



AGENDA OF THE GREEN BAY PLAN COMMISSION

**THURSDAY, JULY 12, 2018, 6:00 PM
CITY HALL, ROOM 310**

A. Roll Call.

- I. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

B. Approval of the Agenda.

- I. Approval of the agenda for July 12, 2018, special meeting of the Green Bay Plan Commission.

C. Regular Business.

- I. (ZP 18-21) Consideration and possible action on the request to create a Planned Unit Development (PUD) in the 200 Block of North Van Buren Street, submitted by Garritt R. Bader, GB Real Estate Investments, LLC (Ald. R. Scannell, District 7).

D. 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 Plan Commission will attend this meeting and will constitute a meeting of the Plan Commission for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Green Bay Plan Commission

MEETING DATE

July 12, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # C.I.

(ZP 18-21) Consideration and possible action on the request to create a Planned Unit Development (PUD) in the 200 Block of North Van Buren Street, submitted by Garritt R. Bader, GB Real Estate Investments, LLC (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To permit two, (2) two unit semi-detached dwellings along the west side of the 200 Block of North Van Buren Street.

Surrounding Zoning and Land Uses:

Subject Properties: OR Office Residential, vacant and one single family dwelling

North: OR Office Residential, single/two family dwellings

South: OR Office Residential, office use

East: PUD, proposed Whitney School Townhomes/bridal church

West: OR Office Residential, single/two family dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Medium Intensity Retail Office Housing (MIROH). The proposed rezoning would be consistent with the City's Comprehensive Plan.

Analysis: The proposed Planned Unit Development (PUD) is intended to facilitate the redevelopment of four (4) parcels into four (4) single-family units on individual lots. The current four (4) parcels comprise approximately 15,540 sq. ft. or 0.36 acres. The parcels will be reconfigured to have frontage along North Van Buren Street. Lot widths and lot areas are below the minimum standard of the Office/Residential District and are addressed as part of the draft PUD. Two of the four (4) parcels are owned by the Green Bay Redevelopment Authority and currently is under a term sheet with the Authority for Tax Increment Finance (TIF) assistance.

The proposed structures would be two-stories with full basements and would include a covered front porch with roof-deck above the attached garages. Exterior building materials include vinyl siding with wood accent and vinyl cladding around the windows. Minimal setback are provided along North Van Buren Street with a 15 ft. setback along Cherry Street to be consistent with homes to the west.

A 20 ft. setback is proposed along the west line of the property and will be landscaped to create a buffer to the adjacent single-family homes. The applicant is the same developer who completed a similar PUD in 2013 for townhomes in the 300 Block of North Van Buren Street. This proposed development is also west across North Van Buren Street from the proposed Whitney School townhome project recently recommended for approval by the Plan Commission. A draft PUD amendment is attached within this agenda packet.

Ald. R. Scannell, adjacent property owners and the Downtown and Navarino Neighborhood Associations have been notified of the request. As of the drafting of this report, staff has received one inquiry and no objections regarding this request.

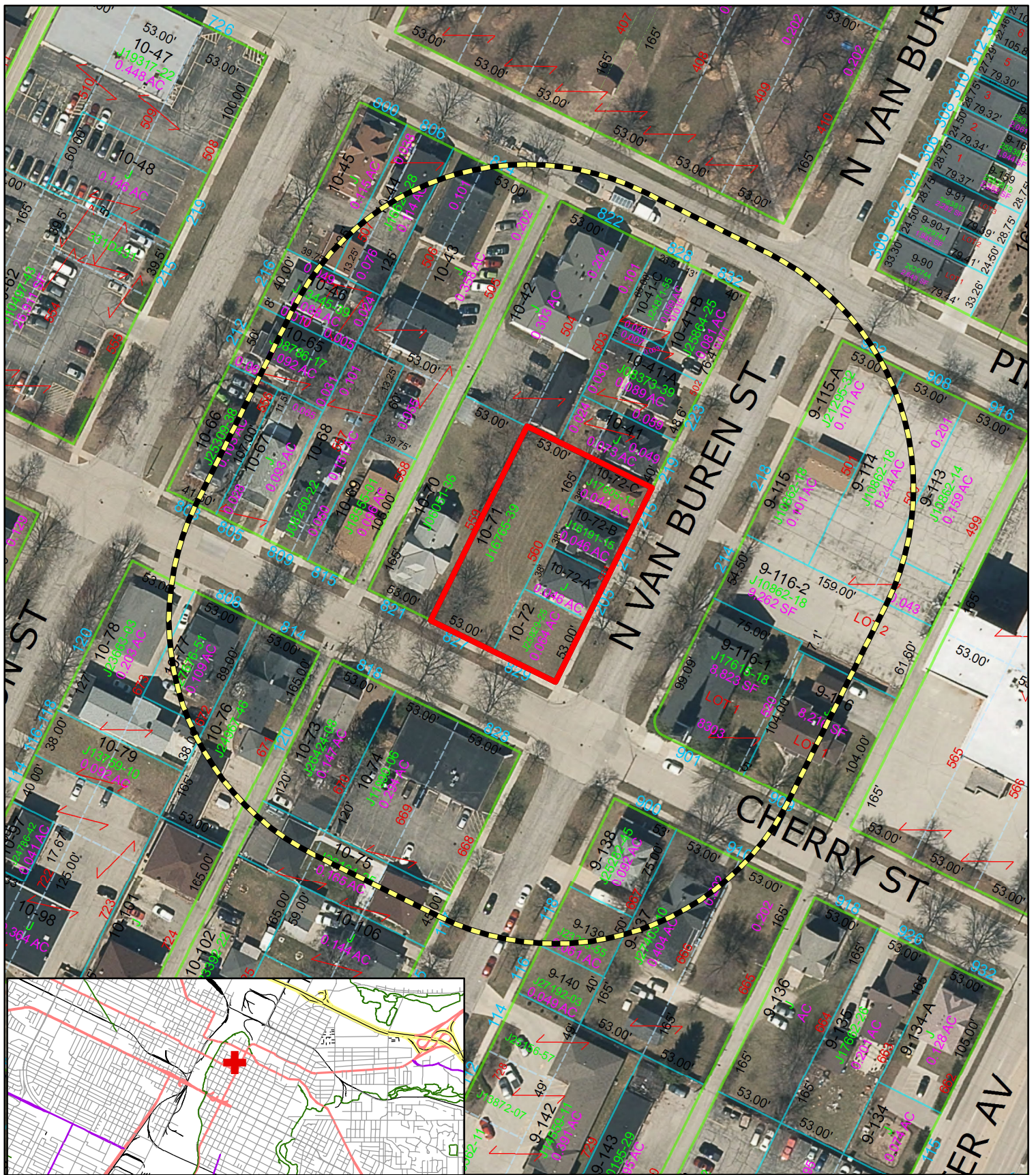
RECOMMENDATION

Approval of the request, subject to the draft Planned Unit Development (PUD) draft.

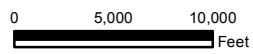
FISCAL IMPACT

ATTACHMENTS

1. ZPI8-21 location map
2. Plan Commission Intro - 7.12.18
3. Draft PUD - 200 Block N VanBuren 2



- Subject Area
- 200' Property Owner Notice



Zoning Petition (ZP 18-21)
Proposed Planned Unit Development (PUD) -
200 Block North Van Buren Street

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

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MEMORANDUM

To: Members of the Green Bay Plan Commission
CC: Mr. Paul Neumeyer, City of Green Bay; Mr. Jared Schmidt, Robert E. Lee & Associates
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: July 12, 2018
Re: Whitney Park Townhomes Phase 4

Good Evening!

Thank you for attending this special Plan Commission meeting to review and vote on my Whitney Park Townhomes Phase 4 project. Due to a previous commitment, I apologize that I'm unable to attend this evening. My Civil Engineer, Jared Schmidt of Robert E. Lee & Associates (REL), is here in my place.

Named "Phase 4", this project is an extension of the Whitney Park Townhomes project that I completed in three phases between 2013 and 2015. Ever since, I've received continual requests for additional townhomes to be built nearby; as a result and in cooperation with the future Whitney School Townhomes to be built by MKE View, I'm proposing to build four (4) new townhomes in the 200 block of N. Van Buren Street as depicted in the conceptual site plans prepared by REL.

With identical functionality as my original Whitney Park Townhomes in the 300 block of N. Van Buren Street, these Phase 4 townhomes will be single-family homes of an urban design and scale, separated by a party wall. Each unit of approximately 1,700 square feet will include 3 bedrooms, 3 ½ bathrooms, a two-stall garage, a garage roof-top patio, and a full basement. New in Phase 4, the basements will extend four feet above grade to allow a daylight (egress) window and the relocated third bedroom from the second floor. Not only does this allow for two larger bedrooms on the second level, but it also allows the lower level to act as either a guest suite (with bedroom and bath separated from the owner's quarters), or as a rec room/lower living space.

Please refer to the provided building plans to see the layouts by floor and the exterior design. While similar in function, these Phase 4 units will have an updated appearance to reflect the tastes and styles of today's homebuyers. The façade will include dark gray vinyl siding, warm composite wood paneling, metal accent trim, and decorative block staircases.

As is the case with my original Whitney Park Townhomes development, each home will be serviced by a rear-facing garage and private alley/driveway access with one driveway approach (to Cherry Street). Similarly, each homeowner will have easement rights to utilize the driveway (along with a recorded Real Estate Agreement governing the maintenance of it, along with select restrictions. A majority vote of the

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owners will determine how driveway and property maintenance occurs.) Like my original development, each townhouse property will be its own fee parcel (proposed to be subdivided via Certified Survey Map).

Aside from being four feet taller due to the elevated basement/lower level, these units will have an identical scale and siting on the property as my existing Whitney Park Townhomes do. Landscaping features will be similar to the existing townhomes, and a berm of approximately 3-5 feet in height is proposed along the west property line between that line and the driveway.

My hope is that my existing development has shown how new, modern housing can fit into an established urban neighborhood and reinvigorate it (and sharply increase property values). Combined with the redevelopment to occur by MKE View, and my "901 Main" project proposed along Main Street, we are continuing the rebirth of Green Bay's Whitney Park Neighborhood. I respectfully ask for your approval this evening, so this development can begin before Labor Day and be completed around the New Year's holiday.

Thank you time and efforts! I appreciate your attendance at this special meeting.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized, flowing script that starts with a large loop and ends with a long, horizontal stroke.

ZONING ORDINANCE NO. 00-18

AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT
FOR THE PROPOSED RESIDENTIAL DEVELOPMENT
LOCATED IN THE 200 BLOCK OF NORTH VAN BUREN STREET
(ZP 18-21)

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 (PUD) District on the following described property:

Legal Description: NAVARINO PLAT LOT 560
Tax Parcel Number: 10-71

Legal Description: NAVARINO PLAT SLY 53 FT OF LOT 561
Tax Parcel Number: 10-72

Legal Description: NAVARINO PLAT NLY 38 FT OF SLY 91 FT OF LOT 561
Tax Parcel Number: 10-72-A

Legal Description: NAVARINO PLAT NLY 38 FT OF SLY 129 FT OF LOT 561
Tax Parcel Number: 10-72-B

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

- A. Permitted Uses. Two, (2) two unit semi-detached dwellings.
- B. Lot Width and Area. No lot shall have less than 27 feet of street frontage and contain a minimum 2800 square feet of buildable area.
- C. Setbacks, Height and Impervious Coverage.
 1. Buildings and paving are precluded within the following required setbacks:
 - a. Front Yard (North Van Buren Street): 3.5 feet
 - b. Corner Side Yard (Cherry Street): 11 feet.
 - c. Interior Side Yard: 5 feet.
 - d. Rear Yard: 20 feet. A detailed transitional buffer shall be provided consistent with Chapter 13-1820(c), Green Bay Zoning Code.

2. Overall height of the proposed structures shall not exceed 35 feet.
 3. The impervious coverage shall not exceed 65%.
- E. Landscaping.
1. The setback area between the sidewalk and the building façade shall include low level landscaping and may permit lighting.
 2. A detailed landscape plan shall be submitted and approved, prior to occupancy for each unit. The landscape plan shall identify all proposed plant material, locations, and sizes.
- F. Architectural Design
1. All exterior building materials shall be of a durable nature and shall blend to compliment the overall design of the structure.
 2. No wall that faces a street shall have a blank, uninterrupted length exceeding fifteen (15) feet and shall include the following: change in plane, change in texture and windows.
- G. Site Plan. A complete site plan shall be submitted and approved prior to any construction, change of use, or other activity that requires site plan approval under Section 13-1802 Green Bay Municipal Code.
- H. Parking.
1. Shall be consistent with the standard found in Chapter 13-1700, Green Bay Zoning Code.
 2. Areas for service, loading, or trash collection shall not be visible from public rights-of-way. Such screening shall be in compliance with Section 13-1813, Green Bay Municipal Code as applicable.
- J. Lighting. Lighting shall be regulated as specified in Sections 13-524, 13-525, 13-527, Outdoor Lighting Regulations, Green Bay Municipal Code.
- K. Stormwater Management and Grading Plan. If applicable, a stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City.
- L. Additional Applicable Regulations. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. 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 5. 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: