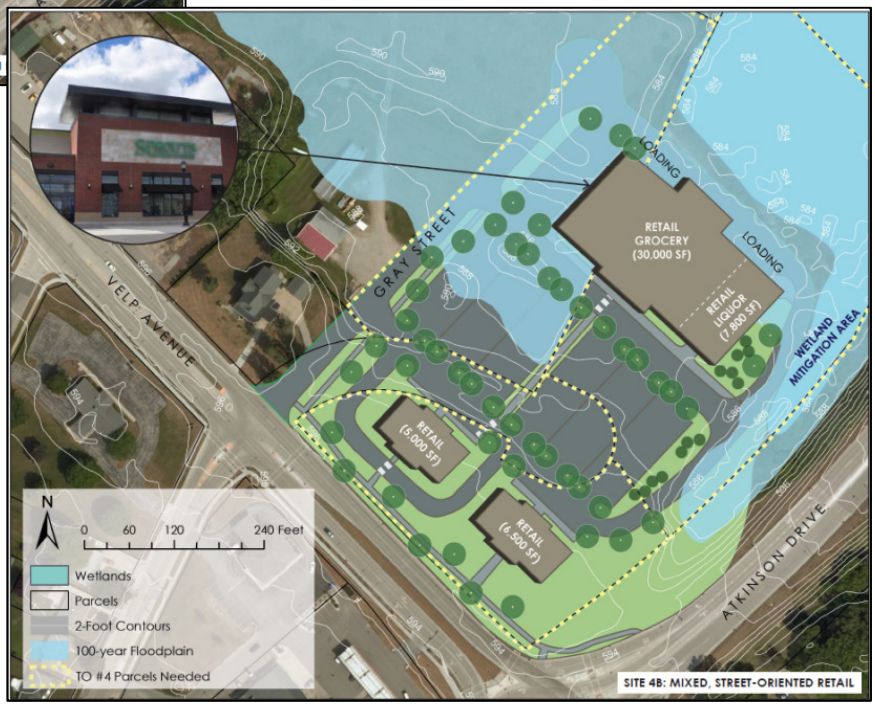
Smart Growth 2022
Comprehensive Plan
Land-Use Recommendation

- Commercial (red)
- General Industrial (gray)



Velp Avenue Areawide Plan
Transformative Opportunity
Site #4 Recommendations

Land Use	Compatibility Least ⟷ Most
Commercial	x
Multi-family Residential	x
Office	x
Mixed Use: Office/Retail	x
Industrial	x
Green Open Space	x



GREATEST OPPORTUNITIES

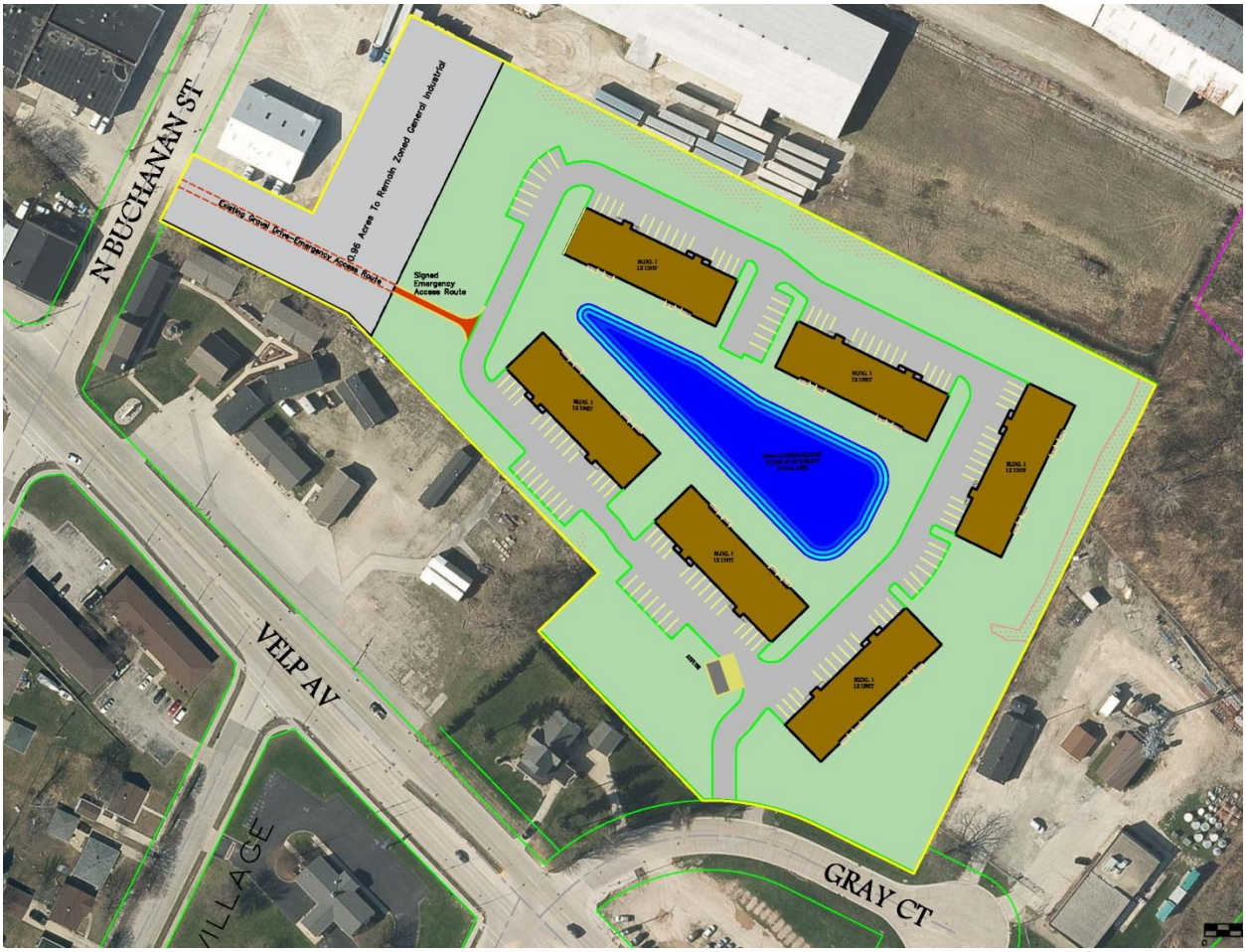
- Gateway into Green Bay
- Commercial land uses

SECONDARY OPPORTUNITIES

- Site could include office or mixed use office/retail, should market conditions support
- There could also be the potential to reconfigure the roadway/truck route which would allow for additional developable land

West Shore Crossing

Proposed Modification to the 2022 Comprehensive Plan from Commercial and General Industrial to Medium and High Density Housing for Multi-Family Residential Project Located at 1060 Gray Court



Developer:
Gerry Bigelow
Bigelow Rentals

Consultant:
Mau and Associates

April 27,2018

West Shore Crossing Development Project Overview

Gerald Bigelow of Bigelow Rentals is proud to submit this concept for development of 72 multi-family residential units, located on Parcel 18-781 of Gray Court. The development is projected to be comprised of one and two bedroom apartments arranged in with six 12-unit buildings with attached garages in a campus-style setting. Structures will consist of 2 story buildings with 2 bed, 2 bath units with one and two stall attached garages. The exterior appearance will include an all brick exterior, arched shared entryways, and porches/decks for all units. Units will be priced at market rate, affordable rents, likely priced between $795-895 per month. This development will be an asset to the area because while significant multi-family residential development has occurred in the surrounding suburban communities in the 2000s, the last major development to occur on the west side was the Mission Hill Apartments under construction 18 years ago. Bigelow Rentals is excited to bring new roofs and investment back to Velp Avenue and desires to be a catalyst for further reinvestment into the Velp Avenue Corridor. To accomplish this vision, this submission requests an amendment of the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial and General Industrial to Medium and High Density Housing for the property located at 1060 Gray Court.

Project Themes and Images

The following images are representative of the quality of materials and overall architectural detail at West Shore Crossing:

Neighborhood Meetings

On February 28, 2018, a neighborhood meeting was held at Elmore Elementary School. The meeting was a productive, engaging conversation among Mr. Bigelow, Jon LeRoy from Mau and Associates, David Buck from the City of Green Bay, Alders Randy Scannell and Mark Steuer, and approximately two-dozen neighborhood residents and business owners. Attendees had differing opinions on the appropriate use for the land, but the following themes formed:

1) Keep land available at the intersection of Velp and Atkinson for potential future commercial development. Align multi-family buildings and drives to accommodate future retail.
2) The original proposal for this site featured self-storage units. The community feels the area is saturated self-storage units and so they have been removed from this proposal.
3) Multi-family development tucked behind Velp Avenue is acceptable.

After meeting with City staff for further guidance for this proposal, a second neighborhood meeting was held April 25th. Many of the same neighborhood residents came to discuss the changes which have been presented with this proposal. While this change to the comprehensive plan and a rezone will be necessary to proceed with a fully detailed, engineered multi-family residential project, the development team wanted to present a developed concept for the site to give a more comprehensive overview to the goals the Bigelow Rentals group would like to make a reality in the neighborhood. We feel the evolution of the concept is one that sits well with the community and can facilitate future commercial growth along Velp Avenue.

Development Relationship to Neighborhood

Land Use

West Shore Crossing is located behind 2 existing lots on Velp Avenue and along the northern portion of Gray Court. To the west, a small operational shop is owned by Gerald and Gloria Bigelow. To the north, a warehousing facility exists along a relatively narrow east-west lot. A one-story building exists on the western portion of the lot. The neighboring property to the east is Nsight which owns and operates a communications tower. The eastern portion of the lot remains unused and is primarily grass and wetlands with the feel of a nature preserve. The residential units will be placed on this part of the parcel. Additionally, the buildings will be placed in a campus-style arrangement with the focus being an interior pond for storm water management and green space.

Road Access

This proposal takes advantage of existing infrastructure. The under-used Gray Court serves as the entry point for residents. Additionally, an emergency access drive is proposed to extend from the multi-family campus to Buchannan. Buildings and roadways are aligned to allow for realignment of Gray Court in the future to allow for more potential developable commercial property along Velp.

Development Relationship to Velp Avenue Areawide Plan

The Velp Avenue Areawide Plan is an intensive report focused on improving the neighborhood. Areas of emphasis include improving existing conditions, economic development, natural resources, improving neighborhood identity, improving established neighborhoods, and encouraging housing diversity and design.

Improving Existing Conditions
The site consists of open vacant land with access to Gray Court and Buchanan Street. Patches of wetlands exist on the property and investment will be added to a parcel which has been forgotten for many years.

Economic Development
Investment into the existing parcel would bring approximately $3.5-$4 million of value for the multi-family development. Over the past generation, the only reinvestment along Velp Avenue which would be remotely comparable in economic impact is the Shell Convenience Mart/Mini-Mall/Capitol Credit Union redevelopment at Gray and Velp.

Natural Resources
The project is located at open, grassy field with wetland pockets occurring near eastern and northern edge of parcel. The development is arranged to have apartment buildings near these areas to allow for residents to enjoy natural resources of the area.

Improving Neighborhood Identity
Responses from public meetings with neighbors in 2016 consisted of generally negative comments about the current state of the Velp Avenue corridor. Responses describing a future Velp Avenue were much more positive. The primarily single-family residential neighborhood south of Velp has an established WWII era housing stock with a variety of people ranging from first time home buyers to residents who have lived in their homes for a lifetime. A small pocket of multi-family homes exist between Winford and Ethel. At these meetings, these units were generally ill-received by attendees and vocal community members because over the years, these buildings have not seen as much reinvestment as they should have to support property values. Additionally, the design and function of the buildings neither integrate the structures back into the predominantly single-family residences to the south, nor do they establish a relationship back to the street edge of Velp Avenue. Structures like these have not found the best footing within the identity of Velp Avenue and the surrounding neighbors.

Because this site lies at the end of a cul de sac, abutting to the ‘edge of nowhere’ the site itself works well to incorporate a campus-style design layout which focuses the new development around a central design feature, i.e. a green space retention pond. This type of design would not work well within the footprint of a grid patterned, established residential or mixed-use neighborhood as it would cut off integration between neighbors. However, the existing built environment of this site works well to bring in a housing product which has been well received in the metro housing market. This is one of the few sites in the City in which a product like this can work well within the context of the surrounding built environment.

West Shore Crossing Plan Compared to Velp Avenue Areawide Plan

We do believe this concept does fit into the general themes of redevelopment of Velp Avenue and will fit in well with the overall goals of the Velp Avenue Areawide Plan. However, part of the property is a partially located at the Transformative Opportunity Site #4. Site #4 is comprised of 20.5 acres (Western Quadrant and Eastern Quadrant separated by Atkinson Drive) of which the eastern portion of Parcel 18-781 is included in the Site. Site #4 calls for a transformative use which would aim for more of a big box commercial use and/or medium box with smaller commercial outlots. We do acknowledge these goals for the neighborhood. As stated, future commercial use is a goal of neighbors. We feel this plan will bring needed, fresh rooftops which can encourage future commercial growth.

Transformative Site #4 presumes a combination of lots. Presently, the owners of the three properties have not shown interest in combining properties to form one larger lot. While Parcel 18-781 is not currently actively used, parcels to the south and east (We Finance Used Cars and NSight St. Paul Cellular Tower) do have active business*. Currently, the southwest corner of the Western Quadrant of Site #4 begins at the northwest intersection of Gray and Velp with a western plane running perpendicular to Velp Avenue. This western boundary runs north-northeast past a large grouping of wetlands at the northern edge of the NSight property. Site #4 then runs east southeast to Atkinson Drive and then follows the right of way along Atkinson and Velp back to the point of beginning. This proposed amendment starts at the same corner and will have a western plane running perpendicular to Velp for 242 feet; thence run parallel to Velp for 152 feet; thence run perpendicular to Velp back to the North for 622 feet until once again running to the north plane of NSight and continuing along Atkinson and Velp to the point of beginning.*

This plan allows for 7.87 acres of land for potential redevelopment at the western quadrant. To note, wetlands are apart of the Transformative Site #4. At least 2 acres of wetlands appear to exist at the northern edge of Site #4. Additionally, West Shore Crossing building and road alignment is aligned to allow for further potential development along Velp Avenue. The rest of the area within the proposed Transformative Area #4 remains unimproved except for landscaping and grading.

In addition to the Transformative Site Area, this concept does not improve area north of Parcel 18-781-A located at 1082 Velp Avenue. This site is currently a three story residence. This concept does not have improvements south of a plane created by the Perret Homes lot, located west of 1082 Velp. This allows for approximately 242 feet of depth off the Velp Avenue right of way for potential redevelopment. We do believe this gives flexibility for future redevelopment along Velp from Buchannan to Atkinson. The potential for commercial redevelopment with Transformative Area #4 is a hopeful goal for the community. However, Bigelow Rentals does request the right to revisit multi-family development within Transformative Area #4 and the area north of 1082 Velp Avenue at a future date if commercial redevelopment does not occur.

The entire parcel is 8.91 acres. Bigelow Rentals proposes utilizing the 7.96 eastern most acres for multi-family purposes. Bigelow Rentals proposes keeping the western most 0.96 acres of this property as general industrial. Gerald and Gloria Bigelow own a trucking operation to the west of the 8.92 acre

property. Moreover, of the 7.96 acres to be designated for multi-family use 1.11 acres is designed to be unimproved (less landscaping, grading, and drive entrance off Gray Court) for potential commercial redevelopment within Transformative Area #4 and to the rear of the Atkinson house.

In closing, Bigelow Rentals is confident in the success of West Shore Crossing and the fit within the neighborhood. 72 new units would be become a boon to the existing Velp Avenue Area and Mather Heights neighborhoods. Not only has reinvestment into commercial business been generally stagnant over the past generation in the Velp Avenue Area, post WWII homes have kept a set amount of housing stock in the neighborhood. The additional homes would bring an influx of residents of a variety of ages to the neighborhood. The multi-family product would be different from the existing, small amount of multi-family product in the neighborhood insofar as the apartment buildings would offer many more amenities than existing multi-family residential properties.

Attached at the end of this document is a site scale comparison to other commercial box developments in the area. We feel this concept allows for needed space to develop a larger retail site with remaining undeveloped land on at West Shore Crossing. We feel this reinvestment back into the neighborhood can elicit further additional neighborhood redevelopment throughout the corridor. We ask for your consideration to modify the Comprehensive Plan to allow for multi-family residences at 1060 Gray Court.

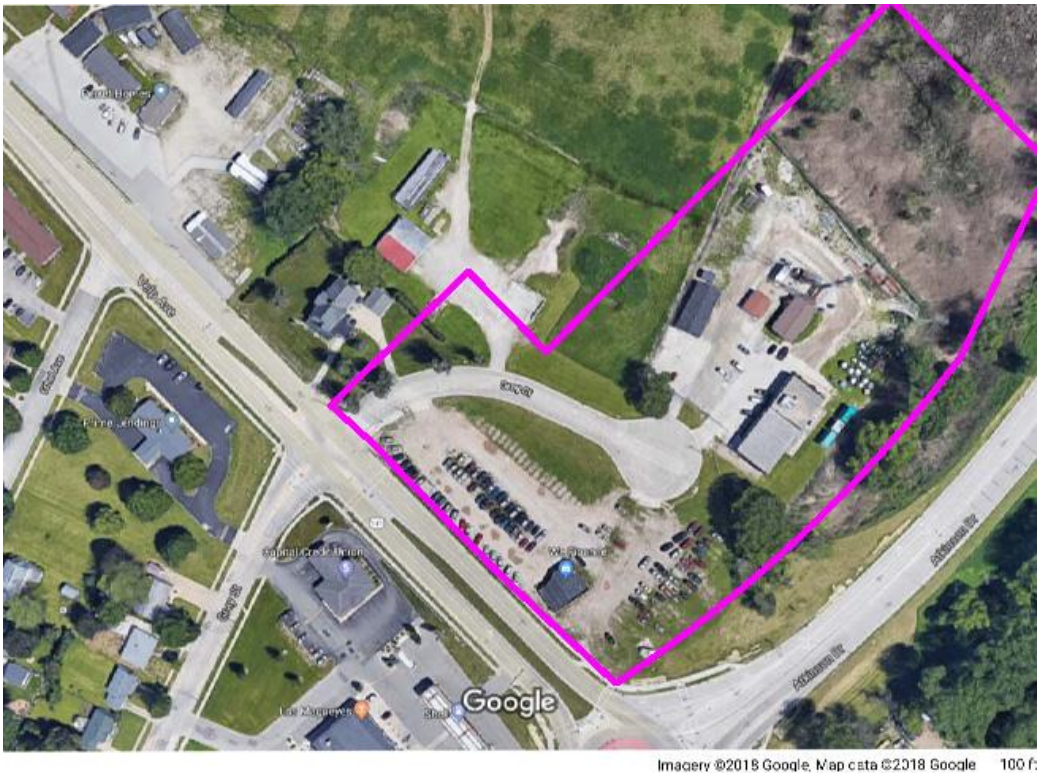
Site Scale Comparison

Through our conversations with the community members, our initial plans have changed to allow for more land to potentially become commercially developed in the future.

1) Cease improvements along plane which is the northern boundary of the existing Perret Homes site. This could encourage future development of parcels 18-781-7 and 17-781A as the depth of redeveloped land would be 242 feet.
2) Extend plane off west edge of Gray Court to north 242 feet to meet aforementioned plane. This allows a uniform depth which has been feasible in medium box development and could potentially be in larger box development with sites which utilize more of a custom design

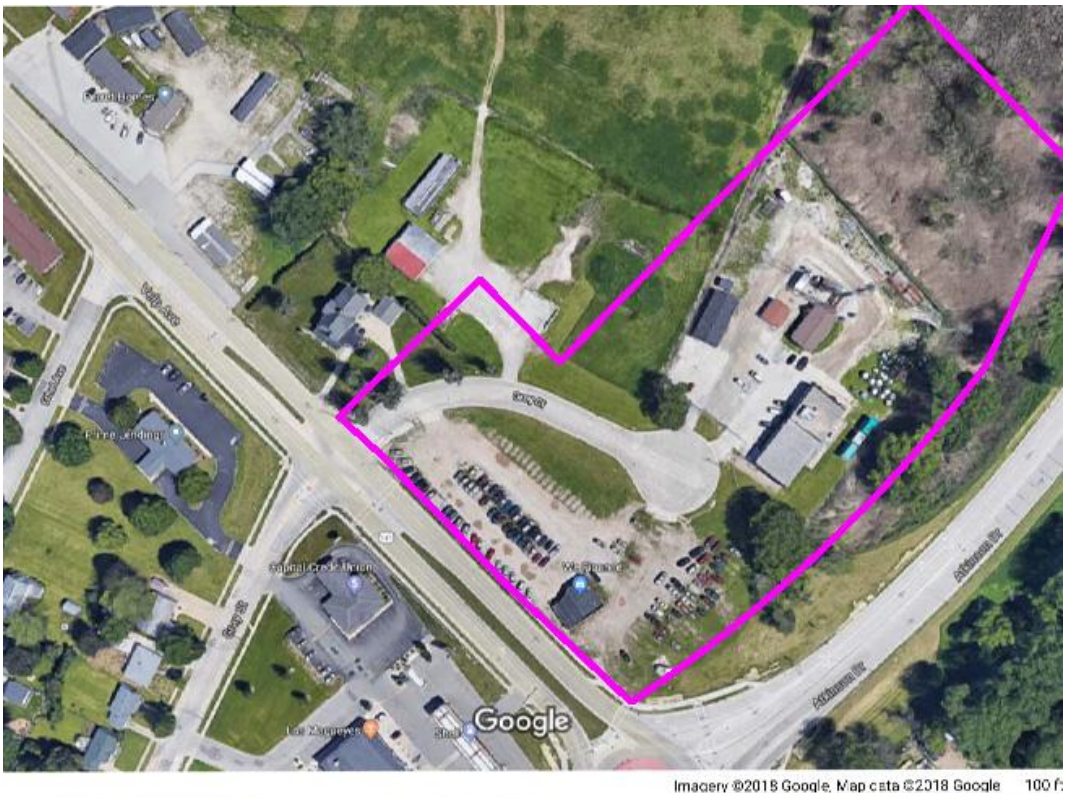
We have attached imagery and statistics for a variety of medium and big box stores in the area. The main themes which repeat are the following:

1) Older sites lack green space. Any future development must incorporate more greenspace. This will occur because approximately 2 plus acres of the potential commercial area is wetlands on this site. Second, current standards will require more green space then many of these examples of box stores built in the past
2) The main component of lack of green space is because of oversized, dramatically underused surface parking lots. Many of these sites could shed large swaths of property if not for large black top environments.



Our plan proposes usage within the purple outline on the site. The West Shore Crossing plan will have an access point off Gray Court, but further current improvements will not extend into this area. The following pages demonstrate current usage of commercial spaces in the city compared to West Shore Crossing's proposed commercial space for the Velp Avenue Areawide Plan Transformative Opportunity Site #4. Both images are at the same scale.

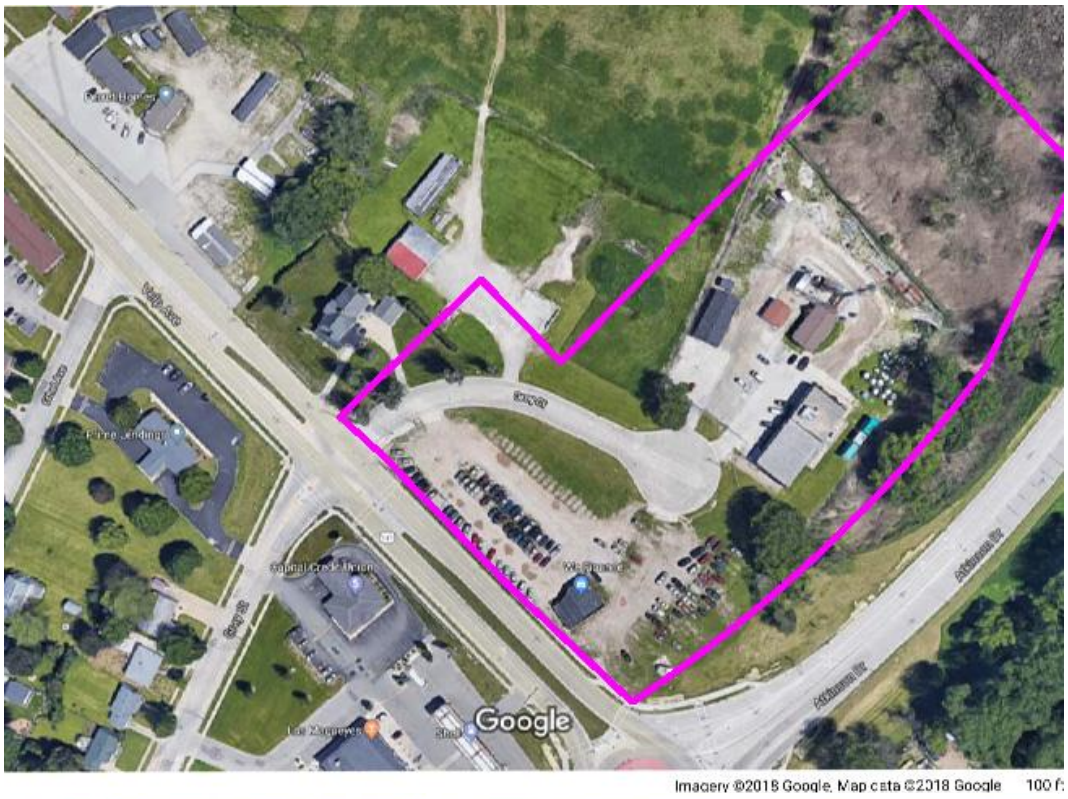
We believe the amount of space remaining for future commercial purposes meets the spirit of the Velp Avenue Areawide Plan and will allow for needed space for a larger scale development, especially with design which focuses on building site specific uses, rather than large parking lots.



Festival Foods West Mason Street

Site Characteristics	
Overall Size	6.6 Acres
Road Frontage / Depth	570’ Frontage / 500’ Depth
Parking	330 Total Stalls
Typical Parking Usage	150 Stalls Google Maps
Typical Parking Percentage Use	45%

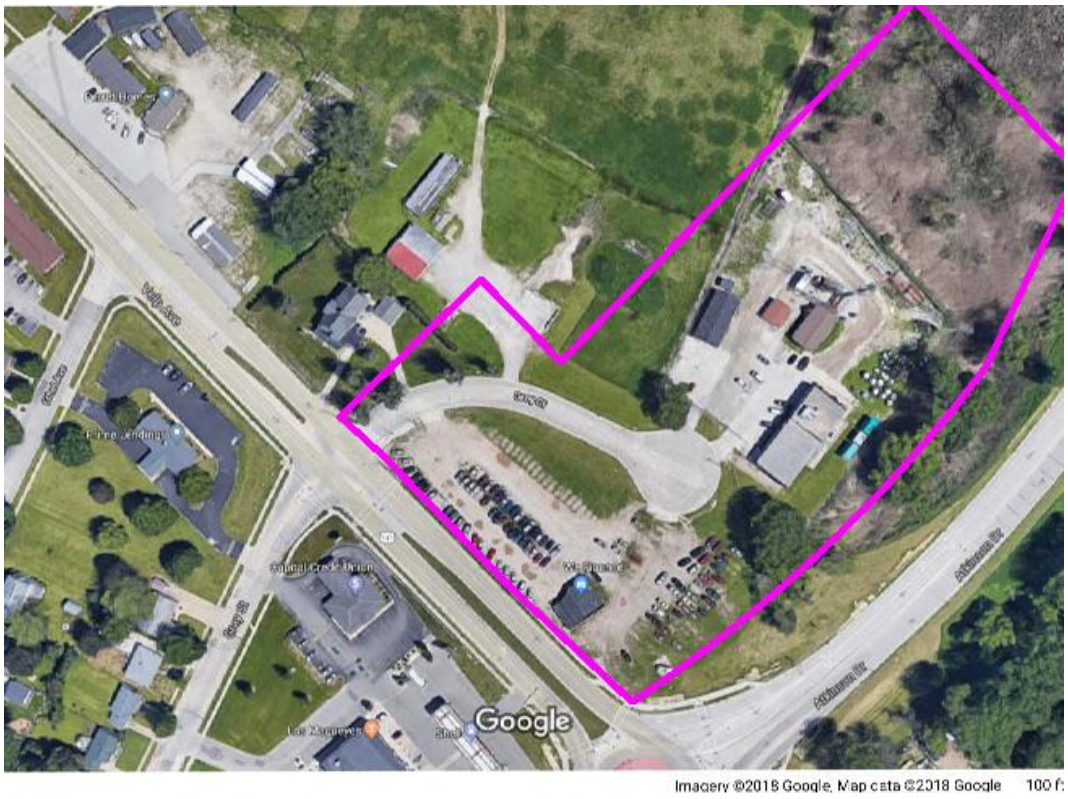
Large box store with little greenspace. Even with large building footprint, parking takes up majority of site.



Toys R' Us West Mason Street

Site Characteristics	
Overall Size	5.5 Acres
Road Frontage / Depth	340' Frontage / 630' Depth
Parking	318 Total Stalls
Typical Parking Usage	27-30 Stalls Google Maps / Brown County GIS
Typical Parking Percentage Use	9%

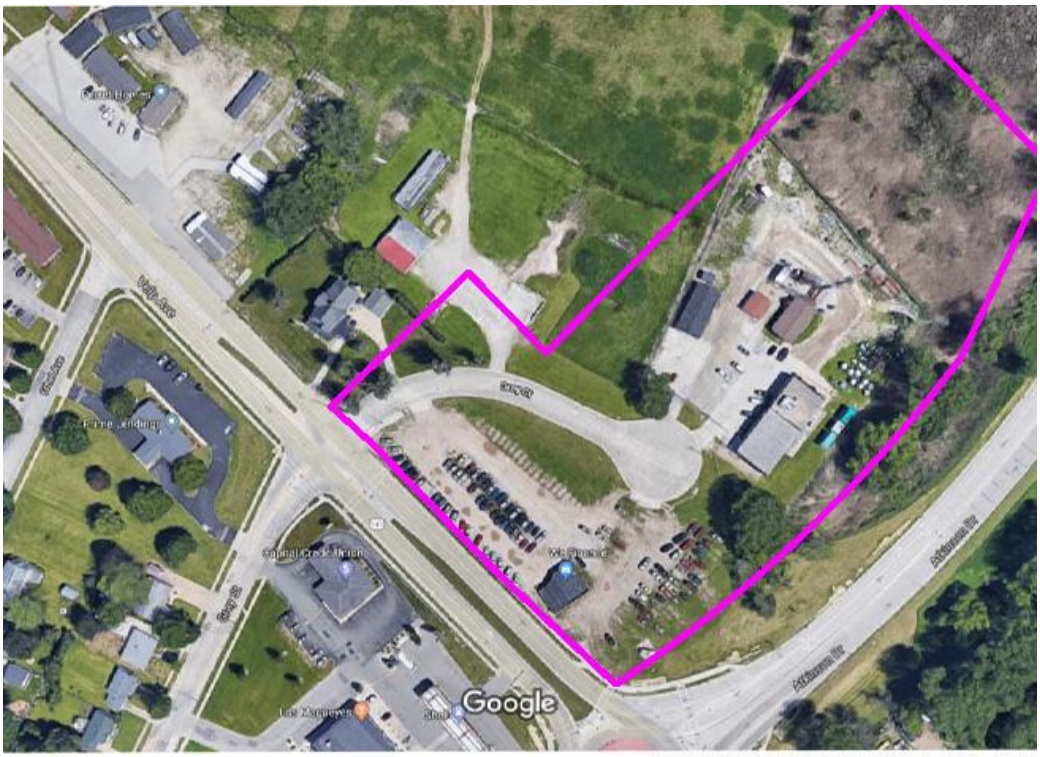
Large box store with little greenspace. Parking lot is dramatically oversized. Existing user is going out of business.



Pick N Save Lombardi Ave

Site Characteristics	
Overall Size	5 Acres
Road Frontage / Depth	450’ Frontage / 500’ Depth
Parking	273 Total Stalls
Typical Parking Usage	95-131 Stalls Google Maps / Brown County GIS
Typical Parking Percentage Use	35-48%

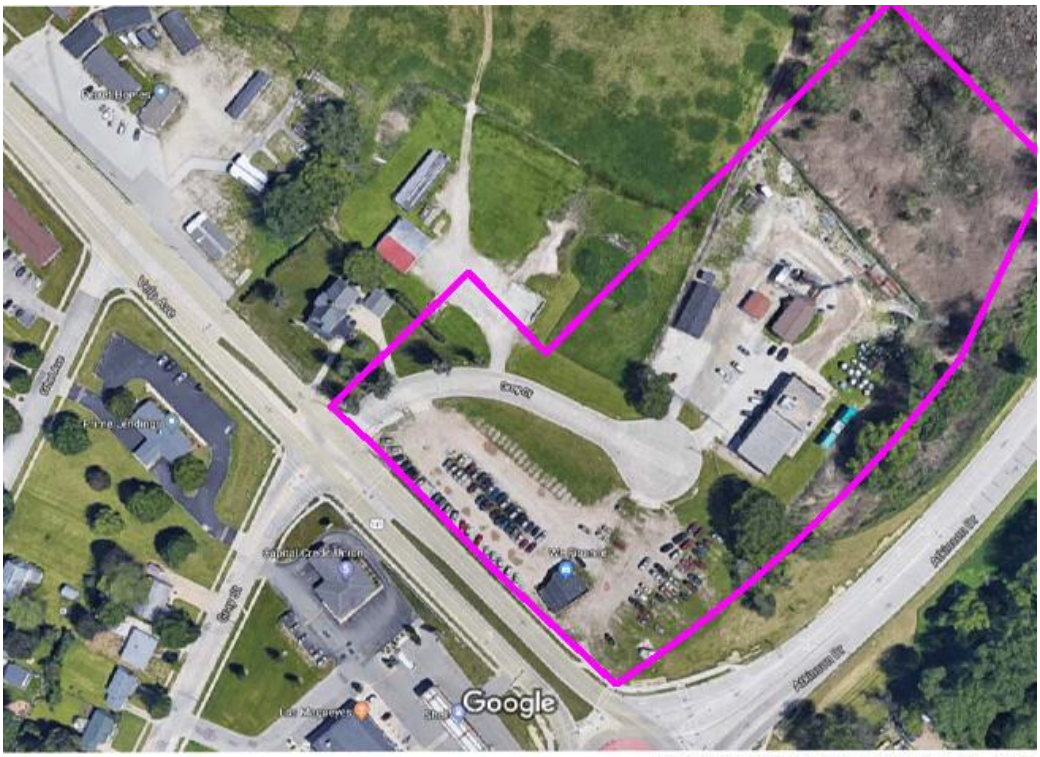
Large box store with little greenspace.



Webster Avenue Market

Site Characteristics	
Overall Size	2.4 Acres
Road Frontage / Depth	310’ Frontage / 350’ Depth
Parking	118 Total Stalls (Marked and Unmarked)
Typical Parking Usage	32-58 Stalls Google Maps / Brown County GIS
Typical Parking Percentage Use	28-42%

Medium Box Neighborhood Store with no green space. Used parking also includes autos parked on south edge of property. Webster Ave Market land includes these stalls, but generally the stall users frequent the adjacent strip mall



Walgreens East Main at East Mason

Site Characteristics

Overall Size	2.4 Acres
Road Frontage / Depth	375’ Frontage / 275’ Depth
Parking	136 Total Stalls
Typical Parking Usage	13-18 Stalls Google Maps / Brown County GIS
Typical Parking Percentage Use	10-13%

Medium Box Pharmacy with some green space. Parking lot remains dramatically oversized. Parking in lot could be used in conjunction with neighboring supper club during large scale hosted event such as wedding.

Multi Family Development Proposed Layout

1060 Gray Court Green Bay

N BUCHANAN ST

VILLAGE

VELP AV

GRAY CT

74.97'

211.21'

115.00'

223.30'

32.95'

105.47'

N25°53'40"E 309.38'

0.96 Acres To Remain Zoned General Industrial

Existing Gravel Drive-Entrance/Egress Access Route

Signed Emergency Access Route

Under Improved for Potential Future Commerical

84.69'

173.04'

64.77'

325.30'

120.55'

108.34'

365.00'

367.41'

BLDG. 1 12 UNIT

SWM CONSTRUCTION 27,000 SQ. FT. TOTAL AREA

Graphic Scale 0 100 200 300 400 500

North

Bigelow

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

TAX PARCEL NO. 18-781

Layout
Winter 2018

File: testB-14217Site Plan 030118.dwg Data File: B-14217 Fieldwork Completed: Sept. 17

SCALE 1"=100'
DRAWN BY JEL

PROJECT NO. B-14217
SHEET NO. 1 of 1
DRAWING NO. S-2900

Land Underdeveloped for Potential Transformation Site #4 Development

GRAY ST

VELP AV

500' VELP AV

GRAY CT 378'

ATKINSON DR

553'

242'

622'

152'

365.00'

367.41'

173.04'

84.69'

64.77'

84.69'

120.55'

152.09'

108.34'

32.95'

Signed Emergency Access Route

30' WETLAND SETBACK

DRIVE ALIGNED FOR ABILITY TO ADJUST TO POTENTIAL REALIGNED FUTURE GRAY COURT FOR MAXIMIZED DEVELOPABLE AREA.

Land unimproved for potential future commercial redevelopment along Velp

BLDG. 1 12 UNIT

343,000 SF Total Area For Potential Commercial Redevelopment

Graphic Scale 0 100 200 300 400 800

North

1060 Gray Court Green Bay

Bigelow

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

TAX PARCEL NO. 18-781

Transformative Area #4
Winter 2018

File: testB-14217Site Plan 030118.dwg Data File: B-14217 Fieldwork Completed: Sept. 17

SCALE 1"=100'

DRAWN BY JEL

PROJECT NO. B-14217

SHEET NO. 1 of 1

DRAWING NO. S-2942

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Paul Neumeyer, Staff

AGENDA ITEM # L.2.

To authorize a Conditional Use Permit (CUP) to allow a car wash in a Community Center Commercial (C3) District located at 1053 Velp Avenue, subject to:

A. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.
B. Hours of operation for the car wash shall start no earlier than 7:00 a.m. and end no later than 10:00 p.m. per the daytime hours as part of Chapter 27.203 Regulation of Noise, Public Peace and Good Order.
C. All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.
D. Retention of the existing west elevation façade transparency.

BACKGROUND

Primary Address: 1053 Velp Avenue

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: To establish a single stall drive through car wash along the western portion of the existing building. A Conditional Use Permit (CUP) is required for a car wash in the C3 district.

Subject Parcel Zoning and Land Use:
Subject Property: Community Center Commercial (C3).
The property currently includes an existing multi-tenant building with a convenience store and fuel Island.

Surrounding Zoning and Land Uses:
North: General Commercial (C1), General Industrial (GI), Light Industrial (LI) Capital Credit Union/auto sales.

South: Low Density Residential (R1) Single- and two-family residences

East: Medium Density Residential (R2), vacant parcel, single-family residences

West: Community Center Commercial (C3)/ Low Density Residential (R1) vacant, single-family residences

Comprehensive Plan: The 2022 Smart Growth-Green Bay Comprehensive Plan recommends commercial land uses on this parcel; the current use and proposed car wash would be consistent with the Plan.

Analysis: The site was approved for a Conditional Use Permit (CUP) to establish the convenience store with fuel islands in 2009. The current proposal is to construct a car wash within an existing tenant space on the west end of the building. The north and south façade will be modified to provide for the overhead doors for the car wash but, the west façade will retain its current transparency. A copy of the site plan and building elevations are provided within this agenda.

Principal access for the car wash would come from the west off of Gray Street to enter the car wash. The access is provided through an easement via the adjoining corner parcel allowing for sufficient queuing for vehicles entering the car wash. As part to the original development a residential buffer was provided along the southern property line and was intended to block light trespass coming from vehicle headlights. Due to the proximity to residential properties and the general nature of noise associated with car washes, staff is recommending limited hours of operation as a condition of approval.

Ald. R. Scannell and adjacent property owners within 200 ft. of the subject area have been notified of the request. At the time this report was drafted, staff has received one inquiry from an adjoining owner; those comments are attached within this agenda.

RECOMMENDATION

Approval of the request, subject to:

1. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

2. Hours of operation for the car wash shall start no earlier than 7:00 a.m. and end no later than 10:00 p.m. per the daytime hours as part of Chapter 27.203 Regulation of Noise, Public Peace and Good Order.

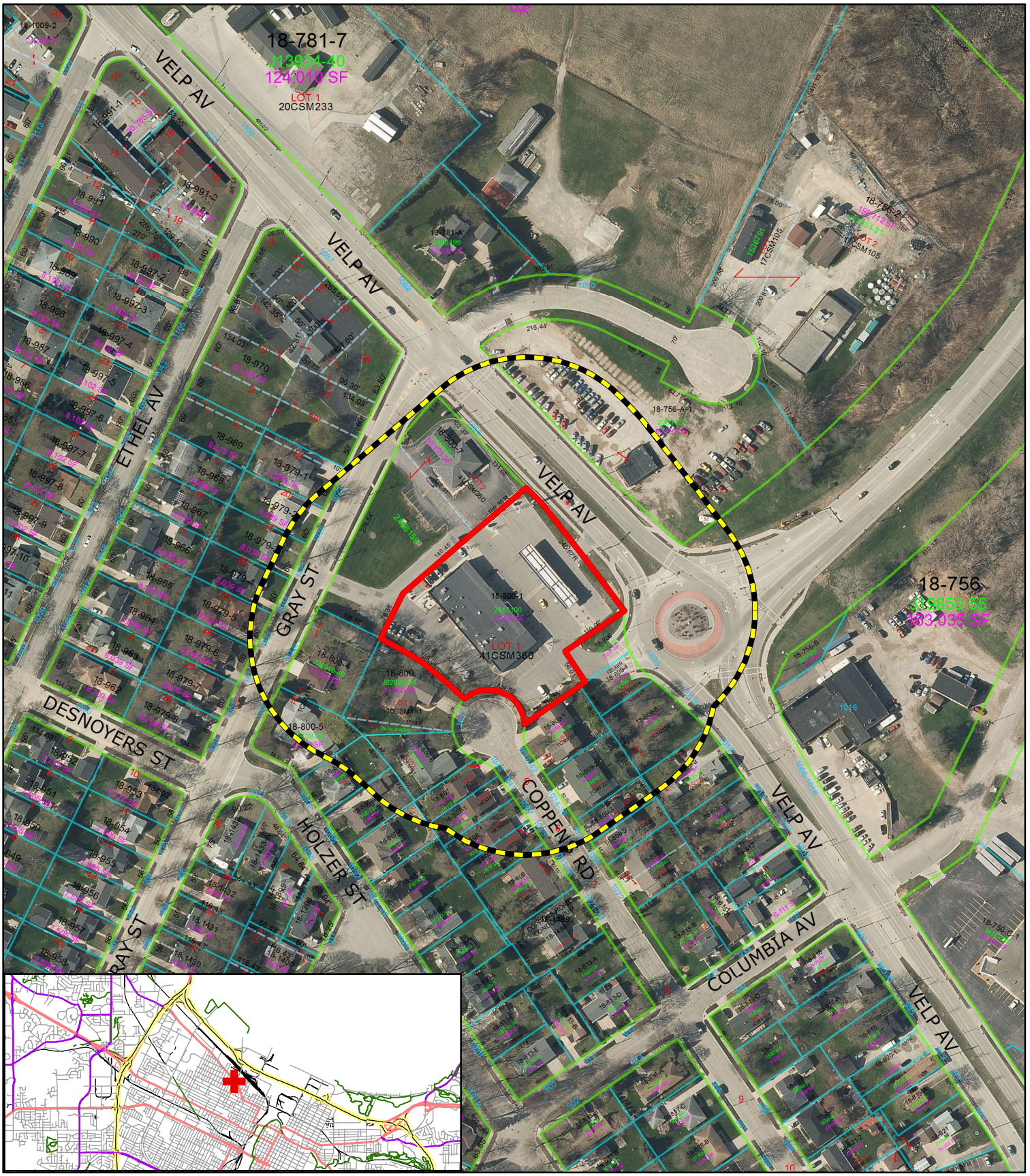
3. All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.

4. Retention of the existing west elevation façade transparency.

FISCAL IMPACT

ATTACHMENTS

1. ZP18-11 letter
2. Site Plan
3. Greg D Comments



Subject Area

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 PN

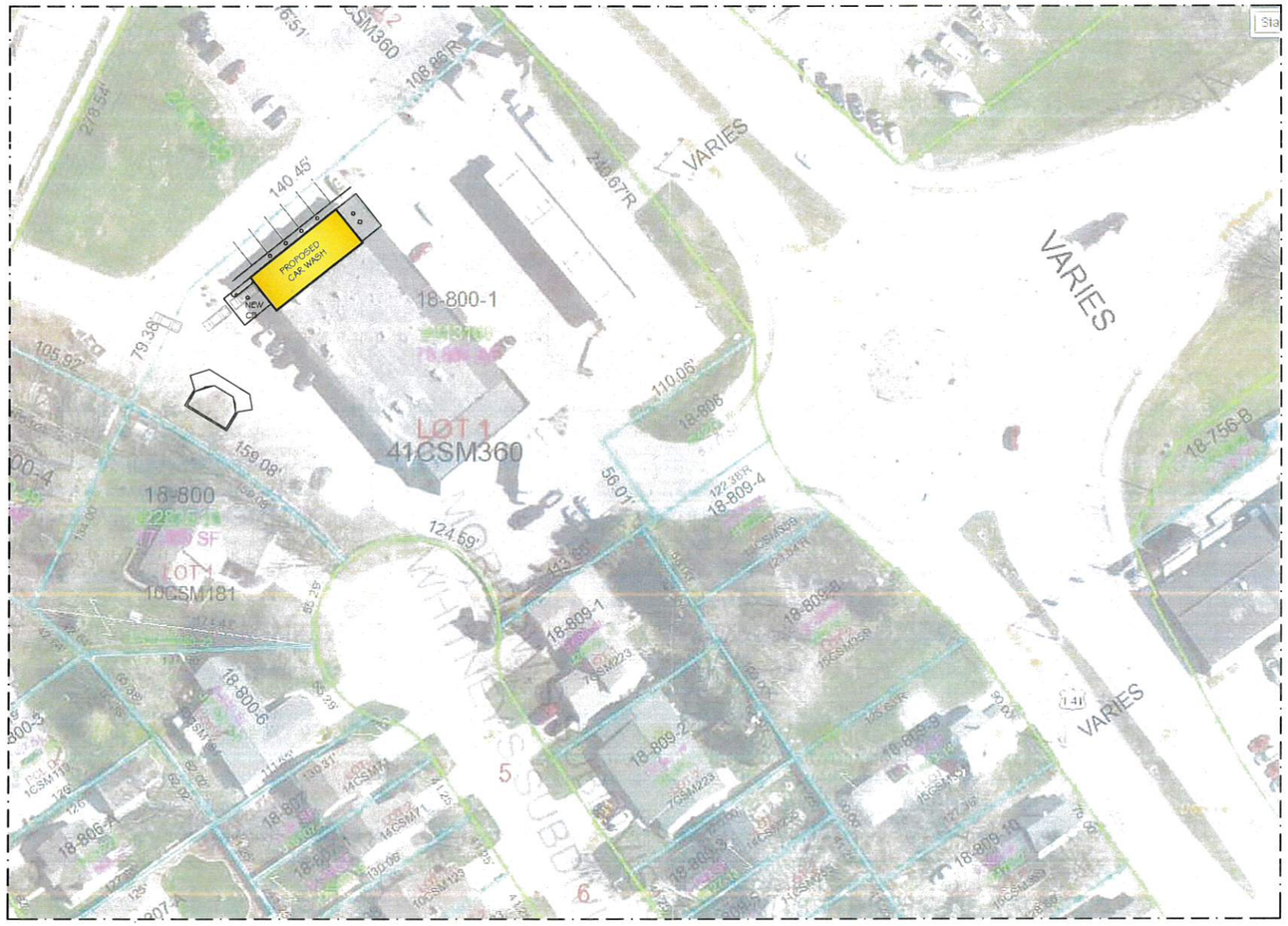
N

0 5,000 10,000
Feet

Zoning Petition (ZP 18-11)
Conditional Use Permit (CUP) - 1053 Velp Avenue

BAYLAND

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR



CONCEPTUAL SITE PLAN

DISCLAIMER: THE SITE INFORMATION PROVIDED IS BASED ON SOURCES BELIEVED TO BE RELIABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. BAYLAND BUILDINGS INC. MAKES NO GAURANTEE, WARRANTY, OR REPRESENTATION AS TO THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION.

APPROVED

OWNERS SIGNATURE _____ DATE _____

SALES REPRESENTATIVE _____ DATE _____

(APPROVAL NOT VALID w/o SIGNATURE)

SITE PLAN
SCALE: 1" = 40'-0"

0 20' 40' 80'
SCALE: 1" = 40'-0"

PROPOSED BUILDING FOR:

17-9803

, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -

SALES REP:
TOM AMBROSIUS
(920) 371-2544

DRAWN BY: DPO

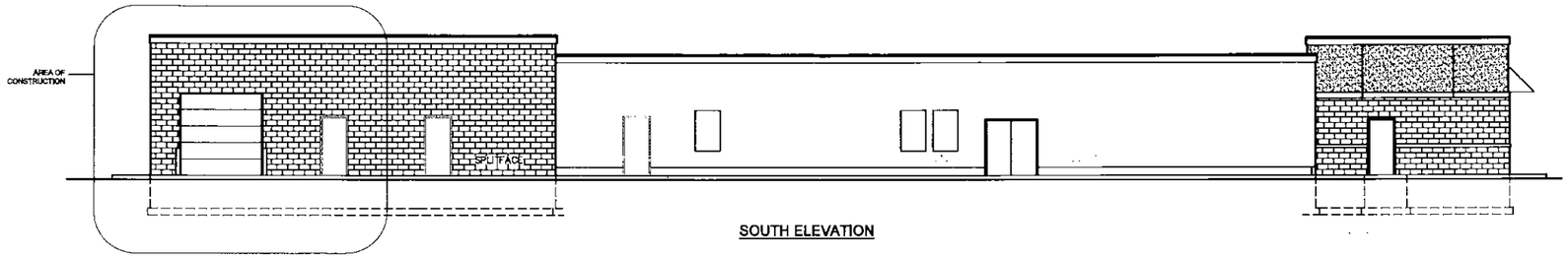
DATE: 6-13-17

REVISIONS:
⚠ - -

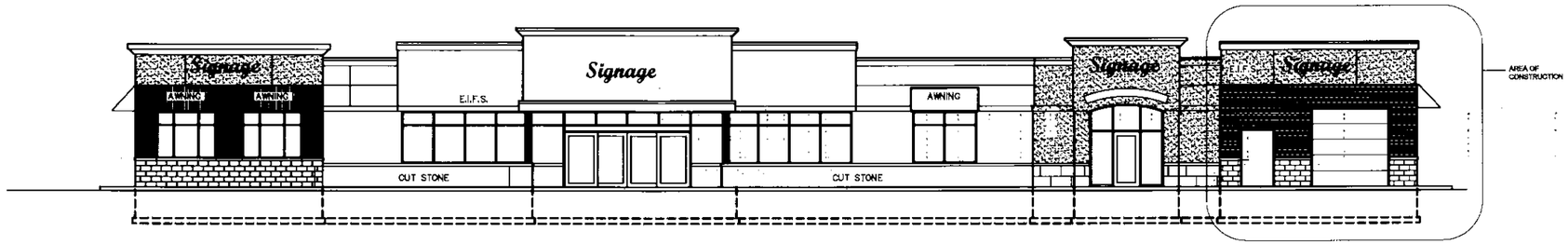
ISSUED FOR:
- [X] PRELIMINARY
- [ ] BID SET
- [ ] CONSTRUCTION

SHEET

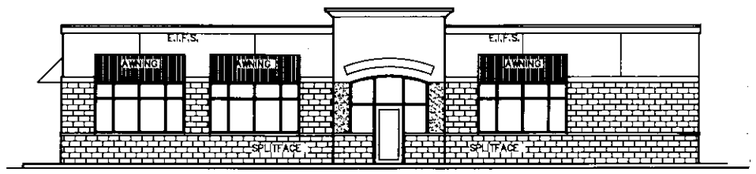
C1.0



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXISTING CONDITIONS

FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION

APPROVED

OWNERS SIGNATURE _____ DATE _____

SALES REPRESENTATIVE _____ DATE _____

APPROVAL NOT VALID UNTIL SIGNATURE

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

CUSTOMER'S NAME

, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTATIVE, CAN LEGALLY RESULT IN THE ELIMINATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: DPO

DATE: 4-12-18

REVISIONS:

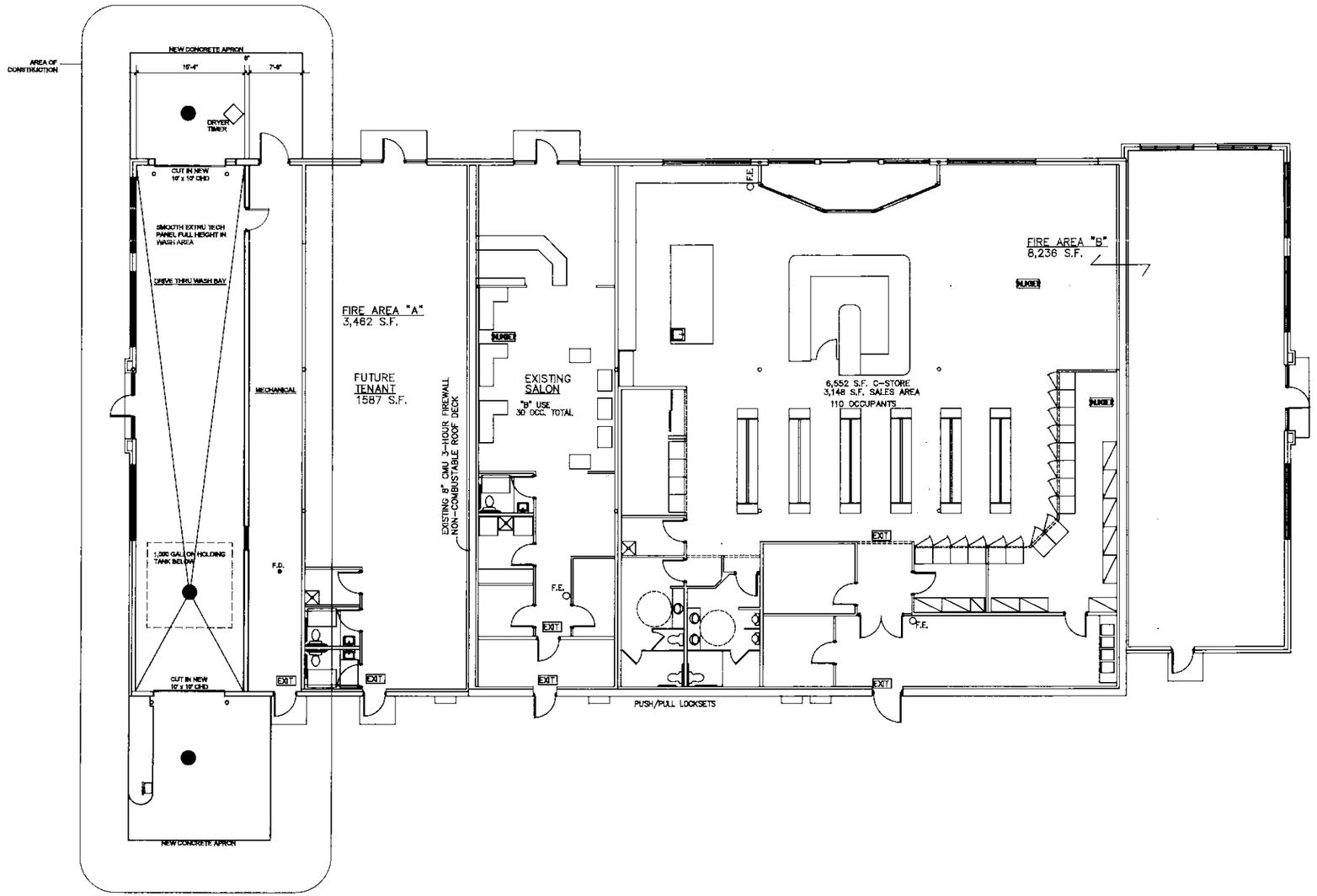
1	-	-

ISSUED FOR:

- [X] PRELIMINARY
- [ ] BID SET
- [ ] CONSTRUCTION

SHEET

A1.1



EXISTING CONDITIONS

FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO CONSTRUCTION

APPROVED

OWNERS SIGNATURE _____ DATE _____

SALES REPRESENTATIVE _____ DATE _____

(APPROVAL NOT VALID w/o SIGNATURE)

FLOOR PLAN

SCALE: 1/8" = 1'-0"

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 496-9300 FAX (920) 496-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

CUSTOMER'S NAME

, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY.

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOW AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE DEMOLITION OF CONSTRUCTION OR BUILDINGS BEING BUILD AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -

SALES REP: TOM AMBROSIUS (920) 371-2544

DRAWN BY: DPO

DATE: 4-12-18

REVISIONS:

1	-	-

ISSUED FOR:

- [x] PRELIMINARY
- [ ] BID SET
- [ ] CONSTRUCTION

SHEET

A1.0

Dear Paul N and Stephanie H:

Just to recap my brief conversations with both of you today.

My concerns:

- Finding common sense ways to promote being a good neighbor and benefit the business for the neighborhood by:
    - Keeping business related noise including car wash machines and blowers to a minimum (so neighbors can enjoy their homes, outdoor spaces, and sleep)
    - Keeping areas clean and buffered from unsightly trash/pallets/waste with proper berms and taller fencing
    - Keeping area lighting to a minimum to reduce light pollution
    - Keeping safety in mind such as not pile large snowbanks where people walk or have to pull out into traffic
    - Preventing additional water run off that may flood neighboring yards
    - Maintaining or replacing trees/bush landscaping to enhance the neighborhood look and feel

I would be against having the car wash located at:

- 1029 and 1035 Velp Avenue due to close proximity of the neighbor's yards and bedrooms and the devaluation of my property at 1034-1036 Coppens Rd
- 1053 Velp Avenue if the car wash blower or noise impacts my neighbors living in the Coppens Rd cul de sac or Gray Street adjacent to this property. If the noise it kept to the north end (Velp side), it may alleviate this issue due how sound travels and there are no residential neighbors to the north.

I would be open to purchasing another 25-30 feet immediately behind 1034-36 coppens Road if it helps the city easier maintain this unused parcel of land. Purchasing all the way to Velp would not make sense due to maintaining of sidewalks in winter. If the city decides to not sell it and make it green space, I would be willing to purchase some large White Pine Trees or other screening potential landscape to reduce the road noise from the Velp Avenue Interchange that has now occurred since the prior houses were removed.

If I cannot attend on Monday, May 7th, please share my summary above and keep me informed of any outcomes or next steps.

Regards,

Greg DeLaruelle

Property Owner: 1034/1036 Coppens Road

920-217-9240

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # L.3.

To create a Planned Unit Development (PUD) at 215 N. Webster Avenue, subject to the draft PUD.

BACKGROUND

Primary Address: 215 North Webster Avenue

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: To allow the redevelopment of the former Whitney School to residential dwelling units and the construction of townhomes along S. Van Buren Street and Pine Street.

Subject Parcel Zoning and Land Use: Office/Residential (OR) Vacant Whitney School and related parking areas.

Surrounding Zoning and Land Uses:
North: General Commercial (C1) Commercial/CVS Pharmacy

South: Office/Residential (OR) Residential

East: Office/Residential (OR) Residential

West: Office/Residential (OR) Residential

Comprehensive Plan: The 2022 Smart Growth Comprehensive Plan designates this area as High Intensity Residential, Office or Housing (HIROH). The proposed uses area is consistent with the recommendations of the Comprehensive Plan.

Analysis: The property owner/developer, Whitney School Development, LLC., is proposing to create a total of 23 units in the former Whitney School building and construct a total of 12 townhomes that front along both S. Van Buren Street and Pine Street. Of the 12 units, three (3), three-unit townhomes will be built along S. Van Buren Street and one (1), three-unit townhome along Pine Street. The developer plans to create two separate lots, one for the former Whitney School building and a second for the townhomes.

There are two curb cuts on Pine Street and one on Cherry Street for access to the site; there is no access from S. Van Buren Street. An internal drive will connect the townhomes and the school with a private drive loop on site that connects the two parcels. An internal central green space is located directly to the rear of the school building which is shared by the loft apartment residents as well as townhome residents. The two-story townhomes are setback approximately 5 ft. from the right-of-way and have attached garages to the rear of each unit. Construction and redevelopment of the site is planned for the fall of 2018.

The Planning Staff has prepared a draft PUD ordinance and is attached within this agenda packet. The PUD

address three deficiencies in which the developer was not able to comply with within the current OR zoning standards: The OR district requires a 60/40 mix of impervious to pervious coverage, the development is being allowed to have a 75/25 balance. As a whole, the site would be compliant; however, the future land division reduces the green space for the proposed townhome site.

The setbacks for residential properties within the OR district require a 15 ft. setback. The PUD permits a reduction to 5 ft. which is similar to townhomes in the block to the north as part of the Whitney Park townhomes. Finally, the proposed townhomes are short four parking spaces under the current requirement of two spaces per unit. Staff is recommending that 20 spaces are allowed, all within an enclosed garage.

Ald. R. Scannell and adjacent property owners have been notified of the request. Staff received no inquiries regarding this request as of the drafting of this report. Staff is recommending approval of the request subject to the draft PUD.

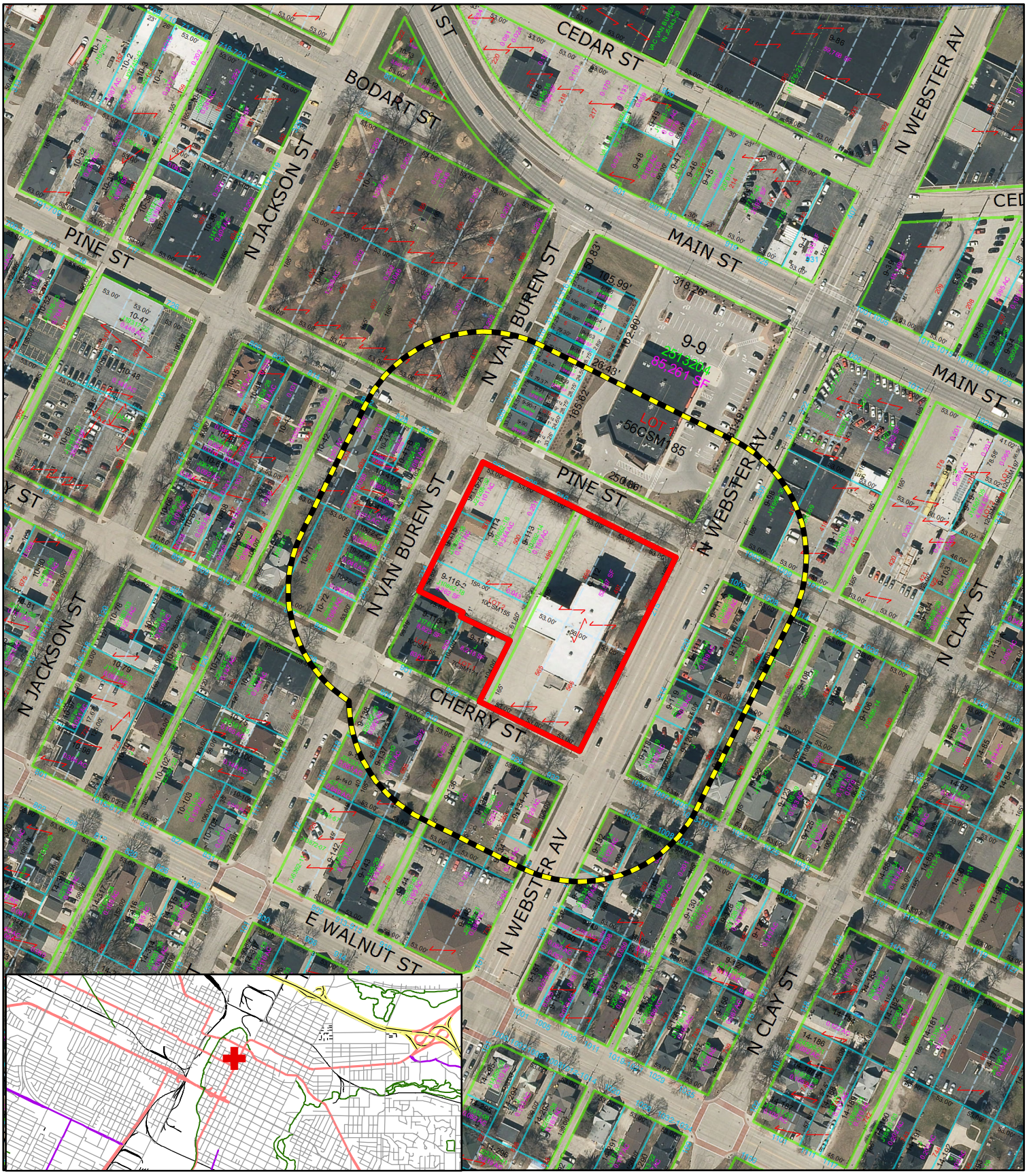
RECOMMENDATION

Approval of the request, subject to the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP18-14 letter
2. Exhibits A-D scanned
3. ZP 18-14 PUD Final Draft



Subject Area

200' Property Owner Notice

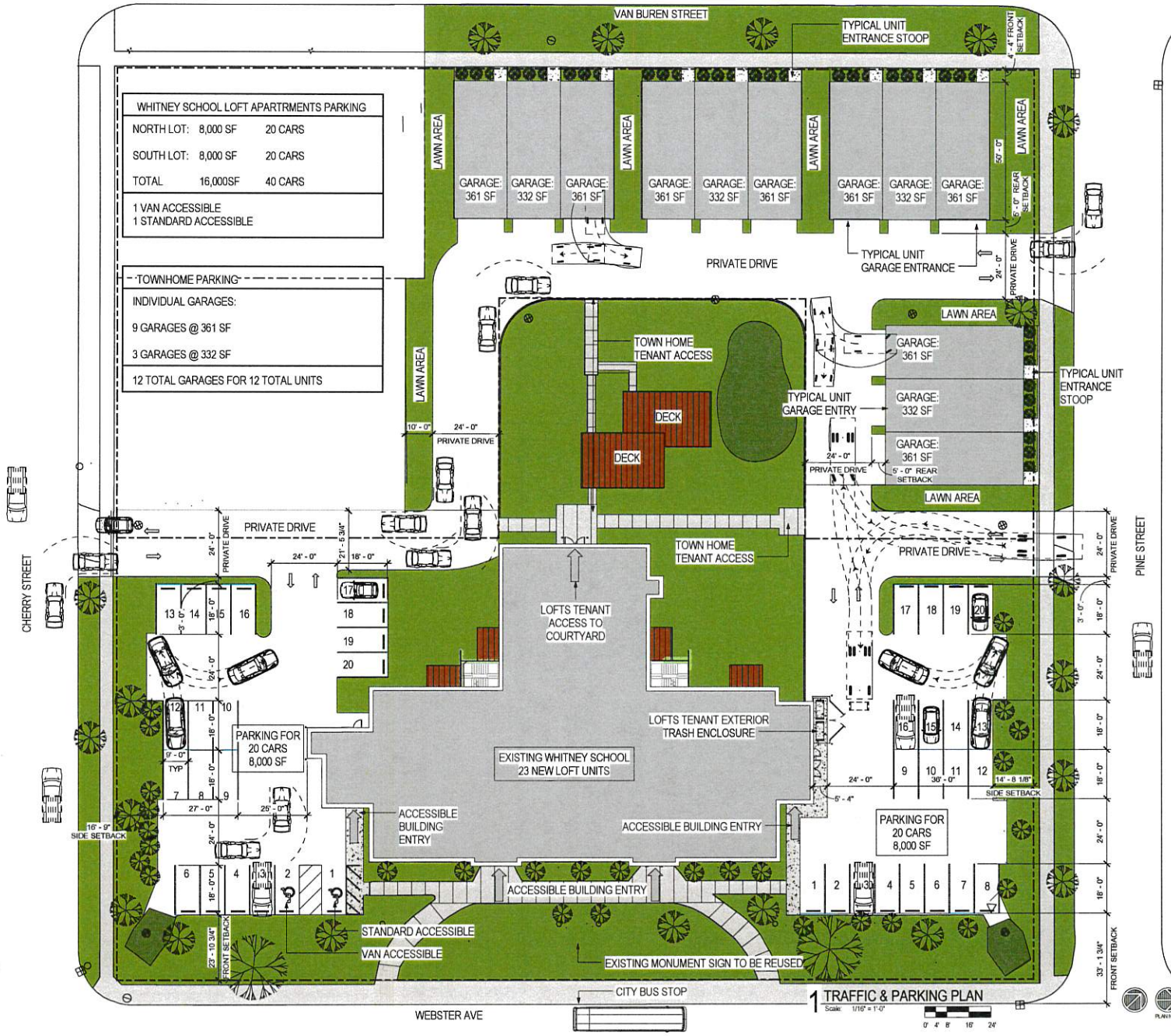
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by PN

N

0 5,000 10,000 Feet

Zoning Petition (ZP 18-14)
Proposed Planned Unit Development (PUD) -
215 North Webster Avenue

EXHIBIT A



T 414.220.9640
F 414.220.9595
P.O. Box 510663
Milwaukee, WI
53203

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

CONSULTANTS:

PUD SET

WHITNEY SCHOOL HISTORICAL REHAB & TOWN HOMES

215 N WEBSTER AVE, GREEN BAY, WI, 54301

SHEET TITLE
ITEM 9 - TRAFFIC & PARKING PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	170103.02
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-9

EXHIBIT B

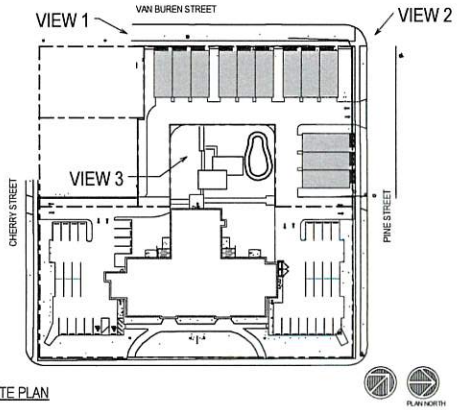
VIEW 1- VIEW FROM CHERRY ST. AND N. VAN BUREN ST.

VIEW 2- VIEW FROM PINE ST. AND N. VAN BUREN ST.

NOTES:

1. STANDING SEAM PITCHED METAL ROOF: DARK NEUTRAL COLOR, APPROX. 26' HIGH FROM STREET LEVEL
2. VINYL CLAPBOARD SIDING, TYP. 4" HIGH ON ALL FOUR SIDES: DARK NEUTRAL COLOR
3. VINYL CLAPBOARD SIDING 4" HIGH TYP. AT FIRST FLOOR PROJECTED VOLUMES: WARM NEUTRAL COLOR
4. METAL PANEL DEMISING WALL BETWEEN TOWNHOME UNITS: DARK NEUTRAL COLOR
5. WOOD SLAT END WALL AT CORNER TOWNHOME UNITS
6. FRONT ENTRY STOOP WITH RECESSED ENTRY DOOR, TYP.
7. METAL GUARDRAIL WITH BLACK STEEL SUPPORTS AND STAINLESS STEEL CABLE RAILING AT ALL BALCONIES
8. VINYL CASEMENT WINDOWS, TYP.: DARK NEUTRAL COLOR
9. VINYL PATIO DOOR AT CORNER TOWNHOME UNITS
10. 5' SETBACK AND LANDSCAPE BUFFER, TYP.
11. EXISTING CONCRETE SIDEWALK
12. 2' X 2' IPE WOOD DECKING AT ALL BALCONIES

VIEW 3- VIEW OF INTERIOR COURTYARD LOOKING TOWARDS THE TOWNHOMES



KEY SITE PLAN

T 414.220.9640
F 414.220.9595

P.O. Box 510663
Milwaukee, WI
53203

CONSULTANTS:

PUD SET

WHITNEY SCHOOL HISTORICAL REHAB & TOWN HOMES

215 N. WEBSTER AVE. GREEN BAY, WI. 54301

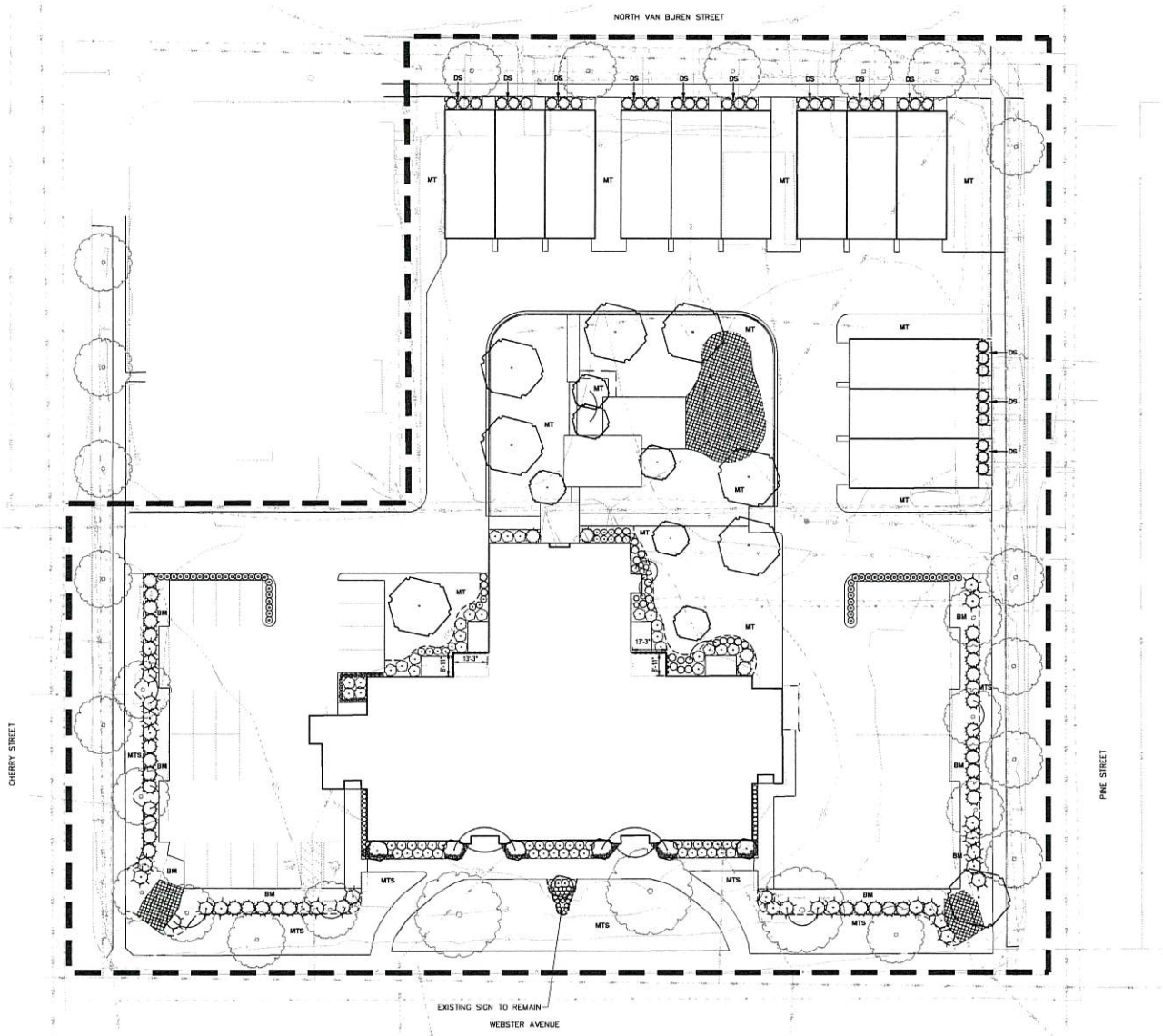
SHEET TITLE
ITEM 6 - TOWNHOME ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	170103.02
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-6.2

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

EXHIBIT C



0 10' 20' 40'
SCALE: 1" = 20'

LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- PROPOSED ALUMINUM EDGER
- EXISTING TREES TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- RAIN GARDEN PLUG PLANTING AREAS

MT	MANICURED TURF - SOD
MTS	MANICURED TURF - SEED (RESTORATION)
BM	SHREDDED BARK MULCH
DS	DECORATIVE STONE MULCH

T 414.220.9640
F 414.220.9595

P.O. Box 510663
Milwaukee, WI
53203

CONSULTANTS:

GRAEF
1150 SPRINGHURST DRIVE
SUITE 201
GREEN BAY, WI 54304
920 / 562 3440
www.graef-usa.com

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USE FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

WHITNEY SCHOOL HISTORIC REHAB

WEBSTER AVE, GREEN BAY, WI

SHEET TITLE: LANDSCAPE PLAN AND SCHEDULE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	161102
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-8

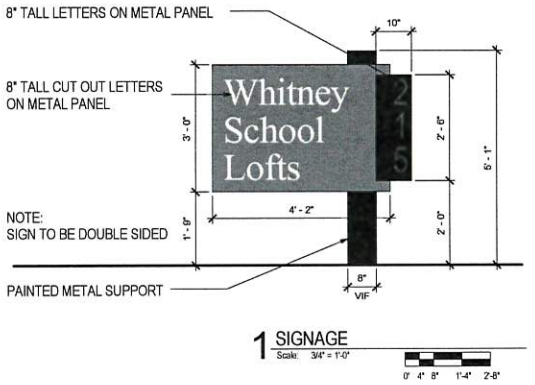
EXHIBIT D

WEST ELEVATION

NORTH ELEVATION

WEBSTER AVE. ELEVATION

SOUTH ELEVATION



1 SIGNAGE
Scale: 3/4" = 1'-0"

0" 4" 8" 1'-4" 2'-8"

T 414.220.9640
F 414.220.9595

P.O. Box 510663
Milwaukee, WI
53203

CONSULTANTS:

PUD SET

WHITNEY SCHOOL HISTORICAL REHAB & TOWN HOMES

215 N. WEBSTER AVE. GREEN BAY, WI 54301

SHEET TITLE:
ITEM 6 & 11 - WHITNEY SCHOOL ELEVATIONS & SIGN ELEVATION

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	170103.02
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-6.1

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

ZONING ORDINANCE NO. 00-18

AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 215 NORTH WEBSTER AVENUE FOR THE REDEVELOPMENT OF WHITNEY SCHOOL AND PROPOED TOWNHOMES
(ZP 18-14)

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described properties:

Legal Description: PLAT OF NAVARINO LOTS 496, 497, 498, 565, 566 & 567 & E1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-112

Legal Description: LOT 2 OF VOLUME 10 CSM, PAGE 155 BEING ALL OF LOT 2 VOLUME 7 CSM, PAGE 171, MAP NO. 1737 BNG PRT OF LOTS 562,563 & 564 PLAT OF NAVARINO & W1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-116-2

Legal Description: NAVARINO PLAT S 1/2 OF LOT 501
Tax Parcel: 9-115

Legal Description: NAVARINO PLAT N 1/2 OF LOT 501
Tax Parcel: 9-115-A

Legal Description: NAVARINO PLAT LOT 500 & SLY 35 FT OF LOT 499 & W1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-114

Legal Description: NAVARINO PLAT LOT 499 EX SLY 35 FT & W1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-113

SECTION 2. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the reuse of the former Whitney School for the development of residential units and the construction of townhomes along South Van Buren Street and Pine Street. The PUD is intended to assist in blending the former historic school building with the proposed townhomes and balance with the existing neighborhood. The overall appearance and design of the site shall comply with the attached Exhibits.

DRAFT

B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:
   1. 23 residential units as part of the Whitney School redevelopment.
   2. A 12 total townhomes as reflected on Exhibits A & B.
   3. All other proposed uses are subject to review and consent by the Community Development Review Team (CDRT).

C. Dimensional and Area Requirements. Dimensional and area requirements for principle structures on the subject property shall be required as follows:
   1. Whitney School: Setback, Height & Impervious Coverage :
      a. Front yard (North Webster Avenue): 15 feet.
      b. Corner side yard setbacks (Pine Street/Cherry Street): 15 feet.
      c. Rear: 0 feet
      d. Interior side yard: 2.5 feet
      e. Principal buildings shall not exceed 50 feet in height.
      f. Accessory structures shall not exceed 16 feet in height.
      g. The site shall not exceed 65% impervious coverage.

   2. Townhomes: Setback, Height & Impervious Coverage :
      a. Front yard & corner side yard: (South Van Buren Street & Pine Street): 3.5 feet.
      b. Rear: 0 feet
      c. Side: 10 feet along the southern property line of the townhomes.
      d. Principal buildings shall not exceed 35 feet in height.
      e. The site shall not exceed 80% impervious coverage.

D. Architecture. All building elevations shall generally comply with Exhibit B and subject to the following requirements:

   1. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front. Front building facades shall contain windows at the ground floor or first floor in order to create visual interest.

   2. Building materials. All building facades shall be designed to provide consistency with the surrounding residential neighborhood, and materials must have a greater life than 20 years.

E. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-523 and 13-526 Green Bay Zoning.

F. Signage. All signage for the current project shall be regulated shall be constructed and in compliance with Chapter 13-2004 and 13-2007. A ground-mounted sign is permitted to front North Webster Avenue per Exhibit D.

DRAFT

G. Site Plan Review & Standards

1. A site plan shall be submitted and review per Chapter 13-1800, Green Bay Zoning and is compliant with Exhibit A.
2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Zoning but, may not encroach closer than 20 feet to a public right-of-way/walkway.
3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Zoning.

H. Parking/Pedestrian Access.

1. All parking shall be regulated as required in Chapter 13-1700, Green Bay Zoning. Townhomes are required a total of 20 parking spaces all contained within an enclosed garage.
2. Pedestrian access shall be provided from all public streets adjoining the development and connected via an internal pedestrian network to the primary entrance of the principal buildings.

I. Landscaping/Transitional Yard

A detailed landscape plan shall be submitted identifying the type and placement of all existing and proposed plant materials, compliant with Exhibit C.

J. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.

K. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

L. Compliance with all related historic preservation measures as required by Federal, State of Wisconsin requirements as well as advisory review by the Green Bay Historical Preservation Committee.

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.

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.

DRAFT

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 Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2018.

APPROVED:

_____
Mayor James J. Schmitt

ATTEST:

_____
Clerk

Attachments:

Exhibit A - Conceptual Site Plan
Exhibit B - Conceptual Building Perspective-Townhomes
Exhibit C –Conceptual Landscape Plan
Exhibit D - Proposed ground-mounted signage

DRAFT

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # L.4.

To amend multiple Sections of the Zoning Ordinance affected by 2017 Wisconsin Act 67, as proposed subject to the draft ordinance.

BACKGROUND

This report addresses staff's recommendation to amend the following sections of the Zoning Ordinance:

A. 13-205(d)(1): Findings and Recommendations.Repeal the provision requiring a ¾ affirmative vote of Council to approve a Conditional Use permit protested if a protest against said CUP is registered.

B. 13-205(g): Expiration of Conditional Use Approval.Amend language associated with the 12 month expiration of a CUP to require a renewal 12 months after approval;

C. 13-404(b): Nonconforming Lots.Amend the provision that requires nonconforming lots to be combined before being used for a permitted use with condition that it not have structures situated over lot lines, and

D. Land-Use Tables for Sections 13-602: Residential Districts, 13-702: Mixed-Use Districts, 13-802 Commercial Districts, and 13-902: Industrial Districts.Remove potentially adverse uses currently listed as Conditional Uses within multiple zoning districts.

Reason for Request: The Zoning Ordinance text amendments are necessary to bring the Ordinance into compliance with recently adopted 2017 Wisconsin Act 67 (Published November 28, 2017) as well as to adjust uses that are currently Conditional Uses but that have the potential for negative impact on the area and other uses in the district.

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan does not provide specific guidance regarding the proposed text amendments.

Analysis: 2017 Wisconsin Act 67, referred to as the "Homeowner Bill of Rights" was recently adopted. It makes various changes to the State Statutes related to zoning and land use with respect to how government jurisdictions may address substandard lots, merging lots, conditional use approvals, variances, nonconforming structures and private ponds (Attached please find 2017 Wisconsin Act 67). Staff reviewed the various components of the Bill and determined that multiple sections of our Zoning Ordinance need to be amended to bring the Ordinance into compliance with State Statutes as well as adjusting uses that are currently Conditional Uses. The recommended text amendments address conditional uses in the Residential, Mixed-Use, Commercial and Industrial Districts; approval and expiration of Conditional Use Permits; and regulation of substandard/nonconforming lots.

13-205(d)(1): Findings and Recommendations

The decision on the denial of Conditional Use Permits (CUP) is no longer permitted to be solely based on public testimony and must be based on substantial evidence (though testimony can be taken). This is in potential conflict with the Zoning Ordinance Section 13-205(d)(1) that requires a ¾ majority Council vote to approve a CUP if 20 percent of landowners "near" object to the CUP. Though it does not directly conflict with the Statute, it places

"special weight" on public testimony. Staff recommends repealing this provision to alleviate the discrepancy as outlined below:

(d) Findings and recommendations. For each requested conditional use, the Plan Commission shall report to the Council its findings and recommendations, including the stipulations of additional conditions and guarantees that each condition will be complied with when they are deemed necessary for the protection of public interest.

~~(1) In case of a protest against the CUP, duly signed and acknowledged either by:~~

~~a. The owners of 20% or more of the land included in such proposed CUP;~~

~~b. The owners of 20% or more of the land immediately adjacent and extending 100 feet therefrom; or~~

~~c. The owners of 20% or more of the land directly opposite thereto, extending 100' from the street frontage of such opposite land, such CUP shall not become effective unless approved by a 3/4 vote of the members of the Council.~~

13-205(g): Expiration of Conditional Use Approval

2017 Wisconsin Act 67 specifies that a CUP may remain in effect as long as the conditions upon which the permit was issued are followed. Our code, under Conditional Use Section 13-205(g), places a 12 month date to establish the CUP or it expires as well as a provision that if the CUP ceases operation for a 12 month period that it must seek re-approval. The Statute provides the ability of "a city, village, town, or county to impose conditions relating to the permit's duration, and the ability of the applicant to transfer or renew the permit, as well as any other additional, reasonable conditions specified in the relevant zoning ordinance or by the relevant zoning board". Staff proposes rephrasing portions of Section 13-205(g), requiring Plan Commission and Council review and approval of a CUP renewal, as detailed below:

13-205(g) ~~Expiration~~ ***Renewal*** of conditional use approval. If construction has not begun or if the conditional use has not been established within twelve (12) months of the approval date, the conditional use shall ~~expire~~ ***be required to be renewed as outlined above***. Furthermore, if the use ceases to exist or ceases to be conducted for a period of twelve (12) consecutive months, conditional use approval shall ~~expire~~ ***be required to be renewed as outlined above***.

13-404 (b): Nonconforming Lots

The Zoning Ordinance current regulation on nonconforming lots requires that they be combined/merged, if adjacent and under common ownership, before being able to be used for a permitted use. This regulation is in conflict with new State Statute which forbids any action that prohibits conveying or using a substandard lot as a building site as long as the lot was never developed with one or more of its structures placed partly upon an adjacent lot and that the substandard lot is developed to comply with all other ordinances of the political subdivision. Staff proposes replacing Section 13-404(b) as detailed below:

13-404. Nonconforming lots. A lot which does not comply with lot width or lot area requirements may nonetheless be used for a permitted use, provided that:

(a) The lot has been legally created.

~~(b) The lot is in separate ownership from abutting lands. If abutting lands are under the same ownership as the nonconforming lot, the contiguous parcels shall be replatted to meet minimum lot area and lot width requirements.~~

(b) The nonconforming (substandard) lot has not been developed with one or more of its structures placed partly

on an adjacent lot.

(c) All structures comply with the setback, lot coverage, height, parking, access, and other requirements of the district insofar as practical, subject to the approval of the Zoning Administrator or, if appealed, the Zoning Board of Appeals.

Land-Use Tables for Sections 13-602: Residential Districts, 13-702: Mixed-Use Districts, 13-802 Commercial Districts, and 13-902: Industrial Districts

2017 Wisconsin Act 67 essentially makes CUPs permitted uses provided the applicant can meet code standards and/or mitigate any substantiated negative effects (burden of proof is on the City). This has prompted many local governments to consider what uses are listed as Conditional Uses in its zoning districts and removing potentially adverse uses as CUPs, thereby requiring zone change for them to be established. Rezoning is permitted to be reviewed and denied based on potential impacts and neighborhood opposition. Brief descriptions of affected zoning districts and the recommendation of staff are listed below:

13-602: Principal Uses in Residential Districts

R1-Low Density Residential: Single-family dwellings with two-family dwellings in limited numbers.

R2-Medium Density Residential: Single- and two-family dwellings, townhouses, and small multi-family buildings.
R3-Varied Density Residential: Moderate- to high-density attached and multifamily housing.
RR-Rural Residential: Large-lot development in areas not served by public utilities. Low Density Residential in areas served by public utilities.

Staff recommends removing the following uses as CUPs within the residential districts:

- Rooming house, boarding house from R-1 and R-2 Districts
- Community living arrangement (9-15 persons) from R-1 and R-2 Districts
- Dormitory from R-2 District
- Group daycare center, preschool (9+ children) from R-2 District
- Agriculture from R-1, R-2 and R-3 Districts
- Outdoor commercial recreation from R-1, R-2 and R-3 Districts

13-702: Principal Uses in Mixed Use Districts

OR-Office Residential: Transitional mixed-use district intended for edges of downtown or segments of commercial corridors where there is some development pressure to convert residential uses to offices.

NC-Neighborhood Center: Small neighborhood and transit-oriented commercial "nodes".
D-Downtown: Downtown core permitting a full range of high-intensity retail, multifamily housing, office, entertainment, and civic uses.

Staff recommends removing the following uses as CUPs within the mixed use districts:

- Motel from D District
- Restaurant with drive-through from D District
- Building material sales from D District
- Firearms sales and service from D District
- Automobile rental from NC and D Districts
- Automobile sales – new or used from D District
- Carwash from NC and D Districts

- Surface parking lot (as principal use) from NC and D Districts

13-802: Principal Uses in Commercial Districts

C1-General Commercial: Primary commercial corridors for moderate-intensity retail, office, and service uses. Outdoor display, storage, and/or sales, motor vehicle repair, and intensive or outdoor uses are discouraged.
C2-Highway Commercial: Commercial corridors for automobile-oriented businesses. Outdoor display, storage, and/or sales, motor vehicle repair, and intensive or outdoor uses are appropriate.
C3-Community Center Commercial: Major commercial districts for major traffic generators, such as shopping centers and "big box" retail establishments.

Staff recommends removing the following uses as CUPs within the commercial districts:

- Community living arrangement from C2
- Dormitory from C2

13-902: Principal Uses in Industrial Districts

LI-Light Industrial: Industrial activities in combination with limited commercial uses in older industrial corridors in medium-sized buildings with limited outdoor storage.
GI-General Ind: High-intensity industry in large structures with extensive outdoor storage and exterior mechanical or equipment operations.
BP-Bus. Park: Modern industry, research and development, office and commercial uses in a park-like environment with design standards.

Staff recommends removing the following use as CUPs within the industrial districts:

- Group daycare center, preschool (9 or more children) from LI

RECOMMENDATION

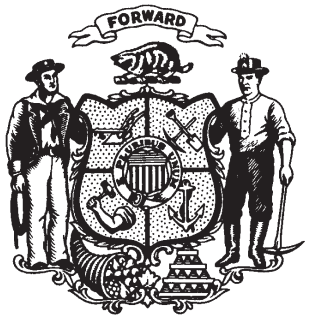
Approve Zoning Code Sections 13-205(d) (1); 13-205(g); 13-404(b); and land use tables of Sections 13-602 13-702, 13-802, and 13-902 as proposed subject to the draft ordinance.

FISCAL IMPACT

ATTACHMENTS

1. 2017 WI Act 67
2. GO 10-18 - Amending Chapter 13 of the Code relating to Conditional Use Permits_

State of Wisconsin



Date of enactment: **November 27, 2017**

2017 Assembly Bill 479

Date of publication*: **November 28, 2017**

2017 WISCONSIN ACT 67

AN ACT ***to renumber and amend*** 59.694 (7) (c) and 62.23 (7) (e) 7.; ***to amend*** 59.69 (10e) (title), 59.69 (10e) (a) 1., 59.69 (10e) (b), 60.61 (5e) (title), 60.61 (5e) (a) 1., 60.61 (5e) (b), 62.23 (7) (hb) (title), 62.23 (7) (hb) 1. a. and 62.23 (7) (hb) 2.; and ***to create*** 59.69 (5e), 59.694 (7) (c) 1., 59.694 (7) (c) 3., 60.61 (4e), 60.62 (4e), 62.23 (7) (de), 62.23 (7) (e) 7. a., 62.23 (7) (e) 7. d., 66.10015 (1) (e), 66.10015 (2) (e), 66.10015 (4), 227.10 (2p) and 710.17 of the statutes; **relating to:** limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; and the right to display the flag of the United States.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 2. 59.69 (5e) of the statutes is created to read:

59.69 **(5e)** CONDITIONAL USE PERMITS. (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a county, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the county of a class 2 notice under ch. 985, the county shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the county may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the county zoning board.

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

(e) If a county denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in s. 59.694 (10).

Section 3. 59.69 (10e) (title) of the statutes is amended to read:

59.69 **(10e)** (title) Repair, rebuilding, and maintenance of certain nonconforming structures.

Section 4. 59.69 (10e) (a) 1. of the statutes is amended to read:

59.69 **(10e)** (a) 1. "Development regulations" means the part of a zoning ordinance ~~enacted under this section~~ that applies to elements including setback, height, lot coverage, and side yard.

Section 5. 59.69 (10e) (b) of the statutes is amended to read:

59.69 **(10e)** (b) An ordinance ~~enacted under this section~~ may not prohibit, ~~or~~ limit based on cost, or require a variance for the repair, maintenance, renovation, rebuilding, or remodeling of a nonconforming structure or any part of a nonconforming structure.

Section 8. 59.694 (7) (c) of the statutes is renumbered 59.694 (7) (c) 2. and amended to read:

59.694 **(7)** (c) 2. To authorize upon appeal in specific cases variances from the terms of the ordinance that will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.

4. A county board may enact an ordinance specifying an expiration date for a variance granted under this paragraph if that date relates to a specific date by which the action authorized by the variance must be commenced or completed. If no such ordinance is in effect at the time a variance is granted, or if the board of adjustment does not specify an expiration date for the variance, a variance granted under this paragraph does not expire unless, at the time it is granted, the board of adjustment specifies in the variance a specific date by which the action authorized by the variance must be commenced or completed. An ordinance enacted after April 5, 2012, may not specify an expiration date for a variance that was granted before April 5, 2012.

5. A variance granted under this paragraph runs with the land.

Section 9. 59.694 (7) (c) 1. of the statutes is created to read:

59.694 **(7)** (c) 1. In this paragraph:

a. "Area variance" means a modification to a dimensional, physical, or locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of adjustment under this subsection.

b. "Use variance" means an authorization by the board of adjustment under this subsection for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

Section 10. 59.694 (7) (c) 3. of the statutes is created to read:

59.694 **(7)** (c) 3. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this paragraph, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

Section 11. 60.61 (4e) of the statutes is created to read:

60.61 **(4e)** Conditional use permits. (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a town, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the town zoning board, the town shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the town relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The town's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the town of a class 2 notice under ch. 985, the town shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the town may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the town zoning board.

(e) If a town denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures described in s. 59.694 (10).

Section 12. 60.61 (5e) (title) of the statutes is amended to read:

60.61 **(5e)** (title) Repair, rebuilding, and maintenance of certain nonconforming structures.

Section 13. 60.61 (5e) (a) 1. of the statutes is amended to read:

60.61 **(5e)** (a) 1. "Development regulations" means the part of a zoning ordinance ~~enacted under this section~~ that applies to elements including setback, height, lot coverage, and side yard.

Section 14. 60.61 (5e) (b) of the statutes is amended to read:

60.61 **(5e)** (b) An ordinance ~~enacted under this section~~ may not prohibit, ~~or~~ limit based on cost, or require a variance for the repair, maintenance, renovation, rebuilding, or remodeling of a nonconforming structure or any part of a nonconforming structure.

Section 15. 60.62 (4e) of the statutes is created to read:

60.62 **(4e)** (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a town, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the town ordinance or those imposed by the town zoning board, the town shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the town relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The town's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the town of a class 2 notice under ch. 985, the town shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the town may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the town zoning board.

(e) If a town denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures described in s. 61.35.

Section 16. 62.23 (7) (de) of the statutes is created to read:

62.23 **(7)** (de) *Conditional use permits.* 1. In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or

renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Section 17. 62.23 (7) (e) 7. of the statutes is renumbered 62.23 (7) (e) 7. b. and amended to read:

62.23 **(7)** (e) 7. b. The board of appeals shall have the following powers: To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this section or of any ordinance adopted pursuant thereto; to hear and decide special exception to the terms of the ordinance upon which such board is required to pass under such ordinance; to authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

e. The council of a city may enact an ordinance specifying an expiration date for a variance granted under this subdivision if that date relates to a specific date by which the action authorized by the variance must be commenced or completed. If no such ordinance is in effect at the time a variance is granted, or if the board of appeals does not specify an expiration date for the variance, a variance granted under this subdivision does not expire unless, at the time it is granted, the board of appeals specifies in the variance a specific date by which the action authorized by the variance must be commenced or completed. An ordinance enacted after April 5, 2012, may not specify an expiration date for a variance that was granted before April 5, 2012.

f. A variance granted under this subdivision runs with the land.

c. The board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of the ordinance, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.

Section 18. 62.23 (7) (e) 7. a. of the statutes is created to read:

62.23 **(7)** (e) 7. a. In this subdivision, "area variance" means a modification to a dimensional, physical, or locational requirement such as a setback, frontage, height, bulk, or density restriction for a structure that is granted by the board of appeals under this paragraph. In this subdivision, "use variance" means an authorization by the board of appeals under this paragraph for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance.

Section 19. 62.23 (7) (e) 7. d. of the statutes is created to read:

62.23 **(7)** (e) 7. d. A property owner bears the burden of proving "unnecessary hardship," as that term is used in this subdivision, for an area variance, by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome or, for a use variance, by demonstrating that strict compliance with a zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a variance. In all circumstances, a property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

Section 20. 62.23 (7) (hb) (title) of the statutes is amended to read:

62.23 **(7)** (hb) (title) *Repair, rebuilding, and maintenance of certain nonconforming structures.*

Section 21. 62.23 (7) (hb) 1. a. of the statutes is amended to read:

62.23 **(7)** (hb) 1. a. "Development regulations" means the part of a zoning ordinance ~~enacted under this subsection~~ that applies to elements including setback, height, lot coverage, and side yard.

Section 22. 62.23 (7) (hb) 2. of the statutes is amended to read:

62.23 **(7)** (hb) 2. An ordinance ~~enacted under this subsection~~ may not prohibit, or limit based on cost, the repair, maintenance, renovation, or remodeling of a nonconforming structure.

Section 23. 66.10015 (1) (e) of the statutes is created to read:

66.10015 **(1)** (e) "Substandard lot" means a legally created lot or parcel that met any applicable lot size requirements when it was created, but does not meet current lot size requirements.

Section 24. 66.10015 (2) (e) of the statutes is created to read:

66.10015 **(2)** (e) Notwithstanding any other law or rule, or any action or proceeding under the common law, no political subdivision may enact or enforce an ordinance or take any other action that prohibits a property owner from doing any of the following:

1. Conveying an ownership interest in a substandard lot.

2. Using a substandard lot as a building site if all of the following apply:

a. The substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel.

b. The substandard lot or parcel is developed to comply with all other ordinances of the political subdivision.

Section 25. 66.10015 (4) of the statutes is created to read:

66.10015 **(4)** Notwithstanding the authority granted under ss. 59.69, 60.61, 60.62, 61.35, and 62.23, no political subdivision may enact or enforce an ordinance or take any other action that requires one or more lots to be merged with another lot, for any purpose, without the consent of the owners of the lots that are to be merged.

Section 26. 227.10 (2p) of the statutes is created to read:

227.10 **(2p)** No agency may promulgate a rule or take any other action that requires one or more lots to be merged with another lot, for any purpose, without the consent of the owners of the lots that are to be merged.

Section 27. 710.17 of the statutes is created to read:

710.17 Right to display the flag of the United States. (1) Definitions. In this section:

(a) "Housing cooperative" means a cooperative incorporated under ch. 185 or organized under ch. 193 that owns residential property that is used or intended to be used, in whole or in part, by the members of the housing cooperative as their homes or residences.

(b) "Member of a homeowners' association" means a person that owns residential property within a subdivision, development, or other similar area that is subject to any policy or restriction adopted by a homeowners' association.

(c) "Member of a housing cooperative" means a member, as defined in s. 185.01 (5) or 193.005 (15), of a housing cooperative if the member uses or intends to use part of the property of the housing cooperative as the member's home or residence.

(2) Right to display the flag of the United States. (a) Except as provided in sub. (3), a homeowners' association may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that restricts or prevents a member of the homeowners' association from displaying the flag of the United States on property in which the member has an ownership interest and that is subject to any policy or restriction adopted by the homeowners' association.

(b) Except as provided in sub. (3), a housing cooperative may not adopt or enforce a covenant, condition, or restriction, or enter into an agreement, that restricts or prevents a member of the housing cooperative from displaying the flag of the United States on property of the housing cooperative to which the member has a right to exclusive possession or use.

(3) Exceptions. A homeowners' association or housing cooperative may adopt and enforce a covenant, condition, or restriction, or enter into an agreement, that does any of the following:

(a) Requires that any display of the flag of the United States must conform with a rule or custom for proper display and use of the flag set forth in 4 USC 5 to 10.

(b) Provides a reasonable restriction on the time, place, or manner of displaying the flag of the United States that is necessary to protect a substantial interest of the homeowners' association or housing cooperative.

Section 28. Initial applicability.

(1) Right to display the flag of the United States. The treatment of section 710.17 of the statutes first applies to a covenant, condition, or restriction that is adopted, renewed, or modified, or to an agreement that is entered into, renewed, or modified, on the effective date of this subsection.

(2) Conditional use permits. The treatment of sections 59.69 (5e), 60.61 (4e), 60.62 (4e), and 62.23 (7) (de) of the statutes first applies to an application for a conditional use permit that is filed on the effective date of this subsection.

GENERAL ORDINANCE NO. 10-18

AN ORDINANCE
AMENDING GREEN BAY MUNICIPAL CODE SECTION 13-205(d)(1), TO REPEAL REGULATION RELATED TO CONDITIONAL USE PROTEST; SECTION 13-205(g), TO AMEND REGULATION RELATED TO CONDITIONAL USE EXPIRATION; SECTION 13-404(b), TO AMEND THE PROVISION REQUIRING NONCONFORMING LOTS BE COMBINED; AND SECTIONS 13-602, 13-702,13-802 AND 13-902, TO AMEND CONDITIONAL USES WITHIN VARIOUS ZONING DISTRICTS
(TA 18-02)

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

SECTION 1. Section 13-205(d)(1), Green Bay Municipal Code, is amended as follows:

13-205(d) Findings and recommendations. For each requested conditional use, the Plan Commission shall report to the Council its findings and recommendations, including the stipulations of additional conditions and guarantees that each condition will be complied with when they are deemed necessary for the protection of public interest.

~~(1) In case of a protest against the CUP, duly signed and acknowledged either by:~~

~~a. The owners of 20% or more of the land included in such proposed CUP;~~

~~b. The owners of 20% or more of the land immediately adjacent and extending 100 feet therefrom; or~~

~~c. The owners of 20% or more of the land directly opposite thereto, extending 100' from the street frontage of such opposite land, such CUP shall not become effective unless approved by a 3/4 vote of the members of the Council.~~

SECTION 2. Section 13-205(g), Green Bay Municipal Code, is amended as follows:

13-205(g) ~~Expiration~~ **Renewal** of conditional use approval. If construction has not begun or if the conditional use has not been established within twelve (12) months of the approval date, the conditional use shall ~~expire~~ **be required to be renewed as outlined above**. Furthermore, if the use ceases to exist or ceases to be conducted for a period of twelve (12) consecutive months, conditional use approval shall ~~expire~~ **be required to be renewed as outlined above.**

SECTION 3. Section 13-404(b), Green Bay Municipal Code, is amended as follows:

13-404. Nonconforming lots. A lot which does not comply with lot width or lot area requirements may nonetheless be used for a permitted use, provided that:

(a) The lot has been legally created.

~~(b) The lot is in separate ownership from abutting lands. If abutting lands are under the same ownership as the nonconforming lot, the contiguous parcels shall be replatted to meet minimum lot area and lot width requirements.~~

(b) The nonconforming (substandard) lot has not been developed with one or more of its structures placed partly on an adjacent lot.

(c) All structures comply with the setback, lot coverage, height, parking, access, and other requirements of the district insofar as practical, subject to the approval of the Zoning Administrator or, if appealed, the Zoning Board of Appeals.

SECTION 4. Section 13-602, Table 6-1, Green Bay Municipal Code, is amended as follows:

13-602. Principal uses for the residential districts.

Table 6-1. Principal Uses in the Residential Districts.

Use	District				Dev. Stds.
	R-1	R-2	R-3	RR	
Residential Uses					
Dwellings					
Single-family dwelling, detached	P	P	C	P	x
Two-family dwelling – duplex	C	P	P		x
Two-family dwelling - semi-detached	C	P	P		x
Single-family attached dwelling, townhouse	C	C	P	-	x
Multiple-family dwelling, three or four units	-	C	P	-	x
Multiple-family dwelling, more than four units	-	-	P	-	
Carriage-house	C	-	-	C	x
Live-work unit	C	C	C	P	x
Short-term rentals (STRs) (Cr. GO 20-16)	P	P	-	P	x
Congregate Living (Amd. GO 1-10; Amd. GO 10-18)					
Rooming house, boarding house	~~C~~ -	~~C~~ -	P	-	x
Community living arrangement:					
serving three to eight persons	P*	P*	P*	P*	x
serving nine to 15 persons	~~C~~ –	~~C~~ –	P*	-	x
serving 16 or more persons	-	-	C	-	x
Dormitory	-	~~C~~ -	C	-	x
Fraternity, sorority house	C	C	C	-	x
Convent, monastery, seminary	C	P	P	-	x
Nursing home, assisted living	-	-	C	-	x

Transitional facility *A conditional-use permit may be required for Community Living Arrangement uses per the Development Standards (Section 13-1603)	-	-	C	-	
Educational Uses (Amd. GO 23-06)					
Adult daycare home	C	P	P	-	x
Family daycare home (8 or fewer children)	P	P	P	P	x
Group daycare center, preschool (9 or more children)	-	~~C~~ -	P	-	x
Institutional and Civic Uses					
Cemetery	C	C	C	P	
Community center, neighborhood center	C	C	C	-	x
Cultural institution	C	C	C	-	x
Library	C	P	P	-	x
Religious institution, place of worship	C	P	P	C	x
Public park, playground, recreation center	P	P	P	P	
Existing School, elementary or secondary* (Cr. GO 34-09)	C	C	C	-	x
Community Gardens (Cr. GO 10-15) *"Existing" means those elementary and secondary schools existing and in operation prior to the effective date of the Zoning Code: August 19, 2006	P	P	P	P	x
Commercial and Production Uses					
Bed and breakfast	C	C	P	C	x
Personal service (≤2,500 sq. ft in floor area)	C	C	C	-	x
General retail sales (≤2,500 sq. ft in floor area)	C	C	C	-	x
Outdoor commercial recreation	~~C~~ -	~~C~~ -	~~C~~ -	C	x
Agriculture	~~C~~ -	~~C~~ -	~~C~~ -	P	
Campground	-	-	-	P	x
Public Service and Utility Uses					
Public safety/service facility	P	P	P	P	x
Telecommunication tower, wireless comm. facility.	-	C	C	C	x
Utility buildings and substations	C	C	C	C	x

Note: P = Permitted Use; C = Conditional Use

SECTION 5. Section 13-702, Table 7-1, Green Bay Municipal Code, is amended as follows:

13-702. Principal uses for the mixed-use districts.

Table 7-1. Principal Uses in the Mixed-Use Districts

Use	OR	NC	D	Dev. Stds.
…				
Commercial				
Accommodation and Food Service Uses				
Bed and breakfast	P	P	P	X
Hotel, inn	-	P	P	
~~Motel~~	~~-~~	~~-~~	~~C~~ -	
Restaurant,* not including drive-through	P	P	P	
Restaurant with drive-through	-	C	~~C~~ -	X
Tavern, bar *	C	C	P	
Service businesses				
Personal service**	P	P	P	
Business service**	P	P	P	
Building maintenance, janitorial service	-	P	P	
Catering service	P	P	P	
Day labor agency	-	-	C	X
Funeral home	P	P	P	
Furniture and appliance rental and leasing	-	P	P	
Laundromat	-	P	P	
Printing and publishing establishment	-	P	P	
Small appliance repair service	P	P	P	
Tool/equipment rental facility	-	P	P	
Animal hospital, veterinary clinic	P	P	P	X
Animal grooming establishment	P	P	P	X
Retail Sales				
General retail sales **	C	P	P	
~~Building material sales~~	-	-	~~C~~ -	
Contractor showroom	-	C	P	
Currency exchange	-	-	C	
Firearms sales and service	-	~~C~~ -	P	X
Greenhouse, lawn and garden supply store	-	P	P	X
Pawnshop	-	-	C	
Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses (Cr. GO 6-12)				
Limited production and processing	-	-	C	X

Use	OR	NC	D	Dev. Stds.
Commercial Recreation and Entertainment				
Convention center	-	-	P	
Health club, fitness center	-	P	P	
Indoor recreation (bowling, billiards, etc.)	-	C	P	
Restaurant or bar with entertainment, nightclub*	-	-	C	
Theater, assembly hall	-	P	P	X
Vehicle services				
~~Automobile rental~~	-	~~C~~ -	~~C~~ -	~~X~~
~~Automobile sales – new or used~~	-	-	~~C~~ -	~~X~~
~~Carwash~~	-	~~C~~ -	~~C~~ -	~~X~~
Convenience store	-	C	C	X
Fueling/gas/service station	-	C	C	X
Motor vehicle repair, minor		C	C	X
Parking structure (principal use)	-	-	C	
Surface parking lot (principal use)	C	~~C~~ -	~~C~~ -	

Note: P = Permitted Use; C = Conditional Use

* Any establishment at which primarily alcoholic beverages are served must also meet the requirements of the Green Bay Municipal Code, Chapter 6 – Licenses & Permits.

** See definitions section for complete list of uses.

SECTION 6. Section 13-802, Table 8-1, Green Bay Municipal Code, is amended as follows:

13-802. Principal uses for the commercial districts.

Table 8-1. Principal Uses in the Commercial Districts

Use	C1	C2	C3	Dev. Stds.
…				
Residential Uses				
Congregate Living (Amd. GO 1-10)				
Community living arrangement	C	~~C~~ -	-	X
Dormitory	C	~~C~~ -	-	X
Nursing homes, assisted living	C	C	-	

Note: P = Permitted Use; C = Conditional Use

SECTION 7. Section 13-902, Table 8-1, Green Bay Municipal Code, is amended as follows:

13-902: Principal Uses in Industrial Districts

Table 9-1. Principal Uses in the Industrial Districts

Use	LI	GI	BP	Dev. Stds.
…				
Educational Uses				
School, specialty or personal instruction, etc.	C	-	C	x
Group daycare center, preschool (9 or more children)	~~C~~ -	-	P	x

Note: P = Permitted Use; C = Conditional Use

SECTION 8. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 9. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this _____ day of _____, 2018.

APPROVED:

_____
James J. Schmitt
Mayor

ATTEST:

_____
Kris A. Teske
Clerk

DB:js

5/15/18

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # L.5.

To declare City property surplus at 1029, 1035 and 1039 Velp Avenue subject to the following conditions:

A. The surplus declaration must follow Staff's exhibit noting right-of-way retention in blue, surplus declaration in purple, surplus declaration with sale to the Redevelopment Authority in green, and an access easement as shown in yellow.
B. A Storm Sewer Easement shall be retained over the area outlined in purple.
C. Proof that Cross Easements are in place between parcels 18-800-1 and 18-806, 18-809-4 and 18-809-8.
D. Sale must be at or above Fair Market Value.
E. Funds from sale must be returned to Department of Public Works - Real Estate Account.
F. All costs to survey and describe Surplus Property to be Petitioners expense.

BACKGROUND

Primary Address: 1029, 1035, 1039 Velp Avenue

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: To declare City property as surplus property for sale.

Subject Parcel Zoning and Land Use: C3 and R2; Vacant

Surrounding Parcels Zoning and Land Use:
North: Right-of-Way; Velp Avenue
South: R1, Low Density Residential; Single- and Two-Family Residential
East: R2, Medium Density Residential; Single- and Two-Family Residential
West: C3, Commercial Three; Gas Station

Comprehensive Plan:
The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial for the surrounding area.

Analysis:
The subject parcels were purchased by the City's Department of Public Works (DPW) for right-of-way during the reconstruction of Velp Avenue. There is general clean-up required as part of this application since a portion of right-of-way is part of 1035 and 1039 Velp. This area, noted in blue outline on the attached exhibit, is being recommended to be retained as right-of-way. The purple outline area would be declared surplus and attached to parcel 18-800-1 as this parcel's access already exists through this area. The green outline area is being recommended for surplus and sale to the City's Redevelopment Authority (RDA). This parcel is a buildable lot, highly visible and developable. As part of the City's Surplus Property Declaration Policy (attached), the City is to offer parcels acquired through DPW to other municipal departments for use or sale prior to offering it to the public. The City's Real Estate Specialist, on behalf of the RDA, would like to

purchase and market this parcel to ensure the highest and best use of the parcel. Staff is in support of this proposal. An easement would be required (noted in yellow) to ensure access to this lot since Velp Avenue access would not be allowed. Not only is marketing and sale of City property through the RDA standard practice, it also creates a level of protection to the adjoining property owners and occupants concerning buffering from a future development on this parcel.

The Assessor's valuations are:
1039 Velp, $5,237
1035 Velp, $5,218
1029 Velp, $24,452

Ald. R. Scannell, adjacent property owners and reviewing agencies have been notified of this request. An e-mail from a concerned neighbor is attached.

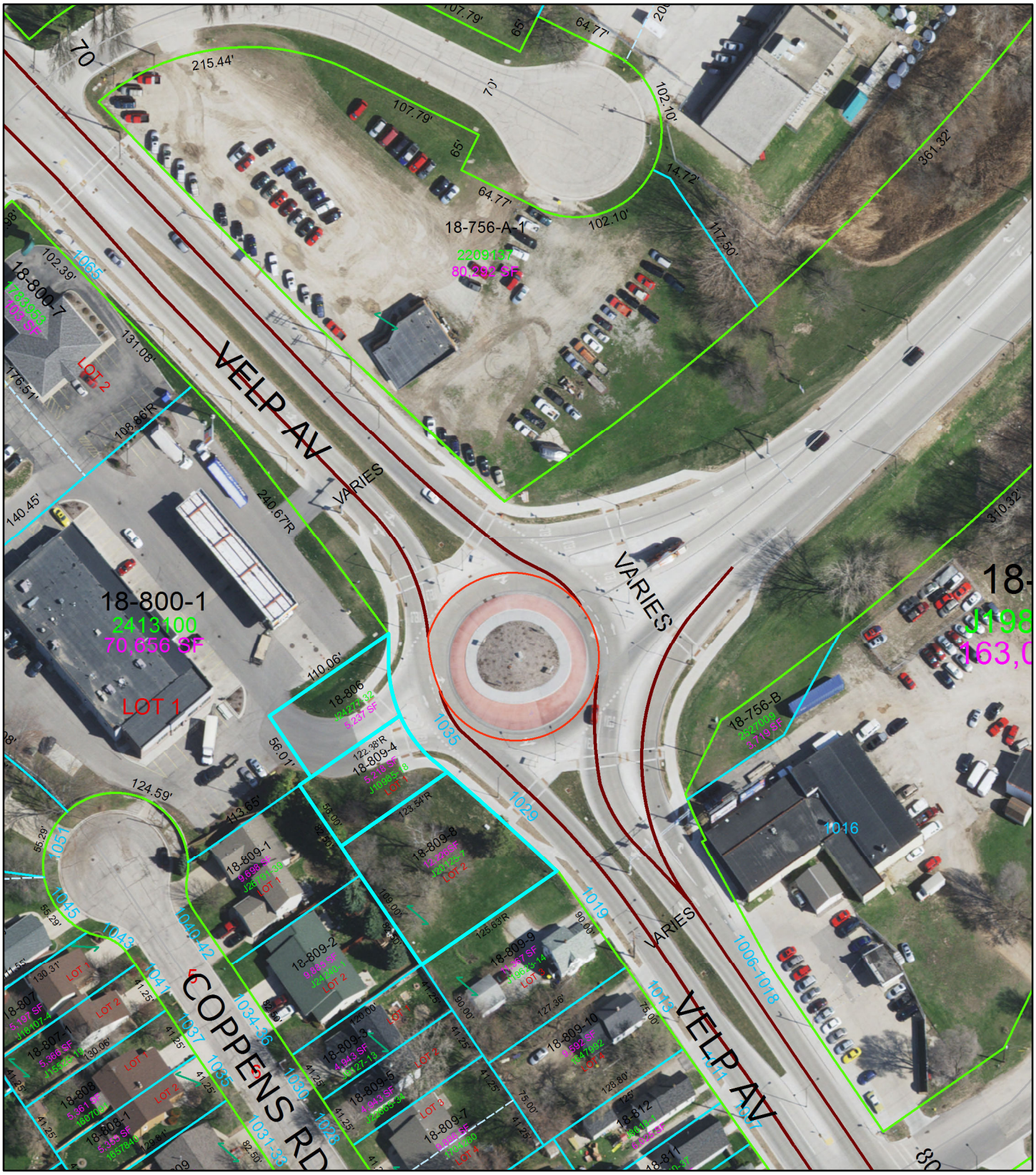
RECOMMENDATION

Approval of the request, subject to the following condition:
1. The surplus declaration must follow Staff's exhibit noting right-of-way retention in blue, surplus declaration in purple, surplus declaration with sale to the Redevelopment Authority in green, and an access easement as shown in yellow.
2. A Storm Sewer Easement shall be retained over the area outlined in purple.
3. Proof that Cross Easements are in place between parcels 18-800-1 and 18-806, 18-809-4 and 18-809-8.
4. Sale must be at or above Fair Market Value.
5. Funds from sale must be returned to Department of Public Works - Real Estate Account.
6. All costs to survey and describe Surplus Property to be Petitioners expense.

FISCAL IMPACT

ATTACHMENTS

1. SP 18-02 Map
2. Velp Atkinson Surplus, Exhibit
3. 17-03 Surplus Property Policy Final Draft 11.13.17
4. ZP 18-11,SP 18-02 Neighbor E-Mail



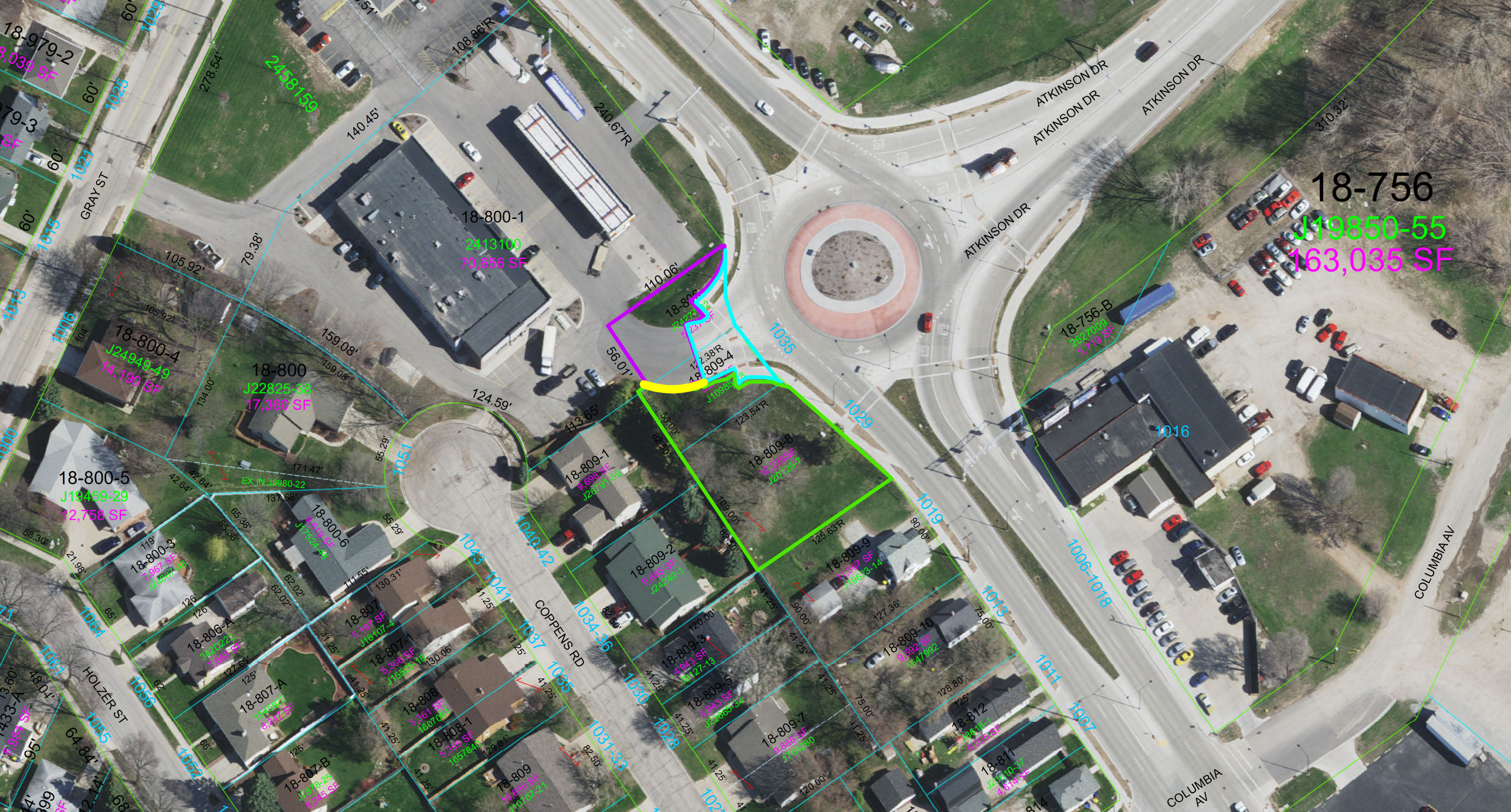
Surplus Property Declaration (SP 18-02)
1029, 1035, 1039 Velp Avenue

0 25 50 100 Feet

N

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 4.17.2018
17 Apr 2018 X:\Planning\City\DATA_GIS\CityActions\SUR_PROP\SP 18-02 Map.mxd

Proposed Surplus Property


18-756
J19850-55
163,035 SF
18-800-1
2413100
70,656 SF
18-800
J22825-38
17,360 SF
18-800-4
J24949-49
14,190 SF
18-800-5
J19459-29
12,758 SF
18-809-4
18-809-8
18-809-1
18-809-2
18-809-9
18-809-10
18-809-3
18-809-5
18-809-7
18-812
18-811
18-807
18-807-1
18-807-A
18-807-B
18-806-A
18-800-3
18-800-6
18-808
18-808-1
18-809
18-756-B
1016
ATKINSON DR
ATKINSON DR
ATKINSON DR
ATKINSON DR
GRAY ST
COPPENS RD
HOLZER ST
COLUMBIA AV
COLUMBIA AV
1006-1018
2458159
EX IN 15080-22

City of Green Bay
Department of Community and Economic Development

DEPARTMENTAL POLICY	POLICY #	REPLACES #
Surplus Property Declaration	17-03	Original

EFFECTIVE ON	APPROVED ON	PREPARED BY
11/13/2017	11/13/2017	Stephanie Hummel, Planner I

POLICY

Definition of Surplus Property: Surplus property is any City owned parcel not currently being used and declared no longer necessary for the City's use.

Parcels not eligible for Surplus Property declaration:

- Redevelopment Authority owned parcels (Real Estate Specialist review required)
- City owned parcels with an existing lease (EDA review required; lease must be broken to be processed as a Surplus Property)
- City owned parcels currently in use

Denial of application could be based on the following, but is not limited to:

- Utility or City facilities located on parcel
- Potential for development on parcel and/or need for parcel to contribute to nearby development
- Market value of the parcel being significantly higher than what the City would receive for the sale

All parcels purchased by the Department of Public Works for right-of-way acquisition must go through the Surplus Property process; sale of property should first be offered to other municipal departments for their use or sale of property prior to public sale.

All parcels purchased with Community Development Block Grant (CDBG) funding must follow HUD rules for disposition of property. The City's Block Grant Coordinator will determine this at the time of application.

Sale of a property declared as surplus must occur within 36-months of the declaration. After 36-months, the declaration of surplus is void.

POLICY MANUAL REFERENCE

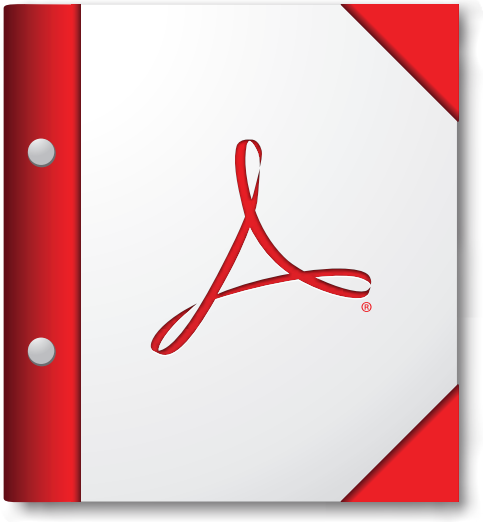
N/A; Internal process attached.

PURPOSE

To declare unused City property as "surplus" and allow for sale. In the interest of the tax payers of the City of Green Bay, the City will make the best effort to sell surplus property at market value.

SCOPE

Applied to all City-owned parcels.



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

Get Adobe Reader Now!

Report to the
Finance Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	Rick Jensen, Purchasing

AGENDA ITEM # M.1.

To approve the purchase of one new ambulance for $243,053 and one demo ambulance for $221,500 for a combined cost of $464,553.

BACKGROUND

RECOMMENDATION

The Fire Department is recommending the purchase of one new ambulance from Jefferson Fire & Safety, Inc. for $243,053 and one demo ambulance for $221,500 for a combined cost of $464,553.

FISCAL IMPACT

ATTACHMENTS

1. AMBULANCE
2. Copy of #3033 quote summary

CITY OF GREEN BAY - PURCHASING DIVISION

TO: Finance Committee
FR: Rick Jensen, Purchasing Manager
DT: May 8, 2018
RE: Purchasing Report
Cc: Diana Ellenbecker, Pam Manley, David Litton

Report of the Purchasing Manager:

2. Discussion with possible action regarding the purchase of two Type I ambulances from Jefferson Fire & Safety, Inc.

   Options:

   a) Purchase two new ambulances for a total cost of $486,106

   b) Purchase one new ambulance for $243,053 and one demo ambulance for $221,500 for a combined cost of $464,553

Finance Committee - Report of the Purchasing Manager				
Description	Funding Source	Awarded Vendor	Responses	$ Amount
Ambulances (2), Type 1	424400-55140-41168 Equip. Replacement - Ambulances	Jefferson Fire & Safety Inc.	2	$464,553

May 2nd, 2018

City of Green Bay
100 N Jefferson Street Green Bay, WI 54301

RE: Demo Ambulance Proposal Rick,

Thank you very much for allowing Jefferson Fire & Safety this opportunity to submit our Proposal on a demo ambulance. Current mileage is approx. 3,000. Our proposal, based on the information provided includes:

One (1) 2017 Life Line Superliner Type I / 2017 Ford F550 4X4 Chassis $221,500.00
Demo unit comes with FULL Life Line Warranty, same as new units.

Price includes (1) Stryker Demo Power Pro Cot with Power Load Capability.

PROPOSAL INCLUDES THE FORD GPC REBATE DEDUCTION (Dealer Assignment)

I would like to thank you for your interest in Life Line Emergency Vehicles and Jefferson Fire & Safety Inc. Feel free to contact me if you have any further questions or concerns, (608) 723-9126.

Sincerely,

Rob Little, Ambulance Sales
Jefferson Fire & Safety Inc.
LIFE LINE EMERGENCY VEHICLES

CITY OF GREEN BAY QUOTATION SUMMARY
RFQ #3033
2018 Type 1 Ambulances (2)

DEPT: Fire	REQ #	VENDOR #1		VENDOR #2	
Planholders: 11 Vendors	CC#071	JEFFERSON FIRE & SAFETY INC		NORTH CENTRAL AMBULANCE SALES & SERVICE	
ISSUED: 4/5/18	DUE: 4/30/18	Middleton, WI		Lester Prairie, MN	
Yr/Brand/Model Chassis Quoted:		2019 Ford F350 4x4		2019 Ford F450 4x4	
Yr/Brand/Model Body Quoted:		2019 LifeLine Superliner Type I		2019 Braun Chief XL Type I	
		Ea Price	Total Cost for 2	Ea Price	Total Cost for 2
Complete Price FOB Delivered to City of Green Bay:		$ 246,786	$ 493,572	$ 269,286	$ 538,572
Stryker Power Pro Cot Model 6506 w/Acc.		Incl	Incl	$ 14,408	$ 28,816
SUBTOTAL:		$ 246,786	$ 493,572	$ 283,694	$ 567,388
Prepayment Discount:		$ (1,750)	$ (3,500)	None	None
Performance Bond Waiver:		$ (1,983)	$ (3,966)	$ (1,548)	$ (3,096)
NET TOTAL:		$ 243,053	$ 486,106	$ 282,146	$ 564,292

NOTE: Jefferson Fire & Safety, Inc. is the low responsive and responsible bidder in the amount of $486,106 for two new ambulances. As an option this vendor has offered to sell the City a Demo Ambulance that substantially meets the City's specifications for $221,500 in place of one of the new units.

Recommendation: The Fire Department is recommending the purchase of one new ambulance from Jefferson Fire & Safety, Inc. for $243,053 and one demo ambulance for $221,500 for a combined cost of $464,553.

CITY OF GREEN BAY - PURCHASING DIVISION

TO: Finance Committee
FR: Rick Jensen, Purchasing Manager
DT: May 8, 2018
RE: Purchasing Report
Cc: Diana Ellenbecker, Pam Manley

Report of the Purchasing Manager:

1. Report on the designation of the Official Newspaper for the City of Green Bay to the Green Bay Press Gazette for the estimated annual amount of $55,000.

Official Newspaper: The Wisconsin Department of Administration has certified the Press Gazette as a newspaper which may collect a fee for publishing legal notices required by Wisconsin Law. WI Statute establishes the standard line rate for publications. Certification requirements are reviewed and legal notice rates are updated every two years pursuant to Chapters 10 and 985 of the Wisconsin Statutes.

General Legal Notices based on Section 985.08 of the WI Statutes provides for publishing legal notices calculated on a per line basis. The rates newspapers are allowed to charge municipalities are set by the WI-DOA. The font base rates for 2018 is .6185 vs .6023 in 2017 (2.7% increase).

Finance Committee - Report of the Purchasing Manager				
Description	Funding Source	Awarded Vendor	Responses	$ Amount
Official Newspaper for City of Green Bay June 1, 2018 thru May 31, 2019	101-General Fund	Green Bay Press Gazette	1	~$55,000

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.1.

To approve the request by Ald. Wery on recycle/garbage bin storage requirements/enforcement and have Department of Public Works staff work with Inspection staff to develop a process of shared inspection duties regarding recycle/garbage bin storage inspections.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.2.

To approve the request by Ald. Wery to allow City Council members to be provided with printed agendas.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.3.

To hold the request by Ald. Wery to allow City Council members a second parking permit until the May 30, 2018 Improvement and Services Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.4.

To hold the request by Ald. Dorff to craft a proposal to implement the Municipal Vehicle Registration Fee Program (Wheel Tax) until the May 30, 2018 Improvement and Services Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.5.

To receive and place on file the request to look at what other Wisconsin communities do with respect to overnight parking bans, with the potential to eliminate the overnight parking ban in the City of Green Bay.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 2018 WI large city overnight on-street parking comparison
2. 2015 overnight parking enforcement policy
3. 2018 report on overnight on-street parking

State of Wisconsin
10 Highest-Population Cities
Comparison of On-Street Overnight Parking Restrictions
(May 2018)

Rank	City	Population	Night Parking Restrictions?	Paid Residential Permit System?	Restriction Period	Area Affected	Side of Street Restriction	Restriction Months	Max 24-Hour Parking Rule
1	Milwaukee	600,160	No	Yes	2 a.m. to 6 a.m.	City-wide	Both	Year-round	No
			Yes		2 a.m. to 6 a.m.	Connecting highways and bus routes	Both	12/1 to 3/1	
2	Madison	248,950	No	Yes	8 a.m. to 6 p.m.	24 residential districts	1 side permit only 1 side sign restrictions	Year round	No
3	Green Bay	105,200	Yes	No	3 a.m. to 5 a.m.	City-wide	Both	Year-round	No
4	Kenosha	99,860	Yes	No	1 a.m. to 6 a.m.	City-wide	Alternate	12/1 to 3/31	No
5	Racine	77,740	Yes	No	2 a.m. to 6 a.m.	City-wide	Alternate	4/1 to 12/1 - Monday to Friday 12/1 to 4/1 - 7 days	No
6	Appleton	74,140	Yes	No	2 a.m. to 5 a.m.	City-wide	Both	Year-round	No
7	Waukesha	71,970	Yes	Yes	2 a.m. to 5 a.m. 2 a.m. to 5 a.m. (30 minutes max)	Residential CBD	Both	Year-round	No
8	Eau Claire	67,780	Yes	No	2 a.m. to 6 a.m.	Downtown only	Both	Year-round	No
9	Oshkosh	66,550	Yes	No	2 a.m. to 5 a.m.	City-wide	Both	Year-round	No
10	Janesville	63,580	No	No	N/A	N/A	N/A	N/A	Yes

Night Parking Policy
Enforced 3:00 to 5:00 a.m. Daily

Adopted by Common Council: December 6, 2005
Updated: February 21, 2008
Updated: February 1, 2010
Updated and re-adopted by Council: August 18, 2015

The intent of this document is to outline a policy for fair and reasonable application and enforcement of City Ordinance 29.203 (12), pertaining to the City's night parking prohibition. Following is a copy of the text contained in that ordinance, and the Parking Division's policy on enforcement of same.

Ordinance text related to overnight on-street parking:

29.203 (12) NIGHT PARKING (Amended by City of Green Bay General Ordinance 56-04)

(a) Prohibition. Except as otherwise provided in this section, no vehicle shall be parked on any City street between the hours of 3:00 A.M. and 5:00 A.M.

(b) Exception. A person may park a motor vehicle on a City street between the hours of 3:00 A.M. and 5:00 A.M. only under the following circumstances:

1. Parking Division approval is received prior to 2:00 A.M. or as soon as possible after the circumstance justifying the parking arises.

2. Approval will only be granted in certain exceptional instances; namely disabled vehicles, lot/driveway construction, houseguests, or other emergency situations for periods of up to two calendar weeks.

3. Prior Parking Division approval is required for each day the vehicle will be parked on the street between 3:00 A.M. and 5:00 A.M., unless blanket authorization is granted by the Parking Division Manager.

Definitions:

Vehicle – A vehicle that is designed and built to move under its own power, and is licensed for legal use on public roadways. If a boat, recreational, utility or other trailer is granted night parking permission, it must remain connected to an operational motorized vehicle.

Guest – A person invited to stay overnight at the residence in question, either related or unrelated to the occupant of the property in front of which a vehicle is parked overnight

Single-day occurrence – Night parking permission granted for a one (1) night due to a disabled vehicle, personal/family emergency, construction (etc.) requiring a vehicle to be parked on-street overnight

Multi-day occurrence – Night parking permission granted for more than one (1) night, but not more than two (2) weeks due to a disabled vehicle, personal/family emergency, construction

(etc.) requiring the ***same*** vehicle(s) to be parked on-street overnight. If a permitted vehicle is off the street for one (1) or more nights during the approved occurrence, then the request shall be considered as multiple occurrences.

Permission-granting policy:

This policy applies ***ONLY*** to night parking occurrences in front of single-family and duplex residences contrary to the City ordinance that prohibits on-street parking between the hours of 3:00 and 5:00 a.m. year-round. It ***DOES NOT APPLY*** to multi-family apartment buildings, because City zoning code requires those developments to provide adequate off-street parking for both residents and guests.

Occurrences apply to the address in question, not to individual vehicles. However, vehicle information is recorded and tracked along with address information for night parking permission.

Permission for night parking will not be granted due to insufficient off-street parking for vehicles, RV's, boats, trailers, (etc.) associated with the residence. This is not the intention of City Ordinance 29.203 (12) noted above. Adequate off-street residential parking is required by City zoning code. City Ordinance 29.203 (12) is intended to cover extraordinary short-term situations.

Permission will only be granted for vehicles parking directly in front of the residence requesting permission. Approval will not be given for vehicles (related to one residence) to park in front of another residence.

If a residence has an RV, boat, recreational trailer, utility trailer or other trailer with a legal off-street storage location, permission will be granted for night parking of these vehicles only to allow for loading/unloading and cleaning purposes preceding and following their use. However, the number of annual occurrences will remain limited under the following enforcement policy.

Permission for night parking will be granted by the Parking Division if an occupant of the residence in question contacts the Parking Division by one of the following methods:

- Call the Parking Division Office (448-3431) between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday

- Call the night parking automated hotline (448-3438) before 2:00 a.m. on the day of the occurrence. Permission may be granted after 2:00 a.m. only for extenuating, verifiable circumstances beyond the control of the requestor.

- Permission for automated hotline night parking requests shall be considered "granted" unless the requestor receives contact from the Parking Division following the request. If the Parking Division declines approval of the request after the fact, the residence in question will be issued its one (1) warning as described in the enforcement policy below.

When requesting permission for night parking, residents are required to provide the following information:

1. Home address
2. Address where the vehicle will be parked (City of Green Bay address only)
3. Reason for leaving vehicle on street

4. Pertinent vehicle information (including license plate number, state of issue, vehicle make and vehicle color)

Blanket authorization may be granted by the Parking Division Manager or other authorized Parking Division office staff member for occurrences that will last for more than one (1) day

Enforcement policy:

Night parking permission may be granted to any single address/residence for NO MORE THAN one (1) occurrence during any two (2) week period

Night parking permission may be granted to any single address/residence for NO MORE THAN six (6) occurrences per calendar year

Only pre-designated vehicle(s) may be parked on-street during an approved night parking occurrence. If a vehicle not previously-approved is found on the street between the hours of 3:00 and 5:00 a.m., that vehicle will receive a citation.

Approved vehicles shall only parking directly in front of the residence requesting permission. Vehicles (related to one residence) found parking in front of another residence will be subject to citations.

Broken down vehicles shall only be given overnight on-street parking permission for a maximum of 2 nights. After that time, they must be removed from the street.

Parking Division will maintain a database of all night parking requests. Requests found to be incomplete, fraudulent or excessive will be denied.

Residences found in violation of this policy shall be issued one (1) warning per calendar year. After that, vehicles at that residence found in violation of City Ordinance 29.203 (12) shall be issued a citation.

Night parking citations issued to vehicles “on complaint” and found in violation of City Ordinance 29.203 (12) shall not be voided

Night parking citations issued incorrectly or erroneously due to misinformation by the property owner or complainant shall not be voided

Night parking citations issued incorrectly or erroneously due to City error shall be voided. Basic oversights such as incorrect vehicle color and/or type (due to night lighting levels) shall not be considered basis for voiding a night parking citation if the block and license plate number are correctly stated on the citation.

Inter-Office Memo

Date: May 2, 2018

To: Improvements and Services Committee

From: Christopher J. Pirlot, P.E.
Parking Manager

RE: On-Street Overnight Parking Restrictions

The intent of this report is to discuss the City of Green Bay's overnight on-street parking restriction that is in effect year-round between the hours of 3:00 and 5:00 a.m. The report is being drafted in response to a request to eliminate this restriction.

History and Background Information

Green Bay's overnight on-street parking restriction has been in effect for decades. Research reveals that the current ordinance developed as follows:

1) Records could not be located that identify exactly when the on-street overnight parking ordinance was first enacted
2) Prior to 1980, ordinance 29.20 read, "ALL NIGHT PARKING PROHIBITED. No person shall park a motor vehicle on any street in the City for longer than 30 minutes between 2:00 a.m. and 6:00 a.m." This ordinance was subsequently re-numbered 29.15.
3) In 1988, G.O. 44-88 amended Section 29.15(1)(m) relating to overnight parking, changing the restriction to "no overnight parking on any street between the hours of 3:00 and 5:30 a.m."
4) In 1990, G.O. 38-90 amended Section 29.15(1)(m) relating to night parking, changing the restriction to "no overnight parking on any street between the hours of 3:00 and 5:00 a.m." This ordinance was subsequently re-numbered 29.203.
5) In 2004, G.O. 56-04 amended Section 29.203(12) relating to night parking, changing the ordinance to include the current practice of allowing overnight on-street parking variances for up to two (2) weeks under certain conditions, and longer for exceptional situations. This allowed Parking Division to draft the existing on-street overnight parking variance and enforcement policy that was adopted by Council.

Comparison to Other Wisconsin Cities

As part of the report process, Parking Division researched overnight on-street parking restrictions for the ten (10) highest population cities in Wisconsin. A summary of that data is attached to this report. Seven (7) of the top ten Wisconsin cities maintain an overnight on-street parking restriction. Following is a summary of the three (3) exceptions:

1) Milwaukee (#1) allows overnight on-street parking, but only with the purchase of a residential permit. Unlike Green Bay, on-street parking in Milwaukee is necessary due to the many properties throughout the City with narrow frontages, lack of driveways, alley-only vehicular access, and multi-unit dwellings near the universities. So they need the on-street parking space. However, overnight on-street parking is prohibited on all bus routes and connecting highways during winter months.

2) Madison (#2) has no overnight on-street parking restrictions, but has a paid daytime parking permit system in 24 residential zones. Older areas of Madison have a higher population density due to University of Wisconsin housing needs, and narrow property frontages and no driveways like Milwaukee. So they also need the on-street parking space.

3) Janesville (#10) has no overnight on-street parking restrictions. But that City has adequate off-street parking. The majority of Janesville's on-street parking compliance is voluntary. The City of Janesville provides very little parking enforcement activity.

Discussion

Green Bay is one of many municipalities throughout the United States that prohibits overnight on-street parking. Each City establishes overnight parking restrictions for its own reasons. But there are many reasons for overnight parking restrictions. Following is a summary of reasons that cities (including those in the survey) use as a basis to establish overnight on-street parking restrictions:

1. Vehicles parked on-street 1) pose sight obstructions for motorists, 2) introduce sudden intrusions into traffic such as opening doors and people exiting vehicles, and 3) increase the potential for conflict among opposing traffic due to narrower travel space. These hazards increase at night.
2. Where sidewalks do not exist on all streets, bicyclists and pedestrians use streets curb lanes for movement. Allowing vehicles to park on-street around the clock requires pedestrians and bicyclists to operate in travel lanes, increasing the potential for conflicts.
3. Overnight on-street parking restrictions eliminate long-term storage of trailers and vehicles. Long-term parking and storage of vehicles on-street affects curb appeal of properties, essentially degrading the quality of neighborhoods.
4. Many cities were planned and developed to provide adequate of off-street parking for residents. So on-street parking facilities should not be needed to supplement the City's parking needs.
5. Cities sweep and plow streets at night. Vehicles must to be removed from streets to complete these tasks effectively.
6. Emergency vehicles cannot traverse narrower streets if they are parked full of vehicles
7. Police Departments use nighttime vacant streets as a tool for surveillance and law enforcement. Perpetrators typically park on the street, walk to the crime scene, and return to their vehicle. Having few or no vehicles parked on-street overnight makes it much easier to identify suspicious vehicles.
8. Many cities maintain an ordinance that any vehicle left on-street for longer than XX hours is classified as abandoned. After that time, the vehicle is removed from the roadway. Without an on-street overnight parking ban, it is much more difficult to identify abandoned vehicles.

Elimination of Green Bay's overnight on-street parking ordinance has been discussed many times over the years. Each time the issue has been discussed, it was concluded that the overnight on-street parking prohibition should remain. Maintaining at least a limited duration of on-street parking prohibition each day keeps vehicles from parking on the street around the clock.

The current overnight on-street parking restriction (3:00 to 5:00 a.m. daily) allows residents to have guests late into the night, but eliminates vehicles from sitting on the street 24/7/365.

Green Bay's current overnight on-street parking exception policy allows even more flexibility over the ordinance restrictions under special circumstances. No set of rules can satisfy all parties. However, Parking Division believes that Green Bay's overnight on-street parking rules are flexible enough to satisfy most circumstances.

The current overnight on-street enforcement policy requires residents to park on-street ***only*** in front of their own property. If overnight on-street parking is allowed, it would be impossible to maintain this rule. Parking in front of one's own house overnight has been an item of safety/security concern for local residents. Parking Division routinely receives complaints from local residents about unknown vehicles parking in front of their house overnight.

From a practical standpoint, it is easiest to maintain a year-round singular overnight parking rule for all streets every day of the year. Parking Division has learned that an effective rule should include no more than three (3) points so it can be easily understood. The current on-street overnight parking rules contain the following three points:

1) No parking on any City street from 3:00 to 5:00 a.m. daily
2) Contact Parking Division to seek permission to park on-street overnight
3) Variances to the restrictions can be granted under certain conditions

Although Parking Division's primary mission is to spur compliance of the City's parking ordinances through enforcement, revenue generation is a by-product of that activity. Parking rental and enforcement revenue is the sole source of fund for the Parking Division operating budget. Reduction in parking revenue would require financial assistance from another source. If that alternate source is the City tax levy, then property taxes would most likely need to be increased.

Exceptions to the Overnight On-Street Parking Ban

Green Bay's existing ordinance [Chapter 29.203(12)] allows only single-family and duplex residents (R1 zoning) to park their vehicles on-street overnight for up to six (6) occurrences per year. Each occurrence can last up to two (2) weeks. Parking Division also maintains a process for residents to request more than the six occurrences per year under exceptional circumstances.

Final Considerations

There are many factors involved in a decision to modify the overnight on-street parking ordinance. Laws, rules, and policies are established to establish and maintain public health, safety, welfare, peace, and good order. Parking Division is a major stake holder in any parking ordinance, and is obligated to advise policy-makers so they can make informed decisions. Parking Division's advice is based only on professional/objective knowledge and experience.

If Green Bay's overnight on-street parking ordinance is abolished, the City must be prepared to either live with or address the following issues:

1) Increased on-street parking volume around the clock
2) Businesses and apartment complexes may not provide adequate off-street parking per zoning code, because their guests and residents can park on-street 24/7/365
3) Resident complaints regarding elimination of order to the City's on-street parking program
4) Need to modify snow removal, citation, and towing processes
5) Increased number of sight distance obstructions at driveways and intersections

6) Increased number of vehicle/pedestrian/bicycle conflicts
7) Reduced roadway traffic movement space, affecting emergency vehicle movement on narrow streets
8) Increased chances of blocked mail boxes and driveways
9) Homeless and intoxicated people sleeping in cars
10) Increased complaints of 'unknown' vehicles parking in front of properties (i.e. – lowered sense of resident safety and security)
11) Increased on-street parking volume in residential areas near large employers with night shifts
12) Difficulty in identifying abandoned vehicles
13) Elimination of Police Department ability to identify suspicious vehicles parked overnight
14) Higher opportunity of theft from vehicles
15) Increased competition for on-street parking
16) Need to increase public parking education
17) Parking Division annual revenue reduction of $287,425 (2017 revenue) that will need to be made up elsewhere in order for Parking Division to remain financially solvent

Conclusion/Recommendation

Parking Division understands the reason for the request to modify the on-street overnight parking ordinance. No set of rules can satisfy all persons. However, Parking Division believes that Green Bay's overnight on-street parking rules are flexible enough to satisfy most circumstances. A process exists for those who need exemptions to the ordinance.

Therefore it is recommended that no changes be made to City of Green Bay Municipal Code Section 29.203(12) relating to overnight on-street parking. Parking Division believes that Green Bay's benefits of its overnight on-street parking restrictions outweigh any benefits associated with abolishing it.

Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.6.

To approve the Memorandum of Understanding: Bike Sharing Services between the City of Green Bay and LimeBike, including the same maintenance services on the weekends as on week days.

BACKGROUND

Over the past year, the City's Department of Community & Economic Development staff has been working with community partners to potentially launch a new bike share program in Green Bay. Bike share programs have the capability to help cities provide a new shared use mobility option to residents and visitors. The City is now considering a partnership with the bike share company LimeBike. LimeBike would manage a dockless bike share system in Green Bay that does not require riders to return bikes to designated racks or docking stations. Riders find and unlock bikes using a smartphone app. When users get to their destination, they simply park the bike upright, lock it using the built-in lock, and make sure it's not blocking sidewalks, driveways, crosswalks, bus stops or street corners. LimeBike would hire their own local staff to manage and maintain the system at no cost to the City of Green Bay. System users would be charged $1 per half hour of use. Students would receive a 50 percent discount.

Fiscal Impact:
None

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. LimeBike_Service_Agreement_MOU_Feb2018_GB Edits+LB
2. GreenBay_LimeBike_28Nov2017

Service Agreement MOU

Bike Sharing Services

This Memorandum of Understanding (MOU) is made this ____ day of 20__, by and between the City of Green Bay ("City") and Neutron Holdings, Inc. DBA Limebike ("LimeBike").

RECITALS

1. A goal of City is to provide safe and affordable multi-modal transportation options to all residents, reduce traffic congestion, and maximize carbon free mobility.

2. Bike share services are a component to help the City achieve its transportation goals and the City desires to make bike share services available to residents and those who work in the City.

3. LimeBike proposes to operate a bike share program within the City.

4. LimeBike will abide by all city ordinances and rules governing the use of public space to efficiently and effectively provide bike share services.

5. LimeBike possesses GPS, 3G, and self-locking technology in its bike fleet such that bikes may be locked and opened by users with an app and tracked to provide for operations and maintenance.

Agreement

1. Exclusive Operator. City designates LimeBike as the exclusive provider of bike share services within its city limits for a term up to 3 years so long as LimeBike continues to operate in compliance with all federal, state, and City laws. This designation is personal to LimeBike and may not be assigned or transferred to any party.

2. Use of City Property. City authorizes LimeBike to use designated public ways solely for the purposes set forth in Section 5 of this Agreement. This authorization is not a lease or an easement, and is not intended and shall not be construed to transfer any real property interest to LimeBike.

3. Permitted Use. LimeBike customers may use the designated public ways solely for parking of bicycles owned and maintained by LimeBike for use in the bike share program. LimeBike shall not place or attach any personal property, fixtures, or structures to City Property without the prior written consent of City.

    a. Use of the public way, and LimeBike's operations within the City, shall, at a minimum: a) not adversely affect City Property or the City's streets, or sidewalks; b) not adversely affect the property of any third parties; c) not inhibit pedestrian or vehicular movement within the public way or along other property or rights-of-way owned or controlled by the City; d) not create conditions which are a threat to public safety and security; e) not create conditions which are a nuisance under City ordinances. Determination of adverse impact to City

property, inhibition of the pedestrian pathway, and/or creation of nuisance conditions shall rest solely with the City of Green Bay.

b. Upon termination of this MOU by either party, LimeBike shall, at its sole cost and expense, immediately remove its property from the public way.

~~b.~~c. For the purposes of this Agreement, "bicycles" or "bikes" may refer to standard pedal bicycles, electric assist model bicycles, and/or related mobility products such as electric scooters.

4. Bike parking. The City, at its own discretion, will support the bike sharing program with the installation of bike racks and/or painted bike parking spots, and recommended bike parking spots without racks or painting, in the City to assist with the orderly parking of bikes throughout the City.

5. Coordination with City. LimeBike will coordinate with the City's designated representative to identify preferred bike parking areas for the purpose of supplementing existing City transportation services, which shall be included in the overall bike sharing program.

6. Condition of City Property
   a. City makes the public way available to LimeBike in an "as is" condition. City makes no representations or warranties concerning the condition of the public way or its suitability for use by LimeBike or its customers, and assumes no duty to warn either LimeBike or its customers concerning conditions that exist now or may arise in the future.

   b. City assumes no liability for loss or damage to LimeBike's bikes or other property. LimeBike agrees that City is not responsible for providing security at any location where LimeBike's bikes are stored or located, and LimeBike hereby waives any claim against City in the event LimeBike's bikes or other property are lost or damaged.

7. Maintenance and Care of portion of City Property; LimeBike expressly agrees to repair, replace or otherwise restore any part or item of real or personal property that is damaged, lost or destroyed as a result of the LimeBike's use of City Property. Should the LimeBike fail to repair, replace or otherwise restore such real or personal property, LimeBike expressly agrees to pay City's costs in making such repairs, replacements or restorations.

8. Operations & Maintenance. LimeBike will cover all maintenance costs for the bike fleet and maintenance to minimum level of service and reporting outlined in Exhibit A.

9. Indemnification. LimeBike shall defend, pay, indemnify and hold harmless City, its officers, officials, employees, agents, invitees, and volunteers (collectively "City Parties") from all claims, suits, actions, damages, demands, costs or expenses of any kind or nature by or in favor of anyone whomsoever and from and against any and all costs and expenses, including without limitation court costs and reasonable attorneys' fees, resulting from or in connection with loss of life, bodily or personal injury or property damage arising directly or indirectly out of or from or on account of:

   a. Any occurrence upon, at or from City Property or occasioned wholly or in part by the entry, use or presence upon City Property by LimeBike or by anyone

making use of City Property at the invitation or sufferance of LimeBike, except such loss or damage which was caused by the sole negligence or willful misconduct of City.

b. Use of LimeBike's bikes by any individual, regardless of whether such use was with or without the permission of LimeBike, including claims by users of the bikes or third parties.

10. Insurance. LimeBike shall procure and maintain for the duration of this agreement insurance against claims for which LimeBike has indemnified the City pursuant to Section 5 of this Agreement. LimeBike shall maintain General Liability limits no less than One Million and no/100 Dollars ($1,000,000.00) per occurrence for bodily injury, personal injury and property damage, and in the sum of One Million and no/100 Dollars ($1,000,000.00) for injury to or death of more than one person for each occurrence. Each insurance policy shall name the City as an additional insured and it shall be endorsed to state that: (i) coverage shall not be suspended, voided, or cancelled by either party, or reduced in coverage or in limits except after thirty (30) calendar days prior written notice by certified mail, return receipt requested, has been given to City; and (ii) for any covered claims, the LimeBike's insurance coverage shall be primary insurance as respects the City and any insurance or self-insurance maintained by the City shall be in excess of the LimeBike's insurance and shall not contribute with it. The insurance required to be provided herein, shall be procured by an insurance company approved by City, which approval shall not be unreasonably withheld. A certificate of insurance reflecting these insurance requirements shall be submitted to Risk Management at the City of Green Bay.

11. Compliance with Law. LimeBike at its own cost and expense, shall comply with all statutes, ordinances, regulations, and requirements of all governmental entities applicable to its use of City Property and the operation of its bike share program, including but not limited to laws governing operation of bicycles. If any license, permit, or other governmental authorization is required for LimeBike's lawful use or occupancy of City Property or any portion thereof, LimeBike shall procure and maintain such license, permit and/or governmental authorization throughout the term of this agreement. City shall reasonably cooperate with LimeBike, at no additional cost to City, such that LimeBike can properly comply with this Section and be allowed to use City Property as specified in Section 3, above.

12. Required Reports. LimeBike shall provide reports to the City concerning utilization of its bikes and bike route usage not less than quarterly, and shall cooperate with the City in the collection and analysis of aggregated data concerning its operations.

13. No Joint Venture. Nothing herein contained shall be in any way construed as expressing or implying that the parties hereto have joined together in any joint venture or liability company or in any manner have agreed to or are contemplating the sharing of profits and losses among themselves in relation to any matter relating to this MOU.

14. Term. This agreement shall commence on _____, 20__, (the "Commencement Date") and shall expire on the date that is Three (3) years after the Commencement Date unless earlier terminated pursuant to Section 3, below.

15. Termination. This MOU may be terminated prior to the expiration date set forth in

Section 2, above, upon the occurrence of any of the following conditions:

a. Upon delivery of written notice from City to the LimeBike terminating this agreement for any reason, or for no reason, by giving at least sixty (60) days' notice to the LimeBike of such termination.
b. An attempt to transfer or assign this agreement.

LimeBike shall not terminate this agreement without first giving at least 180 days' written notice of plans for termination.

16. Amendment. This MOU may be amended by mutual agreement of the parties. Such amendments shall only be effective if incorporated in written amendments to this agreement and executed by duly authorized representatives of the parties.

17. Permits. The City shall notify LimeBike of any local permits required, if any, of the company for its local operation.

18. Applicable Law and Venue. The laws of the State of Wisconsin shall govern the interpretation and enforcement of this MOU.

19. Counterparts. This agreement may be executed simultaneously or in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

~~19.~~20. Fleet Management. Bike shall be "smart bikes" which allow the bike itself to be tracked by GPS or other installed devise in order to manage the fleet's operations.

Executed the day and year first above written, by the parties as follows:

City:
City of Green Bay

_____
_____, [City Official]

LimeBike:

By: _____

Name: _____

Title: _____

Exhibit A

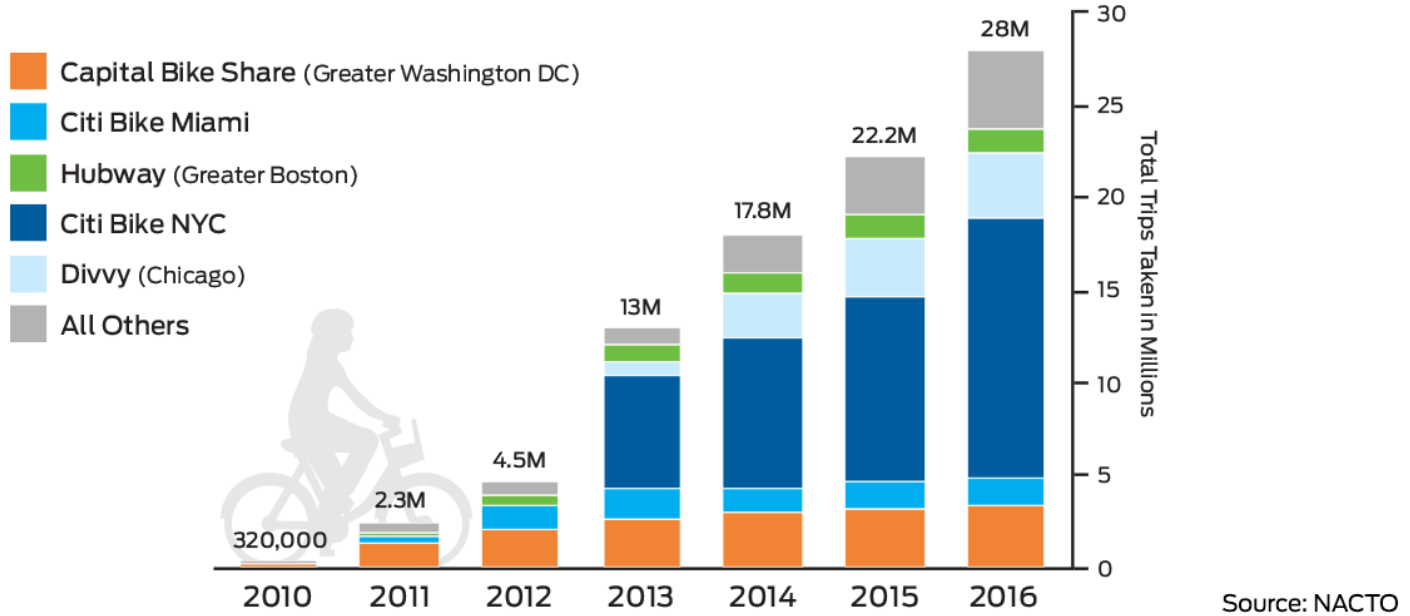
Description of LimeBike's Service Level Agreement

The following performance indicators shall be met and reported to help the City measure our success serving its citizens and improving the livability and mobility of the City of Green Bay. LimeBike will maintain its bikes to be in an excellent state of cleanliness and repair, with a minimum of 90% of deployed bikes operable at any time.

Performance Indicator	**Description**	**Measurement Tool**	**Minimum Performance Standard**	**Reporting Frequency**
App & customer service support portal	LimeBike reservation system fully operational	Uptime reporting	99.5% uptime.	quarterly
Bicycle distribution	Maps identifying trends in peak bike distribution	Maps showing aggregate usage patterns	Fleet will focus on serving the City of Green Bay	quarterly
Bicycles in service	Bikes in service	Daily uptime reports	Deploy and maintain a minimum of 350 bicycles in service in any calendar month. Bicycles will be phased into deployment over a 6 week period and can be increased based on usage and demand.	quarterly
Report-responsive	Response time to improper bike parking / other problems communicated to Customer Service	Time relative to report logs	Within two (2) hours during business hours between 8am to 8pm Monday through Friday except for State and Federal holidays. For any complaint outside of business hours, within two hours (2) of start of business hours	quarterly

Green Bay Bike Share

Bike Share Ridership in the US by System



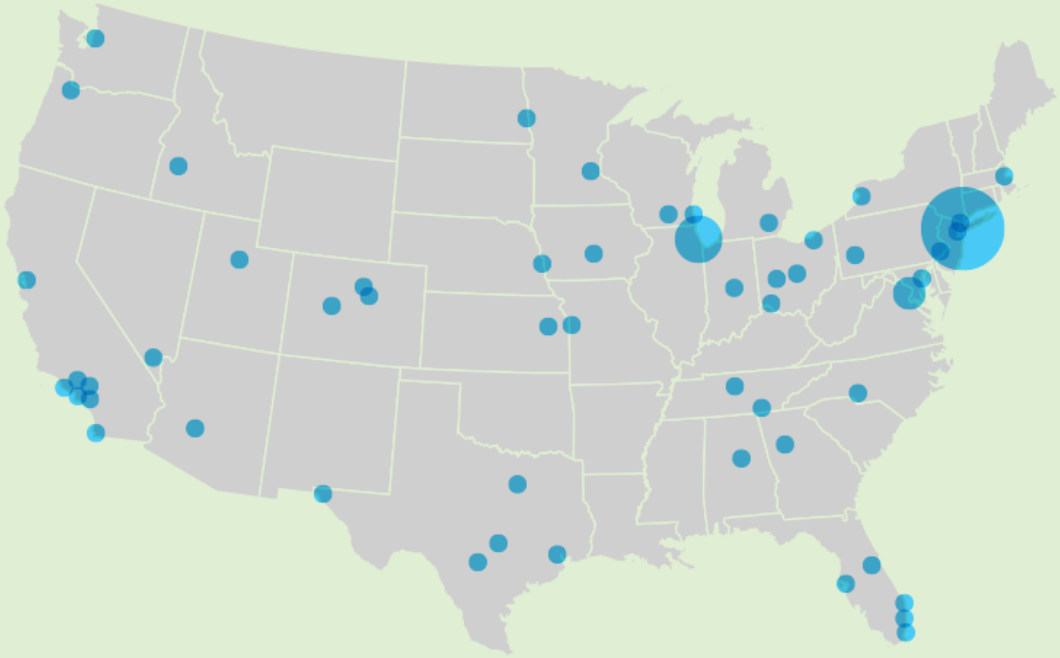
Source: NACTO

© 2017 LimeBike. Proprietary and confidential. Do not distribute.

55 SYSTEMS

42,000 TOTAL BIKES

AND GROWING



Bike Share in the US 2010-2016

Source: NACTO

Comparable Examples: Milwaukee, Wauwatosa, Madison, Superior, South Bend (IN), Peoria (IL), Bloomington (IL), Champaign-Urbana (IL), Sioux City (IA), and Evansville (IN).

© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Despite success, traditional station-based bike sharing has challenges

- Expensive: costly to purchase and maintain bikes, expensive for users;
- Inconvenient: docking stations where possible, not based on demand;
- Inequitable: high costs = slow expansion, limited service for limited customer base.

© 2017 LimeBike. Proprietary and confidential. Do not distribute.

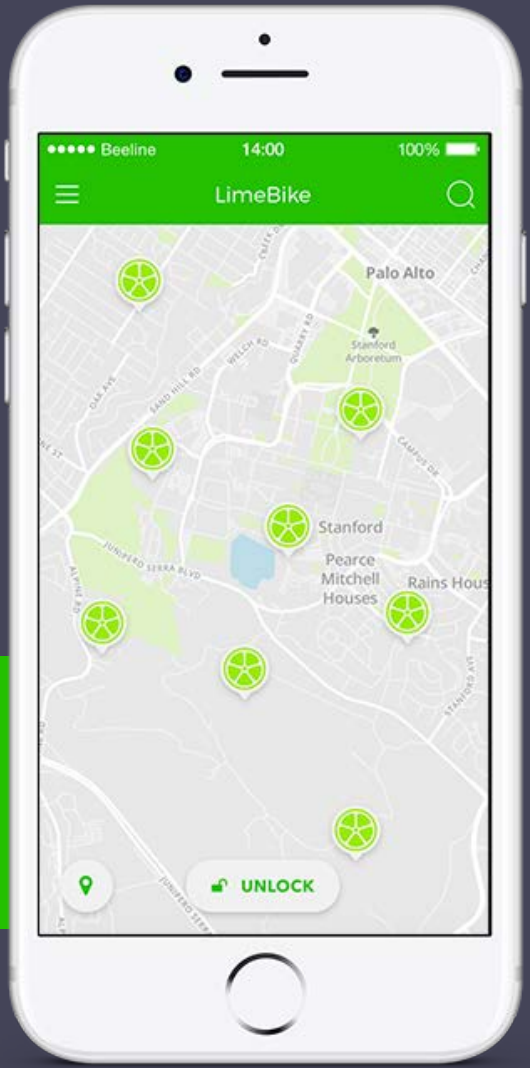
LimeBike seeks to revolutionize urban mobility with smart, dockless bike sharing programs at no cost to cities.

With cutting edge smart bikes and no stations, we can **serve the entire community and scale a flexible fleet** using data to maximize potential program ridership.

Riders easily Locate, Unlock, Ride, and Pay

Bikes are **parked publicly available anywhere** within an approved geography.

1 Find available bikes on our live GPS map



© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Riders easily Locate, Unlock, Ride, and Pay

New technology allows us to create seamless bike sharing experience

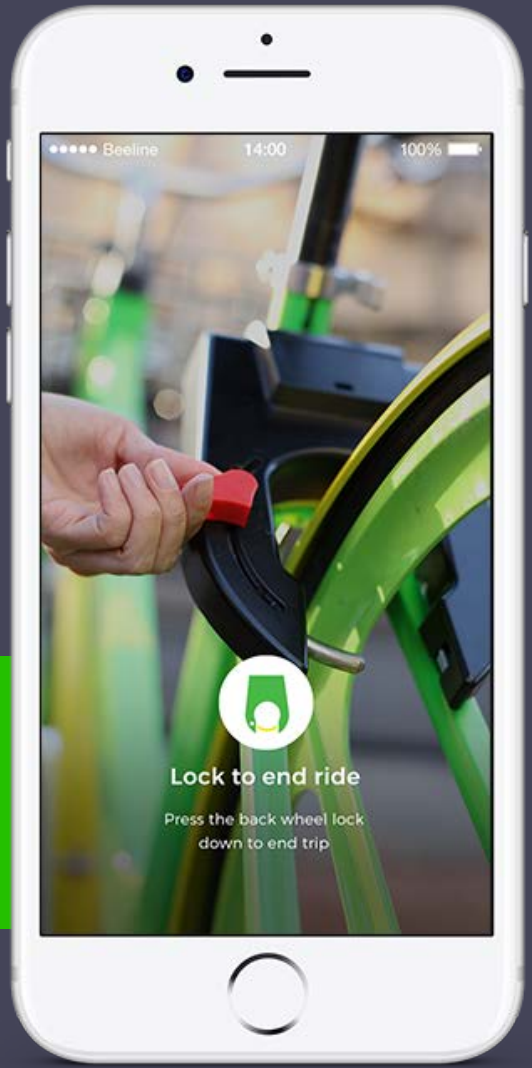
2 Unlock bikes with QR code or plate number

© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Riders easily Locate, Unlock, Ride, and Pay

Locking the bike to itself means **no new infrastructure is required**.

3 Lock the back wheel to end the ride

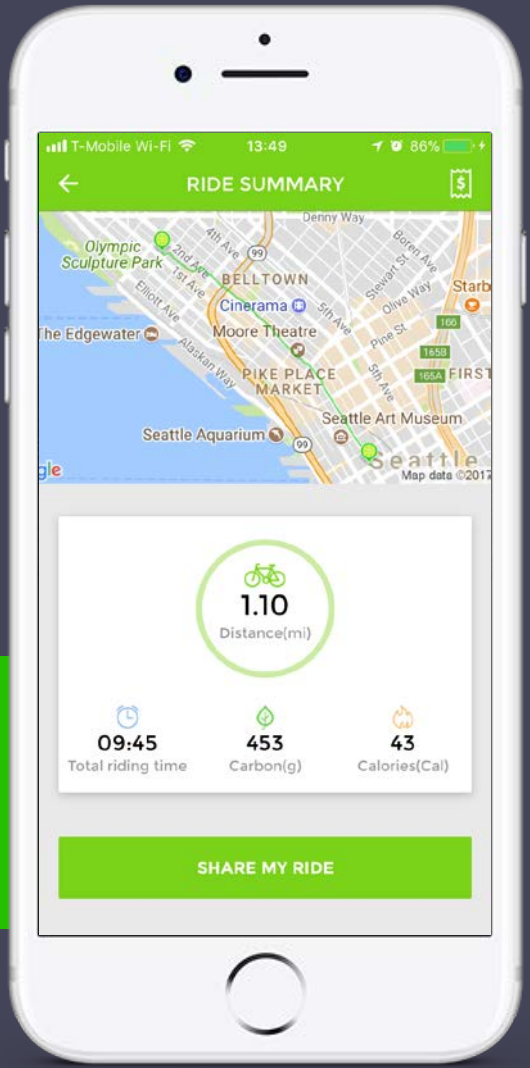


© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Riders easily Locate, Unlock, Ride, and Pay

Trip reporting gives **data on usage & billing,** as well as **carbon & calorie savings.**

4 Easily track and pay for each ride.



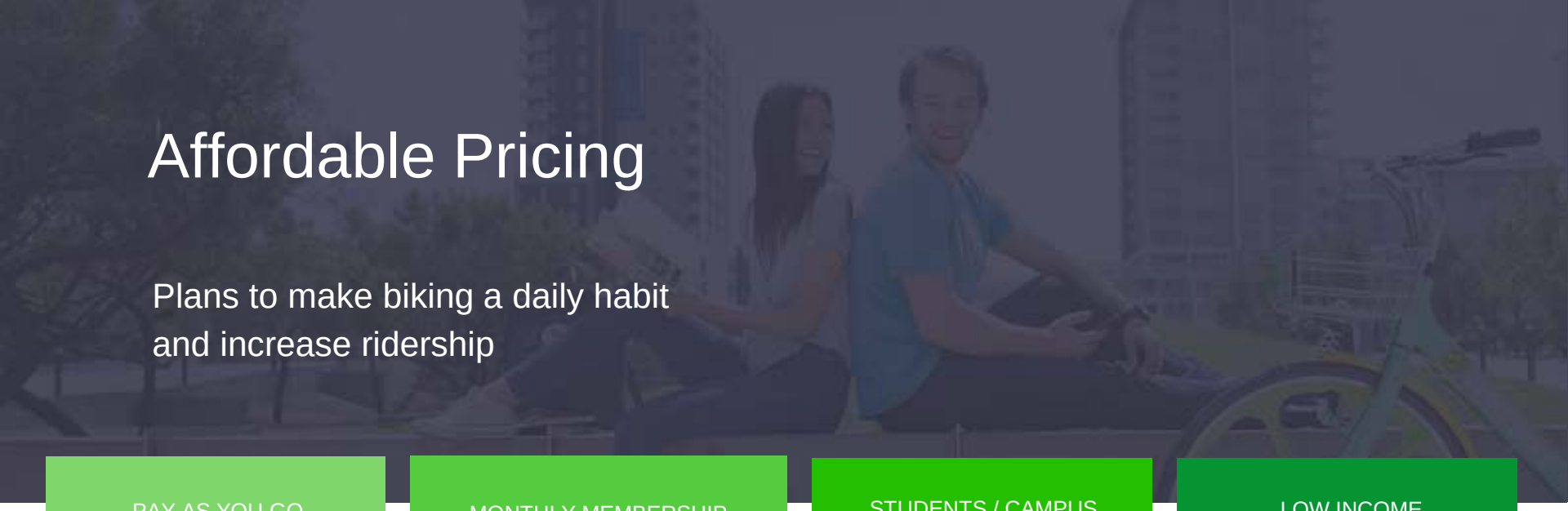
© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Safe, Reliable & Smart

Our specially designed bikes are CPSC & ISO certified, and safe and comfortable to ride.

1. Green: Solar panel charges battery supply;
2. Smart IoT Technology: 3G/GPS enabled, mobile-app synced smart lock.
3. Safety-Tested: Wider tires, drum brakes, bright color, lights, and frame tested with 880 lbs of load and CPSC certified.
4. Low Maintenance: Airless tires and durable parts to withstand elements and frequent use.
   Easier to Ride: Lighter frame (vs dock-based bikes) for easier use.
5. 1, 3, and 8-speeds for more widespread usability.
6.

© 2017 LimeBike. Proprietary and confidential. Do not distribute.



Affordable Pricing

Plans to make biking a daily habit and increase ridership

PAY AS YOU GO

$1 / 30 min.

No hidden charges such as going over an initial time block or not docking a bike.

MONTHLY MEMBERSHIP

$30 for 100 rides

User will pay additional $0.50 for all rides exceeding 30 minutes limit.

STUDENTS / CAMPUS

50% Off

Students and university affiliated groups will enjoy half price on above pricing structure.

LOW INCOME

50% Off

LimeBike partners with low-income providers to give people ½ off standard pricing.

© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Managing dockless operations

On-the-ground team led by a local Manager

Operations: We hire local operations teams to manage our bike fleet and support proper parking. This would be an extension of our Seattle team.

Maintenance: We cover all maintenance and routine bike checks.

Fleet management: Our team rebalances under-utilized bikes to meet higher demand and ensure distribution covers service area.

Customer Service: We provide 2-hour response to urgent issues during regular business hours.

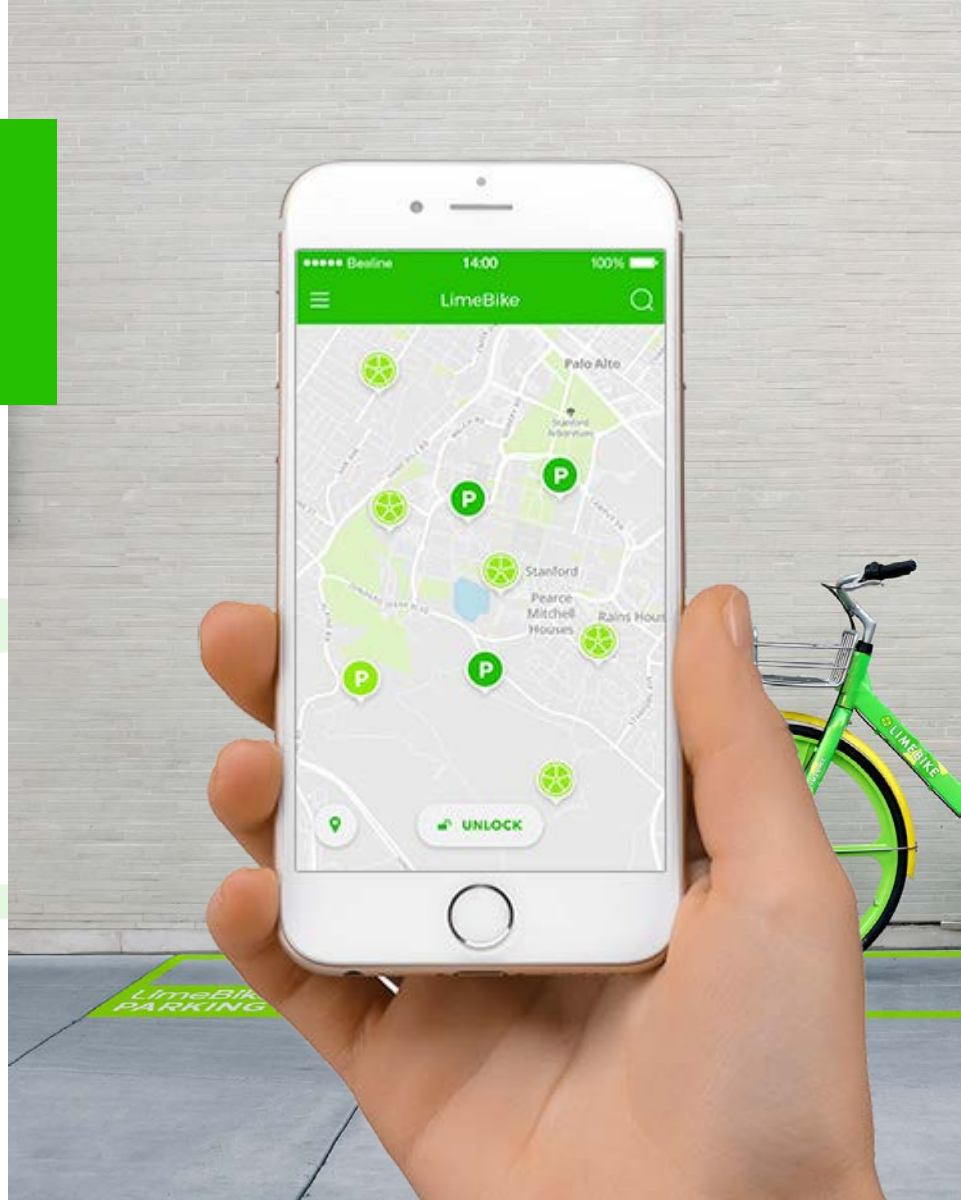
© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Our approach to smart parking

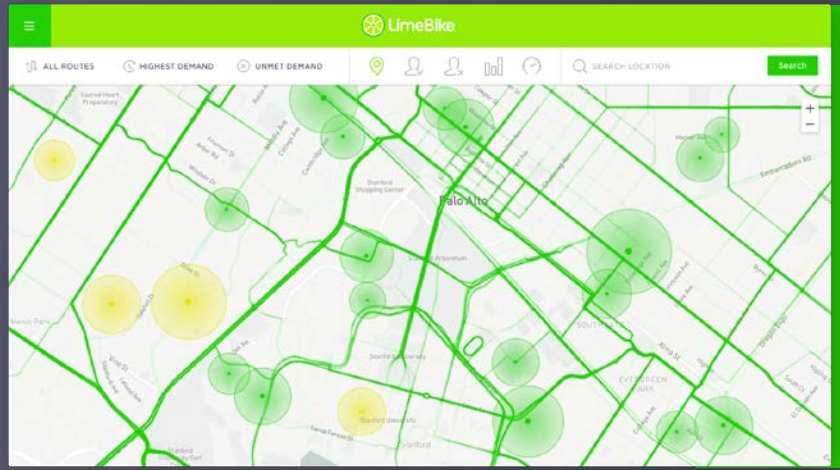
- In-app, PR, and marketing to educate users on legal, appropriate bike parking;
- Geo-fence to identify existing legal and/or unapproved parking areas;
- Reward system for parking properly;
- Partner with cities to develop more bike-friendly parking;
- … worst case, operations teams respond to parking concerns.

Available Bikes

Recommended Parking Spots



© 2017 LimeBike. Proprietary and confidential. Do not distribute.



We use data to make city mobility smarter.

- We share our data with cities for smarter mobility planning (in Seattle, through the UW);
- Free of docking stations, we can flexibly scale the optimal fleet;
- The optimal bike sharing program can be designed based on usage and actual bike demand data.

UW
Seattle
July 2017 launch. Now 3,000 bikes. 5000 rides in first week, 10s of 1000s rides/wk now
Malden, MA
23 October 2017 laur
~200 bikes
University of Notre Dame
South Bend
July launch. 1,000+ bikes, working closely with the Mayor.
Became commuting choice for Harrah/Harvey's/HRC employees.
Tahoe
250 bikes launched 6 October 2017
Aurora, CO
Washington, DC
Silver Spring, MD
September 2017 launch – 400 bikes.
NCSU
Greensboro, NC
Charlotte, NC
Alameda
S San Francisco
Launched Nov 2017
UNCG
Arkansas State University
Started w/ University, then invited by the City to serve exclusively for 3 years.
Launched 7 Nov
Los Angeles
San Diego
Scottsdale, AZ
Dallas
Aug 2017 launch, >1 ride/day in first week, now averaging >1k/day
Miami Shores
North Bay Village
Key Biscayne
30 markets across the US

Experienced and funded

Experienced team

- US-based and HQd in Silicon Valley;
- Leadership team from top universities;
- Experienced team in tech, local and federal government.
- Members - North American Bike Share Association
- Business Council - U.S. Conference of Mayors

Financial Stability

- Backed by Tier-1 Silicon Valley VC Firms led by Andreessen Horowitz;
- Tens of Millions in Series A & B financing gives us the unique ability to invest in technology and bikes, laying foundation for successful programs;
- Self-sustaining and well-documented long-term financial model.

© 2017 LimeBike. Proprietary and confidential. Do not distribute.

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.7.

To approve the report of the Purchasing Manager:

A. To purchase a Striping Machine Body from EZ Liner for $267,514.

B. To purchase a truck chassis from Quality Truck Care for $101,000.

C. To award a contract for Televised Sewer Basin Inspection for an amount not to exceed the 2018 budgeted amount of $600,000.

D. To award a contract for Televised Standard Sewer Inspection for an amount not to exceed the 2018 budgeted amount of $165,000.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Report of the Purchashing Manager 5-9-18

CITY OF GREEN BAY - PURCHASING DIVISION

TO: I & S Committee
FR: Rick Jensen, Purchasing Manager
DT: May 9, 2018
RE: Purchasing Report
Cc: Steve Grenier, James Brunette, Chris Pirlot, Diana Ellenbecker

Report of the Purchasing Manager:

1. Request approval to purchase a Striping Machine Body from EZ Liner for $267,514.

2. Request approval to purchase a Truck Chassis from Quality Truck Care for $101,000.

3. Discussion with possible action on the award of a contract for Televised Sewer Basin Inspection for an amount not to exceed the 2018 budgeted amount of $600,000.

4. Discussion with possible action on the award of a contract for Televised Standard Sewer Inspection for an amount not to exceed the 2018 budgeted amount of $165,000.

The following items were openly and competitively offered:

Improvement and Services - Report of the Purchasing Manager					
Description	Spec #	Funding Source	Awarded Vendor	# Responses	$ Amount
Striping Machine Body		203503E-55140 DPW Ops Equip. Repl.	EZ Liner	2	$267,515
Chassis for Striping Machine		203503E-55140 DPW Ops Equip. Repl.	Quality Truck	3	$101,000
Televised Basin Sewer Inspection		403500-55357 Sanitary Sewer TV	TBD	TBD	~$600,000
Televised Standard Sewer Inspection		403500-55357 412500E-55357 Sanitary & Storm Sewer TV	TBD	TBD	~$165,000

NOTE:

There are two bids out for the Televised Sewer Inspection with responses due before the I&S meeting on May 9, 2018. The bid results and award recommendations will be provided at the meeting.

CITY OF GREEN BAY QUOTE SUMMARY

Paint Striper Machine

Dept:DPW Req #153 CC #065	**VENDOR #1** **EZ-LINER**	**VENDOR #2** M-B COMPANIES, INC.
DESCRIPTION	**PRICE**	PRICE
YEAR/BRAND/MODEL:	**2018 EZ-Liner Model #AL240-EX**	2018 M-B Maxi-240A Airless Striper Body
PRICE:	**$ 267,514.40**	$ 334,325.47
WARRANTY:	**Per Detailed Warranty Information Attached to Quote**	Per Detailed Warranty Information Attached to Quote
LEAD TIME:	**180ARO/90ARC (after receipt of chassis)**	60-90 days ARC
Payment Terms Net 30 Early Payment Discount:	**Net 30**	Net 30

Recommendation: Award to the lowest responsive, responsible vendor EZ-Liner/HGAC for $267,514.40.

CITY OF GREEN BAY QUOTE SUMMARY

Cab & Chassis

Dept:DPW Req #152	**VENDOR #1**	**VENDOR #2**	**VENDOR #3**
CC #072	**Quality Truck Center, Inc.** **DePere**	HGAC BUY	NJPA COOPERATIVE
DESCRIPTION	**PRICE**	PRICE	PRICE
YEAR/BRAND/MODEL:	**2018 Autocar ACMD Xpert**	2018 Autocar ACMD Xpert	2018 Autocar ACMD Xpert
PRICE:	**$ 101,000**	$ 103,348	$ 106,719
WARRANTY:	**Per Detailed Warranty Information Attached to Quote**	Per Detailed Warranty Information Attached to Quote	Per Detailed Warranty Information Attached to Quote
LEAD TIME:	**90-120**	90-120	90-120
Payment Terms Net 30 Early Payment Discount:	**Net 30**	Net 30	Net 30

Recommendation: Award to the lowest responsive, responsible vendor Quality Truck Center for $101,000.

Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.8.

To approve the request by Department of Public Works to award the contract SUPERIOR ROAD STORM WATER POND at a staff level subject to the following conditions:

A. Project is included in the 2018 Capital Improvement Program.

B. Delay in bringing forward a recommendation to award at the next regularly scheduled Committee meeting would result in an unacceptable delay in starting construction.

C. The project so awarded would be reported out at the next regularly scheduled meeting of the Improvement and Services Committee.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Bid Summary - Public

CITY OF GREEN BAY, WISCONSIN

SUMMARY OF BIDS FOR CONTRACT

SUPERIOR ROAD STORM WATER POND

Tuesday, May 8, 2018

Contractor	Base Bid	Base Bid + Alternate	Bid Bond
PTS CONTRACTORS INC.	**$784,323.80**	**$841,687.80**	**5%**
ADVANCE CONSTRUCTION INC.	$862,256.00	$896,204.00	5%
BUTEYN-PETERSON CONSTRUCTION CO.	$1,647,579.32	$1,675,029.32	5%
Any questions, call 920-448-3100			

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.9.

To approve Agreement for Purchase and Sale of Real Estate at 1012 N. Webster Avenue for the N. Webster Avenue reconstruction project and authorize payments.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.10.

To approve Relocation Claims for the Webster Avenue project and authorize payments.

BACKGROUND

N. WEBSTER AVENUE - UNIVERSITY AVENUE TO RADISSON STREET

R/W Plat Parcel Number	Owners Name(s)	Location	Amount
6	Roger G. DeLaruelle, Sr.	1012 N. Webster Avenue	$41,900
6	Roger G. DeLaruelle, Sr.	1012 N. Webster Avenue	305

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.11.

To approve the applications for Concrete Sidewalk Builder's Licenses by the following:

A. Brian's Quality Concrete Inc.
C. Evraets Concrete Const. LLC
D. Precision Flatwork
E. Ray Jaeger Const. Inc.

To contingently approve application for Concrete Sidewalk Builder's License pending successful reference reviews:

B. Carter Trucking & Excavating Inc.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # N.12.

To approve the application for Tree & Brush Trimmer License by Urban Tree Service.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # O.1.

To approve request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.

1. Support Assistant - Fire
2. Mechanic - Public Works

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Request to Fill Memo 5.08.18
2. Support Assistant (Fire) - 4.24.2018
3. Mechanic - G. Hornick 5.4.18

Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # O.2.

To receive and place on file request for out of state travel for Capt. Warych to attend the National Conference on Race and Ethnicity in American Higher Education in New Orleans, Louisiana, May 30-31, 2018, estimated cost for meals $50.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Out of state travel-Warych May 30th

Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # O.3.

To approve out of state travel for Interim Park Director Andersen to attend the Great Lakes Parks Institute Board of Regents conference planning and board meeting in Angola, Indiana, June 4-5, 2018 at no cost to the City for room, board or transportation.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Out of state travel - J. Andersen

Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # O.4.

To approve out of state travel for Interim Park Director Andersen and Recreation Supervisor Moeller to attend the National Recreation and Parks Association Conference in Indianapolis, Indiana, September 25-27, 2018. All costs for registration, room, board and travel will be covered by the Parks Rx grant.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. OUT OF STATE TRAVEL REQUEST-NRPA

Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # O.5.

To approve out of state travel for Public Works Superintendent Fietzer to attend the APWA Western Snow and Ice Conference in Loveland, Colorado, September 24 - 28, 2018. All costs for room, board and transportation will be covered by APWA-WI Chapter.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Out of State Travel Request - DPW

Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # O.6.

INFORMATIONAL ONLY - The Removal From Specialty Team or Assignment grievance is denied and the findings of fact and conclusions of law will be made available at the next Personnel Committee meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # P.1.

To amend GB Municipal Code 8.06 to require leashes to be 6 feet or less. To also refer a communication to the Parks Committee to add signage within parks property the leash law requirement and report to P&W Committee as to where they are adding additional dog parks.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Municipal-Code-Chapter-08-Public-Health-and-Wellness-PDF
2. dog leash

The inside and outside of such structures shall be whitewashed or painted as often as necessary to keep them clean or finished with such material as can be easily cleaned. All such structures shall be kept clean and sanitary and shall not cause any objectionable odor.

(5) REMOVAL OF ANIMAL WASTE. No person who possesses an animal shall permit such animal to defecate upon any property other than that of its owner or custodian unless the custodian immediately thereafter cleans up and removes such animal excreta from such property.

(6) ACCUMULATION OF ANIMAL WASTE. No person possessing an animal shall permit more than 24 hours accumulation of such animal's manure to remain on property under the possessor's control.

(7) CONTROLLING ANIMALS. No person who possesses an animal shall walk or escort such animal off the property under the possessor's control unless the person is in possession of equipment to clean up any defecation which may be deposited by such animal.

(7m) HARVESTING ANIMALS. (Cr. GO 7-11) No person may slaughter any animal unless specifically allowed to slaughter animals as part of an agricultural activity pursuant to Ch. 13.

(8) PENALTIES. Any person who shall violate this section shall forfeit not less than $1 nor more than $1,000 for each offense. Each violation of this ordinance shall be considered a separate offense, and any violation continuing more than one day shall be considered a separate offense.

8.05 **KEEPING OF PIGEONS**. "Fowl" shall include pigeons. Homing or carrier pigeons are exempt when such birds fly for training purposes and races. The harboring of pigeons other than in an approved pen or coop is a public nuisance. The person in charge of any building or structure harboring pigeons other than under approved conditions shall remove such pigeons from the structure in a humane manner.

8.06 **ANIMALS TO BE CONFINED.**

(1) No person, owner, or custodian shall permit any animal (including fowl) to be at large within the City. Any animal shall be deemed to be at large when it is off the premises owned or leased by its owner or custodian unless crated, penned, or under the control of a person able to control the animal by means of a leash of sufficient strength to control the action of the animal, or such other personal attention as will reasonably control the conduct and actions of the animal.

(2) No person, owner, or custodian shall permit any animal (including fowl) to be left unattended within 5' of a public right-of-way.

(a) Such public rights-of-way include, but are not limited to, sidewalks, streets, alleys, and parking lots.

(b) Unattended animals shall include those animals which are crated, penned, or leashed but which are without personal supervision or control sufficient to properly restrain the animal.

(3) CONFINEMENT OF HENS. (Cr. GO 7-11) In addition to any other provisions in this chapter, hens shall be kept it the following manner:

(a) No person may keep a hen over eight weeks of age in a principal structure.

(b) Hens shall be kept within a structure such as a coop or fenced area used exclusively to keep hens.

(c) No accessory structure used to keep hens shall be located within 25 feet of any principal structure which is not owned by the person licensed to possess said hens.

(d) No accessory structure used to keep hens shall be located in a front or side yard.

8.07 **RAT PREVENTION**. (Rep. & Rec. GO 51-04)

(1) PURPOSE. It is the intent of these regulations to prevent, control, and limit the rat population of the City of Green Bay by modifying the environment to eliminate conditions that attract rats. The Inspection Division, in cooperation with the Brown County Health Department, shall establish an effective program of rodent prevention and control, including, but not limited to, alleviation of unsanitary conditions, control of access to food and harborage, rat-proofing of buildings, rat control, proper storage of foods and foodstuffs, maintenance of premises in a rat-free condition, rat extermination, and elimination or reduction of conditions found to be supportive of rat populations.

(2) DEFINITIONS. The following definitions shall apply in the interpretation and enforcement of this section:

(a) Building. Any structure, whether public or private, which is devoted to or designed for occupancy or use of any kind whether or not it is actually or continually occupied or used in the manner for which it was devoted or designed.

(b) Evidence of Rats. The natural presence of rat runs, burrows, fecal droppings, urine, rubmarks, gnaw marks, tail drag marks, tracks, or other signs (sounds) which may be associated with the presence of rats.

(c) Health Commissioner. The Brown County Health Commissioner or his/her designee.

(d) Inspector. The Superintendent of Inspection or his/her designee.

(e) Occupant. The person who uses or occupies any building or part thereof.

(f) Openings. Any hole, entry, or cavity of a building or container through which a rat may enter.

(g) Owner. Includes the owner, agent, or custodian of a building. A lessee shall be considered the owner when building agreements hold the lessee responsible for maintenance and repairs.

(h) Premise. Land and anything built or placed upon it.

(i) Rat. A long-tailed rodent belonging to the genus Rattus, including the Norway Rat and Roof Rat.

(j) Rat Eradication. Measures or practices put in place to reasonably eliminate a rat infestation and rat harborage through extermination, elimination of harborage, rat-proofing, and any other rat control methods deemed necessary by the Inspector.

(k) Rat Extermination. The extermination of rats by any accepted measure, such as poisoning,

PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: 5-1-2018

Request of Alderperson STEUER

Refer to: P&W

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

TO REVISIT GBMC 8.06 AS IT PERTAINS TO THE LENGTH OF DOG LEASHES, AS TO A WORKABLE SOLUTION.

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # P.6.

To approve a request by Richard Craniums to hold an outdoor event on May 12, 2018 from noon to 6 p.m., subject to complaint.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. richardcraniums

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # P.9.

To approve the renewal applications for liquor and/or beer licenses for the 2018-2019 license year, with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. bar.19
2. STORES.19

"CLASS B" COMBINATION
2018-2019

Julio Salvad Govea Cisneros
El Pastorcito Mexican Restaurant
741 Abrams St. #4

Angelina, Inc
Angelina's
117 N. Adams St.

Republic Chophouse, Inc.
Republic Chophouse
218 N. Adams St.

Kokoro, LLC
Koko Sushi Bar & Lounge
301 N. Adams St.

vonStiehl Winery, Ltd.
Captain's Walk Winery
345 S. Adams (Wine Only)

JACB, LLC
No Limits
500 N. Baird

Green Bay Yachting Club, Inc.
Green Bay Yacht Club
100 Bay Beach Rd.

South Bay Marine Center, Inc.
Louie's Lagoon
101 Bay Beach Rd.

Party Line, LLC
Party Line
601 Bellevue St.

CJK Charles Corp.
Getaway Bar & Grill
631 Bellevue

Cheri's Place, LLC
Cheri's Place
704 Bellevue

Pizza Parlor, Inc.
Cranky Pat's Pizza
709 Bellevue

May-Marie, Inc.
Jill's
613 Bodart

Donald Rouse
Pour Decisions
700 Bodart

VICA Enterprises, Inc.
La Cueva (The Cave)
718 Bodart

Lee & Kingsada Corp.
Little Tokyo Restaurant
121 N. Broadway

Gather on Broadway, LLC
Gather on Broadway
139 N. Broadway

Kavarna, LLC
Kavarna
143 N. Broadway

Prohibition Spirits, LLC
Prohibition Spirits
159 N. Broadway

Keggers, LLC
Keggers
231 N. Broadway

Board & Brush Creative Studio GB,
Board & Brush Creative Studio
235 N. Broadway

BGR Corp.
Bangkok Garden Restaurant
240 N. Broadway

Chefusion, Inc.
Chefusion
307 N. Broadway

The Sardine Can, Inc.
The Sardine Can
128 S. Broadway

White Dog Roadhouse, LLC
White Dog/Black Cat Cafe
201 S. Broadway

Big Mitch, LLC
Jekyll & Hyde
226 S. Broadway

CH Bar, LLC
Old School
301 S. Broadway

Susan L. Robinson
Bourbon Street
821 S. Broadway

BeachMe, LLC
Richard Craniums
840 S. Broadway

Randal Treml
Brewski's on Broadway
1100 S. Broadway

Lucky 7's Bar & Grill, LLC
Lucky 7's Bar & Grill
1313 S. Broadway

OMG-Kim
Packer Stadium Lounge
1342 S. Broadway

Chanmina, LLC
The Overtime Sports Grill & Pub
1423 S. Broadway

Dawn VanPay
The Next Stop
1610 Cass St.

Witche's Den LLC
Robyn's Nest
1623 Cass

KAGB, Inc.
Job Site
1647 Cass St.

Court House LLC
Court House Bar & Grill
1654 Cass

Leather and Lace Enterprises, LLC
Napalese Lounge
1351 Cedar

C Street LLC
C Street
312 Cherry

Oneida Golf & Country Club, Inc.
Oneida Golf & Country Club
207 Country Club Rd.

Copper State Brewery, LLC
Copper State Brewing Co.
313 Dousman

Chip Stacks, Inc.
Glass Nickel Pizza Co.
414-418 Dousman

The Woods Operations, LLC
The Woods Golf Club
530 Erie Rd.

Pearly Gates Venture LLC
Pearly Gates Bar & Grill
3551 Finger Rd.

Sepia Wedding Chapel, LLC
Sepia Wedding Chapel
3562 Finger Rd.

Stillmank Brewing Company
Stillmank Brewing Company
215 N. Henry St. (**wine only)**

Highland Howies, Inc.
Highland Pub & Grill
3605 Humboldt

Allen Pizza, Inc.
Rosati's Pizza
745 S. Huron Rd.

Everardo Curiel
Mi Pueblo
1905 N. Irwin Ave.

Anduzzi's East Green Bay, LLC
Anduzzi's Sports Club
900 Kepler

Rinconcito Hondureño, Inc.
Rinconcito Hondureño
803 Klaus

Green Bay Botanical Garden, Inc.
Green Bay Botanical Garden
2600 Larsen Rd

The Bar of Green Bay, Inc.
The Bar
606 Lime Kiln Rd.

Renard and Tesler Enterprises, Inc.
Stop 4-1
616 Lime Kiln

Funke's BC's, LLC
Funke's B C's
617 Lime Kiln Rd.

Carol Ann Stein
Stinger's Pub
619 Lime Kiln Rd.

Bays Tundra Hospitality Corp.
Tundra Lodge Resort & Waterpark
865 Lombardi

Sunny's Restaurant, Inc.
Sunny's
875 Lombardi

KNK Plaza Hotel of Green Bay, LLC
Hilton Garden Inn Green Bay
1015 Lombardi

Green Bay Sportservice, Inc.
Lambeau Field
1265 Lombardi

Peachtree Hospitality Mngt. LLC
Hampton Inn Downtown
201 Main St.

Hyatt Corporation
Hyatt on Main
333 Main St.

Simonet's Bar, Inc.
Simonet's Bar
925 Main St.

GB Entertainment, LLC
Oval Office
1100 Main

Neumritz, Inc
XS Nightclub
1106 Main St.

Soriah Hospitality LLC
Standard Co.
1139 Main St.

James VanBoxel
VanBoxel's
1235 Main

Cock & Bull, Inc.
Cock & Bull Pub
1237 Main St.

The Roundabout, LLC
The Roundabout
1264 Main St.

Riverside Ballroom, Inc.
Riverside Ballroom
1560 Main

BB's Bar of Green Bay, Inc.
BB's Bar
1577 Main

Kroll's East, Inc.
Kroll's Lunch
1658 Main St.

Homemade Southern Cuisine, LLC
Homemade Southern Cuisine
1706 Main St.

Taqueria Maldonado's Main St., Inc.
Taqueria Maldonado's Main
1737 Main St.

Pauly G's, Inc.
Pauly G's
1803 Main St.

Konitzer, LLC
Wise Fool's Pub
1939 Main St.

V3 Entertainment, LLC
V3
2056 Main St.

2WB, Inc.
The Sand Box
2042 Manitowoc Rd.

Eunoia Studio Café, LLC
Studio 1212
1212 Marine

Ricarda Vargas
Taqueria Michoacan
1207 E. Mason

Timsan's, Inc.
Timsan's Japanese Steak House
1654 E. Mason

Kristine Dhein
Turn It Up! Tap
1689 E. Mason

Catch-22 Enterprises, LLC
Catch-22
1699 E. Mason

El Sarape, LLC
El Sarape Restaurant
2030 E. Mason, Suite H& I

Los Banditos West, Inc.
Los Banditos West
2335 W. Mason

ERJ Dining III, LLC
Chili’s Grill & Bar
2363 W. Mason

El Azteca of Green Bay, LLC
El Azteca
2469 W. Mason

Scoreboard Grille, LLC
Scoreboard Grille
2511 W. Mason St.

Oneida Tribe of Indians of WI
West Mason Casino
2522 W. Mason

Gallagher's Pizza, Inc.
Gallagher's Pizza
2655 W. Mason

Diane Szczepanski
Rendezvous
2928 W. Mason

Bay Motel & Family Restaurant, Inc.
Bay Family Restaurant
1301 S. Military

Lori Coopman
The Slammer
316 Ninth St.

The Creamery Café LLC
The Creamery Downtown
114 Pine St.

Aardvark Wine Lounge, LLC
Aardvark Wine Lounge
304 Pine St.

Karen Goethe
Karen's Pub
324 N. Roosevelt

Charlie Tuna's Hammer Inn, LLC
Charlie Tuna's Hammer Inn
1208 State St.

Toothpicks, LLC
Bulldog's
1234 State St.

CJ Loch's, LLC
Loch's Bar
1238 State St.

Cropsey's on State LLC
Cropsey's on State
1336 State St.

K. Burkel, Inc.
Burkel's One Block Over
1007 Tony Canadeo Run

LVP SHS Green Bay Holding Corp
Springhill Suites
1011 Tony Canadeo Run

Just Down From the Stadium LLC
Stadium View
1023 Tony Canadeo Run

The Bar Holmgren Way, Inc.
The Bar Holmgren Way
1025 Tony Canadeo Run

Maricque's, Inc.
Maricque's
1517 University Ave.

WTF-Kim, Inc.
Some Place Else
1605 University Ave.

Ruben Rodriguez
El Taptatio Restaurant
1638 University Ave.

Gipper's Restaurant, Inc.
Gipper's Restaurant
1860 University Ave.

Alejandro Gonzalez
Las Brisas
1906 University Ave.

Nehvert Ventures, LLC
Frets & Friends
2105 University

RRDK, LLC
R & D's House Divided
2148 University Ave.

Riviera Lanes Ltd.
Riviera Lanes
2450 University Ave.

Z Harvest Cafe LLC
Z Harvest Cafe
2475 University

TAR Escapades LLC
Escapades
2657 University Ave.

Los Magueyes, Inc.
Los Magueyes
1053 Velp

Mackinaws, LLC
Mackinaws Grill & Spirits
2925Voyager

Daily Buzz, LLC
Black and Tan Grille
130 E. Walnut **(Reserve Lic)**

Green Bay Baseball, LLC
Green Bay Bullfrogs
1450 E. Walnut

Every Time I Dine, LLC
The Libertine
209 N. Washington

Fox Heights, LLC
Fox Heights Pub & Grill
217 N. Washington

El Presidente Green Bay, LLC
Presidente Mexican Kitchen
219 N. Washington

Washington St. Pub, LLC
Ned Kelly's
223 N. Washington

Hagemeister Park, Inc.
Hagemeister Park
325 N. Washington

Meyer Theatre Corp.
Meyer Theatre
117 S. Washington

TPJS, LLC
The Nines
121 S. Washington

Stir-Ups, LLC
Stir-Ups
123/125 S. Washington

129 S. Washington, LLC
Kittner's
129 S. Washington

Wirz Industries, LLC
Al's Hamburger
131 S. Washington

Harp & Eagle LTD
St. Brendan's Inn
234 S. Washington St.

Fox Harbor, Inc.
Fox Harbor Pub & Grill
348 S. Washington St.

Taco Burrito Mexico of GB LLC
Taco Burrito Mexico
218 S. Webster Ave.

"CLASS A" LIQUOR & BEVERAGE
2018-2019

Ernesto Perez
El Dorado Liquor
741 Abrams #2

Dino Shell, LLC
Lombardi Express
1828 S. Ashland Ave.

Bay BP, LLC
Bay Settlement BP
2278 Bay Settlement Rd.

Kwik Trip, Inc.
Kwik Trip 292
840 S. Huron Rd.

J & B Gas, Inc.
Willowcreek BP
1480 Lime Kiln

WI CVS Pharmacy, LLC
CVS/Pharmacy #2237
930 Main

Main Stop, Inc.
Main Stop BP
1335 Main

Main Street Mini Mart, LLC
Main Street Mini Mart
1698 Main

Ultimate Mart, LLC
Pick 'N' Save #8186
1819 Main

Walgreen Co.
Walgreens #05746
1995 Main

Tikapur Petroleum, LLC
Green Bay Petro
2115 Main

Dolgencorp, LLC
Dollar General Store #6481
2241 Main

NCG, Inc.
Superior Discount Liquor
2295 Manitowoc Rd.

Krist Oil Co.
Krist Food Mart #90
1180 E. Mason St.

CCB Beverages, LLC
Heraly's Discount Tobacco &
Liquors, 1215 E. Mason

Walgreen Co.
Walgreens #03088
1401 E. Mason St.

Grand Central, LLC
Grand Central East
1593 E. Mason

Mi Favorita Supermarket, LLC
Mi Favorita Supermarket
1908 E. Mason

Aldi, Inc. Wisconsin
Aldi #30
2440 E. Mason St.

Badger Liquor Store No. 2 Inc.
Badger Liquor
1047 W. Mason St.

Walgreen Co.
Walgreens #03115
1165 W. Mason St.

Wisconsin CVS Pharmacy LLC
CVS/Pharmacy #8541
1561 W. Mason St.

Skogen's Foodliner, Inc.
Festival Foods
2250 W. Mason St.

Wal-Mart Stores East, LP
Wal-Mart Supercenter #1453
2440 W. Mason

Walgreen Co.
Walgreens #11339
116 N. Military Ave.

NCG, Inc.
Superior Discount Liquor
130 S. Military Ave.

Dolgencorp, LLC
Dollar General Store #6563
1152 S. Military Ave.

Saneha Petroleum, Inc.
Military Marathon
1300 S. Military Ave.

Nicson, Inc.
University BP
2260 Nicolet Dr.

MEJ Corp.
Mason Bros. Red Owl
923 Ninth St.

C & D Shell LLC
Bay Beach Shell
1121 Radisson

Badimaalika, LLC
Green Bay Mobil
1465 University

Ruben Rodriguez
Tapatio Bakery
1638 University Ave.

Heraly's Beverages LLC
Heraly's Beverages
1751 University Ave.

DWS of Green Bay, LLC
Dad's Wine & Spirits
1970 University Ave.

Pit Row, Inc.
Pit Row University
2030 University

Foodmen 3, Inc.
University Avenue Market
2080 University Ave.

Walgreen Co.
Walgreens #3253
2204 University Ave.

Kwik Trip, Inc.
Kwik Trip
2400 University Ave.

Skogen's Foodliner, Inc.
Festival Foods
2430 University Ave.

Pit Row, Inc.
Pit Row Humboldt
2590 University

Bay BP, LLC
Stone Ridge Shell
1053 Velp Ave.

Sairama, LLC
U Pump
1233 Velp Ave.

J & D Gerczak Liq. & Catering LLC
Gerczak's Liquor Store
1244 Velp Ave.

Everardo Curiel
El Ranchito

240 S. Webster

Aldi, Inc. Wisconsin
Aldi #32
1560 Western Ave.

CLASS "A" BEVERAGE
2018-2019

Guillermina Magana
La Piedad Mexican Mini Mart
741 Abrams St.

Dousman Fuel, Inc.
Express Convenience Center
606 Dousman

Kwik Trip, Inc. **& CIDER**
Kwik Trip #827
935 Lombardi

LaEspigna, LLC
LaEspigna
1606 Main

NCG, Inc.
Petro Center
2295 Manitowoc Rd.

Antonio Soto
El Super Mercado El Local
1209 E. Mason

Speedway, LLC **& CIDER**
Speedway 4334
1688 E. Mason St.

Kwik Trip, Inc. **& CIDER**
Kwik Trip #420
1712 E. Mason

Isaias Alvarez
La Guadalupana 2
2030 E. Mason St.

Singhs C-Store 1, Inc.
SR Quick Mart
952 W. Mason

Oneida Tribe of Indians of WI
Oneida One Stop-Westwind
2370 W. Mason

Oneida Tribe of Indians of WI
Oneida Four Paths
2597 W. Mason

Terry's EZ-Go, LLC
Terry's EZ-Go
401 Mather

Ran-Di Enterprises, LLC **& CIDER**
Military Avenue BP
612 S. Military

Oneida Tribe of Indians of WI
Oneida One Stop-Larsen
501 Packerland Dr.

Kwik Trip, Inc. **& CIDER**
Kwik Trip #700
1871 Shawano

University Shell, LLC **& CIDER**
GCS University Shell
2145 University

Singhs C Store 1, Inc
Singhs C-Store 1
610 E. Walnut

Kwik Trip, Inc. **& CIDER**
Tobacco Outlet Plus Grocery
515 W. Walnut

CLASS "B" BEVERAGE
2018-2019

Sergio Plascencia
Los Arcos
607 Bodart

Pedro Curiel
Taco Burrito
1697 E. Mason

PH Hospitality Group, LLC
Pizza Hut
859 Lombardi

Carnitas El Bajio, LLC
Carnitas El Bajoi
1742 E. Mason

Laborel, Inc.
Golden Basket Restaurant
1350 S. Military

Juan Curiel
Taco Burrito
108 N. Oakland

Antonio Soto
Taqueria El Local
1615 University Ave.

CLASS “C” WINE & CLASS "B" BEVERAGE
2018-2019

Suo Suo You, LLC
Sushi Lover
313 N. Broadway

Happy Joe's of Green Bay, Inc.
Happy Joe's
1675 E. Mason

Home Town Cafe & Catering, Inc.
Home Town Cafe
1456 W. Mason

Jean Cleary
Aldo’s Pizza
1247 Velp Ave.

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # P.10.

To approve the renewal applications for liquor and/or beer licenses for the 2018-2019 license year, pending the approval of change of agent at the May 15, 2018 City Council Meeting and with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. change of agent

Renewal applications for liquor and/or beer licenses for the 2018-2019 license year, pending the approval of their change of agent at the May 15, 2018 City Council meeting.

"CLASS A" LIQUOR & BEVERAGE
2018-2019

Sam's East, Inc.
Sam's Club #8149
2470 W. Mason

Class "A" Beverage
2018-2019

VanZeeland Oil Co., Inc.
Military Cenex
601 N. Military

"Class B" Combination Licenses
2018-2019

The Automobile Gallery, Inc.
The Automobile Gallery
400 S. Adams

Green Bay Lodging, LLC
The Meadows Conference Center
850 Kepler Dr.

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # P.11.

To approve the renewal applications with the change of descriptions with the exception to Haystack Bar & Grill at 1911 University Ave. to include only the "Basement, Bar, and Storage" as part of their licensed premises and with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. CHANGES IN DESCRIPTION

CHANGES IN DESCRIPTION:
(changes in bold)

Lenny's Tap at 431 N. Broadway
2017-2018 Description: Bar, Backroom, parking lot
2018-2019 Description: Bar, **Garage,** parking lot

Rumrunners at 715 S. Broadway
2017-2018 Description: Beer Garden, Game & Smoking Room
2018-2019 Description: Tavern, Game room, Beer Garden & **Basement**

Barley's Pub & Grill at 846 Lime Kiln Rd.
2017-2018 Description: Bar & Patio
2018-2019 Description: Bar, Patio, **Basement Storage & Backroom**

Applebee's Neighborhood Grill & Bar at 2420 E. Mason St.
2017-2018 Description:4,670 sf building w locked liquor cabinet
2018-2019 Description: **4,670 SF building and the sidewalk path to, and including, the dedicated "Carside to Go" parking stalls for fulfillment of carry-out orders of food and beverage, including packaged alcoholic beverages delivered by restaurant employees to customers in their parked cars; liquor stored in locked cabinet within the premises interior.**

Haystack Bar & Grill at 1911 University Ave.
2016-2017 Description: Bar and Restaurant
2018-2019 Description: Basement, Bar, Storage, **Parking Lot**

Cover 2 Sports Bar & Lounge at 201 N. Washington St.
2017-2018 Description: Bar Room & Storage
2018-2019 Description: Bar Room, Storage, **Second Floor**

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # P.12.

To receive and place on file a request by former Alderperson Moore regarding domestic violence as it pertains to bail/bond, sentencing and victim resources and request Chief Smith to meet with Brown County counterparts and report back to the committee on the viability of creating a task force for domestic violence weapon surrenders.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Minutes for Jan

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # P.13.

To hold for 30 days the request by Ald. Wery on an endorsement of Police Chief Smith's proposal for school safety, regarding retired policemen in all Green Bay Public Schools as the Police Department reaches out to the School Board.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. school safety
2. schoolsafetyproposal

PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: 5-1-18'

Request of Alderperson WERY

Refer to: Protection & Welfare

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

Discuss with possible Action of Endorsement of Police Chief Smith's proposal for school safety, regarding retired policemen in all ~~City~~ Green Bay public schools.

#15

Sandy Hook Elementary School, Newtown, CT

School Defense Officers:

A Proposal for Making Green Bay Area Schools Safer.

Although the schools in our area have many safety measures in place, there is one important piece that is missing. This proposal contains a comprehensive school shooting prevention and interdiction plan based on evidence-based best practices. It includes recommendations for enhanced training of School Resource Officers and a detailed proposal for increasing the presence of armed, fully trained and vetted police officers and retired police officers to provide armed security for every public school.

Green Bay Police Department

307 S. Adams Street

920-448-3200

Chief of Police Andrew J. Smith

Captain Jeremy Muraski

March 2018

Contents

Contents 1
Introduction / Background 2
Pillars of School Safety 4
Section 1 - What about Preventing School Shootings? 4
Investigating Threats / Intelligence Gathering 5
Building Design and Environmental Factors 5
  Crime Prevention Through Environmental Design (CPTED) 5
Section 2 - When Prevention Doesn't Work: Engaging the Threat 6
Staffing Recommendations 7
  Considerations for Hiring Retired Officers 7
  Hiring Part Time Officers 8
  Training Requirement Recommendations 8
Section 3 - Costs of Implementation 8
Wages and Benefits 9
  Wages Per Capita 9
  Insurance Benefits 9
  Insurance Costs Per Capita 9
  Total Wage and Benefit Costs Estimate Per Capita 9
  Total Wages/Benefits Costs Estimate in Aggregate 10
Equipment Expenses 10
  Individual Equipment Items 10
  Initial Equipment Startup Cost Totals 11
  Uniforms 11
Funding Justification 12
Potential Funding Sources 12
  School District Budget 12
  School District Referendum 13
  City of Green Bay Contribution 13
  Private Fundraising Initiatives 13
  Grant Funding 13
Other Considerations 13
Oversight 13
SDO Program Coordinator 14
Works Cited 14
Other Resources of Interest 14
Appendices 15
Appendix A - Job Description Draft 16
Appendix B – 2017 Wisconsin Act 143 18
Appendix C – Recent School Shootings 19

Introduction / Background

According to the U.S. Department of Homeland Security, the average active shooter incident is over in 12.5 minutes, but the average law enforcement response is 18 minutes. (U.S. Dept. of Homeland Security, 2018)

Think about that for a moment. These events last just twelve and a half minutes. Some are over much, much faster. There is no more definitive statistic when it comes to demonstrating the huge security gap we have in our schools. Even someone with relatively little firearms experience can wreak an incredible amount of havoc and devastation in a very short time. It is not an exaggeration to say they could potentially shoot hundreds of bullets in 12 minutes, especially if there were no one present to stop them. The Las Vegas shooting lasted between 10 and 15 minutes but left 58 people dead and nearly 500 others injured. **Having a dedicated, experienced, highly trained, and well-equipped security specialist in every school would dramatically improve response times in the event of an active shooter. Further, the knowledge that there is a highly trained, highly competent armed officer in the school might cause would-be school shooters to reconsider, thus preventing school shootings from occurring in the first place.**

In the wake of recent mass casualty events such as the shootings in Las Vegas, Nevada, the High School shooting in Parkland, Florida, the shooting in St. Mary's County Maryland, and other tragic events such as the shooting at Sandy Hook Elementary in Newtown, Connecticut, the Green Bay Police Department has been continually exploring ways to improve security in schools, and at other large special events. The recurring lesson from these all too common active shooter incidents is that they are almost always ***ended once law enforcement engages the subject***. In some cases, the mere presence of law enforcement results in the shooter taking his or her own life once confronted. In other cases, law enforcement officers are forced to engage the suspect and neutralize the threat by using force, up to and including deadly force.

Unfortunately, ***we have a large, obvious gap in our school security. Most schools do not have a dedicated police officer assigned to that specific school during the entire school day***. In Green Bay, for example, we have 11 School Resource Officers (SROs) for 38 schools, and they are assigned to quadrants and travel from school to school providing a wide variety of police services at a variety of schools within their assigned quadrants. SROs are not specifically dedicated solely to security as they are assigned to investigate a variety of incidents in the schools including everything from truancy up to criminal cases such as battery, criminal damage, possession of illicit drugs, sexual assaults, etc. Further, they often travel to students' homes to do welfare checks, attempt to locate truant students, etc. Because of their primarily investigative role and the travel and reporting it requires, SROs are not the ideal solution to the school security problem, even if there were enough of them to go around.

The events at Sandy Hook Elementary and in Parkland Florida have shown us that although there are many heroes working in schools that try to shield their students from harm, they have all too often given their lives in many cases without being able to do anything to stop the threat. It is our hope that future sacrifices would be rendered unnecessary by having a highly trained and well-equipped School Defense Officer (SDO) present at every school, every school day to immediately stop any threat to that school, its staff, and its students.

In the Department of Homeland Security's "Primer to Design Safe School Projects" they note that,

> "Currently our schools and campuses are highly vulnerable to attacks that may produce unacceptable levels of casualties. ***These institutions lack the capability and resources necessary to prevent a hostile intruder from entering and at the same time do not have the capability to intervene before any injuries occur***. A targeted shooting incident typically evolves so rapidly that by the time emergency responders arrive, it is either too late or too dangerous to intervene. It is a painful, but nonetheless true fact, that once an attacker has entered a targeted school building with the intention of shooting someone, there is practically nothing, or very little, that can be done to avert the attack." (U.S. Dept. of Homeland Security, 2018)

Because these events occur without warning, and evolve so rapidly, the best solution would be to have an immediate, effective response capacity at every school site. ***Response times from within the school building will naturally be much shorter than waiting for law enforcement officers to arrive from elsewhere. The response time should be measured in seconds, not minutes.*** The analysis and proposal contained within this document therefore examines the practicality and desirability of implementing SDOs in every school, defining what their specific role would be, and looks at estimated costs, equipment needs, and potential sources of funding. The defense officer position is designed to supplement, not replace, the 11 School Resource Officers (SROs). The role of the School Resource Officer would not change.

The Green Bay Area School District has 38 schools and the program would cover each of the 38 schools. These 38 SDO positions would supplement, not replace the existing School Resource Officer program. SDOs would be expected to remain at their post, within their assigned school, thus providing experienced, professional, armed security for that school, its staff, students, and visitors. The School Resource Officers (SROs) would continue to function in their investigative and law enforcement capacity, responding to school related incidents, sexual assaults, etc. Further, they would still be able to travel from school to school, conduct home visits, locate truant students, and perform the myriad other duties they have performed previously. School Resource Officers can still assist in engaging any emerging threats as they are fully trained police officers, but they are also needed to be mobile and responsive in order to perform their other duties.

A recent bill passed in Wisconsin, 2017 Wisconsin Act 143, is set up to provide grant funding assistance for school districts wishing to improve school security measures. That act creates an Office of School

Safety under the Wisconsin Department of Justice. The grants will be awarded by the Department of Justice in consultation with the Department of Public Instruction. There will be a grant application process to determine which projects can be funded, but that legislation is relatively new. It is also unclear at this time if that grant funding could be used to help pay for armed security officers at the schools. (Wisconsin Legislature, 2018)

Regardless of the funding source, however, the Green Bay Police Department believes that we are perfectly positioned to assist the Green Bay Area School District with implementing SDOs to protect our students in every school here in Titletown, USA. Without the state funding assistance proposed, it could be more difficult to fund SDOs in every school, so this document will also examine alternative funding options.

Pillars of School Safety

There are four pillars of school safety commonly discussed including: Planning / Prevention, Mitigation, Response, and Recovery. School Defense Officers would actually overlap multiple pillars. For example, they would be present as a form of deterrence and pre-attack intelligence gathering under the prevention plan. The SDO would also have an active role under mitigation and response as they confront an active shooter or other threat to the school and its students.

Section 1 - What about Preventing School Shootings?

The old saying goes that an ounce of prevention is worth a pound of cure, but ***no preventive measure can be absolutely guaranteed to prevent a school shooting***. There are, however, many practices however that can greatly reduce the likelihood of a school shooting. For example, locking and securing all external school doors is an excellent first step to making it harder for a violent person to gain access to the school. It is becoming increasingly commonplace for all schools to limit access to one entrance that is monitored, under video surveillance, and requires someone activating a remote lock to allow someone into the building. Unfortunately, someone with a firearm and enough motivation can usually gain access by shooting out a glass window or door panel as was tragically demonstrated in the Sandy Hook Elementary Mass Shooting.

Sandy Hook Elementary School, Newtown CT

Investigating Threats / Intelligence Gathering

Although it is still very early in the investigation of the Parkland, Florida shooting, there has been some indication that the FBI received a tip reference the shooter in that event prior to the shooting taking place. The FBI released a statement indicating that their protocol was not followed. This is very troubling, and law enforcement agencies and school districts should take steps to take every single tip and threat seriously, ensuring it is properly and thoroughly investigated. Further, all such tips should be routed to the Investigators and Crime Analysts at the Green Bay Police Department for further review. Protocols need to be followed in every instance and information sharing is a vital part of preventing incidents of school violence.

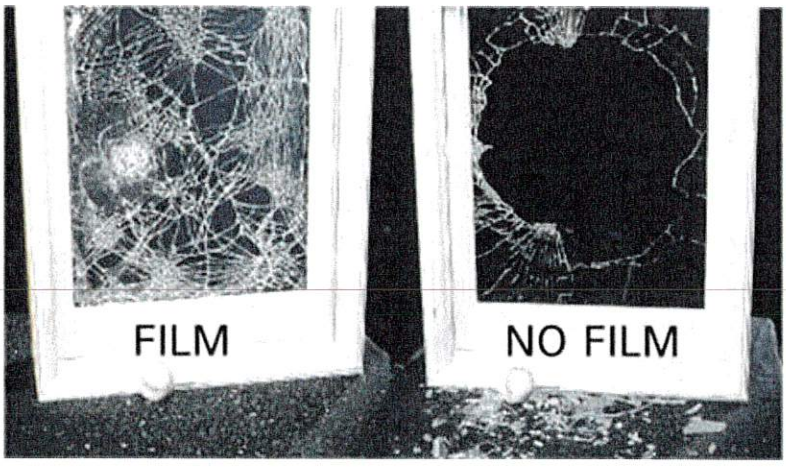
Building Design and Environmental Factors

In addition to investigating threats and building intelligence, there are things that schools can do with their physical layout and building plans to enhance security and reduce risk. By utilizing the concepts and practices of Crime Prevention Through Environmental Design (CPTED), schools can improve their security, decrease building access to bad actors, and still balance that with the need for schools not to look like prisons. CPTED is the art and science of increasing security, hardening targets to protect them, while still maintaining a relatively pleasing aesthetic. The concepts are adopted by businesses all over the world that still rely on customers feeling welcome.

Crime Prevention Through Environmental Design (CPTED)

As a part of this proposal, it is highly recommended that all Green Bay Area School sites are continually being evaluated by a well-trained CPTED specialist to document the strengths and weaknesses of each facility from a building security and emergency response perspective. Further, recommendations can be made for improvements which would aid school staff including SDOs in creating an even more secure environment, while still maintaining an Aesthetic that is welcoming and conducive to learning.

One example of a CPTED concept is designing classrooms with multiple entrances and exits to enhance the ability of students to escape from dangerous situations. Another example would be examining classroom doors to make them more secure from intruders. Metal doors with smaller shatter-resistant windows would make it more difficult for an intruder to force entry into that room. ***3M Window film is an excellent way to reinforce windows to make them much more difficult to breach, buying valuable time for students, staff, and allowing police time to respond to the scene.***



Further, there are a number of new devices available for sale that assist with securing individual rooms from intruders to aid in rapid school lockdowns. An in

depth analysis of CPTED concepts in schools is beyond the scope of this analysis, but the door lockdown devices shown below are one example of CPTED concepts that could be applied in schools. It is important to note though, that while these devices may be able to buy time for students and staff in a classroom, they still do nothing to neutralize an active shooter. These types of building security designs must be conducted regularly as technology and school design methodologies evolve. This should not be a one-time exercise, but should be continually updated and analyzed.

Section 2 - When Prevention Doesn't Work: Engaging the Threat

If a bad actor is motivated enough, secretive enough, and finds a way to obtain a weapon, ***there may be nothing that can be done to prevent a shooting incident.*** The active shooter only needs to get it right one time to accomplish their goal. The schools and law enforcement have to get security and safety right every time. If the time comes that someone can avoid detection while preparing for a mass shooting, someone will need to engage and neutralize that threat to preserve other human life.

When prevention fails, we need to mitigate the harm done by effectively responding to the threat as quickly and effectively as possible. Law enforcement officers and recently retired law enforcement officers are ideally positioned for this role because they receive a great deal of training over their career that prepares them for the possibility of having to use force to protect themselves and others. They are well trained in de-confliction and crisis intervention, but they are also well versed in the tenets of law justifying such use of force, and are trained extensively in the safe, responsible, and effective use for firearms to that end. As such, law enforcement officers and recently retired law enforcement officers who are trained and certified are ideally positioned to fill the role of School Defense Officer (SDO).

Staffing Recommendations

There were a number of factors that went into the staffing analysis for this proposal. First, the staffing estimate assumes 8.5 hours of coverage per school, per day. This is designed to have some coverage just before and just after the actual school day. That estimate does not include extended coverage for extra-curricular activities or other events lasting later in the day such as parent-teacher conferences, etc. Secondly, while reviewing the academic calendar I determined there are 43 weeks on the calendar, however, there are some breaks included in that time, such as Christmas, spring break, etc. As such an estimate of 40 weeks of school session time was estimated. With 42.5 hours per week and 40 weeks of school time, each school would require approximately 1700 hours of coverage to cover the regular school year. That also assumes that one officer is sufficient to provide coverage for an entire school. At an extremely large school such as Preble High school, 2 officers would likely be needed.

In addition to the regular school year, however, there are also a number of schools that are open that have summer school programs for approximately 10,000 to 11,000 students. There has already been one incident during summer school session, so an option for summer school armed security should also be explored as part of this program.

Considerations for Hiring Retired Officers

In order for a retired officer to apply for a new job with a Wisconsin Retirement System (WRS) employer, there must be a "break" in service of at least 75 days. Failing to do so can cause the WRS to consider the retirement invalid. Further, school district employees working 880 hours or more per year are considered to be 2/3 full time, and would not be able to collect their retirement while working. The "sweet spot" for retirees who wish to work for the school district as SDOs, is to make sure there is a clean break of 75 days between their last day of work at the police department and applying for the school district AND they must work no more than 879 hours per year. It is hoped that this hour cap for the WRS could be addressed by the legislature.

As police retirees would not currently be able to work more than 879 hours while still being able to receive retirement benefits, it would seem likely that the 1700 hours would be broken down into 2 or more segments. For example, 2 SDOs each working 850 hours would provide coverage for one school. As there are an estimated 38 schools needing coverage, this would dictate a need for approximately 76 SDO positions. It would also be desirable to have a few extra "on-call" or substitute SDOs in the event of sick calls, or unanticipated work absences. Ideally, there would be a pool of approximately 82-84 SDOs. Each of the 38 schools will need approximately 42.5 hours of coverage per week over 40 weeks, a total of 1700 hours. It stands to reason then that each of the 38 schools would have two SDOs, splitting the workload, with each working approximately 850 hours per year. They would then remain eligible to collect their WRS retirement while working for the school district. (WI Dept. of Employee Trust Funds, 2018)

Avoiding Retiree Hour Caps

Alternatively, in an effort to avoid caps placed on Wisconsin Retirement System annuitants, retirees can work for private entities that are not WRS agencies. Working for the school district (a WRS participant)

limits them, but working for a private business does not. One alternative, then, might be to form a private business entity which would be contracted by the school district to provide armed security for the school district. That business would then hire the retired officers and could also hire current police officers when they are off duty assuming that met with the approval of their agency's command staff.

Hiring Part Time Officers

In addition to hiring recently retired police officers, the SDO program could potentially hire current police officers on a part-time basis. This could increase the pool of officers available to work those positions if there were not enough interested retirees. This would also offer some additional cost savings in that current officers would already have personal ballistic vests, side arms, police radios, etc. They would also most likely already have insurance coverage from their full time employing agency. Lastly, they would also be current on all firearms and defense and arrest tactics certifications as part of their primary job so the costs of ongoing training would be reduced.

Training Requirement Recommendations

Police officers in the State of Wisconsin must maintain certain training standards, including an annual firearms requalification. In addition to firearms training they also receive additional training in defense and arrest tactics, emergency vehicle operation, etc. SDOs would not be performing many duties of patrol officers, however it is recommended that they would undergo much of the same training as police officers including a minimum of the following:

- Handgun and rifle requalification
- Defense and Arrest Tactics (DAAT)
- First Aid / CPR / First Responder
- Active Shooter / Room Clearing and associated tactical training
- Additional Training for Existing School Resource Officers

In addition to the training offered to the School Defense Officers, it is also recommended that School Resource Officers undergo additional high-intensity active shooter response training. Although all police officers at the Green Bay Police Department receive active shooter training, it is desirable that officers assigned to schools would be even more proficient, particularly when it comes to immediately responding as a single officer. Further, repetitive high-intensity training would be the best way to hone the skills of both SROs and SDOs. We will be implementing this training in the near future.

Section 3 - Costs of Implementation

As with any new initiative, there will be costs associated with implementation, and costs that will continue through the life of the program. In this case, wages and benefits would represent the lion's share of the ongoing budgeted expenses. Equipment expenses would require the largest up-front purchase. A properly administered ongoing equipment replacement cycle would also be included in the ongoing expenses category as illustrated below. For the purposes of this proposal, some assumptions

were made in the estimation of likely costs and expenses based on the best available information we had at the time. As this project moves forward, those numbers are expected to change based on new information we are able to acquire. Currently the best estimate we have would have an ongoing yearly expense of approximately $2.72 million, or 1% of the school district's budget. The initial equipment costs would amount to approximately $378,000.

Wages and Benefits

Wages, salaries, and benefits usually represent the largest part of any budget. If the goal of the program is to have an SDO on duty at each of the 38 schools for the entire school day and briefly before and after, an estimate can be made for the total wages. For the purposes of this proposal, the recommended wage is $25 per hour. Of course there are additional expenses to employers such as FICA, Medicare, General Liability, Worker's Compensation, etc. These costs are estimated to be 14.13% of the wage.

Wages Per Capita

Hours Per Day	Hours / Week	Weeks	Total Hours / Year	Wages $25/hour
8.5 hours	42.5 hours	40	1700	$42,500
FICA, Worker Compensation, General Liability, Etc.			14.13%	$6,005
			Total	$48,505

Insurance Benefits

In the City of Green Bay for example, full time employees receive health insurance coverage options. For the family plan insurance, the total cost of the plan is approximately $17,987 at the present time. For full time employees, the breakdown is as follows:

- The city pays 87.5 % of the premium ($15,738)
- The employee assuming no discounts pays 12.5% ($2248)

Insurance Costs Per Capita

	City Pays for FT	If the city Paid	If the city Paid
Total Costs	87.50%	75%	50%
$ 17,987.00	$ 15,738.63	$ 11,803.97	$ 8,993.50
Employee Pays	$ 2,248.38	$ 6,183.03	$ 8,993.50

Since these positions are expected to work approximately half time, it stands to reason that health insurance benefits should be paid on a scale commensurate with the employment status of these employees. If for example the employee is 50% of full time, the benefit could be offered at or around the 50% mark, with the city and the employee sharing the costs of insurance.

Total Wage and Benefit Costs Estimate Per Capita

Wages $25/hr x 1700 Hours	FICA, WC, Etc.	Health Insurance 50%	Total
$42,500	$6,005	$8993.50	$57,498.50

Total Wages/Benefits Costs Estimate in Aggregate

Based on the estimates of each school needing 1700 hours of coverage and each SDO working 850 hours, each school would need 2 SDOs. In addition it would be desirable to have 4-6 reserve SDOs to cover unanticipated vacancies such as sick calls, etc. Therefore an estimate of 82 total employees was utilized. This would include 76 SDOs, 5 reserve SDOs, and 1 program administrator.

Employees	Hours	Total Hours	Total Wages & FICA, etc.	Total Insurance ($8993.50 each)	Total Estimated Cost
82	850	69,700	$1,988,715	$737,467	$2,726,182

The above estimate represents a highest budget scenario. If, for example, current police officers were allowed to work these assignments as a "side job" they would be hourly employees and receive wages, and the associated FICA, Worker's Comp and other employee related expenses, however they would not be given health insurance benefits assuming they were limited to less than 30 hours of work in a given pay period.

Lastly, providing health insurance benefits would be a necessary part of making these jobs desirable to recently retired law enforcement professionals. The estimated costs of that are also included in the table above.

Equipment Expenses

Equipment expenses are expected to require a large initial investment and represent a much lower expense in subsequent years. Some items, such as the rifle locker, ballistic helmet, and the rifle itself should have a life expectancy of many years. Other items such as the radios and tasers would have shorter useful lives, requiring replacement approximately once every 5 years. If properly administered, the equipment could be rotated through an equipment replacement cycle, turning over a portion of the inventory each year instead of having to make large capital purchases every five years in an effort to assist with consistent budgeting.

Each SDO would be issued a personal, assigned sidearm and a fitted ballistic vest. Further, each SDO post location would have the following items to be shared by any SDO working there: a desk, patrol rifle, tactical helmet, ballistic vest, rifle locker, police radio, Taser, and a charger for each piece of equipment. A breakdown of the estimated costs per school is included in the table below.

Individual Equipment Items

Item	Cost Each	Total Cost	Notes
Individual ballistic vest	$1100	$2200	Vests are good for 5 years
Individual sidearm	$469	$938	Issued to each SDO individually
Patrol Rifle w/ red dot	$1670	$1670	Shared at post
Rifle Lock Mount	$280	$280	Shared at post
Police Radio / Charger	$3000	$3000	Shared at post
Taser X2 w/ holster	$1200	$1200	Shared at post
Ballistic Helmet / Vest	$950	$950	Shared at post

Initial Equipment Startup Cost Totals

Item	Cost Ea	Qty	Total
Shared Police Rifle with red dot	$1670	38	$63,460
Shared Rifle Lock	$280	38	$10,640
Shared Police Radio and Charger	$3,000	38	$114,000
Shared Taser X2	$1,200	38	$45,600
Shared Tactical heavy ballistic helmet and vest	$950	38	$36,100
Individual ballistic vest	$1100	82	$90,200
Sidearm	$469	38	$17,822
			$377,822

Uniforms

Some consideration should be given to providing the SDOs with a distinctive but uniform appearance. There are a number of factors that should go in to the selection of the style of uniform that should be worn by school security officers. Police uniforms have a definite psychological impact on those that see them, and this topic has been the subject of research and experimentation.

First and foremost, the uniform selected must be visible and readily identifiable so that students, the public, and any other officers responding to a school can recognize the wearer is a School Defense Officer. Secondly, the uniform should allow them to stand out from others in the school environment so they are easily located by school staff or other people in need. It is also important that they present a uniform appearance that protects an appearance of authority and competence, while still remaining approachable to students, staff, and parents. The approachability of the SDOs could mean the difference between a tipster coming forward with information about a threat, or staying away. Some agencies adopt a visible but less militaristic uniform with khaki pants as a good compromise between a formal uniform and a business casual look more fitting in an educational environment. Other professional style uniform options could be considered such as khaki pants with a sport jacket for a more crisp appearance. Alternatively a police style uniform that varies slightly from other area police uniforms could be worn as well. Some examples of various uniform types that vary from other local agencies are included below:

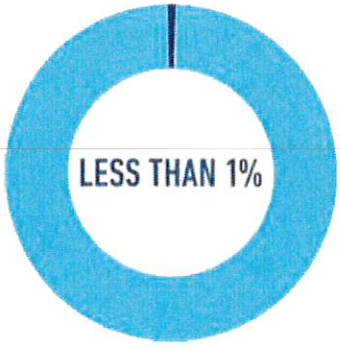
Funding Justification

People expect that their children will be safe while attending school. It is one of the most important trust relationships in society where a parent drops off the son or daughter they love into the care of a learning institution, trusting that they will be safe, cared for, and educated. The unfortunate reality, however, is that schools often struggle with their budgets. It is understandable that additional costs for security may be unwelcome, but when it comes to the safety of students and staff, how can we afford not to fund such a basic security measure given the state of things in 2018? Active shooters in workplaces and schools are, tragically, becoming commonplace. Media coverage, especially social media coverage bombards us and our children with images of this violence, and can even inspire "copycat" incidents. Further, students who may wish to cause a disruption can utilize these platforms to publish threats, cause worry, or even organize mass walk outs, protests, or other flash mob type activities. We have seen too many cases where a vague threat written on a bathroom wall, scrap of paper, or on someone's social media account has created a frenzy of activity, panic, school lockdowns, or other disruptions for our schools. Law Enforcement agencies struggle to keep up with the demand for services on the streets of our cities, and end up scrambling to respond when one of these messages is discovered. We steadfastly believe, however, that the presence of an armed security professional in every school, every day, is the most effective, most definite way to keep the children in our schools safe from violent criminals.

Potential Funding Sources

School District Budget

School Districts in Wisconsin have tight budgets, and it is not uncommon to see a school ask for additional money in a referendum vote. According to the Green Bay Area Public School District 2017-2018 Budget, our district has an annual budget of approximately $272 Million. The district provides services to approximately 21,000 students. That breaks down to a per student cost of approximately $12,952 per student. Based on budget estimates, the cost of employing School Defense Officers is expected to be approximately $2.5 Million per year. That breaks down to approximately $120 per student in additional costs, or $120 per student that would need to be saved elsewhere. In other words, the cost of this program would represent a mere 0.91% of the school district's budget.



School District Referendum

School districts in the State of Wisconsin hold referendums frequently, asking their area taxpayers for additional funding for a variety of projects. Why couldn't they ask for funding to provide better security for students and staff?

City of Green Bay Contribution

The City of Green Bay has traditionally been budgeted very near to the Expenditure Restraint Program limits (ERP) that is mandated by state law, and which is similar to the NFL Salary Cap. The city must very carefully balance its budget within the constraints of the property tax levy and cannot go over without losing outside funding from the state. As such, the city may not be able to contribute a great deal to this project. The city, may, however, be able to contribute in other ways, such as the initial capital outlay needed to purchase the equipment needed.

Private Fundraising Initiatives

The City of Green Bay is blessed to have citizens who have proven to be generous when it comes to donating their hard earned money to worthwhile causes. One such example is the Green Bay Police Foundation and the Green Bay Packers Organization. Funds raised from those two organizations has allowed the Green Bay Police Department to purchase tactical vests and ballistic helmets to help better protect our officers during high risk weapons calls. Some financial support for the School Defense Officers might also come from private fundraising efforts such as these.

Grant Funding

In the past there have been grants from the federal government such as the Department of Justice that have served to promote new and innovating policing programs. For example, community police officers were initially grant funded. By exploring available grant opportunities, some portion of this program might be funded in exchange for sharing data about the program and its effectiveness. Unfortunately, government grants for these types of positions are rarely permanent, and there are often limitations on what funds may be disbursed for as well as how much funding can go to any one jurisdiction. Further, it is extremely difficult to prove that prevention works. For example, how can one prove that they prevented a crime? Even with these challenges, though, grant opportunities should still be explored.

Other Considerations

Oversight

One of the questions that frequently arises with new programs is how the program will be structured. Who pays for it? Who oversees it? Who is responsible for it? Because the School Defense Officer Program overlaps two different disciplines, it stands to reason there should be oversight from both disciplines. Individual SDOs are expected to report directly to the Principal and Associate Principals of the school they are assigned to. That principal will give direction on school specific issues and work with the SDOs and SROs about determining the best practices for that school. SDOs would be expected

to work cooperatively with them to pick out the best locations, primary areas of concern, and to figure out how to best incorporate the SDO into the school's appearance, culture, and learning environment.

Given that the SDOs are performing a function very similar to police work, it is also contemplated that they would have some oversight from police supervisors who are more familiar with that type of work. For example, use of force in the performance of their job should be reviewed just like any other officer use of force. This would be needed to ensure that the SDO's conduct was appropriate, desirable, according to policy, and within the law. School administrators do not have the experience and skill set necessary to make that type of evaluation.

SDO Program Coordinator

A program of this size and scope will require a program coordinator to deal with administrative tasks such as scheduling coverage, coordinating training, facilitating the processing of employment related documents, etc. Our crossing guard program, for example, has retired Commander Ken Brodhagen who works as the program coordinator for that program. He handles all administrative tasks involved with hiring, training, background checks, scheduling, finding substitutes for sick calls, etc. The School Security Officer program will need the same type of administration. The SDO Coordinator would also function as the primary point of contact and conduit of information between the school administrators and the police department to address any concerns, request any reviews of SDO conduct, use of force reviews, etc.

Works Cited

U.S. Dept. of Homeland Security. (2018, February 21). Retrieved from Primer to Design Safe School Projects: https://www.dhs.gov/xlibrary/assets/st/bips07_428_schools.pdf

WI Dept. of Employee Trust Funds. (2018, February 21). *Employee Trust Funds Wisconsin.* Retrieved from http://etf.wi.gov

Wisconsin Legislature. (2018, March 27). *Wisconsin Legislature 2017 Act 143.* Retrieved from https://docs.legis.wisconsin.gov/2017/related/proposals/ab65-engrossed

Other Resources of Interest

http://www.wssca.org/Links

http://www.wssca.org/resources/Documents/Public%20Site/Links/1%20safe-school-manual-2013.pdf

Appendices

Appendix A - Job Description Draft

School Security Officer Position Summary

Provides personal, equipment, and real property security for faculty, staff, students, and visitors within an assigned area of the school campus. Performs routine security and public safety patrol duties within assigned area. Remains alert to emergency situations and provides first-line response, emergency management, and/or referral if required.

Duties and Responsibilities

- Provides armed security presence at main entrance to respond to active shooters, armed persons in the school, or any other violent crime.
- Monitors police radio for external patrol calls that may necessitate a school lock down. Facilitates lockdowns in conjunction with school staff as needed.
- Patrols assigned area on foot and maintains visible presence to monitor entry points and ensure personal and building security. Responds to calls on the school radio system.
- Examines doors, windows, gates, etc. to ensure security; uses master keys to open and close buildings; monitors closed buildings for unauthorized persons and/or suspicious activities.
- Watches for and reports irregularities, such as security breaches, facility and safety hazards, and emergency situations; contacts emergency responders, such as police, fire, and/or ambulance personnel, as required.
- Remains alert for the presence of unauthorized persons and/or security code violators; approaches suspicious persons and/or notifies police as appropriate; may confront and/or detain violators, as required, until police arrive.
- Informs school staff / SROs of major rules infractions related to safety, such as the presence of weapons, carrying forbidden articles, etc. Makes referrals as necessary.
- Prepares routine, standardized reports.

Minimum Job Requirements

- Retired in good standing from a reputable, certified Law Enforcement Agency
- Able to requalify with firearms, able to be certified in Wisconsin Defense & Arrest Tactics
- Knowledge, Skills and Abilities Required
- Ability to successfully conduct security patrols without direct supervision.
- Ability to communicate effectively, both orally and in writing.
- Ability to complete routine paperwork.
- Ability to safely operate a motor vehicle.
- Ability to understand and follow specific instructions and procedures.
- Strong interpersonal skills, flexibility, and customer service orientation.
- Proven ability to react calmly and effectively in emergency situations.
- Skill in performing building security and lock procedures.

- Knowledge of public security codes, policies, and regulations.
- Ability to understand, follow, and enforce safety codes, regulations, and procedures.
- Skill in providing protection services to individuals on campus.
- Ability to detect problems and report information to appropriate personnel.

Conditions of Employment

- Possession of a valid Wisconsin driver's license is a requirement for this job.
- Must pass a pre-employment criminal background check.
- Successful candidate must submit to post-offer, pre-employment physical examination and medical history check.
- Working Conditions and Physical Effort
- Work environment involves some exposure to hazards or physical risks, which require following basic safety precautions.
- Work may involve moderate exposure to unusual elements, such as extreme temperatures, dirt, dust, fumes, smoke, unpleasant odors, and/or loud noises.
- Moderate physical activity; requires handling of average-weight objects and standing or walking for extended periods of time.

The Green Bay Area School District provides all training required by OSHA to ensure employee safety.

Revised Date: 3/27/2018

Appendix B – 2017 Wisconsin Act 143

https://docs.legis.wisconsin.gov/document/acts/2017/143.pdf

State of Wisconsin

2017 Assembly Bill 843

Date of enactment: **March 26, 2018**
Date of publication*: **March 27, 2018**

2017 WISCONSIN ACT 143

AN ACT *to repeal* 115.33 (4), 118.035 (5), 118.07 (4) (a) 2., 118.38 (4), 118.51 (4) (a) 4., 118.51 (6), 118.51 (7) (a) and 121.91 (5) (b); *to renumber* 118.51 (7) (b) and 121.91 (5) (a); *to renumber and amend* 118.07 (4) (a) 1.; *to amend* 51.17 (2), 115.28 (43), 118.07 (4) (b), 118.07 (4) (d), 118.07 (5), 118.126 (1) (c), 118.126 (2), 118.51 (3) (a) 4., 118.51 (9), 118.57 (2), 119.04 (1), 904.085 (4) (d), 905.045 (4) and 905.06 (4); and *to create* 15.253 (3), 20.455 (2) (f), 20.455 (2) (im), 20.923 (4) (c) 6., 118.07 (4) (bm) 1., 118.07 (4) (bm) 3., 118.07 (4) (cf), 118.07 (4) (cm), 118.07 (4) (cp), 118.07 (4) (e), 146.816 (2) (b) 5., 165.28, 165.88, 175.32, 230.08 (2) (wc) and 905.04 (4) (em) of the statutes; **relating to:** school safety; open enrollment; repealing outdated or expired reporting requirements; tuberculosis screening; providing an exemption from rule-making procedures; providing a criminal penalty; and making appropriations.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 15.253 (3) of the statutes is created to read:

15.253 **(3)** OFFICE OF SCHOOL SAFETY. There is created an office of school safety. The director of the office shall be appointed by the attorney general.

SECTION 2. 20.005 (3) (schedule) of the statutes: at the appropriate place, insert the following amounts for the purposes indicated:

				2017–18	2018–19
20.455 Justice, department of					
(2)	LAW ENFORCEMENT SERVICES				
(f)	School safety	GPR	C	100,000,000	–0–

SECTION 3. 20.455 (2) (f) of the statutes is created to read:

20.455 **(2)** (f) *School safety.* As a continuing appropriation, the amounts in the schedule to provide grants under s. 165.88 (2).

SECTION 4. 20.455 (2) (im) of the statutes is created to read:

20.455 **(2)** (im) *Training to school staff.* All moneys received from fees collected under s. 165.28 (3) to provide training to school staff under s. 165.28 (3).

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

Appendix C – Recent School Shootings

Tuesday March 20th, 2018

Immediate SRO Response

Gunman dead, 2 injured after shooting at Maryland high school; on-site officer shot at attacker

Two people were injured, including one critically, during a shooting at Great Mills High School in Maryland Tuesday. The shooter died, officials say.

February 14, 2018

No Immediate SRO Response

Mass Shooting Events listed on www.gunviolencearchive.org as of March 27, 2018

Incident Date	State	City Or County	Address	# Killed	# Injured
24-Mar-18	Utah	Salt Lake City (West Valley City)	3180 South 5600 West	0	4
21-Mar-18	California	San Francisco	949 Geneva Ave	1	5
17-Mar-18	Kentucky	Louisville	2928 W Kentucky St	0	7
17-Mar-18	Illinois	Harvey	16700 S Halsted St	0	4
13-Mar-18	Florida	Macclenny	South Blvd	0	4
12-Mar-18	California	Modesto	2000 block of Robertson Rd	0	4
11-Mar-18	Illinois	Champaign	700 block of N Hickory St	1	3
11-Mar-18	Michigan	Saginaw	Cumberland Ave and Hess St	0	5
9-Mar-18	North Carolina	Wadesboro	1300 E Caswell St	3	1
9-Mar-18	Indiana	South Bend	800 block of E Dayton St	0	6
7-Mar-18	Alabama	Hurtsboro	531 Main Street	2	2
4-Mar-18	Illinois	Rockford	400 Howard Ave	1	4
3-Mar-18	Florida	Miami	1300 Block of NW 62nd Ln	0	4
3-Mar-18	New York	Brooklyn	Kings Highway and Utica Avenue	1	3
27-Feb-18	Connecticut	Bridgeport	1306 Stratford Ave	0	4
26-Feb-18	Michigan	Detroit	22000 block of Fenkell Ave	5	0
23-Feb-18	Florida	Palm Beach Gardens (Riviera Beach)	W 23rd St	1	3
18-Feb-18	Texas	San Antonio	2893 Cinema Ridge	0	5
17-Feb-18	Kansas	Kansas City	1615 Minnesota	1	7
17-Feb-18	Tennessee	Memphis	3188 N Watkins Ave	0	5
16-Feb-18	Oklahoma	Oklahoma City	S Pennsylvania Ave and SW 15th St	1	3
14-Feb-18	Florida	Pompano Beach (Parkland)	5901 Pine Island Rd	17	17
13-Feb-18	Louisiana	New Orleans	5400 block of Andry Street	2	3
11-Feb-18	Michigan	Detroit	19432 Lamont Street	4	3
10-Feb-18	Kentucky	Paintsville	413 Mill Street	5	0
7-Feb-18	Florida	Lake Worth (Lantana)	I-95 and Lantana Ave	3	3
5-Feb-18	Colorado	Colorado Springs	4225 Galley Rd	2	4
3-Feb-18	Ohio	Cleveland (Garfield Heights)	11321 Broadway Ave	1	5
31-Jan-18	Missouri	Saint Louis	Goodfellow Blvd and Dr Martin Luther King Dr	0	4
28-Jan-18	Pennsylvania	Melcroft	1301 Indian Creek Valley Rd	5	0
28-Jan-18	Pennsylvania	Reading	123 S 3rd St	4	0
28-Jan-18	Indiana	Indianapolis	1313 N Sherman Dr	2	3
27-Jan-18	California	Los Angeles	243 East 119th St	0	5
27-Jan-18	Kentucky	Bowling Green	645 Pearl Street	0	4
25-Jan-18	District of Columbia	Washington	1600 block of Kenilworth Ave NE	0	4
23-Jan-18	Pennsylvania	Philadelphia	N 24th St and Ridge Ave	0	4
23-Jan-18	Kentucky	Benton	416 High School Road	2	14

21-Jan-18	Florida	Orlando	3101 Willow Bend Blvd	0	4
21-Jan-18	Illinois	Chicago	3200 W Division St	0	4
17-Jan-18	District of Columbia	Washington	2000 block of 16th St SE	1	3
16-Jan-18	South Carolina	York	3042 Farrier Lane	1	4
15-Jan-18	Florida	Alachua	14223 NW 156th Pl	0	5
14-Jan-18	Alabama	Eutaw	809 Mesopotamia St	1	4
14-Jan-18	Alabama	Madison	101 Westchester Dr	0	4
12-Jan-18	Tennessee	Nashville	2614 Jenkins Ct	3	2
11-Jan-18	Missouri	Saint Robert (St Robert)	St Robert Outer Road and Houston Road	2	2
7-Jan-18	Alabama	Union Springs	U.S. Highway 29	1	5
7-Jan-18	Florida	Plantation	5225 W Broward Blvd	0	4
5-Jan-18	Mississippi	Hattiesburg	6168 US 49	0	6
4-Jan-18	Arkansas	Brinkley	615 W 6th St	1	3
1-Jan-18	Alabama	Huntsville	2025 Sparkman Dr NW	1	3

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
May 15, 2018

The Protection and Welfare Committee wishes to request that the following applications for Operator Licenses be granted, valid until June 30, 2019.

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Burkart, Nicholas J
Couture, Dawn M
DuFresne, Ann M
Easter, John R
Gorenchan, Ally K
Greaves, Jessica A
Greendeer, Marcus A
Grunewald, Nichol C
Haines, Tiffany L
Haring, Brandon M
Hawkey, Austin T
Holliday, Lakeisha R
Holzer, Anthony I
Jarosinski, Jordan D
Kaftan, Michael R
Laes, Ecocate
Lantz, Sarah A
Lee, Hlee Chee
Leemon, Alana C
Maes, Vicki L
Myers, Holly E
Nelson, Shondi M
Ninham, Crystal M
Persson, Jessica L
Phillips, Johnathan E
Rickard, Ryan M
Rivard, Eric S
Schlink, Chelsea D
Simpkins, Meredith E
St. Germain, Alexis NJ
Steiner, Allison R
Urbanek, Megan E
Van Drisse, Christina M
VanLaanen, Leah K
Wright, Rachel A
Zimmerman, Kristian K

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
May 15, 2018

The Protection and Welfare Committee wishes to request that the following applications for Operator Licenses be granted, valid until June 30, 2020.

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Futch, Monica L
Gustafson, Amy J
Haupt, Tonya E
Johnson, Corey S
Masciotra, Kristy L
Miller, Victoria L
Petrasko, Bradley T
Petry, Travis J
Rudolph, Jamie L
Scofield, Justin P
Villarreal, Amy L
Willson, Shelena J
Wilson, Beth A

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.1.

Refer to the Protection & Welfare Committee -Application for a "Class B" Combination License by Wally Spot Supper Club LLC at 1979 Main St. (Currently an Individual Ownership by Thomas Adamany)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.3.

Refer to the Protection & Welfare Committee - Appeal by Krisi VanRemortel on the denial of her Operator License application.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.4.

Refer to the Protection & Welfare Committee - Renewal applications for liquor and/or beer licenses for the 2018-2019 license year.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.5.

Refer to the Protection & Welfare Committee -Notice of change of agent for The Cannery Market, LLC at 320 N. Broadway.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.6.

Refer to the Improvement & Services Committee an application for Concrete Sidewalk Builder's License by Blaser Construction, LLC.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.7.

Refer to the Protection & Welfare Committee- An application for an available "Class B" Combination license for Francisco Soto at 1807 N. Irwin Ave.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.8.

Refer to the Improvement & Services Committee an application for Underground Sprinkler System License by Lizer Lawn Care.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Report to the
Common Council
of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # R.9.

Refer to the Protection & Welfare Committee - Appeal by Nicole Leigh Mommaerts on the denial of her Operator License application.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE AT 1012 N. WEBSTER AVENUE May 15, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

To approve the Agreement for Purchase and Sale of Real Estate at 1012 N. Webster Avenue for the N. Webster Avenue reconstruction project and authorize payments.

Adopted _____, 2018

Approved_____, 2018

_____
Mayor

ATTEST:

_____
City Clerk

jld

RESOLUTION ACCEPTING
RELOCATION CLAIMS
FOR N. WEBSTER AVENUE
May 15, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

To approve the Relocation Claims for the Webster Avenue project and authorize payments.

N WEBSTER AVENUE – UNIVERSITY AVENUE TO RADISSON STREET

R/W Plat Parcel Number	Owner Name(s)	Location	Amount
6	Roger G. DeLaruelle, Sr.	1012 N. Webster Avenue	$41,900
6	Roger G. DeLaruelle, Sr.	1012 N. Webster Avenue	305

Adopted _____, 2018

Approved _____, 2018

_____
Mayor

ATTEST:

_____
City Clerk

jld

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Paul Neumeyer, Staff

AGENDA ITEM # T.3.

Resolution authorizing conditional-use approval at 1053 Velp Avenue (ZP 18-11).

BACKGROUND

Primary Address: 1053 Velp Avenue

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: To establish a single stall drive through car wash along the western portion of the existing building. A Conditional Use Permit (CUP) is required for a car wash in the C3 district.

Subject Parcel Zoning and Land Use:
Subject Property: Community Center Commercial (C3).
The property currently includes an existing multi-tenant building with a convenience store and fuel Island.

Surrounding Zoning and Land Uses:
North: General Commercial (C1), General Industrial (GI), Light Industrial (LI) Capital Credit Union/auto sales.

South: Low Density Residential (R1) Single- and two-family residences

East: Medium Density Residential (R2), vacant parcel, single-family residences

West: Community Center Commercial (C3)/ Low Density Residential (R1) vacant, single-family residences

Comprehensive Plan: The 2022 Smart Growth-Green Bay Comprehensive Plan recommends commercial land uses on this parcel; the current use and proposed car wash would be consistent with the Plan.

Analysis: The site was approved for a Conditional Use Permit (CUP) to establish the convenience store with fuel islands in 2009. The current proposal is to construct a car wash within an existing tenant space on the west end of the building. The north and south façade will be modified to provide for the overhead doors for the car wash but, the west façade will retain its current transparency. A copy of the site plan and building elevations are provided within this agenda.

Principal access for the car wash would come from the west off of Gray Street to enter the car wash. The access is provided through an easement via the adjoining corner parcel allowing for sufficient queuing for vehicles entering the car wash. As part to the original development a residential buffer was provided along the southern property line and was intended to block light trespass coming from vehicle headlights. Due to the proximity to residential properties and the general nature of noise associated with car washes, staff is recommending limited hours of operation as a condition of approval.

Ald. R. Scannell and adjacent property owners within 200 ft. of the subject area have been notified of the

request. At the time this report was drafted, staff has received one inquiry from an adjoining owner; those comments are attached within this agenda.

RECOMMENDATION

Approval of the request, subject to:

1. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

2. Hours of operation for the car wash shall start no earlier than 7:00 a.m. and end no later than 10:00 p.m. per the daytime hours as part of Chapter 27.203 Regulation of Noise, Public Peace and Good Order.

3. All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.

4. Retention of the existing west elevation façade transparency.

FISCAL IMPACT

ATTACHMENTS

1. Resolution - Conditional Use 1053 Velp Avenue
2. ZP18-11_Map-CUP

RESOLUTION AUTHORIZING CONDITIONAL-USE APPROVAL AT 1053 VELP AVENUE (ZP 18-11)

May 15, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 18-11 and the recommendation of the Plan Commission on May 8, 2018, the City of Green Bay does authorize a conditional-use permit for a car wash in a Community Center Commercial (C3) District located on the following described property at 1053 Velp Avenue:

LOT 1 OF 41 CSM 360 BNG PRT OF LOTS 1,2,3 & 4 E MORROWS SUBD OF LOT 7 OF WHITNEYS SUBD OF LAVENTURE CLAIM EX 2458159 & EX PCL 99 OF TPP 1450-04-21-4.11
(Tax Parcel No. 18-800-1)

Said conditional-use permit shall be granted subject to the following conditions:

a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval;

b. Hours of operation for the car wash shall start no earlier than 7:00 a.m. and end no later than 10:00 p.m. per the daytime hours as part of Chapter 27.203 Regulation of Noise, Public Peace and Good Order;

c. All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code; and

d. Retention of the existing west elevation façade transparency.

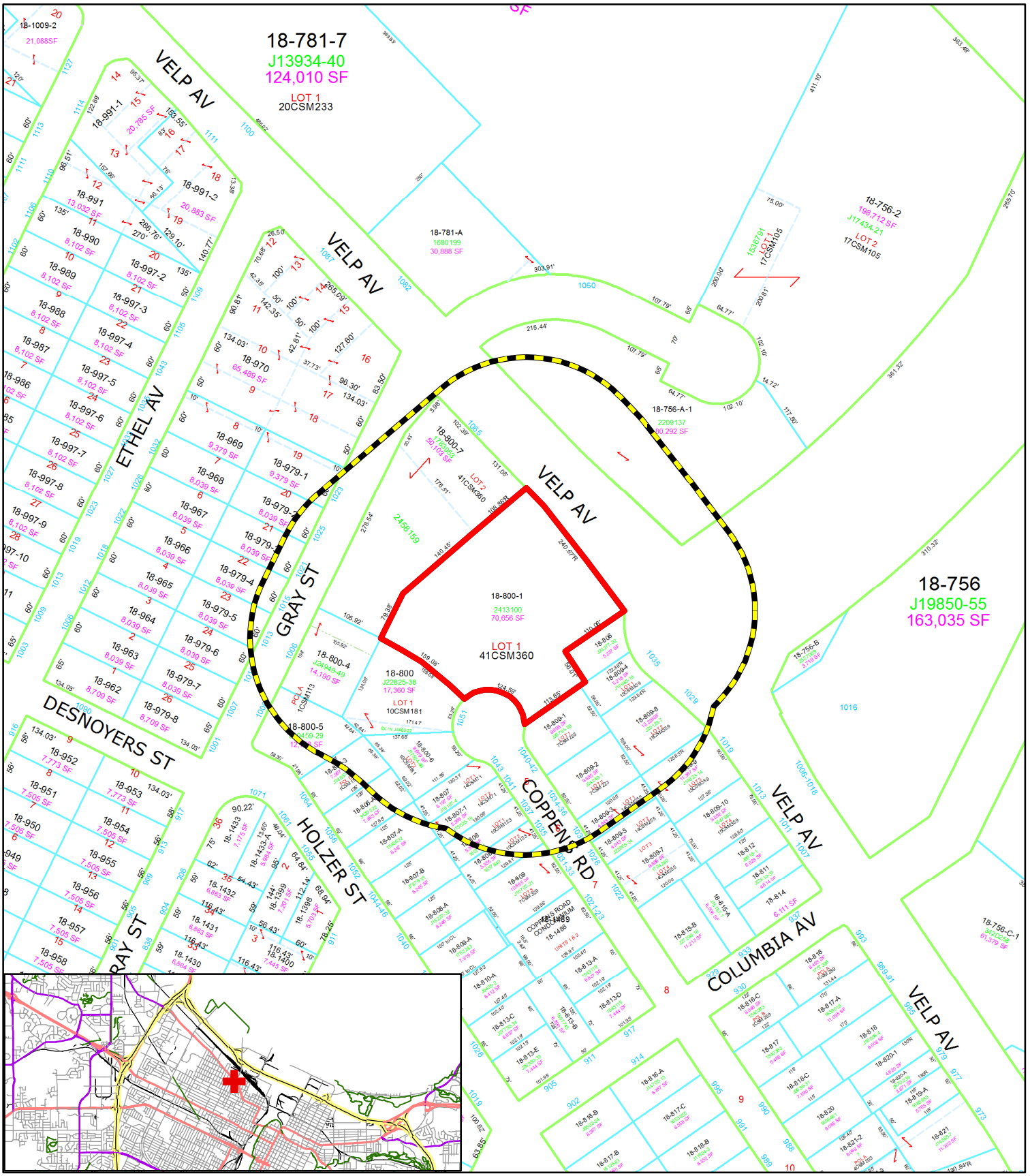
Adopted _____

Approved _____

_____
Mayor

_____
Clerk

js
Attachment – Map



Subject Area

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 PN

N

0 5,000 10,000
Feet

Zoning Petition (ZP 18-11)
Conditional Use Permit (CUP) - 1053 Velp Avenue

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # T.4.

Resolution declaring City property surplus at 1029, 1035 and 1039 Velp Avenue (SP18-02)

BACKGROUND

Primary Address: 1029, 1035, 1039 Velp Avenue

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: To declare City property as surplus property for sale.

Subject Parcel Zoning and Land Use: C3 and R2; Vacant

Surrounding Parcels Zoning and Land Use:
North: Right-of-Way; Velp Avenue
South: R1, Low Density Residential; Single- and Two-Family Residential
East: R2, Medium Density Residential; Single- and Two-Family Residential
West: C3, Commercial Three; Gas Station

Comprehensive Plan:
The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial for the surrounding area.

Analysis:
The subject parcels were purchased by the City's Department of Public Works (DPW) for right-of-way during the reconstruction of Velp Avenue. There is general clean-up required as part of this application since a portion of right-of-way is part of 1035 and 1039 Velp. This area, noted in blue outline on the attached exhibit, is being recommended to be retained as right-of-way. The purple outline area would be declared surplus and attached to parcel 18-800-1 as this parcel's access already exists through this area. The green outline area is being recommended for surplus and sale to the City's Redevelopment Authority (RDA). This parcel is a buildable lot, highly visible and developable. As part of the City's Surplus Property Declaration Policy (attached), the City is to offer parcels acquired through DPW to other municipal departments for use or sale prior to offering it to the public. The City's Real Estate Specialist, on behalf of the RDA, would like to purchase and market this parcel to ensure the highest and best use of the parcel. Staff is in support of this proposal. An easement would be required (noted in yellow) to ensure access to this lot since Velp Avenue access would not be allowed. Not only is marketing and sale of City property through the RDA standard practice, it also creates a level of protection to the adjoining property owners and occupants concerning buffering from a future development on this parcel.

The Assessor's valuations are:
1039 Velp, $5,237
1035 Velp, $5,218
1029 Velp, $24,452

Ald. R. Scannell, adjacent property owners and reviewing agencies have been notified of this request. An e-mail from a concerned neighbor is attached.

RECOMMENDATION

Approval of the request, subject to the following condition:
1. The surplus declaration must follow Staff's exhibit noting right-of-way retention in blue, surplus declaration in purple, surplus declaration with sale to the Redevelopment Authority in green, and an access easement as shown in yellow.
2. A Storm Sewer Easement shall be retained over the area outlined in purple.
3. Proof that Cross Easements are in place between parcels 18-800-1 and 18-806, 18-809-4 and 18-809-8.
4. Sale must be at or above Fair Market Value.
5. Funds from sale must be returned to Department of Public Works - Real Estate Account.
6. All costs to survey and describe Surplus Property to be Petitioners expense.

FISCAL IMPACT

ATTACHMENTS

1. Resolution - Declaring City Propety Surplus at 1029, 1035 & 1038 Velp Avenue
2. Velp Atkinson Surplus, Exhibit 1
3. SP 18-02 B&W Map

RESOLUTION DECLARING CITY PROPERTY SURPLUS AT 1029, 1035 AND 1039 VELP AVENUE (SP 18-02)

May 15, 2018

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the Department of Public Works has requested that certain property located at 1029, 1035 and 1039 that is currently owned by the City be declared surplus property; and

WHEREAS, the Planning Commission considered this matter at its May 7, 2018 meeting; and

WHEREAS, the property at issue is not currently being used and is no longer necessary for the City's use; and

WHEREAS, the property is eligible to be declared surplus under the Department of Community and Economic Development's established policy; and

WHEREAS, the designation of surplus property is subject to the following conditions;

1. As depicted in Exhibit 1, the area outlined in purple shall be declared surplus property, the area outlined in blue will be retained as right-of-way, the area outlined in green shall be declared surplus property with sale to the Redevelopment Authority, and the area outlined in yellow shall be an access easement.

2. As depicted in Exhibit 1, a Storm Sewer Easement shall be retained over the area outlined in purple.

3. Submission of proof that Cross Easements are in place between parcels 18-800-1 and 18-806, 18-809-4 and 18-809-8.

4. Sale must be at or above Fair Market Value.

5. Funds from sale must be returned to Department of Public Works - Real Estate Account.

6. All costs to survey and describe the Surplus Property will be at Petitioners expense.

NOW, THEREFORE, BE IT RESOLVED that pursuant to the recommendation of the Planning Commission at its May 7, 2018, meeting, the following described property is hereby declared surplus property of the City of Green Bay:

MORROWS SUBD OF LOT 7 OF WHITNEY OR LAVENTURE CLAIM PART OF LOT 4 DESC IN 199 D 235 EX 1088 R 235 & EX PCL 98 IN 1TPP 1450-04-21-4.10 (Parcel No. 18-806)

LOT 1 OF 15 CSM 359 BNG PRT OF LOT 4 IN 7 CSM 223 FORMERLY PRT OF LOTS 5-6-7 IN E MORROWS SUB BNG PRT OF LAVENTURE CLAIM EX PCL 97 OF TPP 1450-04-21-4.10 (Parcel No. 18-809-4)

LOT 2 OF 15 CSM 359 BNG PRT OF LOT 4 IN 7 CSM 223 FORMERLY PRT LOTS 5-6-7 IN E MORROWS SUB BNG PRT OF LAVENTURE CLAIM EX PCL 96 OF TPP 1450-04-21-4.10 (Parcel No. 18-809-8)

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

js

Attachment: Exhibit 1
Map

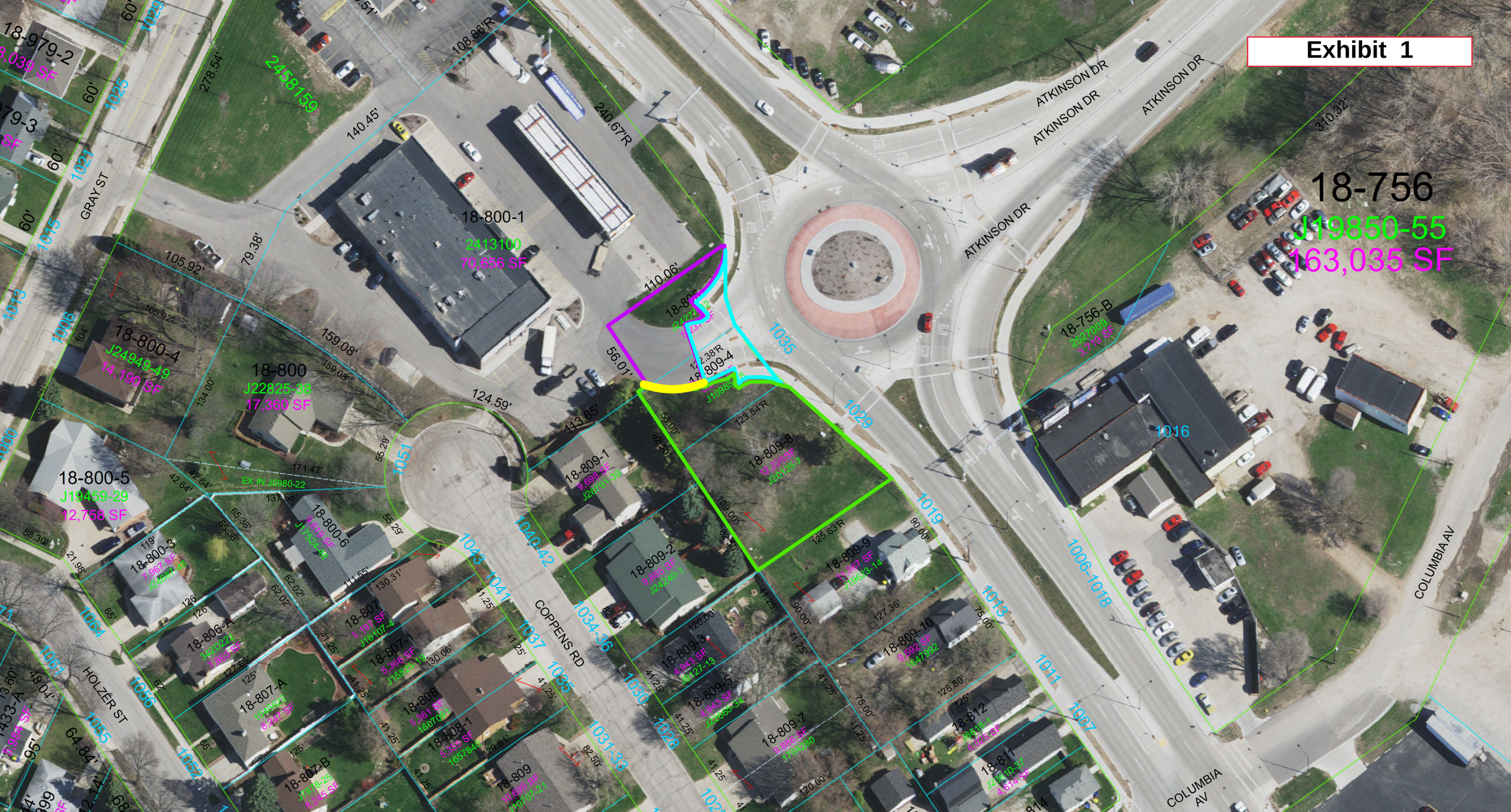
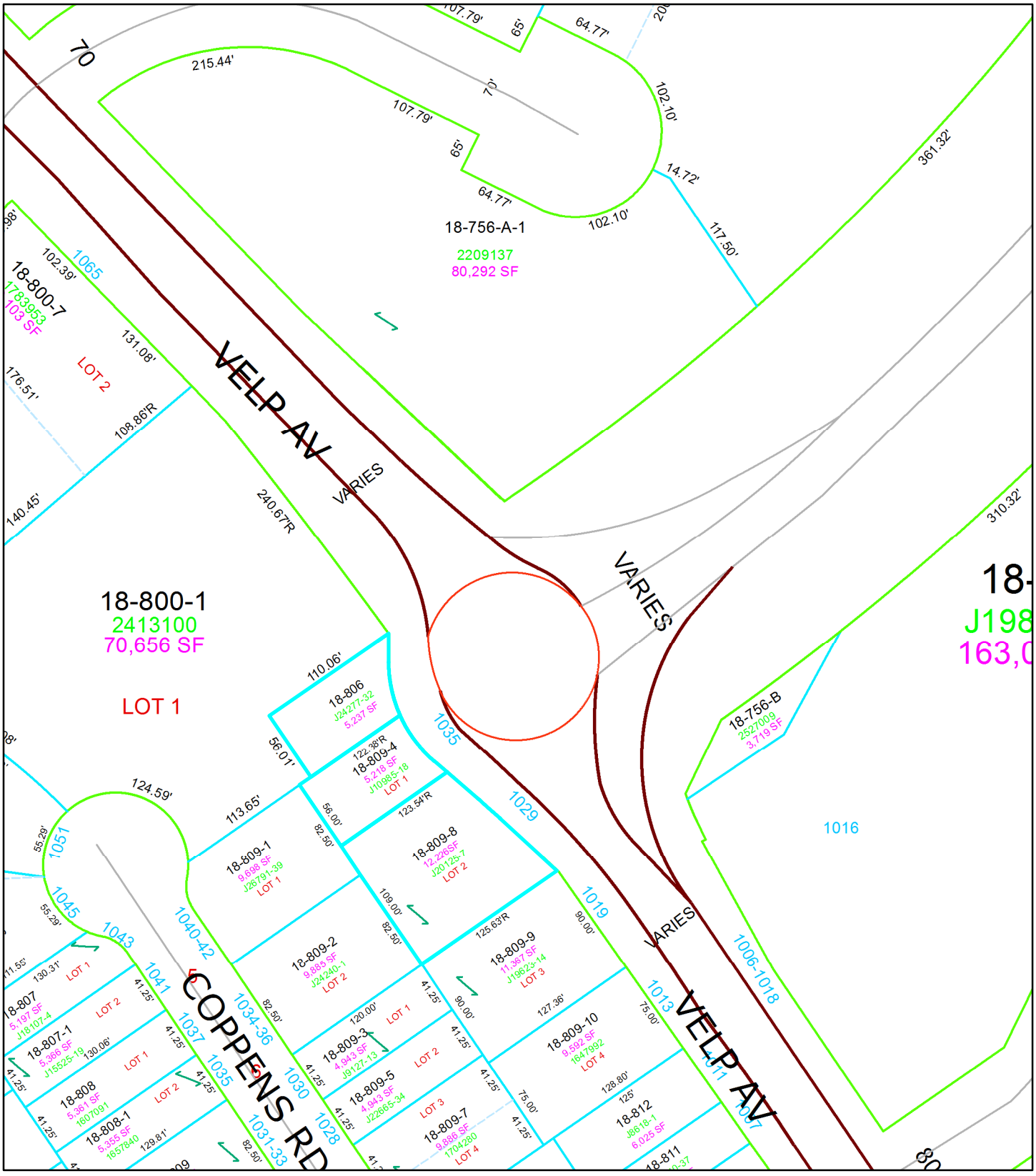


Exhibit 1
18-756
J19850-55
163,035 SF
18-800-1
2413100
70,656 SF
18-800
J22825-38
17,360 SF
18-800-4
J24949-49
14,190 SF
18-800-5
J19459-29
12,758 SF
18-809-4
18-809-8
18-809-1
18-809-2
18-809-3
18-809-5
18-809-7
18-809-9
18-809-10
18-812
18-811
18-806-A
18-807
18-807-1
18-807-A
18-807-B
18-808
18-808-1
18-809
18-800-3
18-800-6
18-756-B
ATKINSON DR
ATKINSON DR
ATKINSON DR
ATKINSON DR
GRAY ST
COPPENS RD
HOLZER ST
COLUMBIA AV
COLUMBIA AV
1016
1006-1018
2458159
EX IN J5080-22



Surplus Property Declaration (SP 18-02)
1029, 1035, 1039 Velp Avenue

0 25 50 100 Feet

N

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 4.17.2018
08 May 2018 X:\Planning\City\DATA_GIS\CityActions\SUR_PROP\SP 18-02 Map.mxd

Proposed Surplus Property

Report to the
Protection and Welfare Committee of the City of Green Bay

MEETING DATE	PREPARED BY
May 15, 2018	

AGENDA ITEM # U.1.

General Ordinance No. 8-18
An ordinance creating section 8.16, relating to the practice of massage or bodywork therapy requiring state licensing.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. DRAFT - G0 8-18 Create Section 8 (3)

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # U.2.

General Ordinance 10-18
An ordinance amending Green Bay Municipal Code Section 13-205(d)(1), to repeal regulation related to conditional use protest; Section 13-205(g), to amend regulation related to conditional use expiration; Section 13-404(b), to amend the provision requiring nonconforming lots be combined; and Sections 13-602, 13-702,13-802 and 13-902, to amend conditional uses within various zoning districts (TA 18-02).

BACKGROUND

This report addresses staff's recommendation to amend the following sections of the Zoning Ordinance:

A. 13-205(d)(1): Findings and Recommendations.Repeal the provision requiring a ¾ affirmative vote of Council to approve a Conditional Use permit protested if a protest against said CUP is registered.

B. 13-205(g): Expiration of Conditional Use Approval.Amend language associated with the 12 month expiration of a CUP to require a renewal 12 months after approval;

C. 13-404(b): Nonconforming Lots.Amend the provision that requires nonconforming lots to be combined before being used for a permitted use with condition that it not have structures situated over lot lines, and

D. Land-Use Tables for Sections 13-602: Residential Districts, 13-702: Mixed-Use Districts, 13-802 Commercial Districts, and 13-902: Industrial Districts.Remove potentially adverse uses currently listed as Conditional Uses within multiple zoning districts.

Reason for Request: The Zoning Ordinance text amendments are necessary to bring the Ordinance into compliance with recently adopted 2017 Wisconsin Act 67 (Published November 28, 2017) as well as to adjust uses that are currently Conditional Uses but that have the potential for negative impact on the area and other uses in the district.

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan does not provide specific guidance regarding the proposed text amendments.

Analysis: 2017 Wisconsin Act 67, referred to as the "Homeowner Bill of Rights" was recently adopted. It makes various changes to the State Statutes related to zoning and land use with respect to how government jurisdictions may address substandard lots, merging lots, conditional use approvals, variances, nonconforming structures and private ponds (Attached please find 2017 Wisconsin Act 67). Staff reviewed the various components of the Bill and determined that multiple sections of our Zoning Ordinance need to be amended to bring the Ordinance into compliance with State Statutes as well as adjusting uses that are currently Conditional Uses. The recommended text amendments address conditional uses in the Residential, Mixed-Use, Commercial and Industrial Districts; approval and expiration of Conditional Use Permits; and regulation of substandard/nonconforming lots.

13-205(d)(1): Findings and Recommendations

The decision on the denial of Conditional Use Permits (CUP) is no longer permitted to be solely based on public testimony and must be based on substantial evidence (though testimony can be taken). This is in potential conflict with the Zoning Ordinance Section 13-205(d)(1) that requires a ¾ majority Council vote to approve a CUP if 20 percent of landowners "near" object to the CUP. Though it does not directly conflict with the Statute, it places "special weight" on public testimony. Staff recommends repealing this provision to alleviate the discrepancy as outlined below:

(d) Findings and recommendations. For each requested conditional use, the Plan Commission shall report to the Council its findings and recommendations, including the stipulations of additional conditions and guarantees that each condition will be complied with when they are deemed necessary for the protection of public interest.

~~(1) In case of a protest against the CUP, duly signed and acknowledged either by:~~

~~a. The owners of 20% or more of the land included in such proposed CUP;~~

~~b. The owners of 20% or more of the land immediately adjacent and extending 100 feet therefrom; or~~

~~c. The owners of 20% or more of the land directly opposite thereto, extending 100' from the street frontage of such opposite land, such CUP shall not become effective unless approved by a 3/4 vote of the members of the Council.~~

13-205(g): Expiration of Conditional Use Approval

2017 Wisconsin Act 67 specifies that a CUP may remain in effect as long as the conditions upon which the permit was issued are followed. Our code, under Conditional Use Section 13-205(g), places a 12 month date to establish the CUP or it expires as well as a provision that if the CUP ceases operation for a 12 month period that it must seek re-approval. The Statute provides the ability of "a city, village, town, or county to impose conditions relating to the permit's duration, and the ability of the applicant to transfer or renew the permit, as well as any other additional, reasonable conditions specified in the relevant zoning ordinance or by the relevant zoning board". Staff proposes rephrasing portions of Section 13-205(g), requiring Plan Commission and Council review and approval of a CUP renewal, as detailed below:

13-205(g) ~~Expiration~~ ***Renewal*** of conditional use approval. If construction has not begun or if the conditional use has not been established within twelve (12) months of the approval date, the conditional use shall ~~expire~~ ***be required to be renewed as outlined above***. Furthermore, if the use ceases to exist or ceases to be conducted for a period of twelve (12) consecutive months, conditional use approval shall ~~expire~~ ***be required to be renewed as outlined above***.

13-404 (b): Nonconforming Lots

The Zoning Ordinance current regulation on nonconforming lots requires that they be combined/merged, if adjacent and under common ownership, before being able to be used for a permitted use. This regulation is in conflict with new State Statute which forbids any action that prohibits conveying or using a substandard lot as a building site as long as the lot was never developed with one or more of its structures placed partly upon an adjacent lot and that the substandard lot is developed to comply with all other ordinances of the political subdivision. Staff proposes replacing Section 13-404(b) as detailed below:

13-404. Nonconforming lots. A lot which does not comply with lot width or lot area requirements may nonetheless be used for a permitted use, provided that:

(a) The lot has been legally created.

~~(b) The lot is in separate ownership from abutting lands. If abutting lands are under the same ownership as the nonconforming lot, the contiguous parcels shall be replatted to meet minimum lot area and lot width requirements.~~

(b) The nonconforming (substandard) lot has not been developed with one or more of its structures placed partly on an adjacent lot.

(c) All structures comply with the setback, lot coverage, height, parking, access, and other requirements of the district insofar as practical, subject to the approval of the Zoning Administrator or, if appealed, the Zoning Board of Appeals.

Land-Use Tables for Sections 13-602: Residential Districts, 13-702: Mixed-Use Districts, 13-802 Commercial Districts, and 13-902: Industrial Districts

2017 Wisconsin Act 67 essentially makes CUPs permitted uses provided the applicant can meet code standards and/or mitigate any substantiated negative effects (burden of proof is on the City). This has prompted many local governments to consider what uses are listed as Conditional Uses in its zoning districts and removing potentially adverse uses as CUPs, thereby requiring zone change for them to be established. Rezoning is permitted to be reviewed and denied based on potential impacts and neighborhood opposition. Brief descriptions of affected zoning districts and the recommendation of staff are listed below:

13-602: Principal Uses in Residential Districts

R1-Low Density Residential: Single-family dwellings with two-family dwellings in limited numbers.

R2-Medium Density Residential: Single- and two-family dwellings, townhouses, and small multi-family buildings.
R3-Varied Density Residential: Moderate- to high-density attached and multifamily housing.
RR-Rural Residential: Large-lot development in areas not served by public utilities. Low Density Residential in areas served by public utilities.

Staff recommends removing the following uses as CUPs within the residential districts:

- Rooming house, boarding house from R-1 and R-2 Districts
- Community living arrangement (9-15 persons) from R-1 and R-2 Districts
- Dormitory from R-2 District
- Group daycare center, preschool (9+ children) from R-2 District
- Agriculture from R-1, R-2 and R-3 Districts
- Outdoor commercial recreation from R-1, R-2 and R-3 Districts

13-702: Principal Uses in Mixed Use Districts

OR-Office Residential: Transitional mixed-use district intended for edges of downtown or segments of commercial corridors where there is some development pressure to convert residential uses to offices.

NC-Neighborhood Center: Small neighborhood and transit-oriented commercial “nodes”.
D-Downtown: Downtown core permitting a full range of high-intensity retail, multifamily housing, office, entertainment, and civic uses.

Staff recommends removing the following uses as CUPs within the mixed use districts:

- Motel from D District
- Restaurant with drive-through from D District

- Building material sales from D District
- Firearms sales and service from D District
- Automobile rental from NC and D Districts
- Automobile sales – new or used from D District
- Carwash from NC and D Districts
- Surface parking lot (as principal use) from NC and D Districts

13-802: Principal Uses in Commercial Districts

C1-General Commercial: Primary commercial corridors for moderate-intensity retail, office, and service uses. Outdoor display, storage, and/or sales, motor vehicle repair, and intensive or outdoor uses are discouraged.
C2-Highway Commercial: Commercial corridors for automobile-oriented businesses. Outdoor display, storage, and/or sales, motor vehicle repair, and intensive or outdoor uses are appropriate.
C3-Community Center Commercial: Major commercial districts for major traffic generators, such as shopping centers and "big box" retail establishments.

Staff recommends removing the following uses as CUPs within the commercial districts:

- Community living arrangement from C2
- Dormitory from C2

13-902: Principal Uses in Industrial Districts

LI-Light Industrial: Industrial activities in combination with limited commercial uses in older industrial corridors in medium-sized buildings with limited outdoor storage.
GI-General Ind: High-intensity industry in large structures with extensive outdoor storage and exterior mechanical or equipment operations.
BP-Bus. Park: Modern industry, research and development, office and commercial uses in a park-like environment with design standards.

Staff recommends removing the following use as CUPs within the industrial districts:

- Group daycare center, preschool (9 or more children) from LI

RECOMMENDATION

Approve Zoning Code Sections 13-205(d) (1); 13-205(g); 13-404(b); and land use tables of Sections 13-602 13-702, 13-802, and 13-902 as proposed subject to the draft ordinance.

FISCAL IMPACT

ATTACHMENTS

1. GO 10-18 - Amending Chapter 13 of the Code relating to Conditional Use Permits_

GENERAL ORDINANCE NO. 10-18

AN ORDINANCE
AMENDING GREEN BAY MUNICIPAL CODE SECTION 13-205(d)(1), TO REPEAL REGULATION RELATED TO CONDITIONAL USE PROTEST; SECTION 13-205(g), TO AMEND REGULATION RELATED TO CONDITIONAL USE EXPIRATION; SECTION 13-404(b), TO AMEND THE PROVISION REQUIRING NONCONFORMING LOTS BE COMBINED; AND SECTIONS 13-602, 13-702,13-802 AND 13-902, TO AMEND CONDITIONAL USES WITHIN VARIOUS ZONING DISTRICTS
(TA 18-02)

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

SECTION 1. Section 13-205(d)(1), Green Bay Municipal Code, is amended as follows:

13-205(d) Findings and recommendations. For each requested conditional use, the Plan Commission shall report to the Council its findings and recommendations, including the stipulations of additional conditions and guarantees that each condition will be complied with when they are deemed necessary for the protection of public interest.

~~(1) In case of a protest against the CUP, duly signed and acknowledged either by:~~

~~a. The owners of 20% or more of the land included in such proposed CUP;~~

~~b. The owners of 20% or more of the land immediately adjacent and extending 100 feet therefrom; or~~

~~c. The owners of 20% or more of the land directly opposite thereto, extending 100' from the street frontage of such opposite land, such CUP shall not become effective unless approved by a 3/4 vote of the members of the Council.~~

SECTION 2. Section 13-205(g), Green Bay Municipal Code, is amended as follows:

13-205(g) ~~Expiration~~ **Renewal** of conditional use approval. If construction has not begun or if the conditional use has not been established within twelve (12) months of the approval date, the conditional use shall ~~expire~~ **be required to be renewed as outlined above**. Furthermore, if the use ceases to exist or ceases to be conducted for a period of twelve (12) consecutive months, conditional use approval shall ~~expire~~ **be required to be renewed as outlined above.**

SECTION 3. Section 13-404(b), Green Bay Municipal Code, is amended as follows:

13-404. Nonconforming lots. A lot which does not comply with lot width or lot area requirements may nonetheless be used for a permitted use, provided that:

(a) The lot has been legally created.

~~(b) The lot is in separate ownership from abutting lands. If abutting lands are under the same ownership as the nonconforming lot, the contiguous parcels shall be replatted to meet minimum lot area and lot width requirements.~~

(b) The nonconforming (substandard) lot has not been developed with one or more of its structures placed partly on an adjacent lot.

(c) All structures comply with the setback, lot coverage, height, parking, access, and other requirements of the district insofar as practical, subject to the approval of the Zoning Administrator or, if appealed, the Zoning Board of Appeals.

SECTION 4. Section 13-602, Table 6-1, Green Bay Municipal Code, is amended as follows:

13-602. Principal uses for the residential districts.

Table 6-1. Principal Uses in the Residential Districts.

Use	District				Dev. Stds.
	R-1	R-2	R-3	RR	
Residential Uses					
Dwellings					
Single-family dwelling, detached	P	P	C	P	x
Two-family dwelling – duplex	C	P	P		x
Two-family dwelling - semi-detached	C	P	P		x
Single-family attached dwelling, townhouse	C	C	P	-	x
Multiple-family dwelling, three or four units	-	C	P	-	x
Multiple-family dwelling, more than four units	-	-	P	-	
Carriage-house	C	-	-	C	x
Live-work unit	C	C	C	P	x
Short-term rentals (STRs) (Cr. GO 20-16)	P	P	-	P	x
Congregate Living (Amd. GO 1-10; Amd. GO 10-18)					
Rooming house, boarding house	~~C~~ -	~~C~~ -	P	-	x
Community living arrangement:					
serving three to eight persons	P*	P*	P*	P*	x
serving nine to 15 persons	~~C~~ –	~~C~~ –	P*	-	x
serving 16 or more persons	-	-	C	-	x
Dormitory	-	~~C~~ -	C	-	x
Fraternity, sorority house	C	C	C	-	x
Convent, monastery, seminary	C	P	P	-	x
Nursing home, assisted living	-	-	C	-	x

Transitional facility *A conditional-use permit may be required for Community Living Arrangement uses per the Development Standards (Section 13-1603)	-	-	C	-	
Educational Uses (Amd. GO 23-06)					
Adult daycare home	C	P	P	-	x
Family daycare home (8 or fewer children)	P	P	P	P	x
Group daycare center, preschool (9 or more children)	-	~~C~~ -	P	-	x
Institutional and Civic Uses					
Cemetery	C	C	C	P	
Community center, neighborhood center	C	C	C	-	x
Cultural institution	C	C	C	-	x
Library	C	P	P	-	x
Religious institution, place of worship	C	P	P	C	x
Public park, playground, recreation center	P	P	P	P	
Existing School, elementary or secondary* (Cr. GO 34-09)	C	C	C	-	x
Community Gardens (Cr. GO 10-15) *"Existing" means those elementary and secondary schools existing and in operation prior to the effective date of the Zoning Code: August 19, 2006	P	P	P	P	x
Commercial and Production Uses					
Bed and breakfast	C	C	P	C	x
Personal service (≤2,500 sq. ft in floor area)	C	C	C	-	x
General retail sales (≤2,500 sq. ft in floor area)	C	C	C	-	x
Outdoor commercial recreation	~~C~~ -	~~C~~ -	~~C~~ -	C	x
Agriculture	~~C~~ -	~~C~~ -	~~C~~ -	P	
Campground	-	-	-	P	x
Public Service and Utility Uses					
Public safety/service facility	P	P	P	P	x
Telecommunication tower, wireless comm. facility.	-	C	C	C	x
Utility buildings and substations	C	C	C	C	x

Note: P = Permitted Use; C = Conditional Use

SECTION 5. Section 13-702, Table 7-1, Green Bay Municipal Code, is amended as follows:

13-702. Principal uses for the mixed-use districts.

Table 7-1. Principal Uses in the Mixed-Use Districts

Use	OR	NC	D	Dev. Stds.
…				
Commercial				
Accommodation and Food Service Uses				
Bed and breakfast	P	P	P	X
Hotel, inn	-	P	P	
~~Motel~~	~~-~~	~~-~~	~~C~~ -	
Restaurant,* not including drive-through	P	P	P	
Restaurant with drive-through	-	C	~~C~~ -	X
Tavern, bar *	C	C	P	
Service businesses				
Personal service**	P	P	P	
Business service**	P	P	P	
Building maintenance, janitorial service	-	P	P	
Catering service	P	P	P	
Day labor agency	-	-	C	X
Funeral home	P	P	P	
Furniture and appliance rental and leasing	-	P	P	
Laundromat	-	P	P	
Printing and publishing establishment	-	P	P	
Small appliance repair service	P	P	P	
Tool/equipment rental facility	-	P	P	
Animal hospital, veterinary clinic	P	P	P	X
Animal grooming establishment	P	P	P	X
Retail Sales				
General retail sales **	C	P	P	
~~Building material sales~~	-	-	~~C~~ -	
Contractor showroom	-	C	P	
Currency exchange	-	-	C	
Firearms sales and service	-	~~C~~ -	P	X
Greenhouse, lawn and garden supply store	-	P	P	X
Pawnshop	-	-	C	
Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses (Cr. GO 6-12)				
Limited production and processing	-	-	C	X

Use	OR	NC	D	Dev. Stds.
Commercial Recreation and Entertainment				
Convention center	-	-	P	
Health club, fitness center	-	P	P	
Indoor recreation (bowling, billiards, etc.)	-	C	P	
Restaurant or bar with entertainment, nightclub*	-	-	C	
Theater, assembly hall	-	P	P	X
Vehicle services				
~~Automobile rental~~	-	~~C~~ -	~~C~~ -	~~X~~
~~Automobile sales – new or used~~	-	-	~~C~~ -	~~X~~
~~Carwash~~	-	~~C~~ -	~~C~~ -	~~X~~
Convenience store	-	C	C	X
Fueling/gas/service station	-	C	C	X
Motor vehicle repair, minor		C	C	X
Parking structure (principal use)	-	-	C	
Surface parking lot (principal use)	C	~~C~~ -	~~C~~ -	

Note: P = Permitted Use; C = Conditional Use

* Any establishment at which primarily alcoholic beverages are served must also meet the requirements of the Green Bay Municipal Code, Chapter 6 – Licenses & Permits.

** See definitions section for complete list of uses.

SECTION 6. Section 13-802, Table 8-1, Green Bay Municipal Code, is amended as follows:

13-802. Principal uses for the commercial districts.

Table 8-1. Principal Uses in the Commercial Districts

Use	C1	C2	C3	Dev. Stds.
…				
Residential Uses				
Congregate Living (Amd. GO 1-10)				
Community living arrangement	C	~~C~~ -	-	X
Dormitory	C	~~C~~ -	-	X
Nursing homes, assisted living	C	C	-	

Note: P = Permitted Use; C = Conditional Use

SECTION 7. Section 13-902, Table 8-1, Green Bay Municipal Code, is amended as follows:

13-902: Principal Uses in Industrial Districts

Table 9-1. Principal Uses in the Industrial Districts

Use	LI	GI	BP	Dev. Stds.
…				
Educational Uses				
School, specialty or personal instruction, etc.	C	-	C	x
Group daycare center, preschool (9 or more children)	~~C~~ -	-	P	x

Note: P = Permitted Use; C = Conditional Use

SECTION 8. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 9. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this _____ day of _____, 2018.

APPROVED:

_____
James J. Schmitt
Mayor

ATTEST:

_____
Kris A. Teske
Clerk

DB:js

5/15/18

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # U.3.

Zoning Ordinance 8-18
An ordinance creating a Planned Unit Development (PUD) Overlay District for 215 North Webster Avenue for the redevelopment of Whitney School and proposed townhomes (ZP 18-14).

BACKGROUND

Primary Address: 215 North Webster Avenue

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: To allow the redevelopment of the former Whitney School to residential dwelling units and the construction of townhomes along S. Van Buren Street and Pine Street.

Subject Parcel Zoning and Land Use: Office/Residential (OR) Vacant Whitney School and related parking areas.

Surrounding Zoning and Land Uses:
North: General Commercial (C1) Commercial/CVS Pharmacy

South: Office/Residential (OR) Residential

East: Office/Residential (OR) Residential

West: Office/Residential (OR) Residential

Comprehensive Plan: The 2022 Smart Growth Comprehensive Plan designates this area as High Intensity Residential, Office or Housing (HIROH). The proposed uses area is consistent with the recommendations of the Comprehensive Plan.

Analysis: The property owner/developer, Whitney School Development, LLC., is proposing to create a total of 23 units in the former Whitney School building and construct a total of 12 townhomes that front along both S. Van Buren Street and Pine Street. Of the 12 units, three (3), three-unit townhomes will be built along S. Van Buren Street and one (1), three-unit townhome along Pine Street. The developer plans to create two separate lots, one for the former Whitney School building and a second for the townhomes.

There are two curb cuts on Pine Street and one on Cherry Street for access to the site; there is no access from S. Van Buren Street. An internal drive will connect the townhomes and the school with a private drive loop on site that connects the two parcels. An internal central green space is located directly to the rear of the school building which is shared by the loft apartment residents as well as townhome residents. The two-story townhomes are setback approximately 5 ft. from the right-of-way and have attached garages to the rear of each unit. Construction and redevelopment of the site is planned for the fall of 2018.

The Planning Staff has prepared a draft PUD ordinance and is attached within this agenda packet. The PUD address three deficiencies in which the developer was not able to comply with within the current OR zoning standards: The OR district requires a 60/40 mix of impervious to pervious coverage, the development is being allowed to have a 75/25 balance. As a whole, the site would be compliant; however, the future land division reduces the green space for the proposed townhome site.

The setbacks for residential properties within the OR district require a 15 ft. setback. The PUD permits a reduction to 5 ft. which is similar to townhomes in the block to the north as part of the Whitney Park townhomes. Finally, the proposed townhomes are short four parking spaces under the current requirement of two spaces per unit. Staff is recommending that 20 spaces are allowed, all within an enclosed garage.

Ald. R. Scannell and adjacent property owners have been notified of the request. Staff received no inquiries regarding this request as of the drafting of this report. Staff is recommending approval of the request subject to the draft PUD.

RECOMMENDATION

Approval of the request, subject to the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZO 8-18 Creating a PUD 215 North Webster Avenue
2. ZO_8-18_ZP18-14_Map-PUD
3. Exhibits A-D scanned

ZONING ORDINANCE NO. 8-18

AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 215 NORTH WEBSTER AVENUE FOR THE REDEVELOPMENT OF WHITNEY SCHOOL AND PROPOSED TOWNHOMES
(ZP 18-14)

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described properties:

Legal Description: PLAT OF NAVARINO LOTS 496, 497, 498, 565, 566 & 567 & E1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-112

Legal Description: LOT 2 OF VOLUME 10 CSM, PAGE 155 BEING ALL OF LOT 2 VOLUME 7 CSM, PAGE 171, MAP NO. 1737 BNG PRT OF LOTS 562,563 & 564 PLAT OF NAVARINO & W1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-116-2

Legal Description: NAVARINO PLAT S 1/2 OF LOT 501
Tax Parcel: 9-115

Legal Description: NAVARINO PLAT N 1/2 OF LOT 501
Tax Parcel: 9-115-A

Legal Description: NAVARINO PLAT LOT 500 & SLY 35 FT OF LOT 499 & W1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-114

Legal Description: NAVARINO PLAT LOT 499 EX SLY 35 FT & W1/2 OF VAC ALLEY IN 2797289 ADJ
Tax Parcel: 9-113

SECTION 2. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the reuse of the former Whitney School for the development of residential units and the construction of townhomes along South Van Buren Street and Pine Street. The PUD is intended to assist in blending the former historic school building with the proposed townhomes and balance with the existing neighborhood. The overall appearance and design of the site shall comply with the attached Exhibits.

B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:

1. 23 residential units as part of the Whitney School redevelopment.
2. A 12 total townhomes as reflected on Exhibits A & B.
3. All other proposed uses are subject to review and consent by the Community Development Review Team (CDRT).

C. Dimensional and Area Requirements. Dimensional and area requirements for principle structures on the subject property shall be required as follows:

1. Whitney School: Setback, Height & Impervious Coverage :

   a. Front yard (North Webster Avenue): 15 feet.
   b. Corner side yard setbacks (Pine Street/Cherry Street): 15 feet.
   c. Rear: 0 feet
   d. Interior side yard: 2.5 feet
   e. Principal buildings shall not exceed 50 feet in height.
   f. Accessory structures shall not exceed 16 feet in height.
   g. The site shall not exceed 65% impervious coverage.

2. Townhomes: Setback, Height & Impervious Coverage :

   a. Front yard & corner side yard: (South Van Buren Street & Pine Street): 3.5 feet.
   b. Rear: 0 feet
   c. Side: 10 feet along the southern property line of the townhomes.
   d. Principal buildings shall not exceed 35 feet in height.
   e. The site shall not exceed 80% impervious coverage.

D. Architecture. All building elevations shall generally comply with Exhibit B and subject to the following requirements:

1. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front. Front building facades shall contain windows at the ground floor or first floor in order to create visual interest.

2. Building materials. All building facades shall be designed to provide consistency with the surrounding residential neighborhood, and materials must have a greater life than 20 years.

E. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-523 and 13-526, Green Bay Municipal Code.

F. Signage. All signage for the current project shall be regulated shall be constructed and in compliance with Chapter 13-2004 and 13-2007, Green Bay Municipal Code. A ground-mounted sign is permitted to front North Webster Avenue per Exhibit D.

G. Site Plan Review & Standards

1. A site plan shall be submitted and reviewed per Chapter 13-1800, Green Bay Municipal Code and is compliant with Exhibit A.
2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Municipal Code but, may not encroach closer than 20 feet to a public right-of-way/walkway.
3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Municipal Code.

H. Parking/Pedestrian Access.

1. All parking shall be regulated as required in Chapter 13-1700, Green Bay Municipal Code. Townhomes are required a total of 20 parking spaces all contained within an enclosed garage.
2. Pedestrian access shall be provided from all public streets adjoining the development and connected via an internal pedestrian network to the primary entrance of the principal buildings.

I. Landscaping/Transitional Yard. A detailed landscape plan shall be submitted identifying the type and placement of all existing and proposed plant materials, compliant with Exhibit C.

J. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.

K. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

L. Compliance with all related historic preservation measures as required by Federal, State of Wisconsin requirements as well as advisory review by the Green Bay Historical Preservation Committee.

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.

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 Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2018.

APPROVED:

_____
Mayor

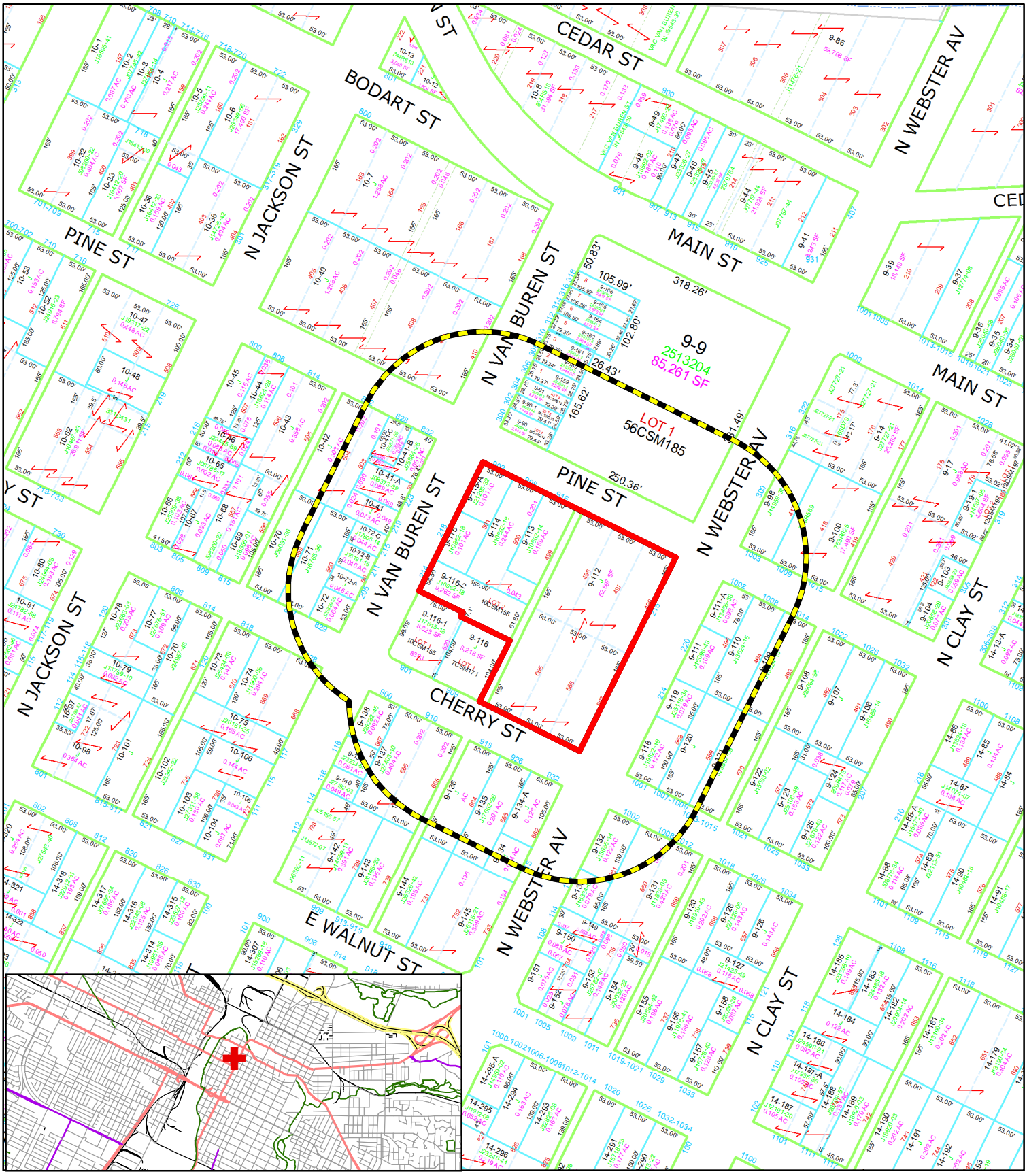
ATTEST:

_____
Clerk

PN:js

Attachments: Exhibit A - Conceptual Site Plan
Exhibit B - Conceptual Building Perspective-Townhomes
Exhibit C –Conceptual Landscape Plan
Exhibit D - Proposed ground-mounted signage
Map

05/15/18



Subject Area

200' Property Owner Notice

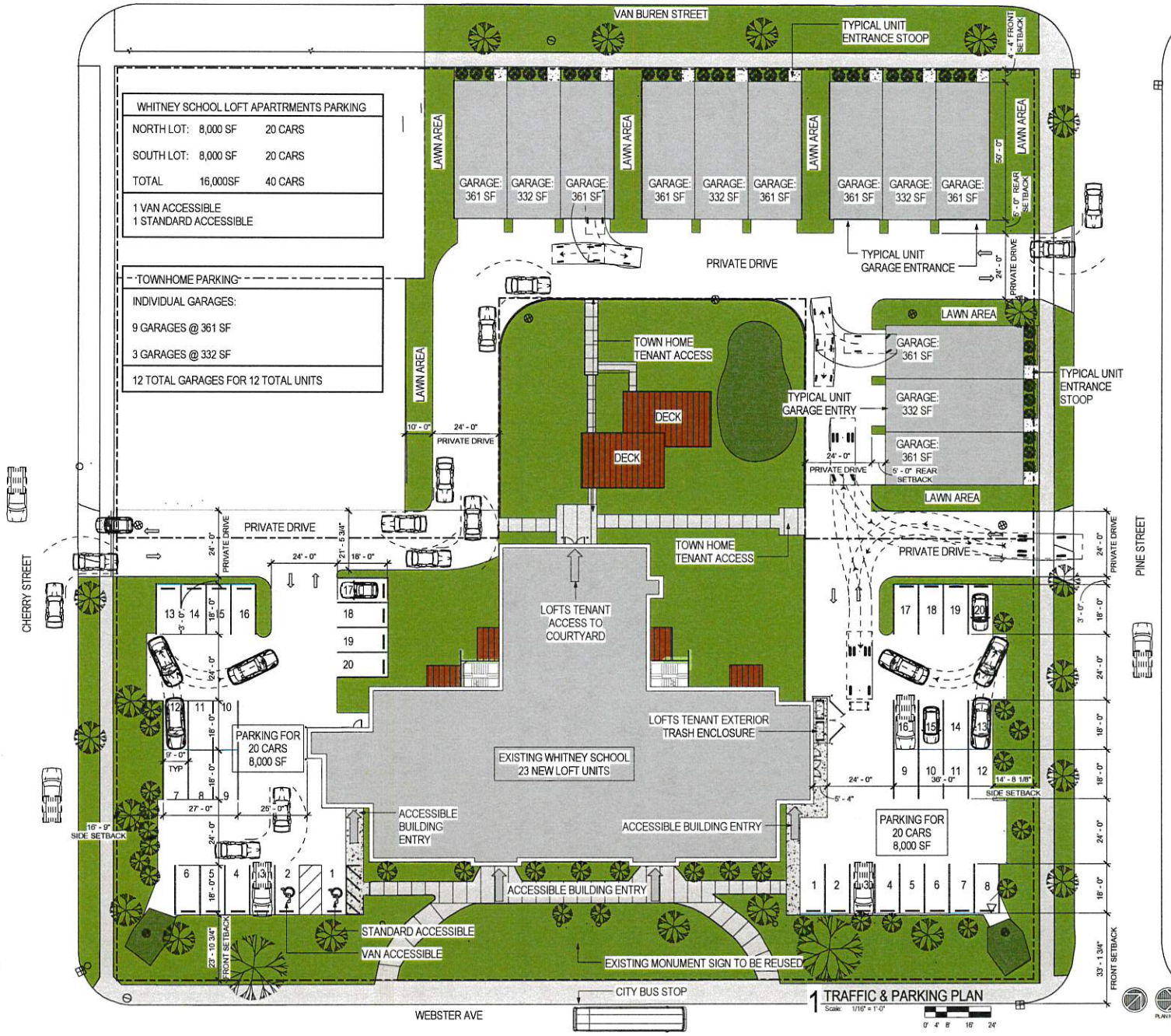
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by PN

N

0 5,000 10,000
Feet

Zoning Petition (ZP 18-14)
Proposed Planned Unit Development (PUD) -
215 North Webster Avenue

EXHIBIT A



T 414.220.9640
F 414.220.9595
P.O. Box 510663
Milwaukee, WI
53203

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

CONSULTANTS:

PUD SET

WHITNEY SCHOOL HISTORICAL REHAB & TOWN HOMES

215 N WEBSTER AVE, GREEN BAY, WI, 54301

SHEET TITLE
ITEM 9 - TRAFFIC & PARKING PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	170103.02
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-9

EXHIBIT B

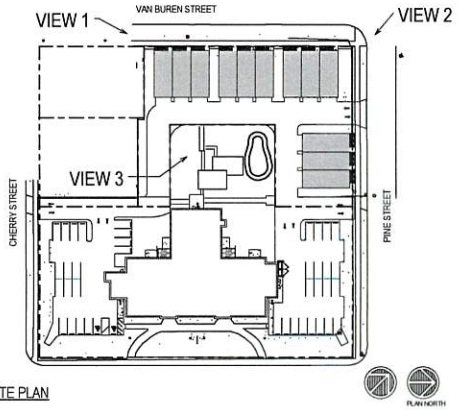
VIEW 1- VIEW FROM CHERRY ST. AND N. VAN BUREN ST.

VIEW 2- VIEW FROM PINE ST. AND N. VAN BUREN ST.

NOTES:

1. STANDING SEAM PITCHED METAL ROOF: DARK NEUTRAL COLOR, APPROX. 26' HIGH FROM STREET LEVEL
2. VINYL CLAPBOARD SIDING, TYP. 4" HIGH ON ALL FOUR SIDES: DARK NEUTRAL COLOR
3. VINYL CLAPBOARD SIDING 4" HIGH TYP. AT FIRST FLOOR PROJECTED VOLUMES: WARM NEUTRAL COLOR
4. METAL PANEL DEMISING WALL BETWEEN TOWNHOME UNITS: DARK NEUTRAL COLOR
5. WOOD SLAT END WALL AT CORNER TOWNHOME UNITS
6. FRONT ENTRY STOOP WITH RECESSED ENTRY DOOR, TYP.
7. METAL GUARDRAIL WITH BLACK STEEL SUPPORTS AND STAINLESS STEEL CABLE RAILING AT ALL BALCONIES
8. VINYL CASEMENT WINDOWS, TYP.: DARK NEUTRAL COLOR
9. VINYL PATIO DOOR AT CORNER TOWNHOME UNITS
10. 5' SETBACK AND LANDSCAPE BUFFER, TYP.
11. EXISTING CONCRETE SIDEWALK
12. 2' X 2' IPE WOOD DECKING AT ALL BALCONIES

VIEW 3- VIEW OF INTERIOR COURTYARD LOOKING TOWARDS THE TOWNHOMES



KEY SITE PLAN

T 414.220.9640
F 414.220.9595

P.O. Box 510663
Milwaukee, WI
53203

CONSULTANTS:

PUD SET

WHITNEY SCHOOL HISTORICAL REHAB & TOWN HOMES

215 N. WEBSTER AVE. GREEN BAY, WI. 54301

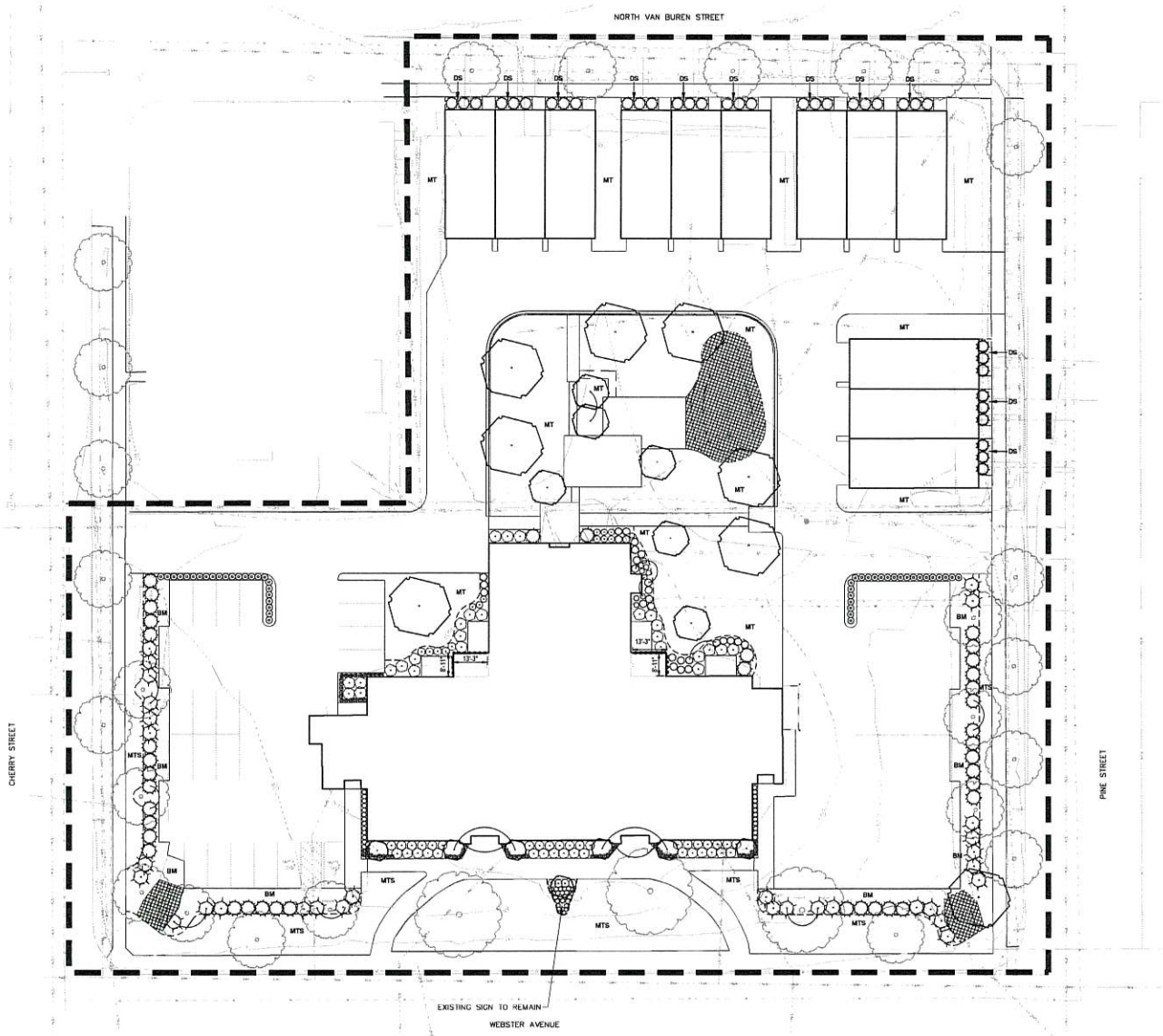
SHEET TITLE
ITEM 6 - TOWNHOME ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	170103.02
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-6.2

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

EXHIBIT C



0 10' 20' 40'
SCALE: 1" = 20'

LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- PROPOSED ALUMINUM EDGER
- EXISTING TREES TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- RAIN GARDEN PLUG PLANTING AREAS

MT	MANICURED TURF - SOD
MTS	MANICURED TURF - SEED (RESTORATION)
BM	SHREDDED BARK MULCH
DS	DECORATIVE STONE MULCH

T 414.220.9640
F 414.220.9595

P.O. Box 510663
Milwaukee, WI
53203

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

CONSULTANTS:

GRAEF
1150 SPRINGHURST DRIVE
SUITE 201
GREEN BAY, WI 54304
920 / 562 9440
www.graef-usa.com

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USE FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

WHITNEY SCHOOL HISTORIC REHAB

WEBSTER AVE, GREEN BAY, WI

SHEET TITLE: LANDSCAPE PLAN AND SCHEDULE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	161102
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-8

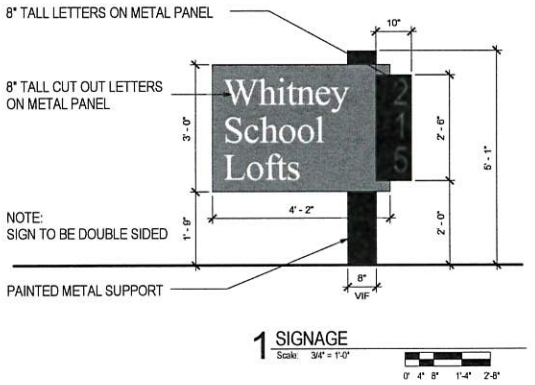
EXHIBIT D

WEST ELEVATION

NORTH ELEVATION

WEBSTER AVE. ELEVATION

SOUTH ELEVATION



1 SIGNAGE
Scale: 3/4" = 1'-0"

0" 4" 8" 1'-4" 2'-8"

T 414.220.9640
F 414.220.9595

P.O. Box 510663
Milwaukee, WI
53203

CONSULTANTS:

PUD SET

WHITNEY SCHOOL HISTORICAL REHAB & TOWN HOMES

215 N. WEBSTER AVE. GREEN BAY, WI 54301

SHEET TITLE:
ITEM 6 & 11 - WHITNEY SCHOOL ELEVATIONS & SIGN ELEVATION

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	170103.02
SET TYPE	PUD SUBMITTAL
DATE ISSUED	4-20-2018
SHEET NUMBER	EXH-6.1

© COPYRIGHT 2018, CONTINUUM ARCHITECTS + PLANNERS S.C.

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
May 15, 2018	Jessica Deal, Staff

AGENDA ITEM # U.4.

Miscellaneous Ordinance 1-18
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay to amend the Future Land Use of property located at 1060 Gray Court from Commercial and General Industrial to Medium and High Density Housing (CPA 18-01).

BACKGROUND

Primary Address: 1060 Gray Court

Alderperson/District: Ald. Randy Scannell/7

Reason for Request: This Comprehensive Plan Amendment is proposed to allow the development of an apartment campus off Gray Court.

Subject Parcel Zoning and Land Use:
Subject Property: General Industrial (GI).The property is currently undeveloped.

Surrounding Zoning and Land Uses:
North: General Industrial (GI) / Warehousing
South: General Industrial (GI) / Manufactured home sales and a Single -family home
East: General Industrial (GI) / Auto sales and Telecommunications
West: General Industrial (GI) / Warehousing and Open trailer storage

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial uses on the eastern half of the property and general industrial uses on the western half of the property. The applicant is requesting Medium and High Density Housing land use for a large portion of the subject site. The Comprehensive Plan provides the following definitions for the current recommended land uses:

Commercial land use: Businesses providing retail trade or services for individuals or businesses.

General Industry land use: Industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, outdoor truck parking, the power plant and the sewage treatment plant.

Medium and High Density Housing land use: Townhouses. 4-, 6- and 8-unit buildings with individual exterior entrances, and all forms of apartment buildings are included in this category, which has been located where there is good traffic access, between Low-Density Housing and nonresidential land uses, and at high-amenity locations such as the greenways or parkways. The density is expected to be greater than 8 housing units per net acre.

The Velp Avenue Areawide Plan (VAAP) was adopted in 2017 as a supplement to the Comprehensive Plan.

Its purpose is to support existing uses along Velp Avenue and proactively forecast how the corridor could transition in the future. This corridor plan covers approximately two miles between Military Avenue and Mather Street and includes multiple "Transformative Opportunity" sites. One of these sites (Transformative Site #4) encompasses the eastern portion of the land area involved in this Comprehensive Plan Amendment request and designates it as appropriate for commercial or mixed-use land uses.

Analysis: This request is in response to the proposed development of a multiple-family apartment campus consisting of six, 12 unit-apartment buildings (72 units) on a portion of 1060 Gray Court. The property at 1060 Gray Court is currently vacant land situated approximately 250 ft. north of Velp Avenue between N. Buchanan Street on the west and Gray Court and Atkinson Drive on the east. Warehousing and industrial uses are located to the west and north; automobile sales and a telecommunication hub to the east; and manufactured home sales and a single family home to the south. The entire area, including the subject land area, is currently zoned General Industrial (GI) with the low-density residential neighborhood across Velp Avenue being a mix of Low Density Residential (R-1), Varied-Density Residential (R-3) and Office-Residential (OR) zoning.

In order to establish the proposed multi-family development, the Comprehensive Plan needs to be amended to the Medium and High Density Housing land use. Following the proposed Comprehensive Plan amendment, the subject area will need be rezoned to Varied Density Residential (R-3) zoning district followed by site plan review and approval. Though they are not binding on this request, a narrative and conceptual site plan have been provided by the applicant and are attached within this agenda packet.

The Velp Avenue Areawide Plan (VAAP) designates the eastern portion of the land involved in this request as Transformative Site #4 and appropriate for commercial or mixed-use land uses. This land use designation change would slightly impact the area available for future commercial or mixed use development. However, as outlined in the petitioner's narrative, they have attempted to retain space sufficient for future redevelopment efforts by aligning drive access to allow future vacation of Gray Court, provide approximately 250 ft. of depth along the Velp Avenue frontage and leaving 1.11 acres of their parcel unimproved and available for potential lot consolidation with adjacent properties. The petitioner has also indicated that they believe the addition of a new housing product and the addition of 72 units will help to further the objectives of the VAAP by enhancing the desirability of surrounding lands for commercial uses. Lastly, the narrative includes a comparison of other commercial developments to demonstrate that there will remain space for development of retail at the corner of Velp Avenue and Atkinson Drive.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of Smart Growth 2022.

The proposed change is not a similar land use to adjoining properties as the area is predominately industrial with commercial potential. However, the Comprehensive Plan includes direction for compact redevelopment that is transit oriented over fringe growth (Land Use Objective/Goal); includes desire for access to I-43 and proximity to commercial/service activity centers (Transportation Objective/Goal); and encourages a broad range of housing choice and diversity (Neighborhood and Housing Objective/Goal). Medium and High density housing land uses at the proposed location is not contradictory to these objectives/goals as it would allow residential in-fill within the Urban Service District, is on the transit line (stop on corner of Velp and Gray), is in close vicinity to the I-43 interchange and convenience services across Velp Avenue, and will provide a housing option not currently offered in this this area.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire and parks.

The proposed development is located within the Urban Service Area and there are no significant issues

relative to services or facilities. Access to the proposed residential development will line up, as much as possible, with the north-south alignment of Gray Court, thereby allowing the potential vacation of the west-east leg of Gray Court and its incorporation into a viable future commercial development area at the northwest corner of Velp Avenue and Atkinson Drive. Additionally, the proposed area is located 1/3 mile from Atkinson Park and 1/2 mile from Fort Howard Park.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The proposed residential use will need to be buffered from the existing higher intensity industrial and commercial uses surrounding it. This can be accomplished through sensitive site design and landscaping. Once the residential land use classification and zoning are established, any surrounding future industrial or commercial development will need to incorporate transitional yard buffers as part of their project(s). Concern has been expressed that traffic will increase at the Velp Avenue and Gray Court intersection. While it is true that traffic will increase as a result of vacant lands being developed as residential, volumes will likely be similar or less than those that could be attributable to commercial and industrial uses now permitted and be concentrated to early morning and late afternoon rather than being constant throughout the day.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

There will not be a better transition of uses between the proposed residential use and the current industrial uses. The residential use; however, is much more in-line and supportive of anticipated commercial uses to the south and east and is much more likely to act as an impetus for complimentary commercial redevelopment along Velp Avenue.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

There are no anticipated environmental impacts.

6. There is a change in City policies or neighborhood characteristics that would justify a change.

The adoption of the Velp Avenue Areawide Plan this past June has identified the Velp Avenue and Atkinson Drive intersection area as suitable for commercial and mixed use development. This policy change from the comprehensive plans industrial use recommendation may support the requested change as residential land uses will help support the existing and desired commercial uses.

7. The change corrects an error made in the original plan.

Not applicable. There was no error in the original plan. The proposed change is reflective of changing market forces and more extensive and thorough corridor planning.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

The Comprehensive Plan has identified the need for diversity of housing choices and in-fill versus greenfield development. The land use change to medium-high density residential meets these objectives and provides a particular lifestyle on the near northwest side of the city that is currently lacking between the Village of Howard on the west and Broadway on the east.

9. The change helps the City meet its life-cycle and affordable housing goals.

Not applicable. The proposed land use change does not specifically address the affordability of housing.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.

There are no known landmarks.

From a land use perspective, the proposed use of medium and high density residential does not necessarily propose a more intensive land use when compared to commercial or general industrial uses. However, the proposed use may be incompatible with the existing industrial and outdoor storage uses within the area. This may be a "chicken or the egg" scenario in that the residential uses can be very compatible and complimentary to retail, service, convenience and entertainment commercial uses anticipated by the Velp Avenue Areawide Plan but these are not yet established.

Area retained for future commercial or mixed use at the corner of Velp and Atkinson equates to approximately 7.87 acres with 500 ft. of Velp Ave frontage; however, 3.2 acres is likely unusable do to the presence of wetlands and associated buffers. This leaves approximately 4.68 acres of usable space for future commercial or mixed use redevelopment. To analyze if this land areas will be sufficient, below is a comparison of lot areas utilized for a variety of commercial developments within the city:

Woodman's (Duck Creek Parkway) – 18 acres with 825 ft. frontage
Festival Foods (University) - 6.3 acres with 330 ft. frontage
Festival Foods (West Mason) - 6.5 acres with 570 ft. frontage
Toys R' Us (West Mason) – 5.5 acres with 340 ft. frontage
Pick N Save (Lombardi) – 5 acres with 450 ft. frontage
Webster Avenue Market – 4.2 acres with 540 ft. frontage
University Ave Market – 2.5 acres with 410 ft. frontage
Walgreens (East Main) – 2.4 acres with 375 ft. frontage
Aldi's (Western) – 2 acres with 350 ft. frontage

While the removal of area for medium-high density residential land use reduces that available lands for commercial and mixed use redevelopment envisioned by the VAAP, it does not eliminate the potential for a multitude of uses of varying scales and does not necessitate an amendment to the VAAP.

The fundamental question for this request is whether medium and high density residential uses are appropriate for this location. Staff believes that the proposed land use change is not inconsistent with the goals and objectives of the Smart Growth 2022 Comprehensive Plan, does not create overly adverse impacts, and will provide diversity of housing choices within the northwest side of the city. The addition of residential units in the area may also support and encourage future commercial development within the Velp/Atkinson area and the Velp Avenue corridor.

The Public Participation Plan for Periodic Comprehensive Plan Amendments has been followed for this request. Notice has been provided of the public hearings for both the Plan Commission and the Common Council. The applicant has conducted two neighborhood meetings to gain input from the neighbors, neighborhood associations and area property owners. Additionally, property owners were noticed of the Public Hearing and action item per the standard notification process of the Plan Commission Rules & Policies. Ald. Randy Scannell, Ald. Mark Steuer, the VAAP Steering Committee members, Mather Heights Neighborhood Association, and Perkins Park Neighborhood Association were also noticed.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. MO 1-18 - Amend Smart Growth 2022 Comp Plan for Property Located at 1060 Gray Court
2. MO_1-18_CPA 18-01_Map

MISCELLANEOUS ORDINANCE NO. 1-18

AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH 2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY TO AMEND THE FUTURE LAND USE OF PROPERTY LOCATED AT 1060 GRAY COURT FROM COMMERCIAL AND GENERAL INDUSTRIAL TO MEDIUM AND HIGH DENSITY HOUSING (CPA 18-01)

WHEREAS, pursuant to §§62.23(2) and (3), Wis. Stats., the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan as defined in §66.1001(4)(a), Wis. Stats.; and

WHEREAS, the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by §66.1001(4)(a), Wis. Stats.; and

WHEREAS, the Plan Commission of the City of Green Bay, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending the Common Council adopt Comprehensive Plan Amendment CPA 18-01; and

WHEREAS, the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of §66.1001(4)(d), Wis. Stats. It is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan.

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

SECTION 1. The Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time to time amendments may be necessary to reflect changes in the land use and planning needs of the community.

SECTION 2. The Common Council does hereby enact this ordinance to formally adopt Comprehensive Plan Amendment CPA 18-01 pursuant to §66.1001(4)(c), Wis. Stats. A copy of the comprehensive plan amendment is attached to this ordinance.

SECTION 3. This ordinance shall take effect upon passage by a majority of the members-elect of the Common Council and publication as required by law.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2018.

APPROVED:

_____
Mayor

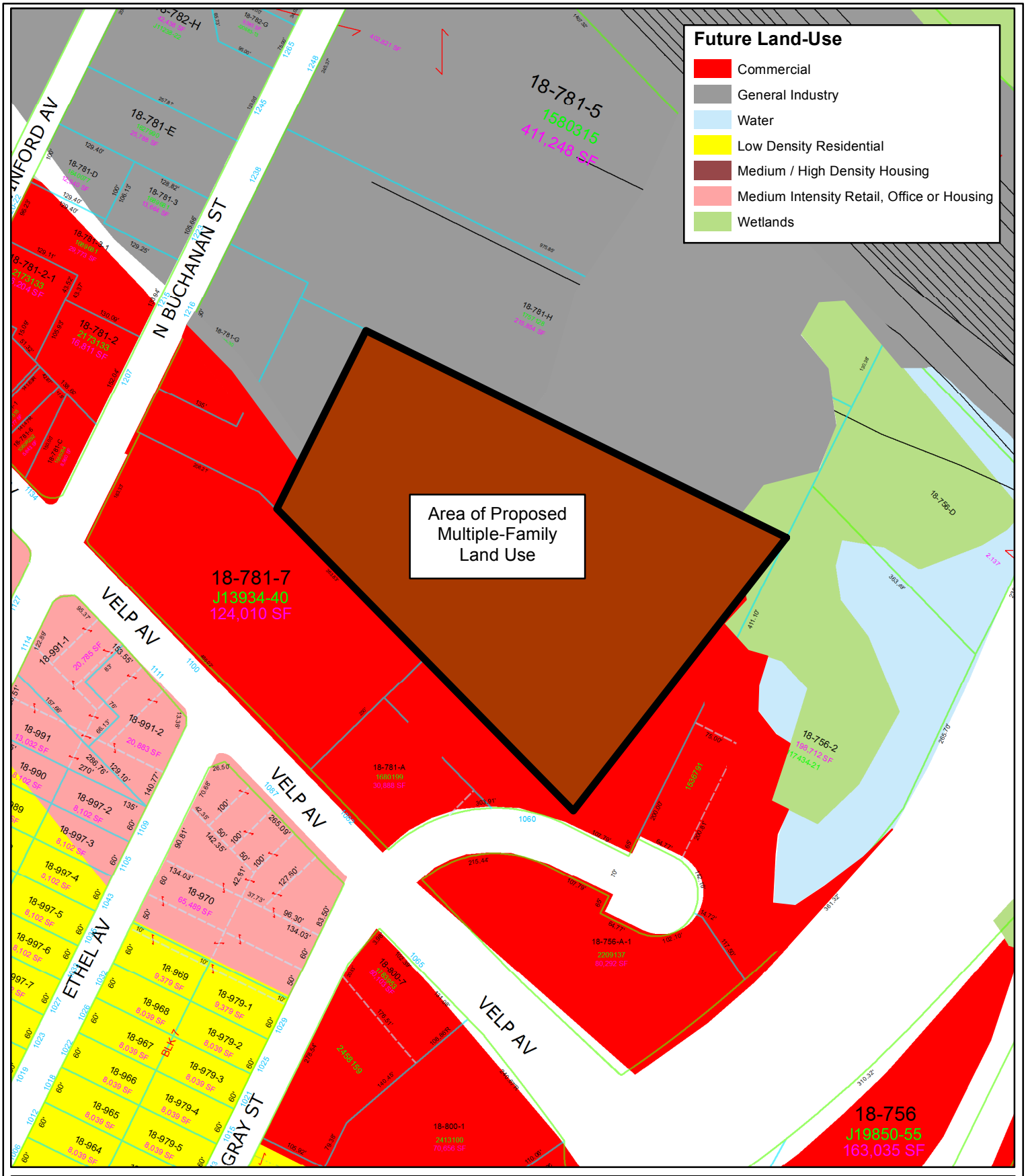
ATTEST:

_____
Clerk

js

Attachment – Comprehensive Plan Amendment (Map)

5/15/18



Proposed Area for Use Change

(CPA 18-01)
Comprehensive Plan Amendment
Designating Multiple-Family Use of Property at 1060 Gray Court

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 PN

CITY OF GREEN BAY 1854 Titletown, USA

0 200 Feet

N

GENERAL ORDINANCE NO. 6-18

AN ORDINANCE
AMENDING SECTION 29.208,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS

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

SECTION 1. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following NO PARKING 7 AM TO 4 PM SCHOOL DAYS zone:

> NINTH STREET, south side, from a point 200 feet west of Ridge Road to a point 100 feet west of Ridge Road

SECTION 2. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING BUS LOADING ONLY 7 AM TO 4 PM SCHOOL DAYS zone:

> NINTH STREET, south side, from a point 200 feet west of Ridge Road to a point 100 feet west of Ridge Road

SECTION 3. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2018.

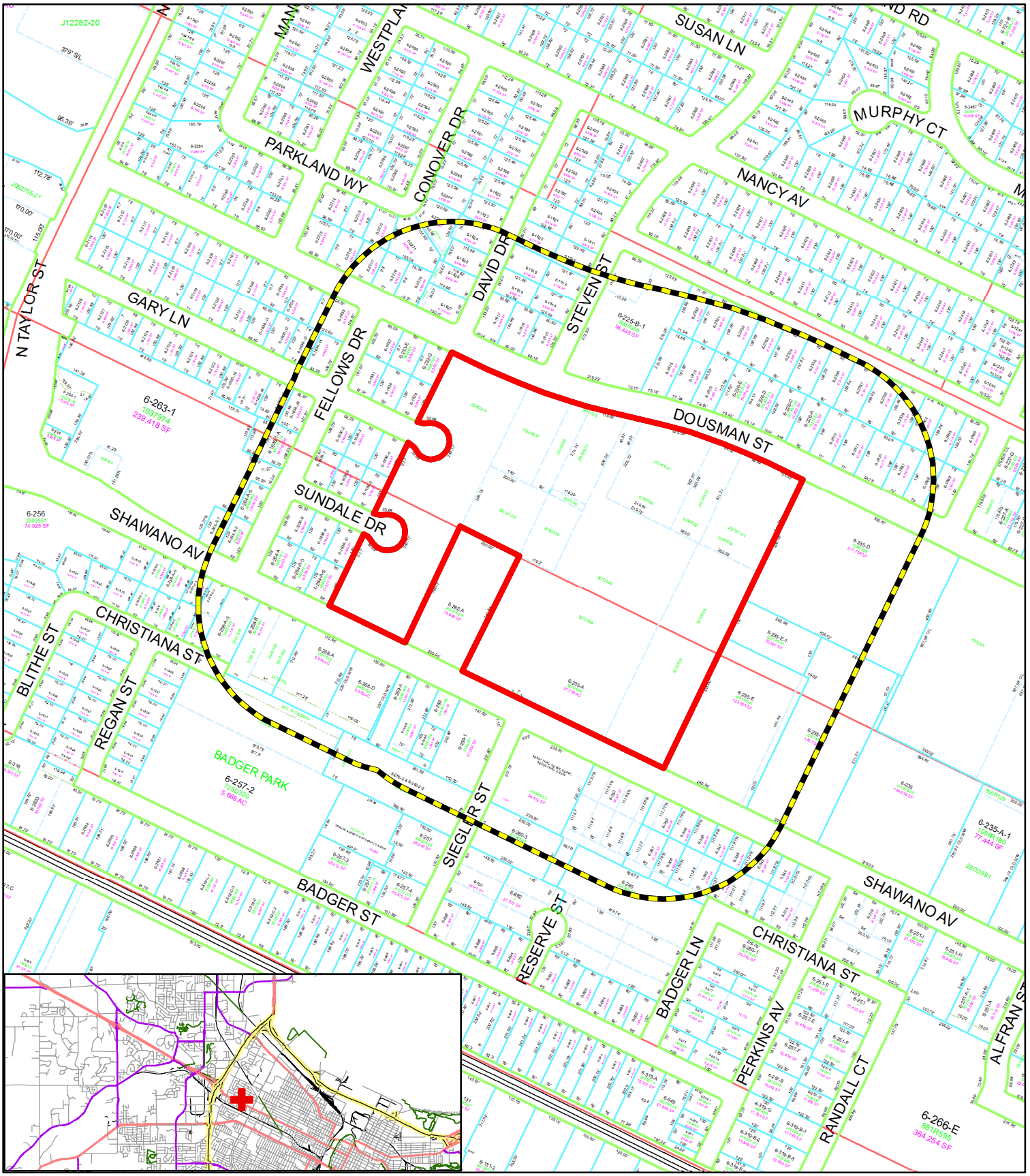
APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

5/01/18



Proposed Amended Area

400' 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 PN

N

0 5,000 10,000
Feet

Zoning Petition (ZP 18-10)
Planned Unit Development (PUD) Amendment -
1726 Shawano Avenue

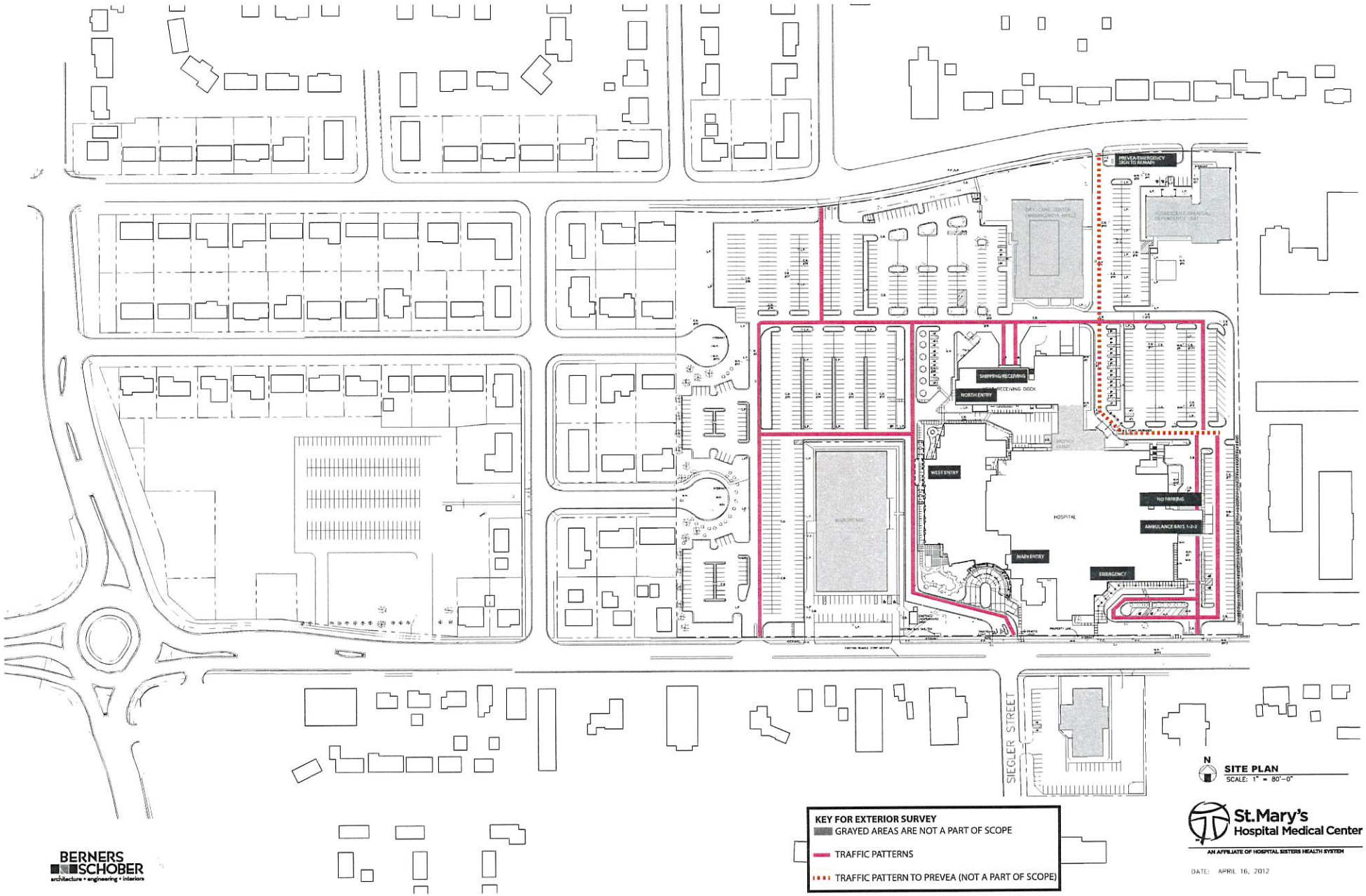
HSHS
St. Mary's
Hospital Medical Center

EXTERIOR WAYFINDING SIGN PROGRAM
April 3, 2018

O'Connor Sign Planning & Design, Ltd. • N65W35056 Baltic Pass • Oconomowoc WI 53066 • T: 262-966-0037 • E: signplan@wi.rr.com

Exhibit A

ZP 18-10



BERNERS SCHOBER
architecture • engineering • interiors

St.Mary's Hospital Medical Center
AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

DATE: APRIL 16, 2012

Location 1
24 sq ft
Colortech to check electrical supply

Location 2
16 sq ft
cap electrical

Location 3
60 sq ft
Colortech to check electrical supply

Location 4
20' cross
Colortech to check electrical supply, contract building repair, clean brick if needed prior to install. Wrap and store cross in warehouse.

Location 5
24 sq ft
Colortech to check electrical supply

Location 6
16 sq ft
Cap electrical

Location 7
24 sq ft
Cap electrical

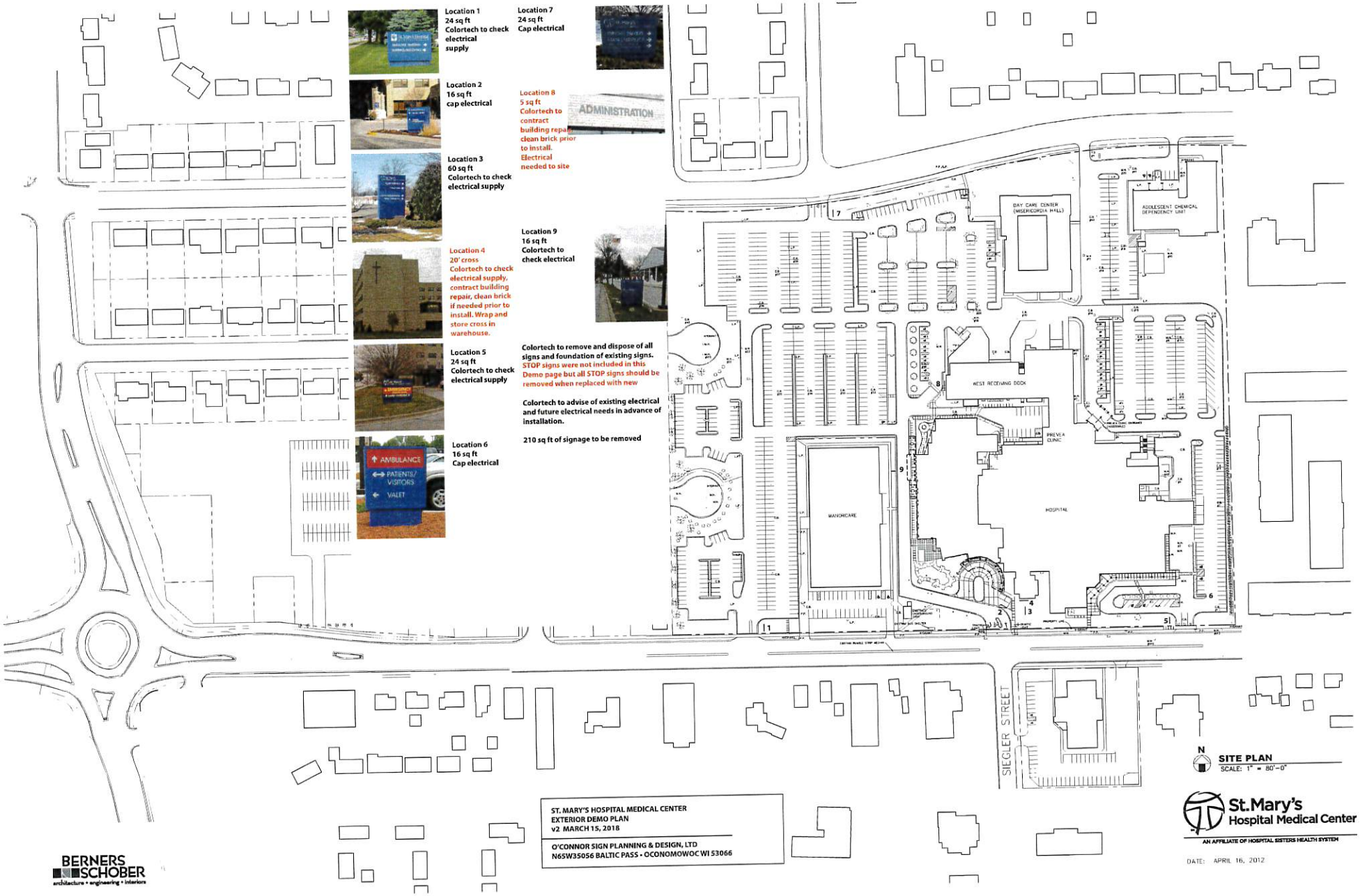
Location 8
5 sq ft
Colortech to contract building repair, clean brick prior to install. Electrical needed to site

Location 9
16 sq ft
Colortech to check electrical

Colortech to remove and dispose of all signs and foundation of existing signs. STOP signs were not included in this Demo page but all STOP signs should be removed when replaced with new

Colortech to advise of existing electrical and future electrical needs in advance of installation.

210 sq ft of signage to be removed



SITE PLAN
SCALE: 1" = 80'-0"

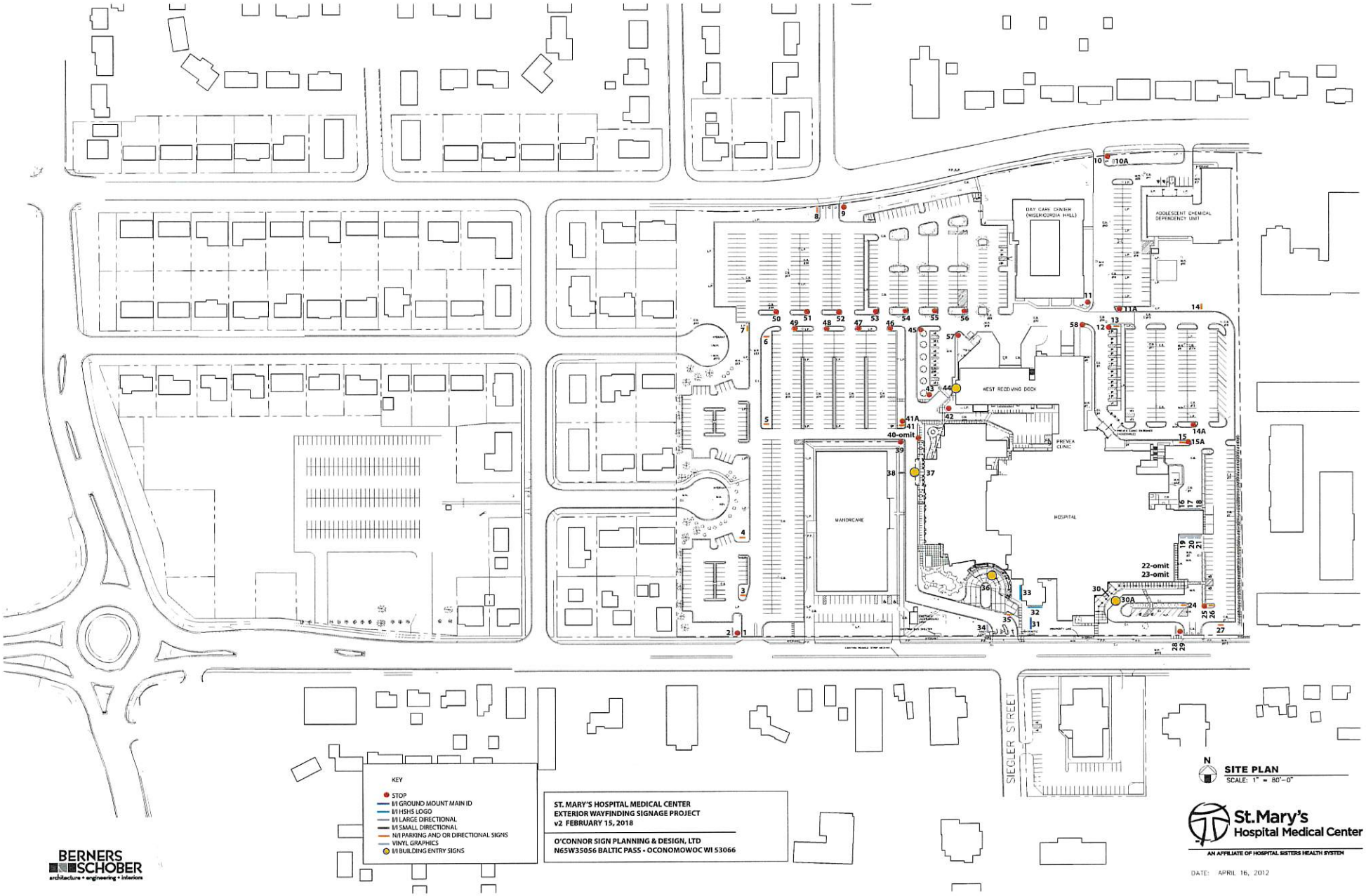
ST. MARY'S HOSPITAL MEDICAL CENTER
EXTERIOR DEMO PLAN
v2 MARCH 15, 2018

O'CONNOR SIGN PLANNING & DESIGN, LTD
N65W35056 BALTIC PASS • OCONOMOWOC WI 53066

BERNERS SCHOBER
architecture • engineering • interiors

St.Mary's Hospital Medical Center
AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

DATE: APRIL 16, 2012



ST. MARY'S HOSPITAL MEDICAL CENTER
EXTERIOR WAYFINDING SIGNAGE PROJECT
v2 FEBRUARY 15, 2018

O'CONNOR SIGN PLANNING & DESIGN, LTD
N65W35056 BALTIC PASS - OCONOMOWOC WI 53066

N

SITE PLAN
SCALE: 1" = 80'-0"

BERNERS SCHOBER
architecture • engineering • interiors

St.Mary's Hospital Medical Center
AN AFFILIATE OF HOSPITAL SISTERS HEALTH SYSTEM

DATE: APRIL 16, 2012

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

HSHS
St. Mary's
Hospital Medical Center

Vertical Layout

HSHS
St. Mary's
Hospital Medical Center

Horizontal Layout

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

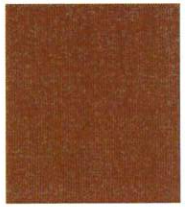
PROJECT
Exterior Campus Plan

Calibri Bold

abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
1234567890

→ ← ↑

belbien maple
ew1203


matthews
country red mp23446

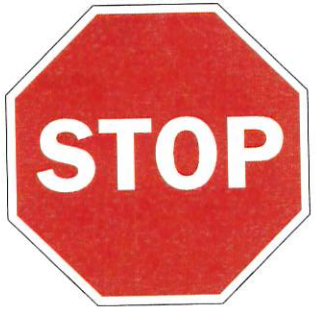
matthews
dark bronze 41313sp

matthews
copper 462535sp

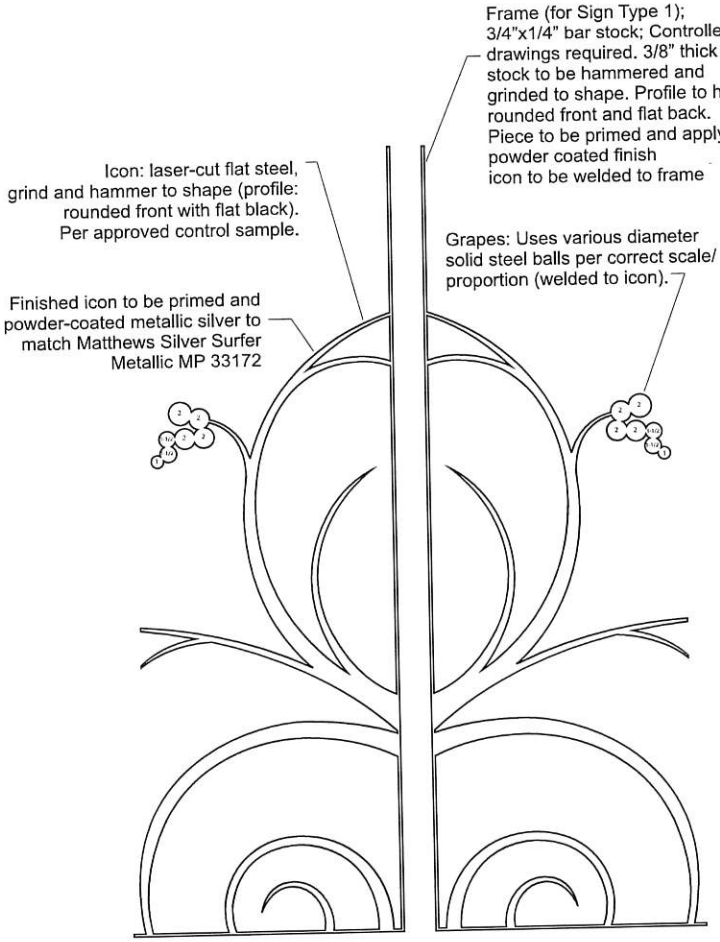
pantone 187c

matthews
silver surfer metallic
mp 33172

red reflective vinyl
gerber 280-72



Metal rod element
with frame



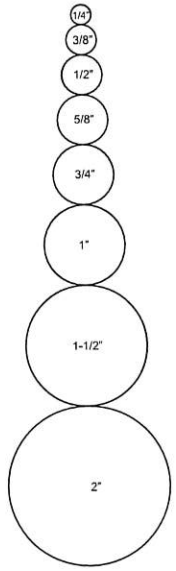
Icon Construction
The sizes noted in this drawing are for
the 73.125" Icon Sizes will vary by sign type

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



Grapes (Steel Balls)
various diameters of
steel balls for art to
remain in scale

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
000 (12 signs)	12.11	FOR THE SAFETY OF OUR GUESTS This Medical Campus is Smoke-Free Latex Balloon-Free Weapons-Free (No Smoking Picto) (No Latex Balloon Picto) (No Weapons Picto)		70" to the top of the sign unless otherwise noted	Signs will be made in house by Colortech. Duplicate what has been produced for other facilities. See photos for placements ***Locations to include:*** Main Entrance-77" to top of sign and mount on brackets. Atrium Entrance West Entrance Administration Entrance-Inside Shipping/Receiving Prevea Entrance Ambulance/Staff Entrance Pharmacy Entrance Physician Entrance ER Entrance Colleague Entrance-2 locations
001	3.0	STOP	North	Ground	
		(Blank)	South		
002	6.5	(STM LOGO) → Visitor (P SYMBOL) → Shipping/Receiving	East	Ground	Colortech to verify electrical. Remove existing sign/foundation
		(STM LOGO) ← Visitor (P SYMBOL) ← Shipping/Receiving	West		

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
003	3.4A	(STM LOGO) → Valet Restricted Parking	North	Ground	
		(STM LOGO) ← Valet Restricted Parking	South		
004	3.4A	(STM LOGO) → Valet Restricted Parking	North	Ground	
		(STM LOGO) ↑ Visitor (P SYMBOL) ↑ Shipping/ Receiving	South		
005	3.4A	(STM LOGO) ← Visitor (P SYMBOL)	North	Ground	
		(STM LOGO) → Visitor (P SYMBOL)	South		
006	3.4A	(STM LOGO) ← Visitor (P SYMBOL)	North	Ground	Client-Per Dan (horticulturalist) the entire island of dying trees will need to be removed
		(STM LOGO) → Shipping/ Receiving	South		

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
007	3.4A	(STM LOGO) ← Shawano Avenue Exit	East	Ground	
		(No Logo) (Blank)	West		
008	3.4	(STM LOGO) Dousman Lot Restricted Parking	West	Ground	
		(STM LOGO) Dousman Lot Restricted Parking	East		
009	3.0	STOP	South	Ground	
		(Blank)	North		
010	3.0	STOP	South	Ground	
		(Blank)	North		
010A	RETRO FIT	St. Mary's Hospital Medical Center ← EMERGENCY DOUSMAN STREET	East		Retro fit of existing sign. We will be replacing the bottom panels. Cabinet size is 72x97, visual area is 25x95. See photo. Colortech to field verify sign and electrical Center Dousman Street under the address number
		St. Mary's Hospital Medical Center → EMERGENCY DOUSMAN STREET	West		
011	3.0	STOP	North	Ground	
		(Blank)	South		

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
011A	3.0	STOP	East	Ground	
		(Blank)	West		
012	3.0	STOP	South	Ground	
		(Blank)	North		
013	3.4A	(STM LOGO) → EMERGENCY (EMERGENCY SYMBOL)	South	Ground	Client-Slight landscape issue with grasses
		(STM LOGO) ← EMERGENCY (EMERGENCY SYMBOL)	North		
014	3.4A	(STM LOGO) ← EMERGENCY (EMERGENCY SYMBOL)	East	Ground	
		(STM LOGO) → EMERGENCY (EMERGENCY SYMBOL)	West		
014A	3.0	STOP	North	Ground	
		(Blank)	South		
015	3.4A	(STM LOGO) ← Prevea (P SYMBOL)	South	Island	Client This is the only place I direct to Prevea. I added it only because the backside was blank.
		(STM LOGO) ↖ EMERGENCY (EMERGENCY SYMBOL)	North		
015A	3.0	STOP	West	Ground	Client-There is not currently a sign here but I recommend.
		(Blank)	East		

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
016	5.3	NO PARKING	North	Garage Door	Colortech apply to corrugated doors Client will repaint all 6 Ambulance doors in brown paint. Colortech will provide a red vinyl band with UV protection over the newly painted doors.
017	5.3	NO PARKING	North	Garage Door	
018	5.3	NO PARKING	North	Garage Door	
019	5.3A	AMBULANCE BAY 1 NO PARKING	South	Garage Door	
020	5.3A	AMBULANCE BAY 2 NO PARKING	South	Garage Door	
021	5.3A	AMBULANCE BAY 3 NO PARKING	South	Garage Door	
022		OMIT			
023		OMIT			
024	3.4	(STM LOGO) EMERGENCY (P SYMBOL)	North	Ground	
		(STM LOGO) EMERGENCY (P SYMBOL)	South		
025	3.0	STOP	East	Ground	
		(Blank)	West		
026	3.4	(STM LOGO) EMERGENCY (P SYMBOL)	North	Ground	Colortech to cap electrical and remove sign
		(STM LOGO) EMERGENCY (P SYMBOL)	South		
027	3.4A	(STM LOGO) (Blank)	South	Ground	
		(STM LOGO) → EMERGENCY (EMERGENCY SYMBOL)	North		
028	6.5	(STM LOGO) → EMERGENCY → Ambulance	East	Ground	Colortech to verify electrical. Remove existing sign/foundation
		(STM LOGO) ← EMERGENCY ← Ambulance	West		
029	3.0	STOP	North	Ground	
		(Blank)	South		
030	5.4B	EMERGENCY	South east	Top of carport	Colortech to field verify Client-Electrical needed
030A	RETRO FIT	EMERGENCY	South east		Colortech to field verify. Replace face of internally illuminated cabinet 15" X 10'. Cabinet to be painted to match new vinyl color

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
031	1.0	(STM LOGO) EMERGENCY ↑ 1726 Shawano Avenue	West	Ground	Client-Landscaping was discussed. Trees will be removed as long as sign can remain in the same general area.
		(STM LOGO) 1726 Shawano Avenue	East		
032	5.4A	(STM LOGO)	South	Building Brick	Wall is 31' (Per Dan) Client-Electrical needed. Colortech Cross to be removed, contract to have wall cleaned and repaired as needed prior to installation. Wrap cross for storage in clients warehouse.
033	5.4A	(STM LOGO)	West	Building Brick	Wall is 31' (Per Dan) Client-Electrical needed
034	6.5	(STM Logo) ↑ Visitor (P SYMBOL) → Valet (P SYMBOL)	East	Ground	Client-Electrical needed and landscaping issues were discussed.
		(STM Logo) ↑ EMERGENCY ← Valet (P SYMBOL)	West		
035	3.4A	(STM LOGO) ↑ Valet ← Visitor (P SYMBOL)	South	Ground	Colortech to cap electrical and remove sign
		(NO LOGO)	North		
		(Blank)			
036	5.4	MAIN ENTRANCE	South	Raceway	Transom is approx 33" X 144" Overhang extends approx 12"-14" Client-Electrical needed Colortech to field verify
037	5.4	WEST ENTRANCE	South	Raceway	Transom is approx 33" X 148" Client-Electrical needed Colortech to field verify
038	6.5A	(STM LOGO) ↑ Shawano Avenue Exit → West Entrance	North	Ground Verify electrical	Only have a max of 5'W Colortech to field verify, remove directional sign/foundation
		(STM LOGO) ↑ North Entrance → West Entrance	South		
039	3.0	STOP	West	Ground	
		(Blank)	East		
040		OMIT			Client-Currently there is a sign suspended from brick column. I suggest leaving it as is
041	3.4A	(STM LOGO) → Visitor (P SYMBOL)	North	Ground	
		(STM LOGO) ← Visitor (P SYMBOL)	South		
041A	3.0	STOP	North	Ground	
		(Blank)	South		
042	3.0	STOP	East	Ground	
		(Blank)	West		

v8 03.23.18 NOTE: Items in Red are changes made from our Review Meeting

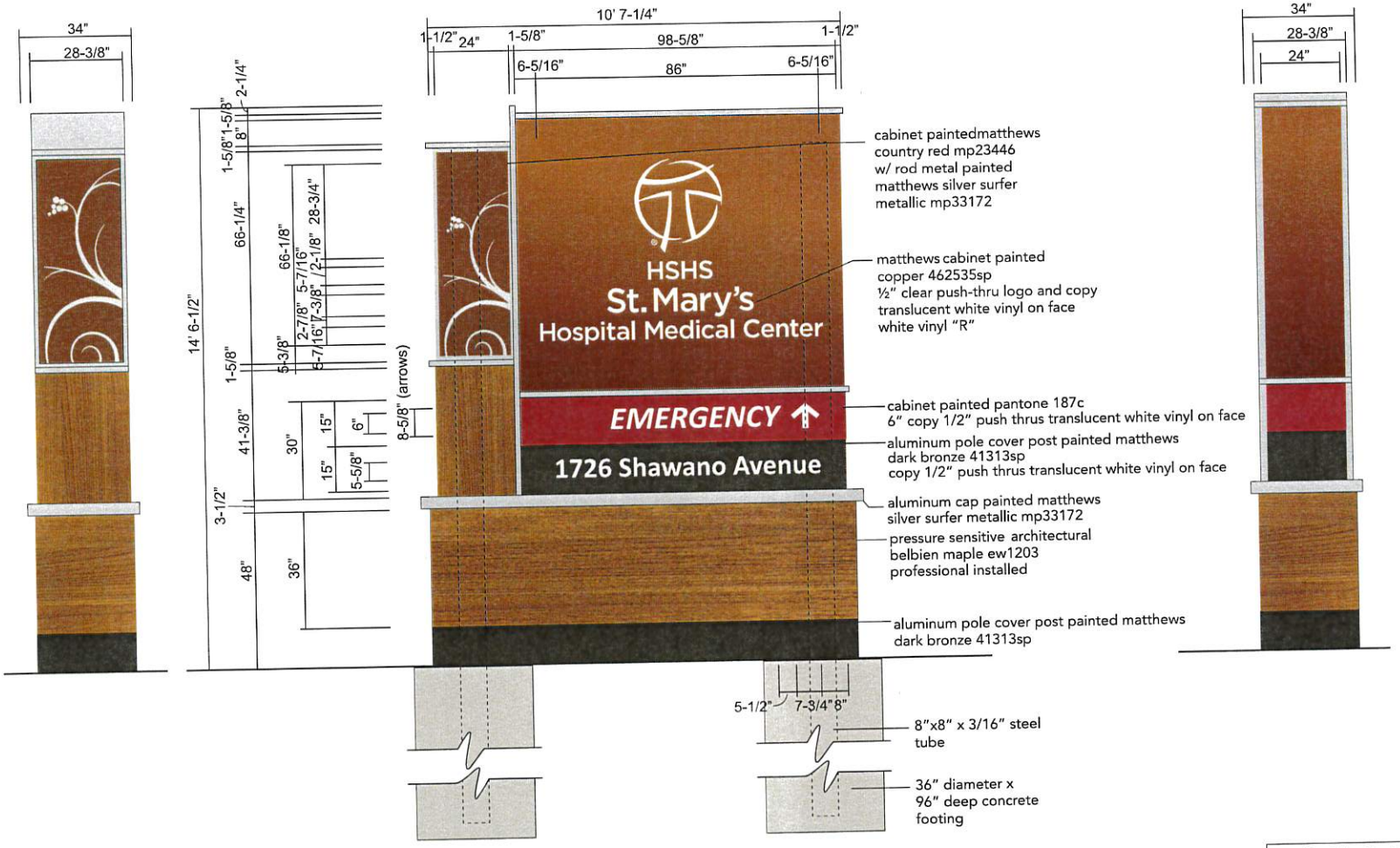
LOCATION	TYPE	MESSAGE	SIDE	MTG.	NOTES
043	3.0	STOP	East	Ground	
		(Blank)	West		
044	5.4	NORTH ENTRANCE	West	Building Brick	Area above windows 199".
045	3.0	STOP	South	Ground	
		(Blank)	North		
046	3.0	STOP	South	Ground	
		(Blank)	North		
047	3.0	STOP	South	Ground	
		(Blank)	North		
048	3.0	STOP	South	Ground	
		(Blank)	North		
049	3.0	STOP	South	Ground	
		(Blank)	North		
050	3.0	STOP	North	Ground	
		(Blank)	South		
051	3.0	STOP	North	Ground	
		(Blank)	South		
052	3.0	STOP	North	Ground	
		(Blank)	South		
053	3.0	STOP	North	Ground	
		(Blank)	South		
054	3.0	STOP	North	Ground	
		(Blank)	South		
055	3.0	STOP	North	Ground	
		(Blank)	South		
056	3.0	STOP	North	Ground	
		(Blank)	South		
057	3.0	STOP	South	Ground	
		(Blank)	North		
058	3.0	STOP	West	Ground	
		(Blank)	East		

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v1 3/1/2018	3/8" = 1'-0"	s.spry	1.0 specs

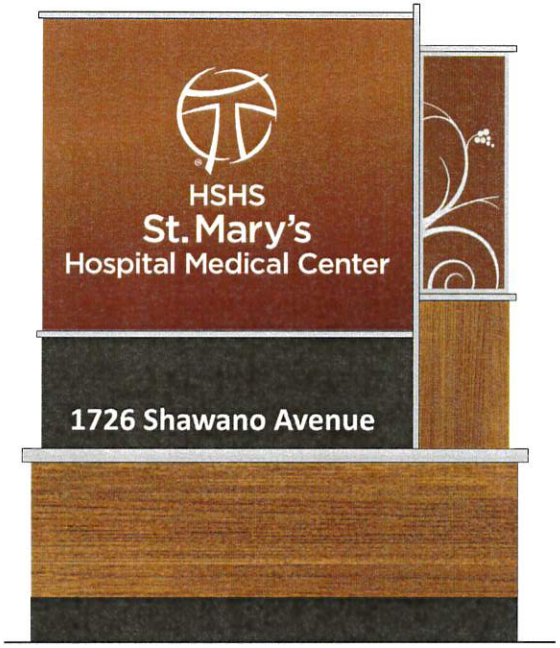
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 031 - west



location 031 - east

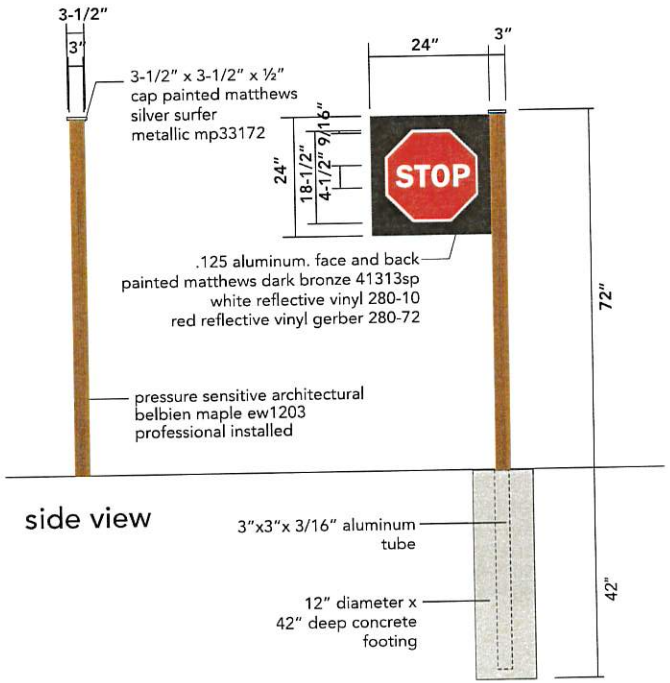
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v1 3/1/2018	3/8" = 1'-0"	s.spry	1.0 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



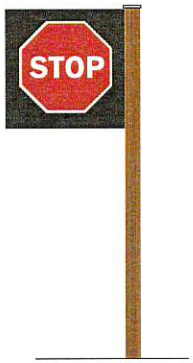
VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v3 4/3/2018	3/32" = 1'-0"	s.spry	3.0 specs

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

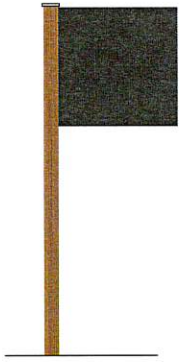
CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



front view

location 001 - north
location 009 - south
location 010 - south
location 011 - north
location 011A - east
location 012 - south
location 014A - north
location 015A - west
location 025 - east
location 029 - north
location 039 - west
location 041A - north
location 042 - east
location 043 - east
location 045 - south
location 046 - south
location 047 - south
location 048 - south
location 049 - south
location 050 - north
location 051 - north
location 052 - north
location 053 - north
location 054 - north
location 055 - north
location 056 - north
location 057 - south
location 058 - west



back view

location 001 - south
location 009 - north
location 010 - north
location 011 - south
location 011A - west
location 012 - north
location 014A - south
location 015A - east
location 025 - west
location 029 - south
location 039 - east
location 041A - south
location 042 - west
location 043 - west
location 045 - north
location 046 - north
location 047 - north
location 048 - north
location 049 - north
location 050 - south
location 051 - south
location 052 - south
location 053 - south
location 054 - south
location 055 - south
location 056 - south
location 057 - north
location 058 - east

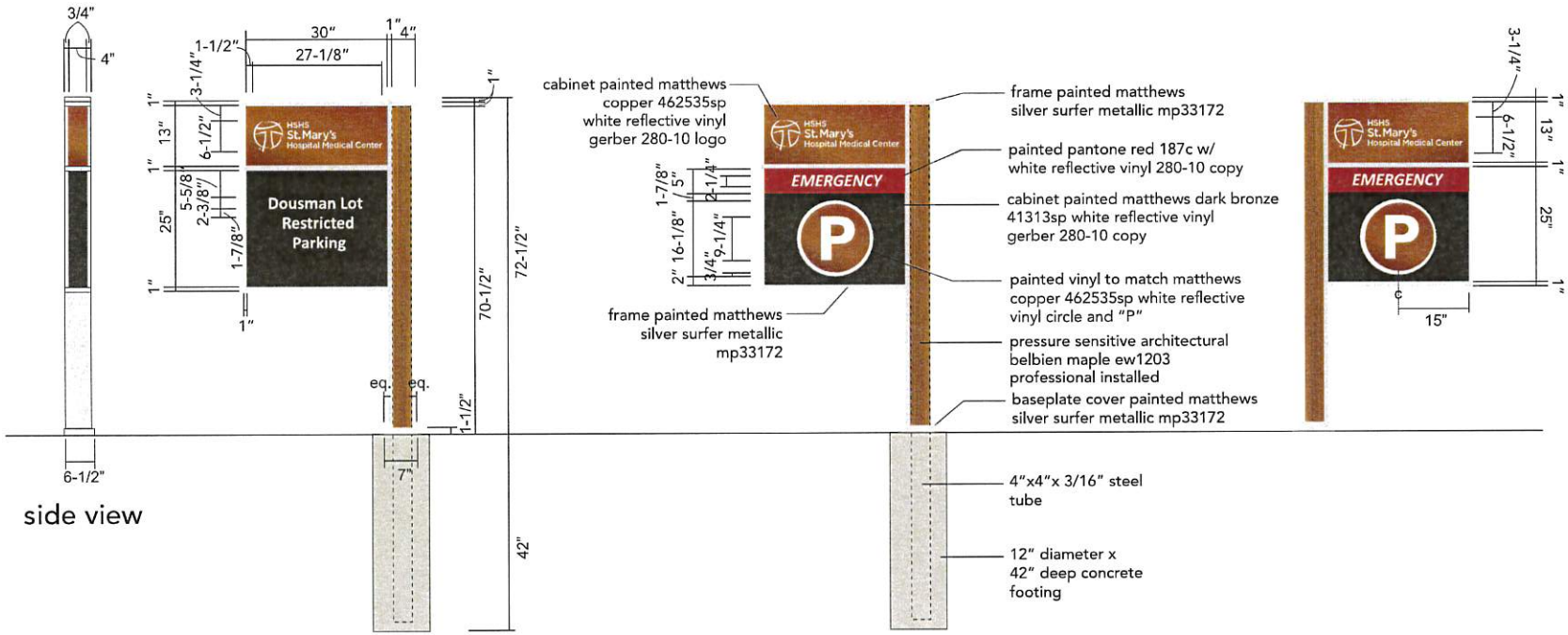
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 4/3/2018	½" = 1'-0"	s.spry	3.0 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



side view

logo comparison

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v2 2/27/2018	1/2" = 1'-0"	s.spry	3.4 specs

location 008 - west

location 008 - east

location 024 - north
location 026 - north

location 024 - south
location 026 - south

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

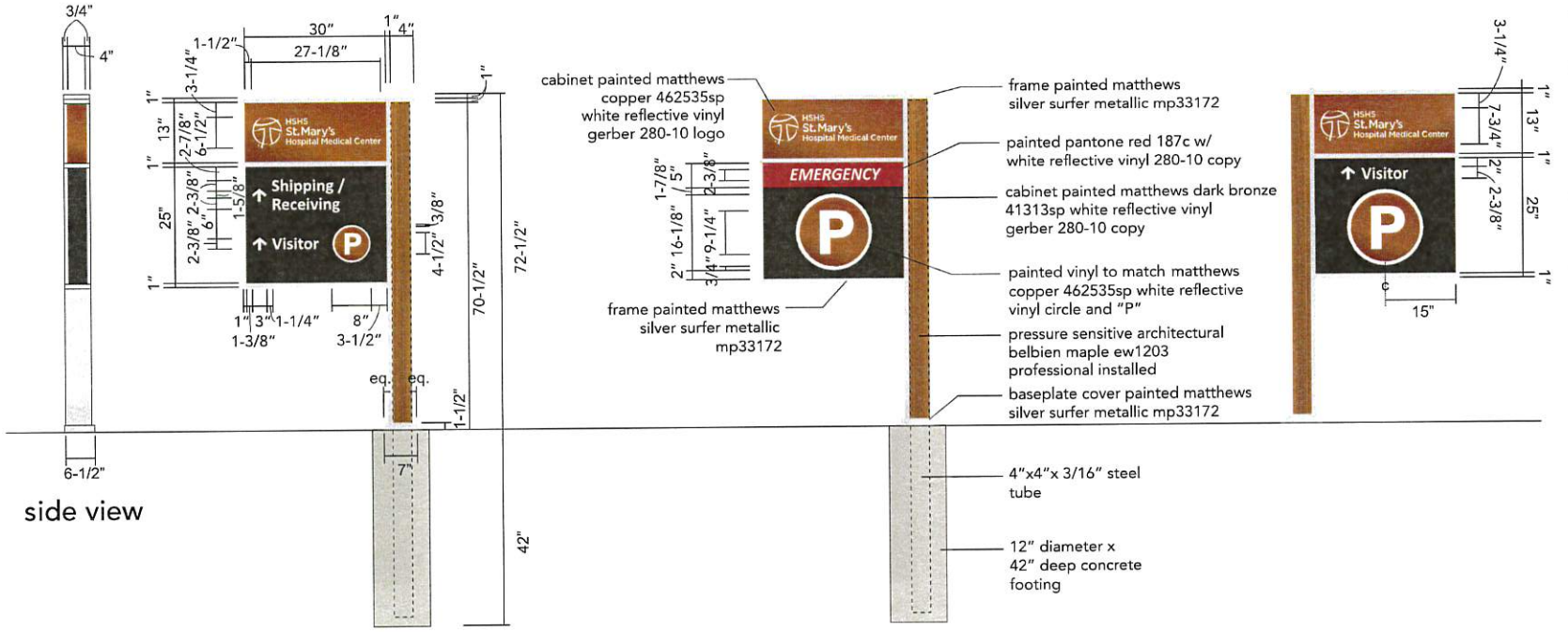
VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v2 2/27/2018	1/2" = 1'-0"	s.spry	3.4 layouts

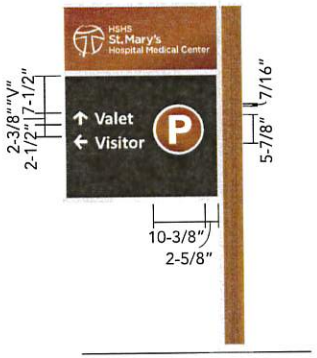
O'Connor Sign Planning
& Design, Ltd.

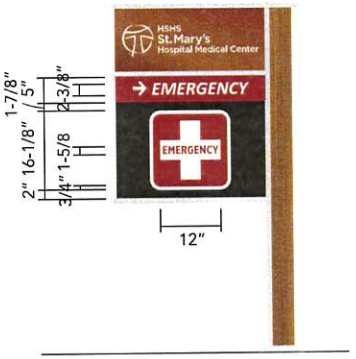
T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan







VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 4/3/2018	1/2" = 1'-0"	s.spry	3.4A specs

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 003 - north location 003 - south

location 004 - north location 004 - south

location 005 - north location 005 - south

location 006 - north location 006 - south

location 007 - east location 007 - west

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 4/3/2018	1/2" = 1'-0"	s.spry	3.4A layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

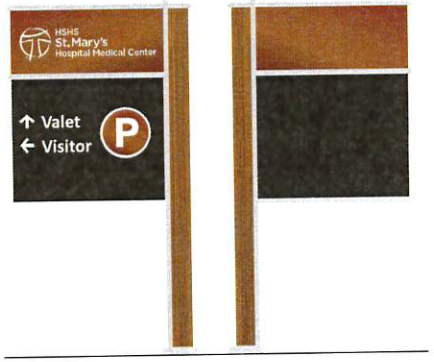
PROJECT
Exterior Campus Plan

location 013 - south location 013 - north

location 014 - east location 014 - west

location 015 - south location 015 - north

location 027 - south location 027 - north



location 035 - south location 035 - north

location 041 - north location 041 - south

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 4/3/2018	1/2" = 1'-0"	s.spry	3.4A layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

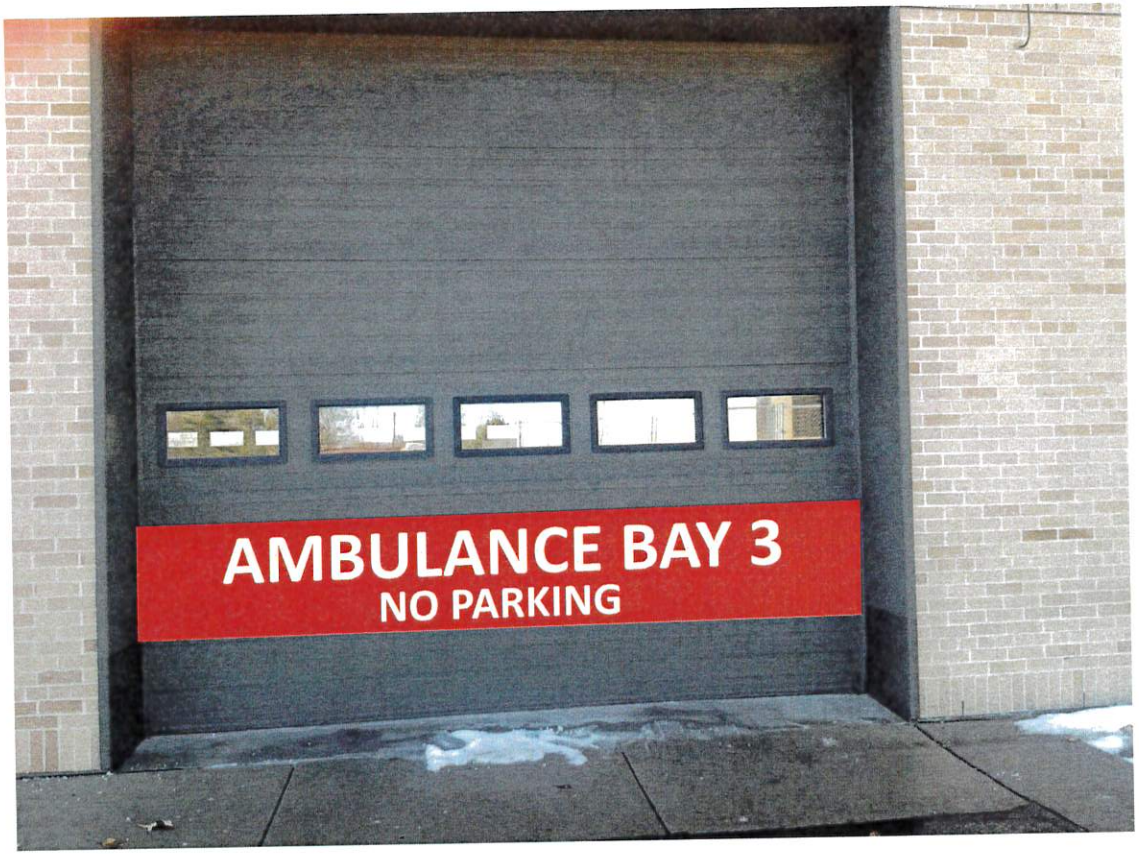
CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

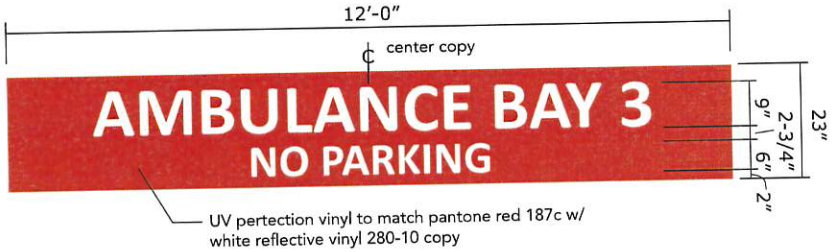
PROJECT
Exterior Campus Plan

NO PARKING

location 016 - north
location 017 - north
location 018 - north

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v4 3/27/18	1/2" = 1'-0"	s.spry	5.3





VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v4 3/27/18	1/2" = 1'-0"	s.spry	5.3A

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 019 - south

location 020 - south

location 021 - south

location 036

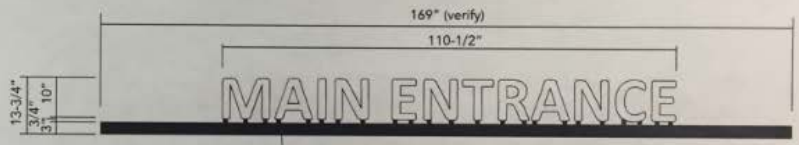
SteelArt Design 102
2" deep edgelit letters.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



2" deep edgelit letters. trim less white acrylic faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted on 2 columns with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v5 3/14/18	1/4" = 1'-0"	s.spry	5.4

location 037

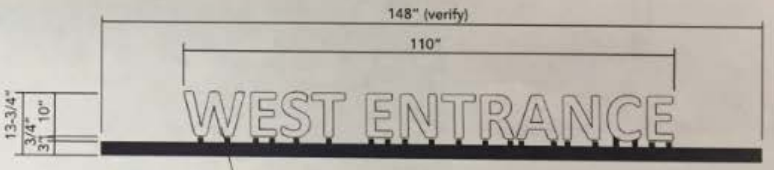
SteelArt Design 102
2" deep edgelit letters.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



2" deep edgelit letters. trim less white acrylic faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted between 2 columns with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v5 3/14/18	1/4" = 1'-0"	s.spry	5.4

O'Connor Sign Planning
& Design, Ltd.

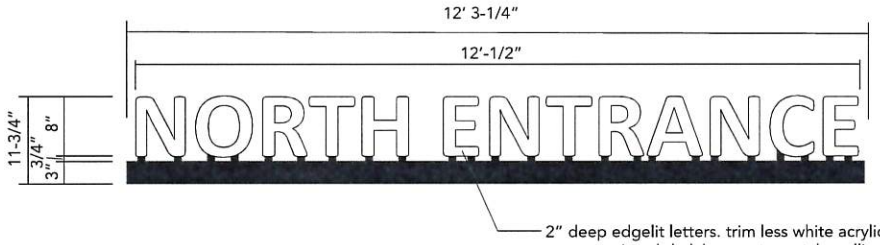
T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

SteelArt Design 102
2" deep edgelit letters.

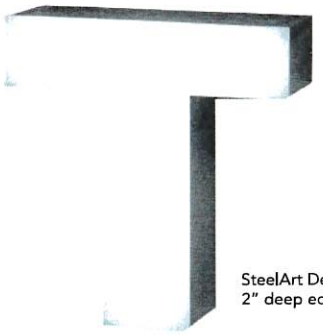
location 044



2" deep edgelit letters. trim less white acrylic faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted on brick wall with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v5 3/14/18	1/4" = 1'-0"	s.spry	5.4

location 30



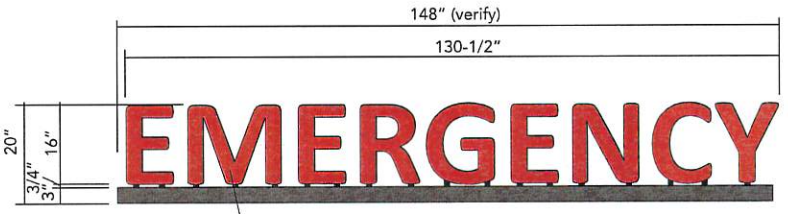
SteelArt Design 102
2" deep edgelit letters.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



2" deep edgelit letters. trim less red acrylic 2415 faces, smooth back and returns painted dark bronze to match mullions. stud mounted with 3/4" x 1" diameter aluminum tube spacer painted dark bronze. 3" x 3" raceway mounted on top of the canopy with concealed plates in the raceway. raceway painted to match existing mullions

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v3 3/14/18	1/2" = 1'-0"	s.spry	5.4B

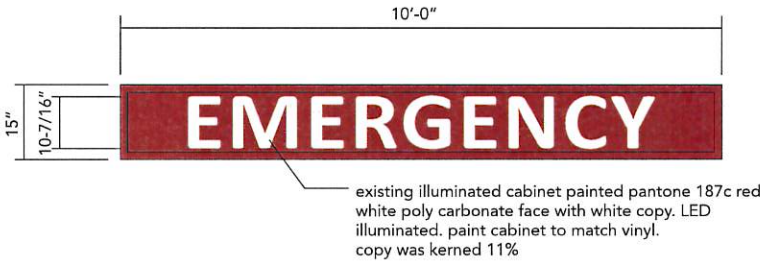
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 30A



existing illuminated cabinet painted pantone 187c red
white poly carbonate face with white copy. LED
illuminated. paint cabinet to match vinyl.
copy was kerned 11%

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/14/18	1/2" = 1'-0"	s.spry	RETROFIT

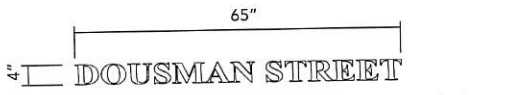
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

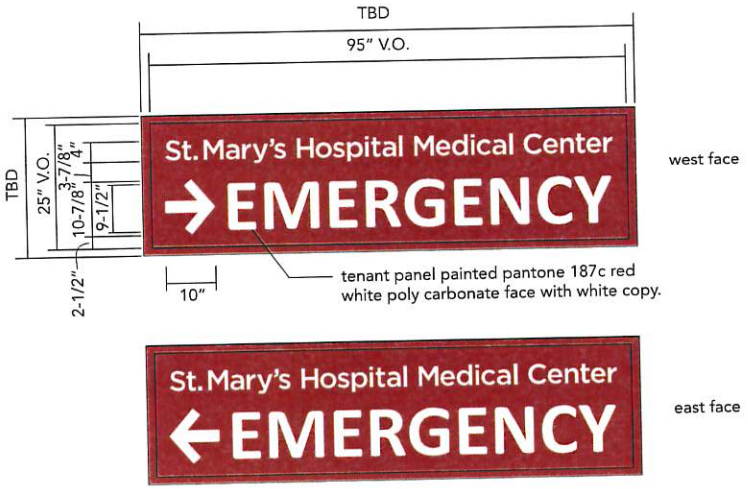
PROJECT
Exterior Campus Plan

location 10A



times new roman bold 4" x 1/8" thick white acrylic letters silicone to brick base, 2 sets of letters for both sides of monument

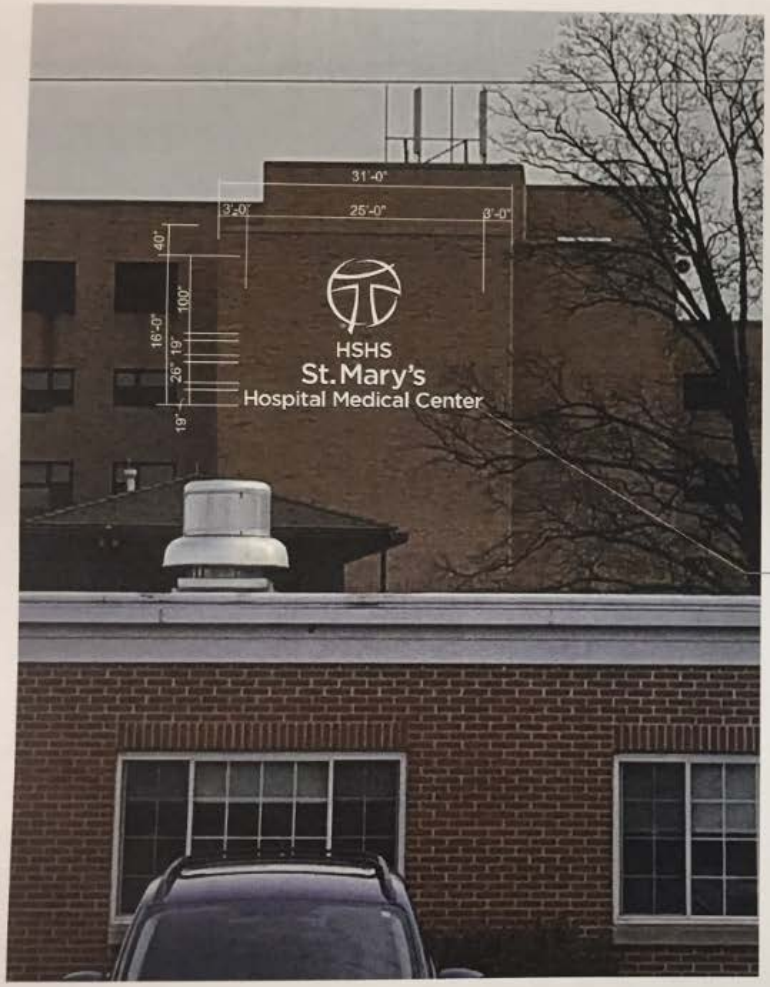
4" x 1/8" thick white acrylic letters silicone to brick base. centered below 1715

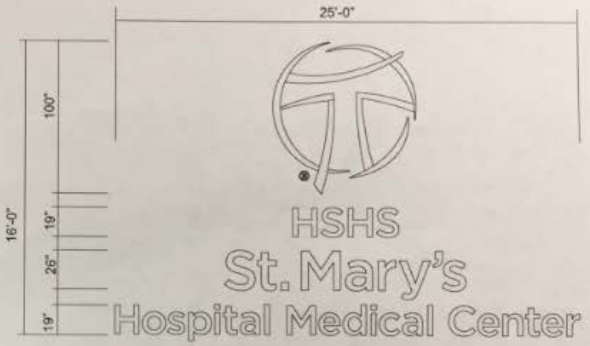


west face

east face

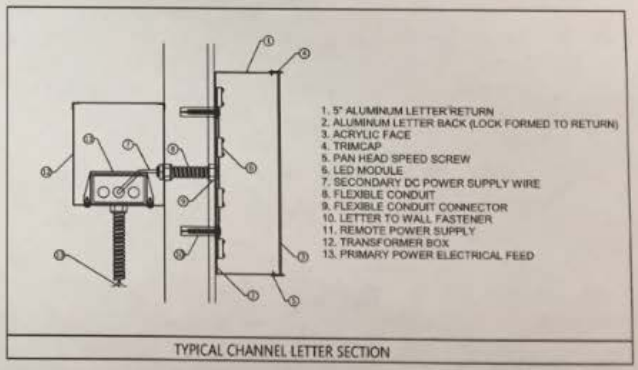
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/27/18	1/4" = 1'-0"	s.spry	RETROFIT





location 033 - west elevation

white illuminated channel letters
dark bronze returns, trim cap
(or retainer) white faces and
white leds



TYPICAL CHANNEL LETTER SECTION

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

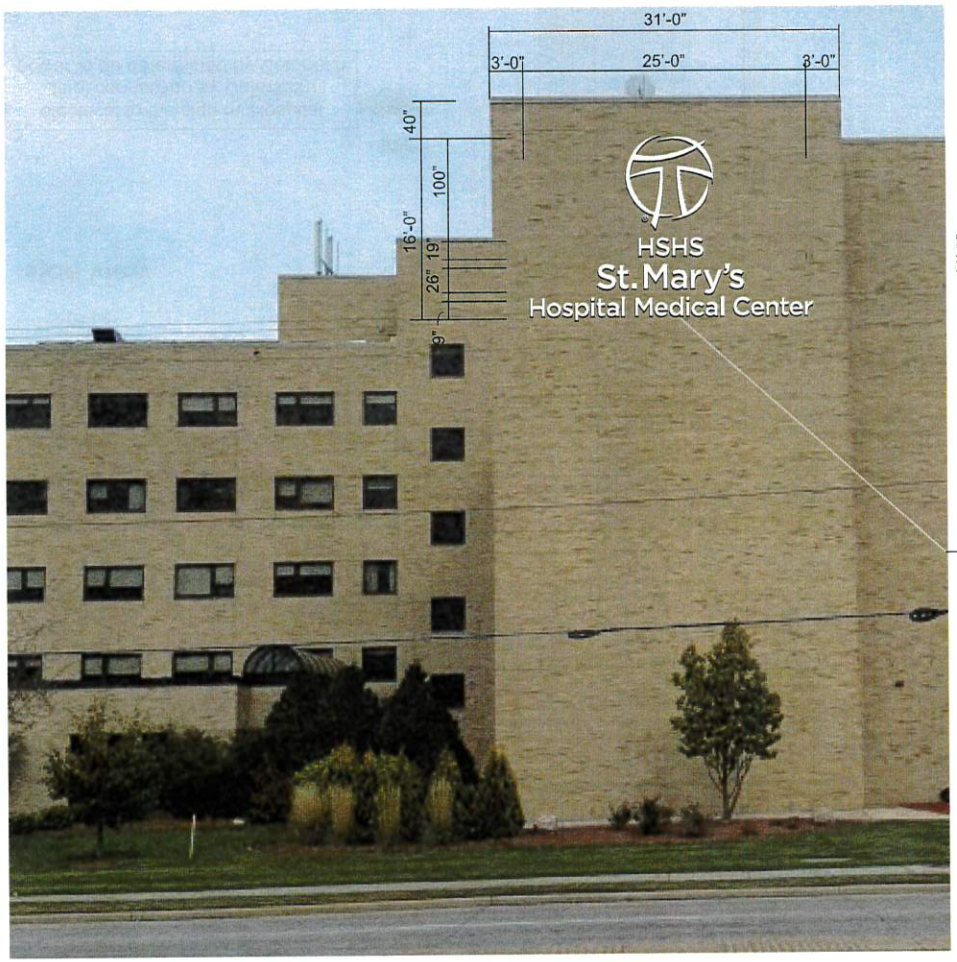
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/1/18	3/32" = 1'-0"	s.spry	5.4A

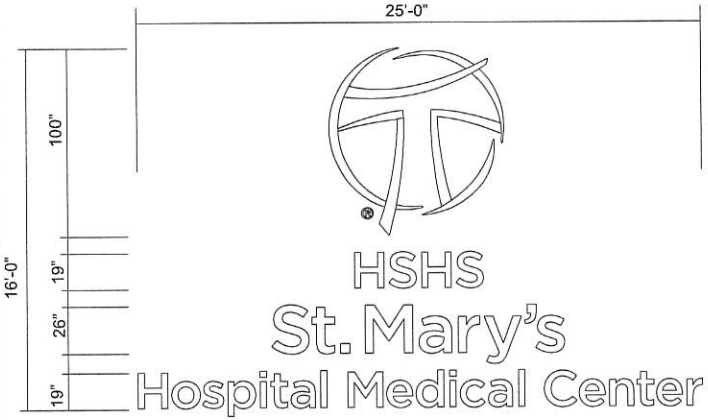
O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

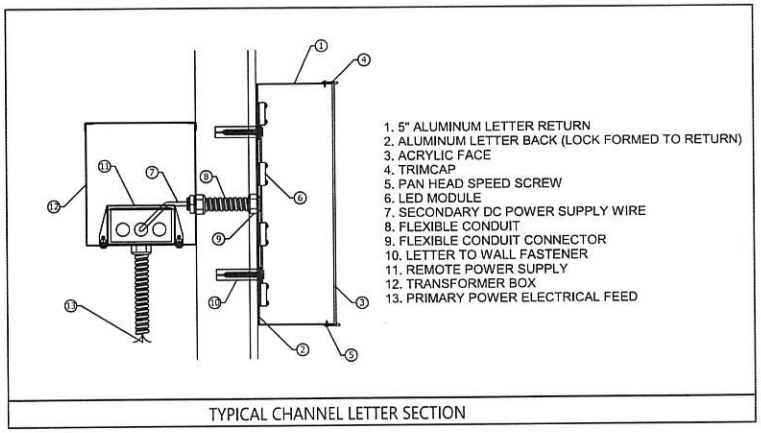
PROJECT
Exterior Campus Plan





location 032 - south elevation

white illuminated channel letters
dark bronze returns, trim cap
(or retainer) white faces and
white leds



TYPICAL CHANNEL LETTER SECTION

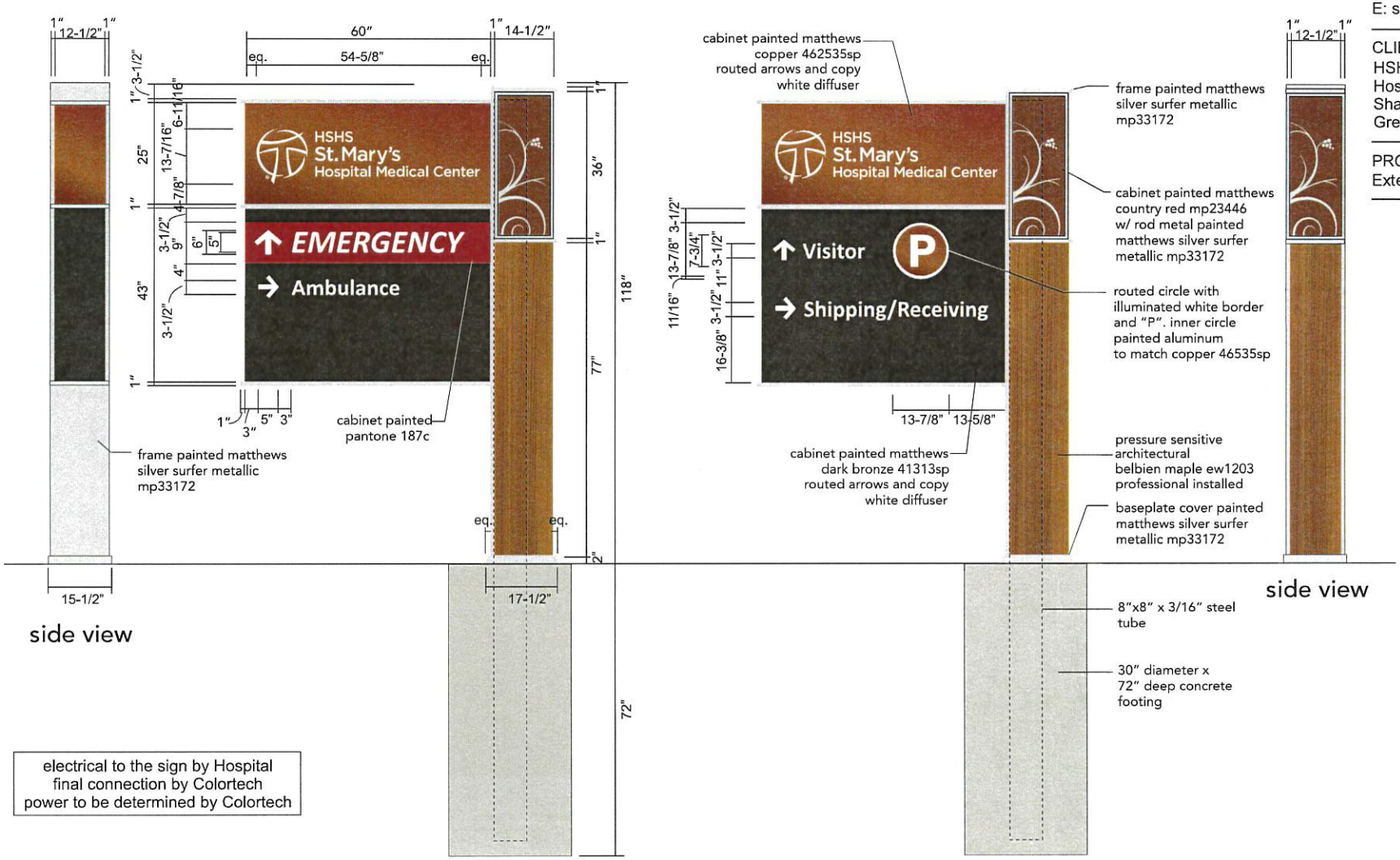
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v3 3/1/18	3/32" = 1'-0"	s.spry	5.4A

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan



electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 3/27/2018	½" = 1'-0"	s.spry	6.5 specs

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 034 - east location 034 - west

location 002 - east location 002 - west

electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 3/27/2018	½" = 1'-0"	s.spry	6.5 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

location 028 - east location 028 - west

electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

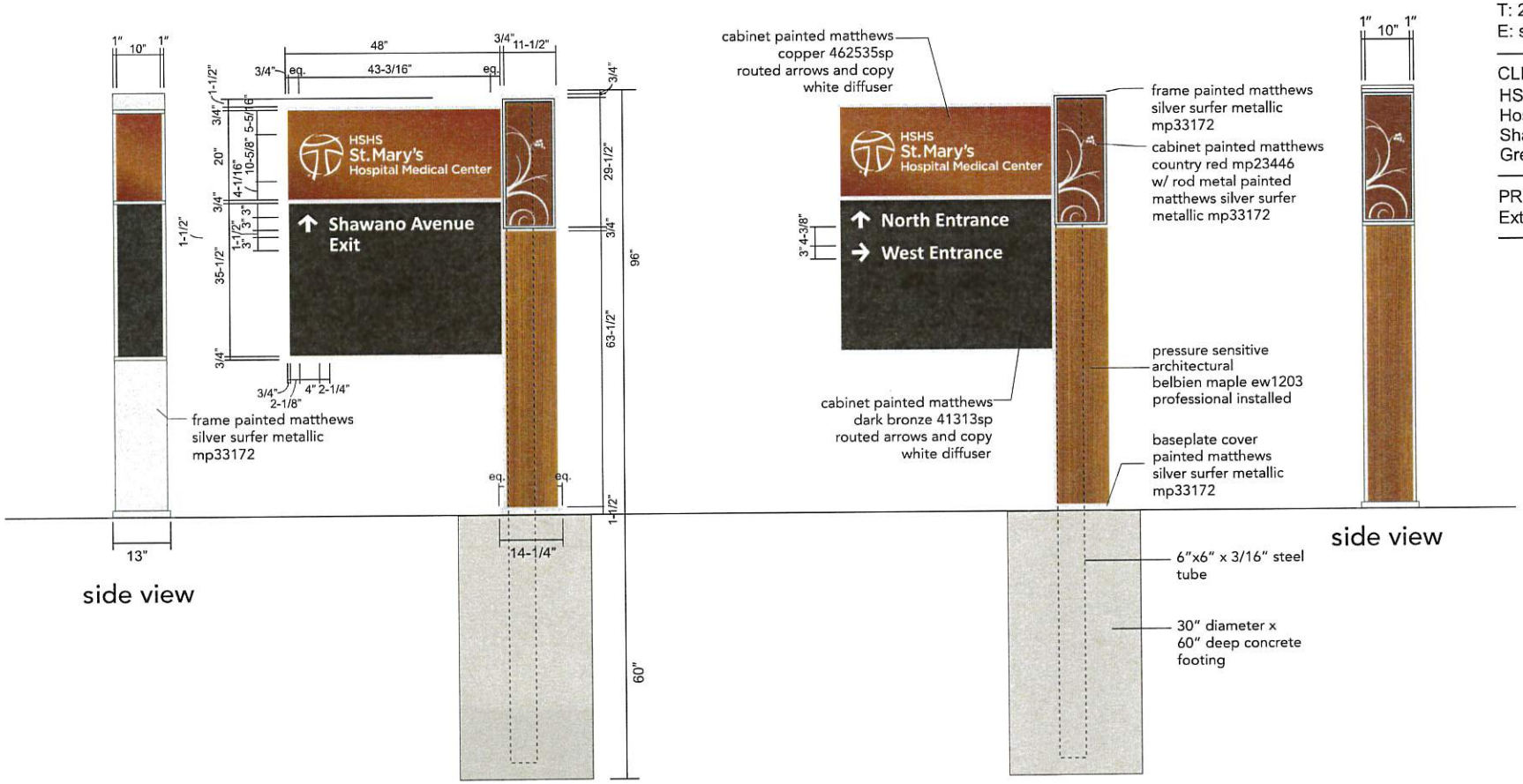
VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v6 3/27/2018	½" = 1'-0"	s.spry	6.5 layouts

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

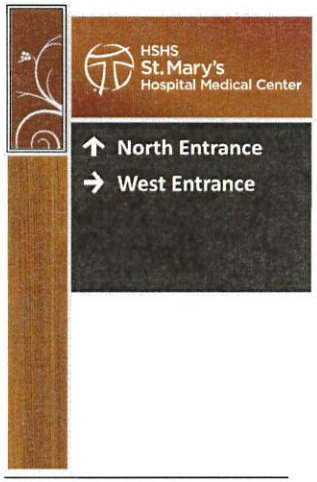
PROJECT
Exterior Campus Plan



electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

VERSION/DATE	SCALE	DRAWNBY	SIGNTYPE
v5 3/27/18	½" = 1'-0"	s.spry	6.5A specs

location 038 - north



location 038 - south

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
HSHS St. Mary's
Hospital Medical Center
Shawano Ave
Green Bay, WI

PROJECT
Exterior Campus Plan

VERSION/DATE	SCALE	DRAWN BY	SIGN TYPE
v5 3/27/18	½" = 1'-0"	s.spry	6.5A layouts

electrical to the sign by Hospital
final connection by Colortech
power to be determined by Colortech

Univers LT Std 67 Bold Condensed
1" H. Copy shown with +55 tracking
3/4" H. Copy shown with zero tracking

SIGN TO BE PRODUCED BY COLORTECH.

LOCATIONS AT ALL ENTRY POINTS UNLESS OTHERWISE NOTED IN SIGN SCHEDULE
Main Entrance-Mount on bracket. Top of sign will be 77"
Atrium Entrance
West Entrance
North Entrance-Placed inside of entry by phone
Shipping Entrance
Prevea Entrance
Ambulance/Staff Entrance
Pharmacy/Staff Entrance
Physican Entrance
ER Entrance
Colleague Entrance-2 Locations

1/8" thick DiBond Panel
with Digital Print Process
for Exterior Use

.040" thick Natural Satin Aluminum
Icon Band First Surface Screened
Apply Band to face of DiBond

BACKGROUND:
Benjamin Moore 1039 "Stone House"

COPY:
Benjamin Moore HC-71 "Hasbrouck Brown"

PICTOS:
APCO A01 "White"
APCO A02 "Black"
APCO A51 "Deep Red"

ICON BAND:
Benjamin Moore 1218 "Copper Kettle"
with icon/border reversed out to reveal
Natural Satin Aluminum

SHOW PROOF OF ICON BAND
PRIOR TO PRODUCTION

Mechanical mount with Tamper-Proof hardware painted to match background.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
St. Mary's Hospital Medical Center
Green Bay WI

VERSION/DATE
v7 03.13.18

SCALE
1/4" = 1"

DRAWN BY
b. gitter

SIGN TYPE 12.11
EXTERIOR
INFORMATIONAL

Copyright © 2015 O'Connor
Sign Planning & Design, Ltd.

Main Entrance
Metal brackets will be supplied by owner

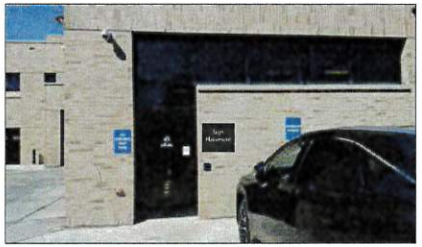
Atrium Entrance
Between Main Entry & West Entry

West Entrance

North Entrance-Inside
Remove Latex Balloon Sign & Replace with new

Shipping/Receiving Entrance

Prevea Entrance



Ambulance/Staff Entrance
Between Ambulance Entry and Exits

Pharmacy Entrance
Between Prevea Entry and Ambulance Exit

Physician Entrance
This Entry is behind West Entrance

ER Entrance

Colleague Entrance
Entry across from Physician Entrance

Colleague Entrance
Entry across from Physican Entrance

Mount Signs
70" to top of sign

Main Entrance sign will have brackets supplied by owner. Top of sign to be approx 77".

Physician Entrance sign to be mounted 70" to top from base of door

Contact Dan Zellner if you are unsure of the exact locations.

Note to installers the sign placements are not to scale.

O'Connor Sign Planning
& Design, Ltd.

T: 262.966.0037
E: signplan@wi.rr.com

CLIENT NAME
St. Mary's Hospital Medical Center
Green Bay WI

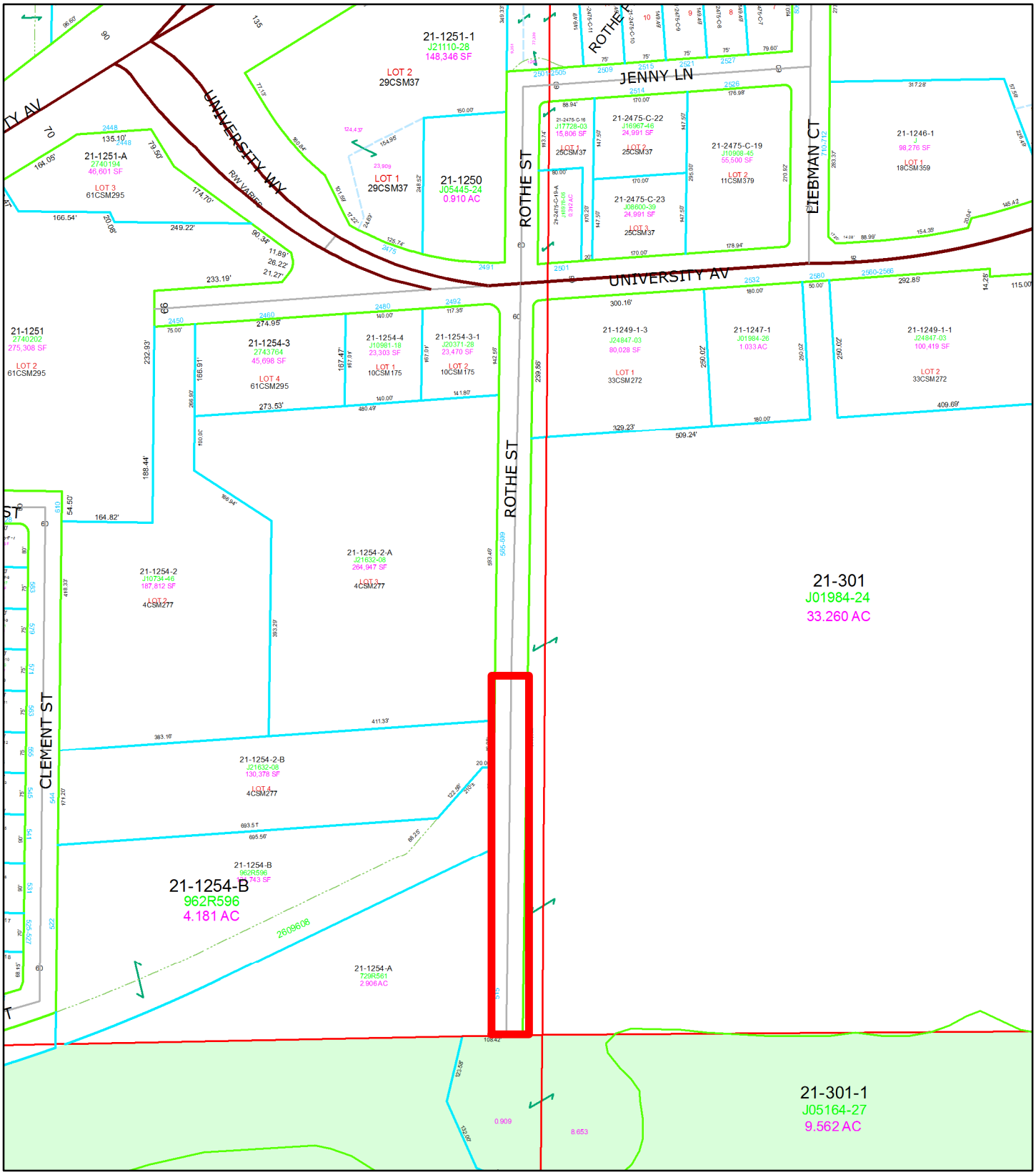
VERSION/DATE
v1 04.03.18

SCALE
NTS

DRAWN BY
c. oconnor

SIGN TYPE 12.11
LOCATION

Copyright @ 2018 O'Connor
Sign Planning & Design, Ltd.



SC 18-01 Street Closure for Unimproved Portion on Rothe Street

0 70 140 280 Feet

N

Closure Area

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

Wisconsin Public Service Corporation
700 North Adams Street
P.O. Box 19001
Green Bay, WI 54307-9001
www.wisconsinpublicservice.com

5/10/2018

City of Green Bay
100 N Jefferson St
Green Bay WI 54301

Dear Customer:

Wisconsin Public Service Corporation (WPSC) recently received a request to upgrade or provide new ***electric service*** at ***Eisenhower Elementary School, 1770 Amy St***, in the the ***City of Green Bay, Brown County, Wisconsin.*** This request will require new or upgraded facilities to be installed on ***Eisenhower Park*** property***, 1762 Amy St***, in the the ***City of Green Bay, Brown County, Wisconsin.*** WPSC will require an easement prior to the installation of the new or upgraded facilities.

I have enclosed *two* copies of the easement for your review. Signing this document will allow WPSC to install facilities on your property in the location described in the easement.

Please note that the Public Service Commission entitles you to a minimum of five days to examine the materials provided. However, you have the option to waive the five-day review period and sign and return the easement at any time.

You will note that the documents ***require*** *you to sign them in the presence of a* ***Notary Public***. Please make the necessary arrangements to meet with a Notary Public in your vicinity and have the Notary sign the documents where indicated. All signatures and blanks filled in must be completed in **BLACK INK** to be accepted by the Register of Deeds for recording.

Please return *one* of the documents to me in the pre-paid envelope provided at your earliest convenience. The second document is for your records. Installation cannot be scheduled until the completed document has been received.

Please contact me if you have any questions regarding the easement. Please refer to Work Request **2669826.**

Thank you.

Sincerely,

Philip Paradies – Right of Way Agent
Wisconsin Public Service Corporation
(920) 433-1477
E-Mail: Philip.Paradies@wecenergygroup.com
Enclosure

202553

DOCUMENT NUMBER

ELECTRIC UNDERGROUND EASEMENT / CORPORATION

THIS INDENTURE is made this _____ day of _____, _____, by and between **City of Green Bay,** a Wisconsin Municipal Corporation ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to**,** Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of the parcel Recorded in the Brown County Register of Deeds as Document 562411, being Part of Lot 22 of the recorded plat of Astor's Subdivision, being Part of Private Claims 3-7, East Side of the Fox River, **City of Green Bay, County of Brown, State of Wisconsin**, as shown on the ***attached Exhibit "A"***.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Parcel Identification Number (PIN)
21-1346-1

1. **Purpose: ELECTRIC UNDERGROUND**
The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.

2. **Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.

3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.

6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.

7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

8. **Easement Review**: Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[Remainder of page is left intentionally blank]

WITNESS the hand and seal of the Grantor the day and year first above written.

City of Green Bay
Corporate Name

Sign Name

Print name & title

Sign Name

Print name & title

STATE OF _____)
)SS
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____
City of Green Bay, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

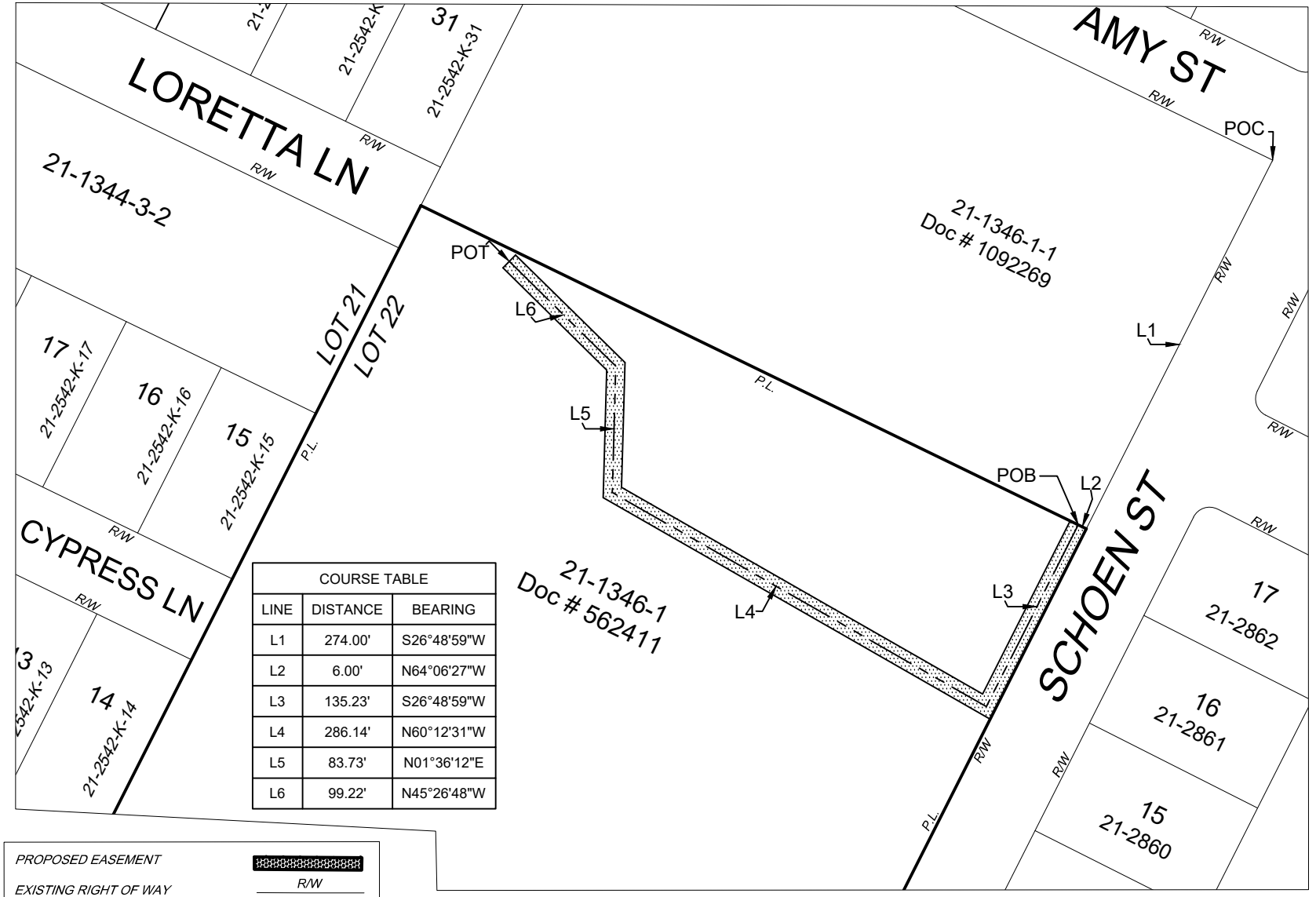
Sign Name_____
Print Name _____

Notary Public, State of _____
My Commission expires: _____

This instrument drafted by: Phil Paradies
Wisconsin Public Service Corporation

Date	County		Municipality	Site Address	Parcel Identification Number
May 10, 2018	Brown		City of Green Bay	Eisenhower Park - 1762 Amy St	21-1346-1
Real Estate No.	WPSC District		WR#	WR Type	IFRIS
202553	010	Green Bay	2669826	ERU Electric Relocate or Upgrade	

EASEMENT DESCRIPTION MAP (EXHIBIT "A")



COURSE TABLE		
LINE	DISTANCE	BEARING
L1	274.00'	S26°48'59"W
L2	6.00'	N64°06'27"W
L3	135.23'	S26°48'59"W
L4	286.14'	N60°12'31"W
L5	83.73'	N01°36'12"E
L6	99.22'	N45°26'48"W

PROPOSED EASEMENT — R/W
EXISTING RIGHT OF WAY — R/W
EASEMENT CENTERLINE
OWNER'S PROPERTY LINE — P.L.
MINOR LOT LINE
POT POINT OF TERMINATION
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

Wisconsin Public Service

THIS DOCUMENT IS FOR THE USE OF WISCONSIN PUBLIC SERVICE CORPORATION. WISCONSIN PUBLIC SERVICE CORPORATION DISCLAIMS ALL WARRANTIES BOTH EXPRESS AND IMPLIED. USE BY ANYONE OTHER THAN WISCONSIN PUBLIC SERVICE CORPORATION IS AT THEIR OWN RISK.

AYRES ASSOCIATES
3376 PACKERLAND DRIVE
ASHWAUBENON, WI 54115
(920) 498-1200

NOTE: BEARINGS FOR THIS MAP BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (BROWN ZONE) NAD83(2011). DISTANCES ARE GROUND.

REVISIONS

Drawn: RTK / Ayres Associates
Date: 05/01/2018
Scale: 1" = 100'
SHEET NUMBER 1 OF 2

Exhibit “A”

Part of the parcel described in Document # 562411, Being Part of Lot 22 of Astor’s Park Subdivision, being Part of Private Claims 3-7, East Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more particularly described as follows:

A 12 foot wide easement centered on the following described line:

Commencing at the intersection of the Southerly Right of Way line of Amy Street and the Westerly Right of Way line of Schoen Street;
Thence S26°48’59”W, along said Westerly Right of Way line, 274.00 feet, to the Southerly line of lands described in Document #1092269;
Thence N64°06’27”W, along said Southerly line, 6.00 feet, to the ***Point of Beginning;***
Thence S26°48’59”W, parallel with said Westerly Right of Way line, 135.23 feet;
Thence N60°12’31”W, 286.14 feet;
Thence N01°36’12”E, 83.73 feet;
Thence N45°26’48”W, 99.22 feet, to the ***Point of Termination.***