



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, AUGUST 27, 2018, 6:00 PM
CITY HALL, ROOM 604**

A. Roll Call.

1. 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.

1. Approval of the agenda for the August 27, 2018, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

1. Approval of the minutes from the August 13, 2018, Plan Commission Meeting.

D. Regular Business.

1. (ZP 18-12) Consideration with possible action on the request to amend the Larsen Green Planned Unit Development (PUD) for the Rail Yard Development, 400-600 Blocks of North Broadway, submitted by the Community and Economic Development Department (Ald. R. Scannell, District 7).
2. (ZP 18-29) Consideration and possible action on a request to authorize a Conditional Use Permit (CUP) to construct a detached garage beyond the maximum height requirements found in Chapter 13-615, Table 6-4, in a Low Density Residential (RI) District located at 3503 Nicolet Drive, submitted by David and Nicole Perret, property owners (Ald. B. Dorff, District 1).
3. (SV 18-02) Consideration with possible action on the request to vacate a portion of Donald Driver Way and to close a portion of Kellogg Street to the public, submitted by Mau & Associates (Ald. R. Scannell, District 7).

4. (PP 18-03) Consideration with possible action on appointments to the Military Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Schmitt.

E. Informational.

1. Director's Report.
2. Date of next meeting: September 10, 2018.

F. 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.



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, AUGUST 13, 2018, 6:00 PM
CITY HALL, ROOM 604**

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

Members Present: Sidney Bremer, Timothy Gilbert, Ald. Veronica Corpus-Dax, Jacob Miller, Randall Petrouske, Excused: Lisa Hanson, Jerry Wiezbiskie

Others Present: Ald. John Vander Leest and Ald. Brian Johnson

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 13, 2018, meeting of the Green Bay Plan Commission.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the agenda for the August 13, 2018, meeting of the Green Bay Plan Commission. Motion carried. Voice vote.

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the July 9, 2018, Plan Commission Meeting.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the minutes from the July 9, 2018, Plan Commission Meeting. Motion carried. Voice vote.

Yes-Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

2. Approval of the minutes from the July 12, 2018, Special Meeting of the Plan Commission Meeting.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to approve the minutes from the July 12, 2018, Special Meeting of the Plan Commission. Motion carried. Voice vote.

Yes-Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

D. PUBLIC HEARINGS.

Timothy Gilbert read into record the procedure for the public hearings.

I. A Request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan to revise the future Land-Use designation for properties located in the 3400-3500 Block of E. Mason Street from Commercial to Business Park (Figure 22-6), submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP.

Timothy Gilbert opened the public meeting.

Those who wished to speak came forward at this time.

Timothy Gilbert asked if there was anyone else who wished to speak at this public hearing. Hearing none, he then closed the public meeting to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan to revise the future Land-Use designation for properties located in the 3400-3500 Block of E. Mason Street from Commercial to Business Park.

2. A request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc. (Arby's Restaurant).

Timothy Gilbert opened the public meeting.

Those who wished to speak came forward at this time.

Timothy Gilbert asked if there was anyone else who wished to speak at this public hearing. Hearing none, he then closed the public meeting to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use.

E. REGULAR BUSINESS.

I. (CPA 18-03) Consideration with possible action on the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park to permit a cold storage facility (Light Industrial) in the 3400-3500 Block of E. Mason Street, submitted by Jon LeRoy, Mau & Associates, on behalf of Sahara Imperial Group, LLC and G & H Properties, LLP (Ald. V. Corpus-Dax, District 2).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None.

Moved by Bremer, seconded Ald. Veronica Corpus-Dax to return to regular order of business. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Jacob Miller to deny the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan from Commercial to Business Park to permit a cold storage facility (Light Industrial) in the 3400-3500 Block of E. Mason Street. Motion carried. Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

2. (CPA 18-05) Consideration with possible action on a request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use (Figure 22-2), submitted by Marc Johnson, DRM Inc.(Arby's Restaurant) (Ald. J. Vander Leest, District 11).

Moved by Sidney Bremer, seconded by Randall Petrouske to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jacob Miller, seconded by Ald. Veronica Corpus-Dax to deny the request to amend the City of Green Bay Smart Growth 2022 Comprehensive Plan for properties located in the 1600 Block W. Mason Street from Low Density Housing to Commercial land use . Motion carried.

Yes- Jacob Miller, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- Randall Petrouske, Abstain- None

3. (ZP 18-22) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a minor auto repair in a Downtown One (DI) District at 523 N. Broadway, submitted by Abi Velasco, operator and Bruce Johnson, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Randall Petrouske to authorize a CUP for a minor automobile repair use within the Downtown One (DI) District at 523 N. Broadway, subject to the following conditions:

- a. Compliance with all regulations of the Green Bay Municipal Code.
- b. Stripe stalls as indicated on site plan including one required handicap stall.
- c. Close portions of Bond Street curb-cut and unneeded pavement and return to grass.
- d. Close entire North Broadway curb-cut and return to grass.
- e. Wheel stops be installed for stalls along North Broadway property line/sidewalk.
- f. No outdoor storage of any materials.
- g. Outdoor display is in a professionally constructed case that can either be locked or brought in after business hours.
- h. No inoperable or unregistered vehicles not associated with repair work to be stored on-site. Those associated with repair may be parked no greater than 30 days.
- i. No outdoor repair work permitted.
- j. Hours of operation limited to between 6 a.m. – 10 p.m.

Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

4. (ZP 18-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a single-family dwelling in a Varied Density Residential (R3) at 720 N. Broadway, submitted by Tim Dennissen, NeighborWorks Green Bay (Ald. R. Scannell, District 7).

Moved by Randall Petrouske, seconded by Jacob Miller to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Jacob Miller to authorize a Conditional Use Permit to permit a single-family dwelling in a Varied Density Residential (R3) at 720 N. Broadway, subject to the following conditions:

a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

b. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a single-family dwelling.

Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

5. (ZP 18-26) Consideration with possible action on a request to rezone the property at 1000 Main Street and 1003 Pine Street from General Commercial (C1) to Highway Commercial (C2), submitted by Ron L. Smits, property owner (Ald. R. Scannell, District 7).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

Moved by Randall Petrouske, seconded by Sidney Bremer to rezone the property at 1000 Main Street and 1003 Pine Street from General Commercial (C1) to Highway Commercial (C2). Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No-None, Abstain- None

6. (ZP 18-27) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) to permit a two-family dwelling in the Office/Residential (OR) District at 225 N. Ashland Avenue, submitted by Sandy Markiewicz, Cover Rentals LLC (Ald. B Johnson, District 9).

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried. Voice Vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Jacob Miller to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Randall Petrouske, seconded by Jacob Miller to approve the request to authorize a CUP for a two-family residential use within the Office-Residential (OR) District at 225 Ashland Avenue, subject to the following conditions:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. Submittal of a site plan and building permit(s) establishing minimum parking in compliance with Chapter 13-1700, Green Bay Zoning Code.
- c. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a two-family dwelling.

Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

7. (ZP 18-28) Consideration with possible action on a request to rezone a property located at 1532 Shawano Avenue from Office/Residential (OR) to General Commercial (CI), submitted by Scott R. Elsner (Ald. M. Steuer, District 10).

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to suspend the rules to amend the agenda to allow Agenda Item E7 to be moved up to after E2. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to open the floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to go close floor for discussion. Motion carried. Voice vote.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Randall Petrouske to approve the request to rezone the property located at 1532 Shawano Avenue from Office/Residential (OR) to General Commercial (CI). Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

8. (ROW 18-01) Consideration with possible action on the request to approve a Plat of Right-of-Way for Sitka Street and Superior Road, submitted by the Improvement & Services Committee (Ald. V. Corpus-Dax, District 2).

Moved by Ald. Veronica Corpus-Dax, seconded by Sidney Bremer to approve the Plat of Right-of-Way for Sitka Street and Superior Road. Motion carried.

Yes- Jacob Miller, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

F. INFORMATIONAL.

I. Annual Update on Land Divisions.

Stephanie Hummel presented to Commissioners an update on land divisions. No action needed.

2. Director's Report.

Kevin Vonck presented the Director's Report. No action needed.

3. Date of next meeting: September 10, 2018.

The next scheduled Plan Commission meeting will be on August 27, 2018.

G. ADJOURNMENT.

Moved by Sidney Bremer, seconded by Ald. Veronica Corpus-Dax to adjourn. Motion carried.
Voice vote.



Report to the Green Bay Plan Commission

MEETING DATE

August 27, 2018

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.1.

(ZP 18-12) Consideration with possible action on the request to amend the Larsen Green Planned Unit Development (PUD) for the Rail Yard Development, 400-600 Blocks of North Broadway, submitted by the Community and Economic Development Department (Ald. R. Scannell, District 7).

BACKGROUND

(ZP 18-12) Consideration with possible action on the request to amend the Larsen Green Planned Unit Development (PUD) for the Rail Yard Development, 400-600 Blocks of North Broadway, submitted by the Department of Community and Economic Development.

Primary Address: 400-600 Blocks of North Broadway

Aldersperson/District: Ald. Randy Scannell / District 7

Reason for Request: To provide land-use regulations and design guidelines that provide development flexibility while assuring improvements maintain a consistent character of development and pedestrian-orientated urban design principals.

Subject Parcel Zoning and Land Use: Subject area is zoned Light Industrial Zoning District (LI) with Planned Unit Development Overlay (Zoning Ordinance 11-13). Property currently contains a three-story 100,000+ sq. ft. office building, multiple parking facilities and undeveloped open space.

Surrounding Zoning and Land Uses:

North: Light Industrial (LI) with PUD NEW Shelter and Green Space

South (across Kellogg Street): Downtown 2 (D2) with PUD Retail, Entertainment & Service

East: Light Industrial (LI) Industrial & Warehousing

West (across Broadway): Downtown 1 (D1) Commercial & Low-Medium Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Downtown, which “promotes high-intensity office, retail, housing, entertainment and public uses preferably in a mixed use environment with strong pedestrian orientations”. Additionally, the AuthentiCity Downtown Plan designates the site as the Larsen Green Catalyst, appropriate for multiple-family, townhomes, commercial and mixed uses.

The proposed amendment to the existing Planned Unit Development is consistent and aligns with the recommendations of the Comprehensive and AuthentiCity Downtown Plans.

Analysis: In 2008 a Planned Unit Development was adopted (ZO 4-08) for the 21 acre area formerly known as the Larsen Canning Site, located roughly between Dousman Street on the south, Mather Street on the north, North Broadway on the west and the Wisconsin Central Railroad tracks on the east. It was

created to provide a framework of land-use regulations designed to encourage the creation of a mixed-use district on the lands formerly used as a large scale vegetable canning operation. In 2013, DDL Holdings acquired the property and the PUD was amended (ZO 11-13) for the redevelopment of the southernmost four acres that included rehabilitation of most of the existing buildings south of Kellogg Street extended. Ultimately these efforts established a very active commercial center with a brewing/bottling plant and taproom; retail, restaurants, and office space; and accessory site improvements including reconditioned/new parking areas and a community greenspace.

Focus is now on the northern 17 acres of the former Larsen Canning Site north of Kellogg Street. Plans have been developed and are currently being reviewed by City Engineering for Kellogg and Bond Streets to be extended east, Donald Driver Way to be extended north, and a regional stormwater facility appropriately sized and designed to address future development and full build-out.

Planning staff has been working collaboratively with the property owners and their consultants over the last six months to draft new regulations in the form of the attached Planned Unit Development amendment for the remaining 17 acres, bounded by Kellogg Street extended on the south, Mather Street on the north, North Broadway on the west and the Wisconsin Central Railroad tracks on the east. This PUD amendment is necessary as the vision for the development of this important downtown site does not coincide with existing regulations set forth in the original 2008 or amended 2013 PUDs. They are designed to provide greater focus on the identity of the “Rail Yard” and quality of design and architectural character while offering greater flexibility in allowed uses.

The proposed PUD amendment is quite lengthy as it provides enough details to guide development towards a pedestrian-orientated urban environment that maintains a consistent character of development emphasizing design principals of human scale and visual interest while at the same time allowing for flexibility and inventiveness in the finished products. The PUD divides the site into three discernable development areas each with somewhat different regulations. The text of the PUD is broken into sections including: Land-Uses; Site Plan Approval; Dimensional and Area Requirements; Stormwater Management; Signage; Refuse and Mechanicals; Parking; Lighting; Landscaping; Architecture; and Access/Circulation. Much of the amended PUD is based off the existing PUDs as well as standards found in the Downtown Zoning District of the Zoning Code, which it often refers to and references. More significant changes and variations are summarized below.

Land-Use. The mix of permitted, conditional and accessory uses has been augmented to encourage compatibility with the vision for the area and the greater Broadway district. Also, many land-uses have been better defined such as specifying time limits for temporary parking, capacity caps for large assembly uses requiring Council approval to exceed, and limitations on accessory/ancillary structures so as not to allow them to become a focal element within the overall development and potentially hinder more appropriate and desirable principal uses.

Dimensional and Area Requirements. Floor area ratio ranges, setbacks, minimum/maximum heights, and maximum impervious surface are slightly different for each Development Area. They are designed to create the greatest density and intensity of uses in Development Area A including a requirement that 60-80 percent of a structures front façade have a zero setback to the street, requiring parking to hold an 80 ft. setback from the right-of-way, and allowing 100 percent impervious surface. Development Areas B & C provide for a bit more restrictive dimensional regulations and required greenspace as it is anticipated that residential uses may occupy these areas while guaranteeing interface and connection to the greater “community” of the overall development area.

Stormwater Management. The PUD dictates that stormwater management facilities meet standards established by the Department of Public Works and other regulatory agencies. It also requires that this public facility be designed and function not only as a utility but also as an integral site amenity including public

interface and interaction through the use of walking paths, sitting areas, art and educational/interpretive signage.

Signage. Generally signage regulations will follow the existing sign code; however, pole/pylon signs will not be permitted, signage identifying uses located within the overall PUD boundaries are permitted at key locations, and display identifying the development area as a whole such as “The Rail Yard” shall be considered identity signage when used as an accent feature such as on fence railing, furniture, gateway markers, etc.

Parking. Parking stall minimums have been removed for commercial uses, thereby allowing the market to determine minimum stall needs. A small amount of bicycle parking, based on number of automobile spaces, is required to be provided. Residential stalls in the amount of one per living unit will remain a requirement however it may be met through the use of shared parking facilities located throughout the PUD area. In general, parking lots will not be permitted between the right-of-way and the principal structures and Development Area A contains a maximum of 50 percent of its area being dedicated to surface parking, ensuring more activated and valuable uses of this important section of the PUD area.

Architecture. The purpose of this Section is to regulate the design and materials used for buildings within the PUD to maintain and enhance the aesthetic, function, and values of property within the greater area. This Section is further intended to support a pedestrian-orientated urban environment that maintains a consistent character emphasizing design principals of human scale and visual interest. Architectural design standards require buildings front facades to face the street; requires a percentage of the street façade to be provide visual connection to the area through the use of windows and door openings; requires a majority of exterior building material to be brick, stone or glass; requires regular façade articulation to break up flat unadorned wall sections; and limits location and requires screening for appurtenances like exterior stairs and mechanical systems. A “relief value” is built into the PUD architectural design standards in the form of an exception and appeal policy to permit substitute building materials, construction of comparable quality or design, or to enable unique and inventive architectural concepts when it can be demonstrated that such exception(s) are keeping with the purpose of PUD.

Access and Circulation. Lays out connectivity requirements of the new roadway, pedestrian walkway, and trail system as well as requiring pedestrian connectivity to and between building entrances and other areas of interest like “Elmore Commons”, the multi-use trail and the public right of ways. To emphasize the pedestrian nature of “Elmore Commons”, design and safety features are required at the one allowed vehicle crossing.

Staff is confident that the draft PUD will provide the regulatory guidelines to assist with the marketing and accelerate development of the Rail Yard. It will help to safeguard the long-term quality within the development area and promote the vision of a mixed-use pedestrian-orientated urban environment. The PUD will also work to ensure that the former Larsen Canning site be cohesive with and integrated into the greater Broadway District and the downtown while also allowing it to retain a unique identity of its own.

Ald. R. Scannell, On Broadway, Inc. and property owners within 400+ ft. have been notified of the request. Staff received several inquiries regarding the PUD. Concern was expressed about the lack of minimum parking requirements for commercial uses; however, no objections were filed as of the drafting of this report.

RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. ZPI8-12 Map_Rail Yard PUD Amend
2. ZO XX-18 Railyard PUD 8.9.18



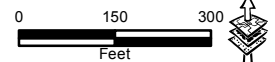
Subject Property



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

Zoning Petition (ZP 18-12)
Request to Amend the Larsen Green
Planned Unit Development District (PUD)
for the Rail Yard Development at the
400-600 Blocks of North Broadway.



ZONING ORDINANCE NO. XX-18

AN ORDINANCE AMENDING ZONING ORDINANCE 11-13
ZONING CERTAIN LAND LOCATED ON THE EAST SIDE OF
NORTH BROADWAY (400 THROUGH 600 BLOCK)
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 18-12)

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

SECTION 1. Section 13.01, 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 property (as shown on Exhibit A - Location Map):

All of Lot 17 and Lot 18 of "Larsen Green" (Volume 23, Plats, Page 17, Document Number 2433894, Brown County Records), part of Lot 1 of Volume 31, Certified Survey Maps, Page 144, Document Number 1432656, part of the Fort Howard Military Reserve, now known as the Railroad Grant, all being located in the City of Green Bay, Brown County, Wisconsin more fully described as follows:

Beginning at the most Northwesterly corner of Lot 17 of the recorded Plat "Larsen Green" (Volume 23, Plats, Page 17, Document No. 2433894, Brown County Records); thence S63°49'46"E, 142.98 feet along a Northerly line of said Lot 17; thence N26°10'14"E, 125.12 feet along a Westerly line of said Lot 17; thence S63°48'57"E, 286.93 feet along a Northerly line of said Lot 17; thence N26°11'42"E, 50.31 feet along a Westerly line of said Lot 17; thence S77°47'32"E, 103.10 feet along a Northerly line of said Lot 17; thence S63°49'46"E, 11.47 feet along a Northerly line of said Lot 17; thence 113.99 feet along a Westerly line of said Lot 17 being the arc of a 245.50 foot radius curve to the left whose long chord bears N53°59'00"E, 112.97 feet; thence S63°45'33"E, 87.30 feet along the South right of way of "Mather Street"; thence S26°19'10"W, 331.08 feet along an Easterly line of said Lot 17; thence S64°18'02"E, 166.12 feet along a Northerly line of said Lot 17 and its extension; thence 100.58 feet along the arc of a 1,816.08 foot radius curve to the right whose long chord bears S41°19'11"W, 100.57 feet; thence S43°35'20"W, 839.31; thence N63°50'01"W, 557.92 feet along the North Right-of-Way of "Kellogg Street" and its extension; thence 17.47 feet along the arc of an 11.00 foot radius curve to the right whose long chord bears N19°19'35"W, 15.69 feet to the East Right of Way of "North Broadway" also known as "U.S. Highway 141"; thence N26°09'57"E, 916.59 feet along East Right of Way to the point of beginning.

Planned Unit Development area contains 753,159 square feet / 17.29 acres more or less.

SECTION 2. Pursuant to Section 13.1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. LAND-USE. The only permitted or conditional uses that may be established and/or maintained within the PUD area shall be those uses listed in the Downtown (D) Zoning District as enumerated within Section 13-700 of the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, with the following modifications:
1. Permitted Uses. The following uses shall also be considered permitted uses within the PUD area:
 - a. Dormitories.
 - b. Restaurant or bar with entertainment/nightclub.
 - c. Multiple-family uses within Development Area "A", as depicted on Exhibit B - Development Areas, are only permitted as a component of a mixed-use building.
 - d. Parking structures.
 - e. Temporary parking may be provided as a permitted use to facilitate the incremental development of the overall site but is not intended to be a permanent principal use.
 - (1) Property containing temporary parking uses must remain for sale/lease and be actively marketed as such.
 - (2) Temporary parking shall be permitted no greater than five (5) years from the date of its construction. Annual extensions beyond the five (5) years shall require Plan Commission approval.
 2. Conditional Uses. The following uses shall be considered conditional uses within the PUD area:
 - a. Schools and colleges/universities (200+ capacity).
 - b. Daycare homes, daycare centers and preschools.
 - c. Community Gardens.
 - d. Religious institution/place of worship (200+ capacity).
 - e. Funeral homes.
 3. Prohibited Uses. The following uses shall be prohibited within the PUD area:
 - a. Furniture and appliance rental/leasing establishments.
 - b. Tool/equipment rental facilities.
 - c. Rooming/boarding house or shelter facilities.
 - d. Motels.
 - e. With the exception of structured or surface parking, vehicles service uses are prohibited. These include but are not limited to:
 - (1) Auto rental or sales
 - (2) Car wash
 - (3) Fueling/gas/service station

- (4) Motor vehicle repair
- (5) Outdoor display of vehicles

4. Accessory Uses. The following accessory uses shall be regulated within the PUD area as follows:
- a. Gardening and other horticultural uses shall require a Conditional Use Permit.
 - b. Private indoor recreational facilities shall be a permitted use.
 - c. Private outdoor recreational facilities shall require a Conditional Use Permit.
 - d. On-site energy generation and renewable energy sources shall require a Conditional Use Permit.
 - e. Ancillary structures such as kiosks, pavilions, information centers, refreshment stands and similar buildings are permitted accessory buildings. Ancillary structures are limited in number to no greater than six (6) and limited in size to no greater than 400 square feet individually/2,400 square in aggregate. Ancillary structures greater than 400 square feet shall require a Conditional Use Permit.
 - f. Accessory structures such as tool houses, sheds and similar buildings shall require a Conditional Use Permit.

- B. FINAL SITE PLAN APPROVAL. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner shall receive approval of final site plans from the CDRT (Community Development Review Team).

- C. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the standards for the Downtown (D) Zoning District as set forth in Section 13-700 of the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, with the following modifications:

- 1. Lot Width and Area. Minimum lot width and lot area shall be regulated by use.
 - a. Attached single-family dwellings/townhomes: minimum lot width of 15 feet per unit with minimum lot area of 1,500 square feet per unit.
 - b. Multiple-family dwellings: minimum lot width of 40 feet with minimum lot area of 750 square feet per unit.
 - c. Mixed-use or non-residential: No minimum lot width or minimum lot area.
- 2. Floor area ratio (FAR)
 - a. Minimum FAR
 - (1) Development Area "A": 1.0.
 - (2) Development Areas "B" or "C": 0.5.
 - b. Maximum FAR throughout the PUD area: 5.0.

- c. Usable rooftops; exterior decks; patios; and unoccupied/non-accessible basements are not included in the FAR calculation.
 - d. Below-grade or above-grade structured parking may or may not be included in the FAR calculation.
3. Setbacks. Modifications to required setbacks are established by Development Area, as depicted on Exhibit B - Development Areas.
- a. Development Area "A"
 - (1) Front yard setback, principal structures: No minimum setback required for yards fronting the public right-of-way and land area dedicated to Elmore Commons. Maximum setback is 15 feet. Additionally, no less than 80% of a structures façade fronting the right-of-way shall be at 0 feet with the following inclusion:
 - i. Up to 20% of the required 0 foot setback structure frontage may be made up of active pedestrian scale hardscape areas including but limited to pedestrian entrances, public art installations, plazas and sidewalk cafes which will be calculated as if they are a structure façade.
 - (2) Front yard setback, surface parking: Minimum setback for yards fronting the public right-of-way for surface parking is 80 feet.
 - i. An exception to the minimum front yard setback for parking is established to allow driveway/drive aisle needed to access the parking area.
 - (3) Front yard setback, ancillary structures: Minimum setback for yards fronting the public right-of-way for ancillary structures is 80 feet when located on currently unimproved frontages. Ancillary structures located on improved frontages shall not be located between a principal structure and the right-of-way.
 - b. Development Areas "B"
 - (1) Front yard setback, principal structures: No minimum setback required for yards fronting the public right-of-way. Maximum setback is 15 feet.
 - (2) Front yard, surface parking: Surface parking shall not be permitted between a structures front façade and the public right-of-way.
 - (3) Rear yard, principal structure abutting Broadway: Minimum rear yard setback along the first 143 feet of the north lot line extending east from Broadway right-of-way line shall be five (5) feet.
 - (4) Rear yard, surface parking: No minimum setback for surface parking that abuts or is opposite surface parking on adjoining property.
 - c. Development Area "C"

- (1) Setback, principal structures: Setbacks for principal structures within Development Area "C" shall meet the Nonresidential and Mixed-Use dimensional regulations of the Downtown (D) Zoning District as set forth in Section 13-700 of the Green Bay Zoning Code.
 - (2) Front yard, surface parking: Surface parking shall not be permitted between a structures front façade and the public right-of-way.
 - (3) Rear and side yard: To accommodate shared access to rear or side yard parking areas, there shall be no rear or side yard setback for parking and drive aisles associated with attached single-family dwellings/townhomes.
4. Height. Modifications to minimum and maximum building heights are established by Development Area, as depicted on Exhibit B - Development Areas.
 - a. Development Areas "A"
 - (1) Principal structures
 - i. Minimum principal building height shall be three (3) stories/35 feet overall with the exception that the maximum height may be two (2) stories/25 feet along the public right-of-way to a maximum depth of 40 feet.
 - ii. Maximum principal building height shall be five (5) stories/70 feet.
 - (3) Accessory and ancillary structures
 - i. Accessory and ancillary structures shall have a maximum height of one (1) story/16 feet.
 - b. Development Area "B" and "C"
 - (1) Minimum building height shall be two (2) stories/25 feet.
 - (2) Maximum building height shall be four (4) stories/50 feet.
5. Impervious Surface. Modifications to impervious surface requirements are established by Development Area, as depicted on Exhibit B - Development Areas.
 - a. Development Area "A"
 - (1) Maximum impervious surface associated with structures is 100%.
 - (2) Maximum impervious surface associated with surface parking facilities is 50%. Also referenced in maximum parking area in Section G.2 of the PUD.
 - i. Impervious surface associated with temporary parking may be increased to no greater than 75%, with approval of the Director of Community and Economic Development.
 - b. Development Areas "B" and "C"
 - (1) Maximum impervious surface is 60%.

- c. These requirements may be satisfied by taking an aggregate of the impervious surface/green space throughout the entire Development Area as an alternative to providing it on each individual lot within a particular Development Area.
- d. Beyond typical green space, when calculating impervious surface, exposed balconies; decks; patios; active hardscaped plazas; roof gardens; green roofs and planters may be included as pervious surfaces.
- e. This Section does not negate or supersede landscaping requirements as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-1800.

D. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.

- 1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
 - a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific Development Area for which development is proposed, as depicted on Exhibit B – Development Areas.
- 2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
 - a. Designed with landscaping providing human-scale interest and incorporating native plant species where possible.
 - b. Include public interface and interaction through the use of site amenities such as walking paths, sitting areas, art and educational/interpretive signage.

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

- 1. Signage shall meet the standards for the Downtown (D) Zoning District as set forth in Section 13-2000 of the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, with the following modifications:
 - a. Free-standing Signage. Freestanding ground signage within the PUD is limited to monument signs. Pole/pylon signs are prohibited.
 - b. Wall Signage. One (1) wall sign and one (1) awning sign shall be

permitted on each building façade facing a public right-of-way or land area dedicated to Elmore Commons within Development Area "A".

- (1) In multiple-tenant buildings, one (1) wall sign and one (1) awning/canopy sign shall be permitted per tenant.
 - (2) Total wall and awning/canopy sign area shall not exceed 20% of the overall area of the façade for which it is located or 600 square feet, whichever is greater. No individual sign shall exceed 200 square feet.
 - (3) The sign copy area of awning/canopy signs shall not exceed 25% of the background area of the awning surface to which it is affixed. Non-commercial graphic treatments on awnings/canopies are not considered sign copy.
- c. Projecting signage. Each individual unit/tenant space facing a public right-of-way or land area dedicated to Elmore Commons shall be permitted one projecting sign.
- (1) Projecting sign area shall not exceed 45 square feet per sign.
 - (2) Projecting signs on a single façade shall have a minimum separation of 20 feet.
- c. Signage identifying uses located within the PUD boundaries, although not on the parcel for which the use is located, is permitted at vehicular and pedestrian ingress/egress locations along the east side of North Broadway, north side of Kellogg Street, south side of Bond Street and west side of Donald Driver Way.
- (1) Such free-standing signage shall meet the dimensional and sign area standards and allowances for monument signs and is included in the calculation of maximum allowed signs and sign area.
 - (2) Such signage attached to buildings shall meet the dimensional and sign area standards and allowances of wall signs and is included in the calculation of maximum allowed signs and sign area.
- d. Directional signage (not associated with commercial advertising) shall be permitted throughout the development area and meet the standards set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2005 with the following modifications:
- (1) A term or logo identifying the development area as a whole such as "The Rail Yard" or "The Rail Yard Innovation Center" shall be considered directional signage when used as an accent feature for amenities such as fence railing, furniture, gateway markers, etc.
 - (2) Signage area for regular directional signs shall not exceed 15 square feet per sign. Signage related to development area identification shall not exceed 20 square feet per sign.

- F. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-1800 and further regulated as follows:
1. Refuse material containers and mechanical equipment shall not be located between a principal structure's front facade and the public right-of-way and shall be screened so as not to be visible from the public right-of-way with materials compatible to the nearest structure.
 2. Shared communal recycling/trash may be utilized in lieu of dedicated space on individual sites provided that proof of sufficient capacity exists for the number of proposed users and a recorded shared access/use agreement is provided.
- G. PARKING. Parking shall meet the following general standards:
1. Non-residential uses shall have no minimum automobile parking requirements.
 - a. Bicycle parking shall be provided on-site at the rate of one (1) space per ten (10) established permanent surface automobile spaces. Bicycle parking facilities shall be located on a hard surface area with clear access to the public right-of-way and building entrances and shall not conflict with pedestrian or motorized traffic.
 2. Residential uses shall provide a minimum of one (1) automobile parking space per dwelling unit, though the space does not need to be dedicated to the dwelling unit itself.
 - a. This requirement may be met through the use of shared parking facilities located throughout the PUD area providing that the total required spaces are met.
 - b. Spaces utilized to meet the residential parking requirements must be protected through ownership and/or a recorded shared access and parking agreement.
 3. Maximum area associated with surface parking facilities within Development Area "A" shall be no greater than 50% of the total land area of Development Area "A".
 - a. Temporary parking may be increased to no greater than 75%, with approval of the Director of Community and Economic Development.
 4. When incremental development is proposed, a parking analysis identifying current conditions and future demand within the entire

PUD area may be required to be submitted as part of the site plan process.

- H. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-500 and further regulated as follows:
1. Parking lot lighting shall consist of sharp cut-off fixtures and shall not exceed twenty-five (25) feet in height, as measured from ground level.
 2. Pedestrian lighting for walkways shall not exceed sixteen (16) feet in height, as measured from ground level.
 3. Lighting shall be coordinated within the PUD area and be consistent in style & type.
 - a. Differentiation of ground mounted lighting may be permitted if consistency is established within each identified Development Area of the PUD.
 - b. Wall or roof-mounted lighting shall be integrated into overall building design. Fixtures shall be consistent for the either the entire building or alternatively for each of the buildings individual units.
 4. Lighting plan indicating fixtures, placement, and height shall be included as part of the site plan submittal.
- I. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-1800 and the standards as set forth within this PUD and further regulated as follows:
1. Landscape plans shall be submitted with all commercial and mixed-use developments as part of the site plan process.
- J. ARCHITECTURE. The purpose of this Section is to regulate the design and materials used for buildings within the PUD to maintain and enhance the aesthetic, function, and values of property within the greater area. This Section is further intended to support a pedestrian-orientated urban environment that maintains a consistent character of development emphasizing design principals of human scale and visual interest.
1. Applicability. Architectural design of new construction, additions to existing buildings, and alterations to existing buildings within the PUD area shall meet the standards as set forth below:
 - a. New Construction. The requirements of this Section shall apply to all structures and buildings within the PUD area constructed after

- the effective date of its adoption.
- b. Existing Buildings. Existing buildings should exercise repair over replacement whenever feasible.
 - (1) Additions. Additions to buildings constructed prior to the effective date of the PUD adoption shall match or be substantially similar to the design and material of the existing building.
 - (2) Alterations/Renovation. For all buildings constructed prior to the effective date of the PUD adoption, alterations and renovations shall have the option of complying with the standards of this Section or match/be substantially similar to the design and material of the existing building.
 - c. Exceptions and Appeals. Exceptions to the Architectural Design Standards of the PUD may be granted by the Director of Community and Economic Development to permit substitute building materials, construction of comparable quality or design, or to enable unique and inventive architectural concepts when it can be demonstrated that such exception(s) are keeping with the purpose of this Section.
 - (1) Decisions rendered by the Director of Community and Economic Development may be appealed to the Plan Commission.
 - (2) The Plan Commission is authorized to grant variances from the strict application of the Architectural Design Standards of the PUD.
2. Architectural Design Standards.
- a. Orientation.
 - (1) Front façades shall face the street right-of-way, land area dedicated to Elmore Commons or pedestrian way/internal drive aisle (if building does not front the right-of-way). Corner-side facades should include windows, doors and/or other architectural components typically associated with front facades, though overall emphasis should be placed on the primary elevation.
 - (2) Service or loading areas shall not be permitted between the building and the street right-of-way, land dedicated to Elmore Commons or pedestrian way/internal drive aisle for which the building fronts.
 - b. Exterior Materials. Building materials should be durable and appropriate for the district.
 - (1) Exterior building façades shall be predominately:
 - i. Brick or brick veneer.
 - ii. Stone or stone veneer.
 - iii. Glass (curtain/storefront).
 - iv. Windows and doors.

- (2) The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 30% of any façade in Development Area A. In Development Areas B and C, secondary materials shall not cumulatively exceed 30% of any façade facing the public right-of-way, land area dedicated as Elmore Commons, or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) and 50% of any façade not facing the public right-of-way, land area dedicated as Elmore Commons, or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way):

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

- (3) The following materials are prohibited exterior building façade materials:

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

- (4) Material substitutions may be permitted as an exception per Section J.1.c of the PUD

- i. Materials listed in Section J.4.b.(3) above may be used as accent materials, not to cumulatively exceed 15% of any individual building façade.
- ii. Material not listed within the PUD but of comparable design and quality may be substituted for a primary or secondary building façade material.

- c. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided.

- (1) Façade lengths shall not be greater than 40 feet without articulation including but not limited to:

- i. Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
- ii. Recesses or projections of the main façade plane.
- iii. Recesses or projections of upper floors from the ground floor façade plane.
- iv. Vertical division using different materials and textures.

- v. Roof form variation such as the change in roof lines or roof types.
- (2) Facades facing the right-of-way, land area dedicated as Elmore Commons or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) shall consist of a minimum percentage of windows and doors to promote a visual connection. Mirrored, smoked, or heavily tinted glass is prohibited. The minimum percentage of windows and doors are based on floor and use as follows:
 - i. Ground floor, nonresidential use. Total area of windows and doors shall comprise no less than 50% of the ground floor façade area.
 - ii. Ground floor, residential use. Total area of windows and doors shall comprise no less than 20% of the ground floor façade area.
 - iii. Upper floors, all uses. Total area of windows and doors shall comprise no less than 25% of the total façade area above the ground floor.
- d. Building Entrances. Main entrances shall be clearly identified and articulated through the use of detailing, distinctive materials and/or colors, projections, recesses or other comparable element.
 - (1) Main entries are defined as those regularly used by employees, customers, residents and/or visitors.
 - (2) Commercial entries are to be clear glass and/or have equal amount of sidelight glass to opaque doors.
- e. Patios, Decks and Balconies.
 - (1) Ground level patios and decks facing the right-of-way, land area dedicated as Elmore Commons or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) shall be bordered with landscape treatments.
 - (2) Exterior stairs leading to a deck or balcony are not permitted on the front or right-of-way side of the building.
 - (3) Upper-story decks and balconies located on the wall shall be cantilevered (without any visible supports), stacked (supported by vertical columns), or hung (supported by chains from above).
- f. Roofs. Flat roofs are preferred. Pitched roofs are permitted if they are consistent with the building's architectural style or the character of the surrounding area.
 - (1) Rooftop terraces, decks, and gardens are highly encouraged.
- g. Mechanical and Exterior Building Systems. Mechanical and exterior building systems should be integrated into the overall building design.
 - (1) Roof-mounted equipment shall be screened, preferably by parapet walls. Screening shall be architecturally compatible

- with the structure which it is attached, be of identical or substantially similar materials used on the nearest building façade and designed as an integral part of the building.
- (2) Wall mounted equipment are not permitted on the front or right-of-way side of the building.

K. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C - Circulation Plan.

1. Areas identified as “Bond Street Extended” and “Donald Driver Way Extended” shall be dedicated to the public as street right-of-way.
 - a. “Bond Street Extended” and “Donald Driver Way Extended” shall connect North Broadway and Kellogg Street.
2. Areas identified as “Elmore Commons” shall either be dedicated to the public to act as a pedestrian mall or, if privately held, provide for public access and use through permanent easement(s).
 - a. “Elmore Commons” shall act as a pedestrian and bicycle link between North Broadway, Donald Driver Way extended and the multiple-use trail to be located along the eastern boundary of the PUD area.
 - b. One vehicular crossing from internal parking areas shall be permitted to traverse “Elmore Commons” within Development Area “A” if the following measures to ensure pedestrian safety are incorporated into its design, with final design approval by the Director of Community and Economic Development:
 - (1) Width of vehicle crossing shall not exceed 22 feet and any other surface pavement adjacent to “Elmore Commons” but outside the designated crossing include barrier(s) that prohibit vehicle movement.
 - (2) Pedestrian element of “Elmore Commons” is emphasized over the vehicular element through the use of different material/colors and is grade separated from adjoining drive aisles by means such as mountable curbing or a speed table.
 - (3) Signage and/or decorative gate mechanisms is installed on both the north and south side of the crossing, identifying “Elmore Commons” as a pedestrian way and possibly have the ability to limit vehicle crossing.
3. Areas identified as a multiple-use trail shall be dedicated to the public or if privately held provide for public access and use through permanent easement(s).
 - a. Multiple-use trail shall act as a pedestrian and bicycle link between “Bond Street extended”, “Elmore Commons” and Kellogg Street.

4. Coordinated pedestrian connections linking all individual building entries, public rights-of-way, "Elmore Commons", and the multiple-use trail within the PUD area through the use of public sidewalks and/or private walks/trails.

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

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by 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:

DRAFT 8/13/2018

Clerk

XX/XX/18

Attachments:

Exhibit A - Location Map

Exhibit B - Development Areas

Exhibit C - Circulation Plan

DRAFT

EXHIBIT B - DEVELOPMENT AREAS

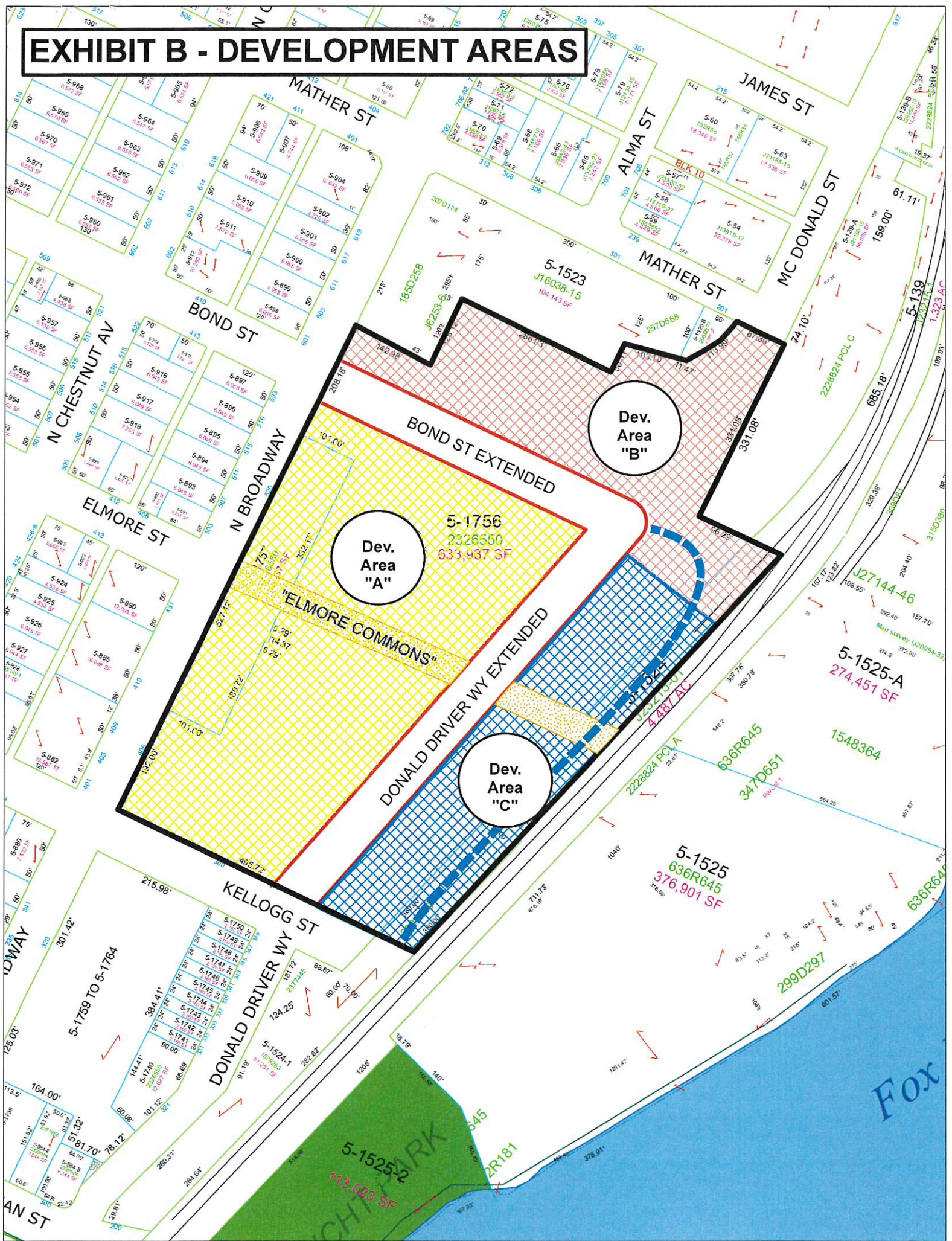
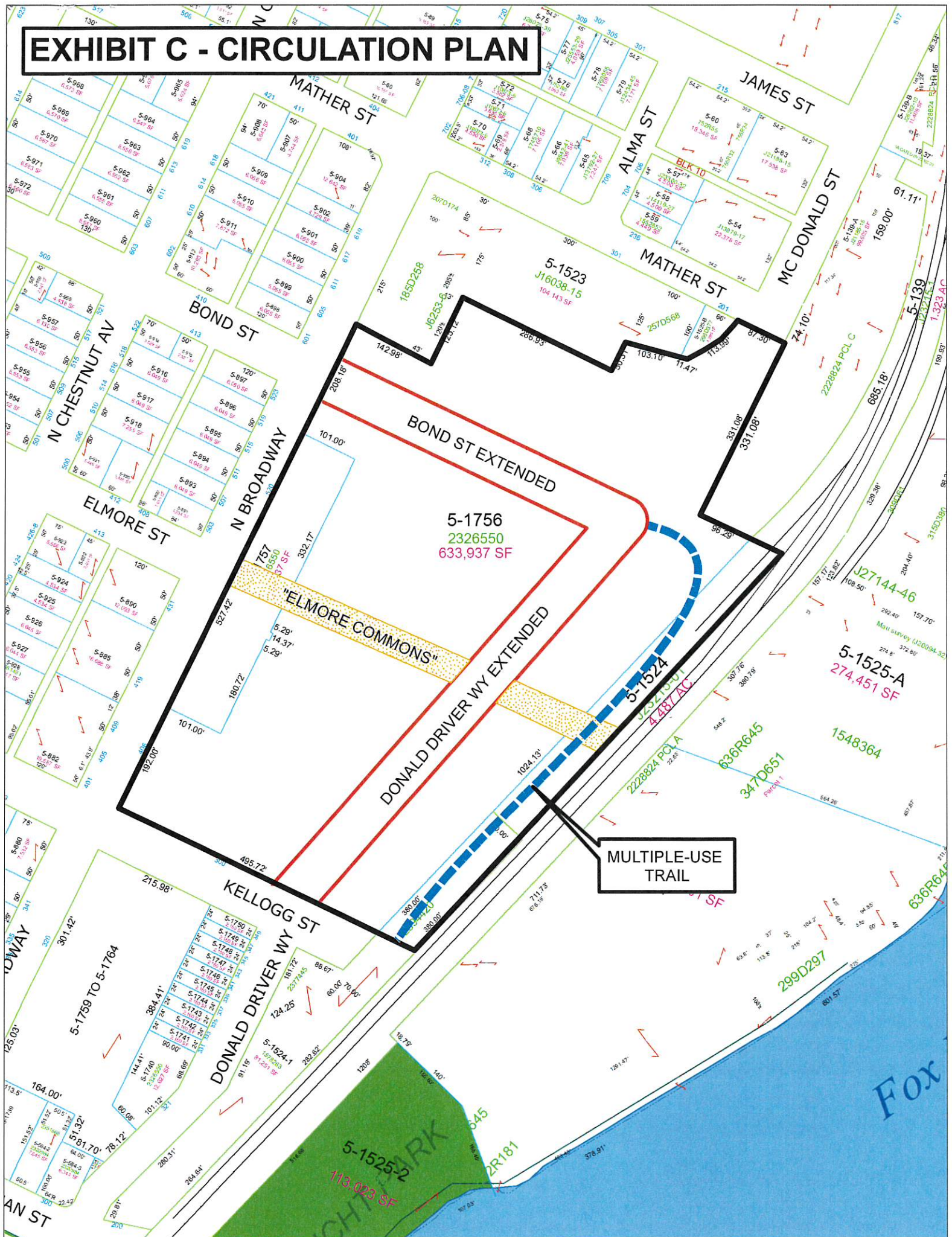


EXHIBIT C - CIRCULATION PLAN





Report to the Green Bay Plan Commission

MEETING DATE

August 27, 2018

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.2.

(ZP 18-29) Consideration and possible action on a request to authorize a Conditional Use Permit (CUP) to construct a detached garage beyond the maximum height requirements found in Chapter 13-615, Table 6-4, in a Low Density Residential (RI) District located at 3503 Nicolet Drive, submitted by David and Nicole Perret, property owners (Ald. B. Dorff, District 1).

BACKGROUND

Primary Address: 3503 Nicolet Drive

Aldersperson/District: Ald. Barb Dorff / 1

Reason for Request: Obtain a permit to construct a garage that exceeds the height for an accessory structure.

Subject Parcel Zoning and Land Use: RI – Low Density Residential zoning, Single-family dwelling.

Surrounding Zoning and Land Uses:

North: RI-Low Density Residential Single-family residences

South: RI-Low Density Residential Single-family residences

East: RI-Low Density Residential Single-family residences

West: Bay of Green Bay

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Housing.

Analysis: The petitioners intend to construct a detached garage and accessory structure at 3503 Nicolet Drive. The proposed detached garage will be placed approximately 65 ft. from the Nicolet Drive right-of-way. The subject site is approximately 40,450 sq. ft. or 0.93 acres. Upon review of a preliminary site plan for the property it was noted that the proposed garage exceeded the maximum height and the maximum side wall height of the accessory structure requirements found in the Zoning Code. Chapter 13-615, Table 6-4 requires that heights and area of detached accessory structures may be increased with a conditional use permit. The following is the specific increases the petitioner is requesting:

Maximum Height:

The petitioner is seeking an increase from the designated maximum accessory structure height of sixteen (16) ft. to a proposed accessory structure height of 17 ft. Height is measured from grade to the mid-point of the roof-line, not the overall height to the peak. In addition, the petitioner is also seeking an increase from the maximum side wall height of ten (10) ft. to a proposed accessory structure side wall height of approximately 13 ft.

The proposed structure has a gable roof line and the exterior of the building will have lap siding. Images of the proposed garage and the site layout are attached within this agenda. The existing residence is a single story dwelling with an attached garage located on the western edge of the site. The dwelling is located within the AE District of the 100-year floodplain; however, the proposed garage is not. The petitioners obtained a variance from the Board of Appeals at their meeting on Monday, August 20, 2018, for the placement of the garage in front of the primary dwelling.

The subject parcel is large enough that Planning staff believes the increased heights will not detract from the adjacent property owners or disrupt the perceived spatial density and character of the existing neighborhood. The accessory use is smaller than the principal residence footprint.

Ald. B. Dorff, adjacent property owners and the Nicolet Drive Neighborhood Association were notified of the request. Staff received comments but no objections to the request as of the drafting of this report.

RECOMMENDATION

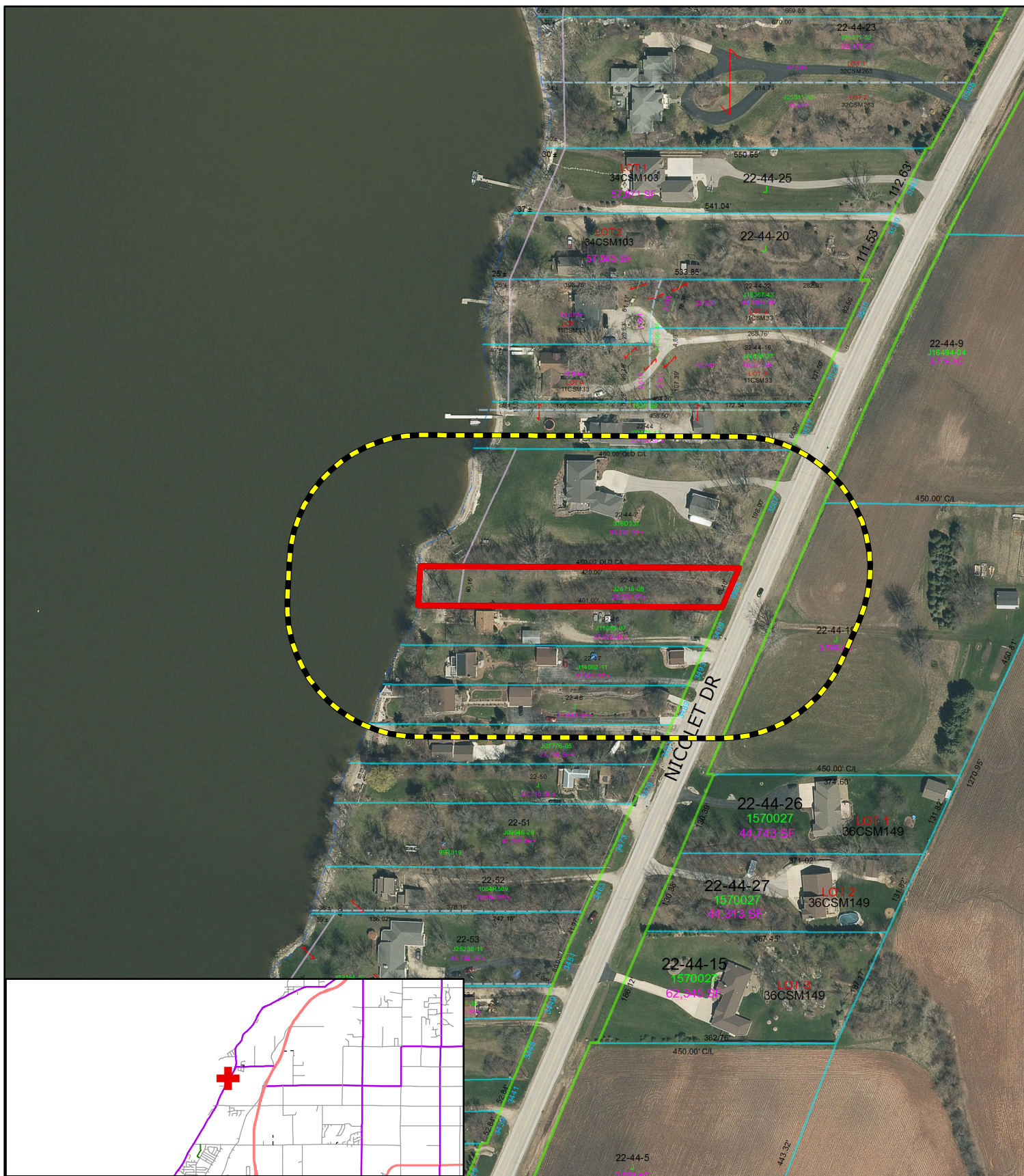
Approval of the request, subject to:

- 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. Continuance of similar style of architecture, exterior construction material, and color of the structure.

FISCAL IMPACT

ATTACHMENTS

1. ZP 18-29 Loc Map
2. Site_Elevations



- Subject Area
- 200' Property Owner Notice



Zoning Petition (ZP18-29) Conditional Use Permit (CUP) 3503 Nicolet Drive

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

0 5,000 10,000
Feet

BUILDER: Perret Homes
OWNERS: David & Nicole Perret
PROPERTY ADDRESS 3503 Nicolet Dr
TAX PARCEL NUMBER 22-45

BUILDING LOCATION PLAN

3503 Nicolet Drive, Section 12, Township 24 North, Range 21
East, City of Green Bay, Brown County

Single Family Resident

Soil Type: Shullsburg Silt Loam

No site or nearby adjacent wetlands

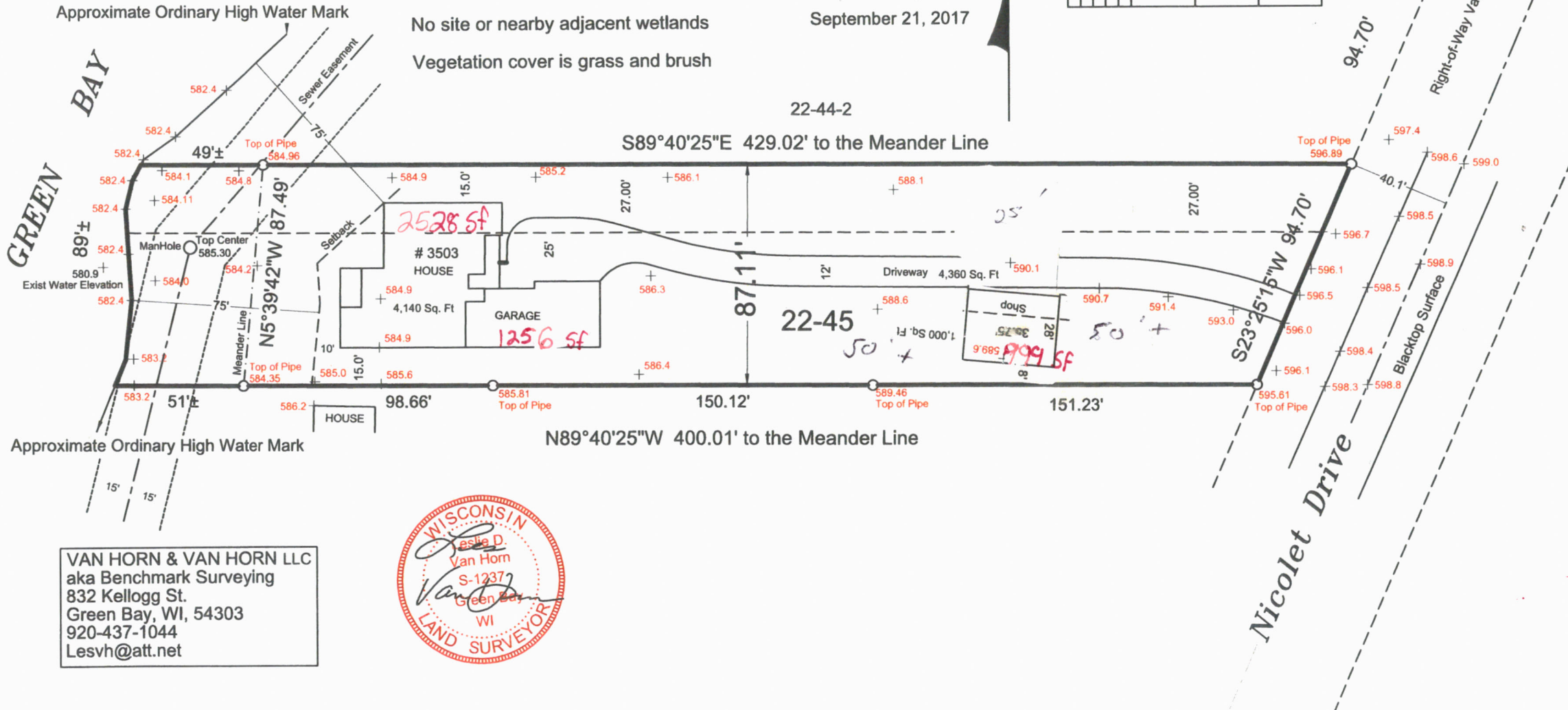
Vegetation cover is grass and brush

SCALE 1" = 50'

40,450 Sq. Ft.

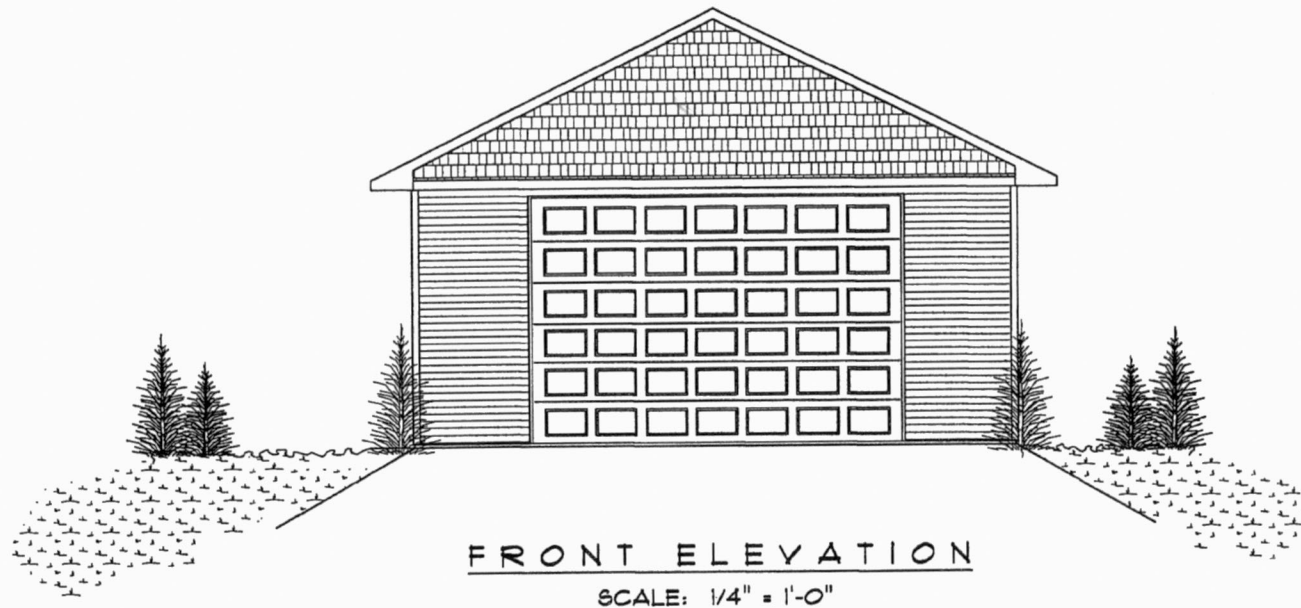
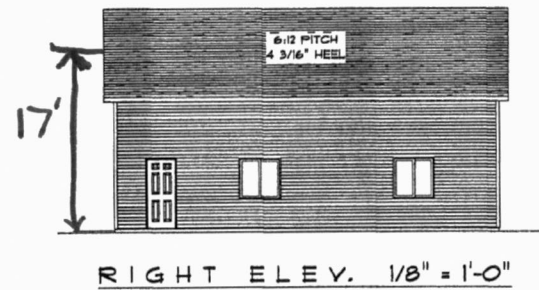
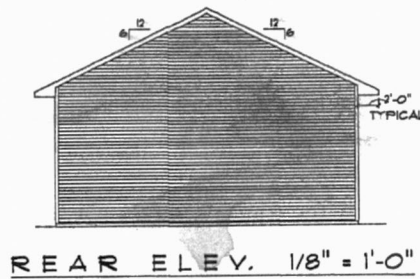
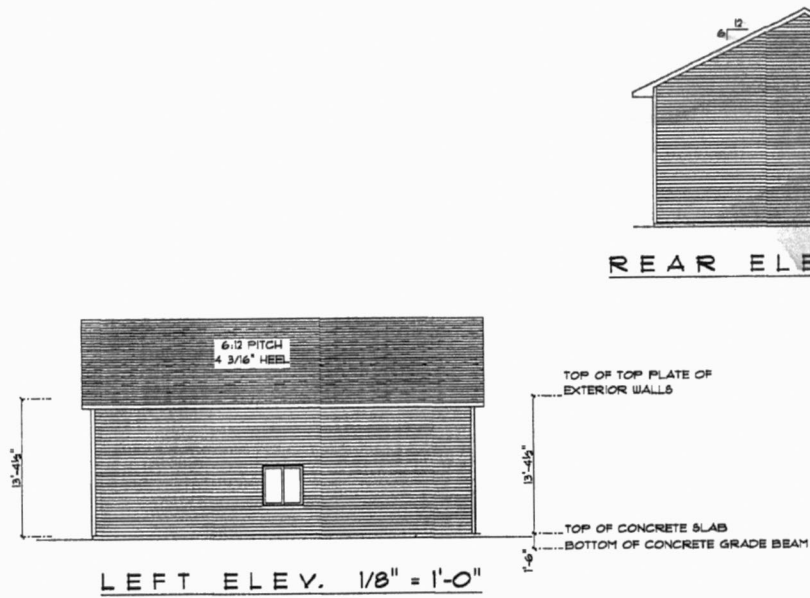
September 21, 2017

N

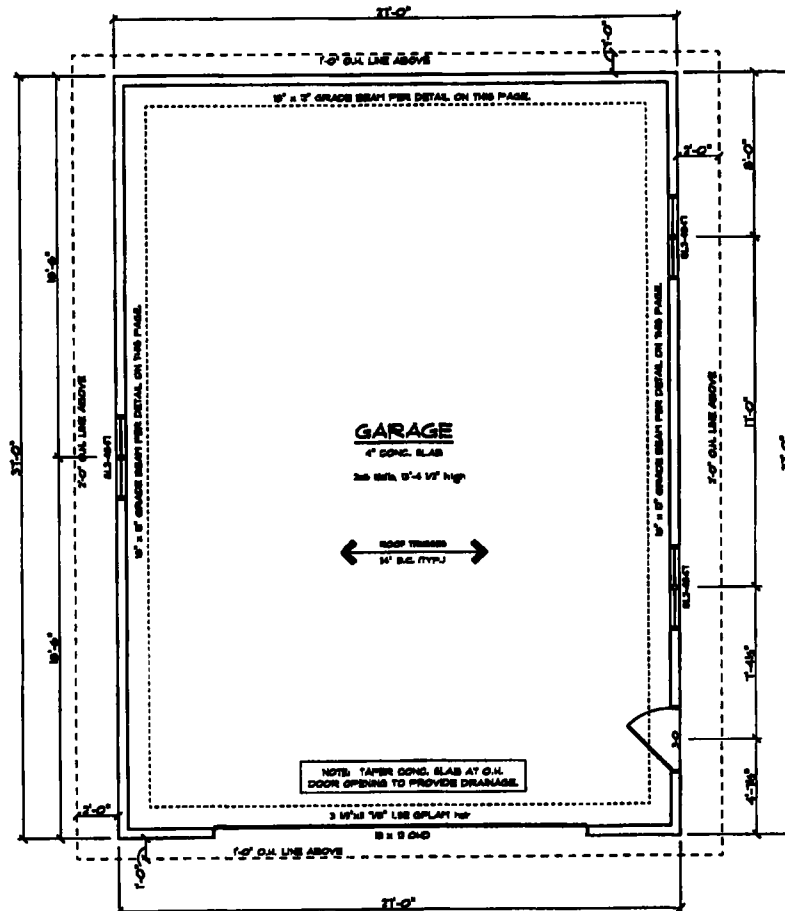
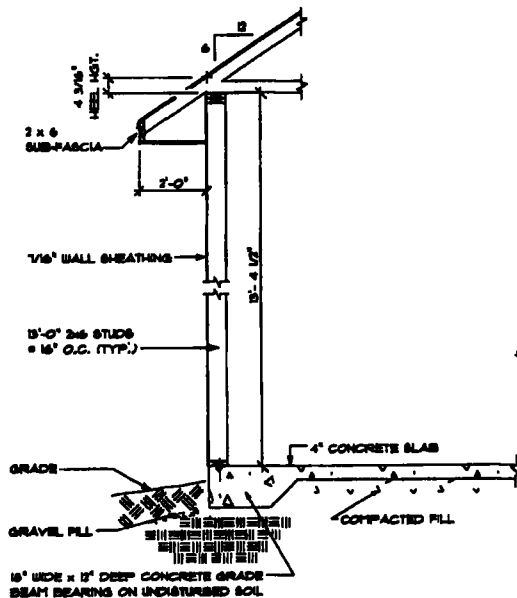


VAN HORN & VAN HORN LLC
aka Benchmark Surveying
832 Kellogg St.
Green Bay, WI, 54303
920-437-1044
Lesvh@att.net





	Design Services JACOB E. REED, INC. 200 W. 10TH ST. SUITE 100 DAYTON, OH 45402 PHONE: 937-263-1000 FAX: 937-263-1800	CUSTOM DESIGNED FOR:		DAVE PERRET GARAGE	Although every effort has been made to ensure the accuracy of the information contained herein, the designer assumes no responsibility for the use of the information contained herein for any purpose other than that for which it was prepared.	REVISED	DATE	SHEET
		16 JUNE 2009 DK	14 MAY 2009			1 OF 2		
						SCALE	AS NOTED	
						BY	LAW A. BROWN	
						DATE	09-125	



FLOOR PLAN

13'-4 1/2" CLG. HGT.
999 SQ. FT.

NOTE:
BUILDER RESPONSIBLE TO TRANSFER
POINT LOADS FROM ABOVE THROUGH
FLOOR SYSTEM, AND OTHER WALLS
WITH RIGID BLOCKING DOWN TO
FOUNDATION WALLS.

**WALL BRACING &
TALL WALL DETAILS
TO BE DESIGNED
BY OTHERS.**

- NOTES:**
- FLOOR SYSTEM: 4" CONG. SLAB ON GRADE
 - ROOF SYSTEM: 1/2" WALL TRUSS 12" O.C.
 - LOADING: TOTAL LOAD = 80' WALL + 80' ROOF + 10' WALL + 10' ROOF
 - ROOF DEFLECTION: 1/4" LOAD 1/4" DEFLECTION
 - SELECTION OF LOAD: 120'
 - WIND HEADINGS: 4" CONG. SLAB
 - WIND WALL STUDS: 1/2" PL. 12" O.C.
 - WIND RESISTANCE: SEE CATALOG FOR DETAILS
 - ALL CONNECTIONS: SEE CATALOG FOR DETAILS
 - WIND BRACING: SEE CATALOG FOR DETAILS
 - WIND BRACING: SEE CATALOG FOR DETAILS
 - WIND BRACING: SEE CATALOG FOR DETAILS
 - WIND BRACING: SEE CATALOG FOR DETAILS
 - WIND BRACING: SEE CATALOG FOR DETAILS
 - WIND BRACING: SEE CATALOG FOR DETAILS

DESIGN SERVICES	DATE: 11 MAY 2009	SCALE: 1/4" = 1'-0"	SHEET: 2 OF 2
DATE: 11 MAY 2009	BY: LEO A. WILSON	PROJECT: 09-125	
DATE: 11 MAY 2009	BY: LEO A. WILSON	PROJECT: 09-125	
DATE: 11 MAY 2009	BY: LEO A. WILSON	PROJECT: 09-125	

CUSTOM DESIGNED FOR:
DAVE & NAJOKA
GARAGE

3503 MICOLBY DR



Report to the Green Bay Plan Commission

MEETING DATE

August 27, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.3.

(SV 18-02) Consideration with possible action on the request to vacate a portion of Donald Driver Way and to close a portion of Kellogg Street to the public, submitted by Mau & Associates (Ald. R. Scannell, District 7).

BACKGROUND

Aldersperson/District: Ald. Randy Scannell / 7

Reason for Request: To vacate and close unimproved portions of roadway to accommodate a larger development

Subject Parcel Zoning and Land Use: PUD; Vacant and Parking Lot

Surrounding Zoning and Land Uses:

All: PUD, Planned Unit Development, Vacant, Parking

Analysis: This vacation and closure request is part of the Railyard development, generally bounded by Dousman Street, North Broadway, Mather Street and the existing railroad tracks. The vacation request is for a portion of unimproved Donald Driver Way. This vacation will accommodate the updated road layout. The closure request is for an unimproved portion of Kellogg Street, which currently has a portion of Titledown Brewing Company's parking lot covering it. The City will enter into a closure agreement concerning the amenities allowed in this closure area, as well as the maintenance responsibilities.

Ald. R. Scannell, adjacent property owners and reviewing agents have been notified of this request. There have been no objections as of the drafting of this report.

RECOMMENDATION

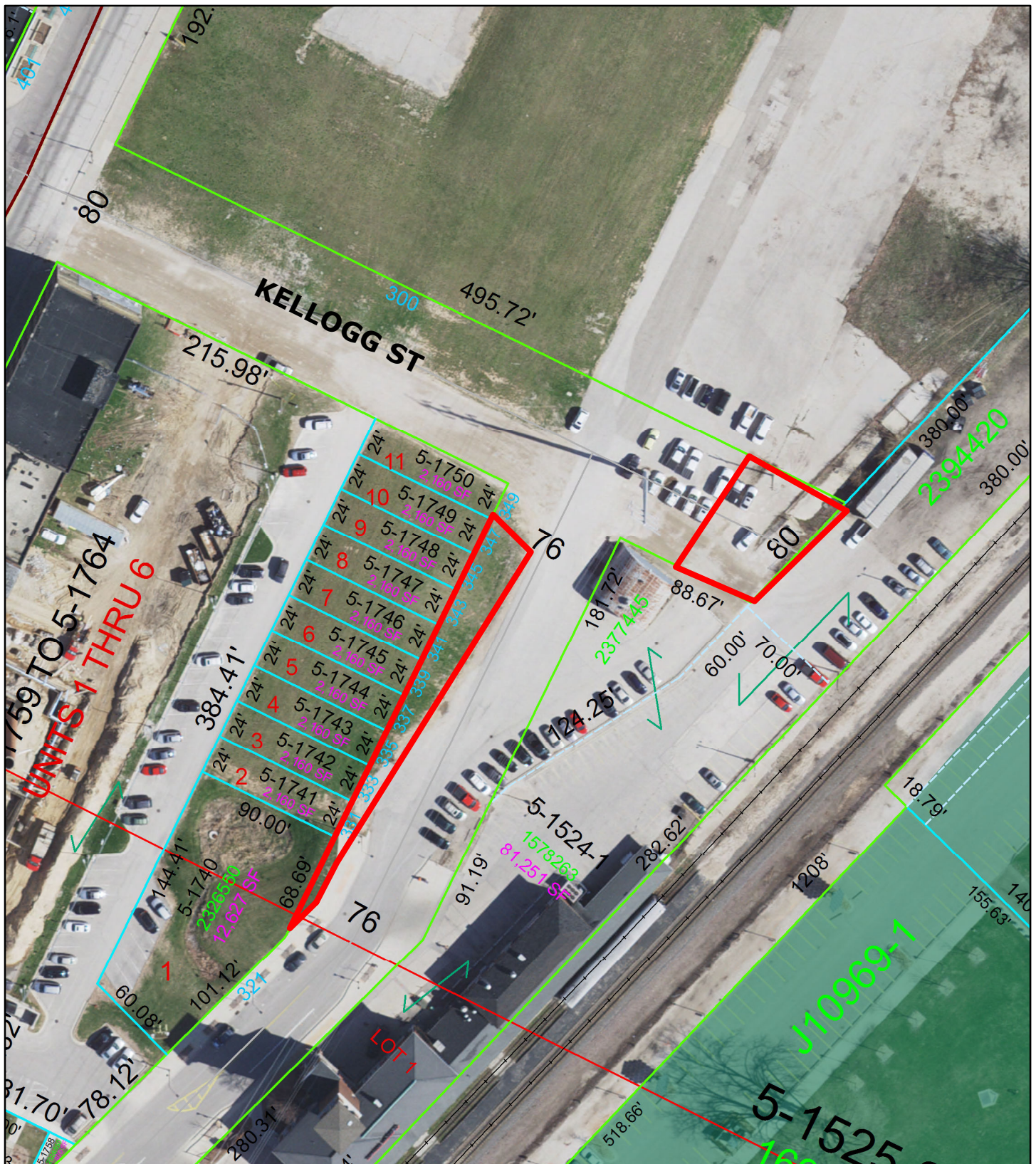
Approval of the request, subject to the following conditions:

1. Approval of the corresponding Subdivision Plat (CP 18-01) showing the vacation and closure areas.
2. A Maintenance Agreement for the closure area on Kellogg Street with the Department of Public Works.

FISCAL IMPACT

ATTACHMENTS

1. SV 18-02 Map
2. SV 18-02 UPDATED(2) Exhibit

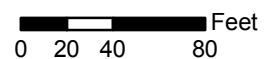


(SV 18-02) Street Vacation for unimproved portions of Donald Driver Way & Kellogg Street

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 7.24.18



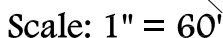
Subject Vacation Areas





Street Vacation of Donald Driver Way and Street Closure of Kellogg Street

Rail Yard Innovation District



Tax Parcel: -
Drafted By: JEL
File: L-2892Vacation Closure Exhibits
Data File: L-2892.txt

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

Fieldwork Completed: 08.13.18



Report to the Green Bay Plan Commission

MEETING DATE

August 27, 2018

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.4.

(PP 18-03) Consideration with possible action on appointments to the Military Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Schmitt.

BACKGROUND

Alderspersons: Ald. Chris Wery, District 8; Ald. Mark Steuer, District 10; and Ald. John Vander Leest, District 11

Analysis:

In accordance with the City of Green Bay's BID Handbook, the Plan Commission has a formal role in the approval process for BID Board appointments. This provides an opportunity for the Plan Commission to have a stronger connection to the BID operating plans that it reviews on an annual basis.

The Military BID Board has submitted the following nominations to the City for consideration for appointment:

Name: Business/Property:

Eric J. Dombrowski Jim's Music, 1219 S Military Ave, Green Bay, WI 54304
Elizabeth Collins Green Bay Plaza, 1505 W Mason St, Green Bay, WI 54304

Per BID appointment procedures, the City's Economic Development staff has considered the qualifications of the above nominees and recommended approval to the Mayor. Mayor J. Schmitt has also reviewed the nominations and submitted the above appointments for confirmation by the Plan Commission before final approval is considered by Common Council.

RECOMMENDATION

Approval of the Military BID Board members, as recommended by the Military BID and approved by Economic Development staff and the Mayor.

FISCAL IMPACT

ATTACHMENTS

1. PP 18-03, E. Collins Resume
2. PP 18-03, E. Dombrowski Resume

Elizabeth Collins
2725 Hawthorne Drive
Saukville, WI 53080
414.810.9580 Cell
liz9082@yahoo.com

OBJECTIVE: To obtain a position where I can maximize my accounting skills, customer relations, and office administrative.

EXPERIENCE:

Senior Property Manager

NAI MLG Commercial –Milwaukee, WI

August 2014-Present

Responsible for the following functions:

- Received a promotion in August of 2016 to Senior Property Manager**
- Received a promotion in August of 2014 to Property Manager**
- Manage over 1,500,000/Sq. ft. of Class A & B, Retail, and industrial properties
- Direct contact with Owners, discussing financials, budgets, emergency issues with the properties. I won outstanding building of the year award by Boma for Riverwood One and Two in Pewaukee in 2016.
- Prepare Monthly Financials
- Review Invoices for accuracy, confer with vendors to correct invoices as necessary, and code invoices
- Review leases for specific uses, clauses and restrictions
- Prepare lease abstracts
- Assist in implementing new leases with the Attorney's and Owners.
- Yearly Budgets
- Communicate building and operational information to tenants
- Inspect properties for operation and condition of utilities and plan preventive maintenance. Inspect for safety, cleanliness, wear and tear
- Interface with tenants and vendors as needed, coordinating repairs, service provider quotes, remodeling requests, etc.
- Direct Supervisory position over two employees
- Negotiate vendor contracts
- Review Yearly Cam Reconciliations to make sure they are accurate to send to the tenants.

Assistant Property Manager

NAI MLG Commercial –Brookfield, WI

2013-August 2014

Responsible for the following functions:

- Manage over 700,000 sq. ft. of property
- Prepare Monthly Financials
- Review Invoices for accuracy, confer with vendors to correct invoices as necessary, and code invoices
- Review leases for specific uses, clauses and restrictions
- Yearly Budgets
- Communicate building and operational information to tenants
- Inspect properties for operation and condition of utilities and plan preventive maintenance. Inspect for safety, cleanliness, wear and tear
- Interface with tenants and vendors as needed, coordinating repairs, service provider quotes, remodeling requests, etc.
- Direct Supervisory position over one employee
- Negotiate vendor contracts
- Yearly Cam Reconciliation

EXPERIENCE:

Property Accountant

Greywolf Property, Inc. – Milwaukee, WI

2011-2013

Responsible for the following functions:

- Prepare Monthly Financials
- Bank Reconciliation
- Yearly Cam Reconciliation
- Yearly Budgets
- Entering leases into Yardi
- Approve Wire Transfers
- Investor Reporting for Year End
- Approve Payables
- Tenant collection calls
- Recurring monthly journal entries
- Handle Distribution Account for Investors
- Process Sales Tax for 5 Properties

Office Manager

Syntec Systems Corp. – Saukville, WI 53080

2003-Present Part-Time

Responsible for the following functions:

- Answer Phones
- Process Accounts Payables
- Billing
- Inside Sales
- Bank Reconciliation
- Process Accounts Receivables
- Preparing and submitting purchase orders

Property Manager

2008-2008

Grubb & Ellis, Milwaukee, WI 53202

Responsible for the following functions:

- Process property payables
- Tenant collection calls
- Process Insurance Certificates for tenants and vendors
- Process and expedite tenant service work orders
- Answer Phones
- Preparing annual Budget
- Prepare Monthly Reports
- Negotiate vendor contracts
- Direct Supervisory position over 3 employees
- Organize Tenant Files
- Organize the office

Administrative Assistant

HSA Commercial Real Estate – Brown Deer, WI 53223

2000-2008

Ownership changed in 2004 from MB Real Estate to HSA Commercial Real Estate

Responsible for general administration for 717,000 sq. ft. building in Brown Deer Business Park.

Accounting/Administrative functions

- Process property payables
- Process property receivables
- Tenant collection calls
- Process month-end and quarterly accounting reports
- Develop tenant handbooks
- Assist in preparing annual Budget
- Process and expedite tenant service work orders

Tenant Events

- Coordinate annual tenant summer party for over 500 attendees
- Coordinate annual Christmas Breakfast for over 300 attendees
- Coordinate annual summer barbeque for over 125 attendees
- Talent booking for events
- Coordinate food/caterer services for events
- Mass mailing of invitations to attendees
- Assisted North Shore Fire Department annual life/safety seminar for our tenant

Accounting Clerk

Jim Bern Company – Mequon, WI 53092

1998-2000

Responsible for accounting function for 900 Townhouses in the Milwaukee & Minneapolis areas including the following areas:

- Accounts Payables
- Accounts Receivables
- Process eviction paperwork
- Assist GM
- Assist Lease Signings

Elizabeth Collins

EDUCATION:	Milwaukee Area Technical College	2003
	Financial Accounting	
	Accounting 1 & 2	
	English 1	
	History 1	
	Robbins & Lloyd/Real estate license	1995-Present
SKILLS:	Timberline Accounting Software	
	Yardi Accounting Software	
	QuickBooks Accounting Software	
	Outlook	
	MS Excel	
	MS Word	

Eric J. Dombrowski

232 S ontario Street De Pere WI, 54115 (920) 550-1031 Ej@jimsmusic.biz

Highlights

- ♦ Can-do attitude, goal oriented, self motivated, problem solver, focused, dependable and trustworthy.
- ♦ Enjoy a collaborative work environment. Highly effective

Relevant Skills/Experience

Green Bay location Manager

Green Bay, WI

05/2010 to Current

- ♦ Opened and managed our Green Bay location for the last 8 years, managing a staff of 20+ individuals operating all segments of our stores operations. Handling acquisitions of two other music stores.

General Marketing Manager

Marquette, MI

05/2005 to 2010

- ♦ Conceptualized, constructed and maintained the company website.
- ♦ Managed a group of 6 sales associates, providing daily direction and establishing individual goals to support overall business objectives.
- ♦ Planned, executed and managed advertising objectives within budget.
- ♦ Produced radio and print advertisements and negotiated pricing.

Lesson Instructor

Escanaba, MI Marquette

05/2002 to 05/2009

- ♦ Created personal weekly lesson plans for each student.
- ♦ Developed policies and procedures for payment. ♦ Provided consultation to parent and/or student regarding individual musical development and prepared recommendations based on performance and individual goals.
- ♦ Presented a progressive learning environment for lessons, adapting teaching styles to optimize students progress.
- ♦ Maintained over 90% student success rates with an average lesson time spanning just 2 years.

Customer Service

Escanaba, MI Marquette, MI 05/2002 to -2007

♦ Engaged conversation with customers entering the business. ♦ Provided detailed information to customers for product sales, instruction and instrument repair. ♦ Encouraged cross-sales. ♦ Multitasked by delivering friendly customer service while providing music lessons, managing inventory; stocking and placing product orders, and resolving/investigating billing or service contract concerns.

Wahlstrom's Lounge

Bartender

Marquette, MI

08/2007 to 04/2008

Skyway Airlines

Customer Sales Representative/ Ramp agent

Escanaba, MI

07/2005 to 04/2006

Education

Northern Michigan University Marquette, MI Bachelor Degree in Business Management / Minor in Music May 2009

References: Available upon request