



AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, MARCH 25, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

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 the March 25, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

- I. Approval of the minutes from the February 25, 2019, meeting of the Green Bay Plan Commission.

D. Regular Business.

- I. (Site Plan #2207) Consideration with possible action on the request of the Zoning Administrator to review the site plan, renderings and landscape plan for a proposed Kwik Trip located at 3525 Humboldt Road (Ald. B. Dorff, District 1).
2. (ED 19-01) Consideration with possible action on the request to approve an easement discontinuance located within vacated Lark Street at 1262 Velp Avenue, submitted by Mau & Associates (Ald. Scannell, District 7).
3. (SP 19-01) Consideration with possible action on the request to declare City property surplus, located on Highland Park Avenue, submitted by Department of Public Works (Ald. C. Stevens, District 5).

E. Informational.

- I. Director's Report.

2. March 5, 2019, Council Communication requesting housing unit breakdown within the City of Green Bay.
3. Date of next meeting: Monday, April 8, 2019.

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



MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, FEBRUARY 25, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

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: Veronica Corpus-Dax, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Jerry Wiezbiskie, Excused: Jacob Miller, Absent: Sidney Bremer

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the February 25, 2019, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the agenda. Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 11, 2019, meeting of the Green Bay Plan Commission.

Moved by Jerry Wiezbiskie, seconded by Ald. Veronica Corpus-Dax to approve the minutes. Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

Chair Tim Gilbert read into record the guidelines for tonight's meeting.

I. (ZP 18-37) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, submitted by Pastor Manuelus Reacco, Transformation House, Inc (Ald. B. Galvin, District 4).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion.
Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to the close floor for discussion.
Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to authorize a Conditional Use Permit (CUP) for a shelter facility in an Office/Residential (OR) District located at 430 South Clay Street, subject to the following conditions:

- a. A maximum capacity of 46 individual residents within the shelter facility. Any increase in residents will require Plan Commission and Common Council approval.
- b. If the shelter facility use at 430 South Clay Street is discontinued, the operation is dissolved, or if the Transformation House no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Development Director a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the rooming & boarding house but not limited to:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. A mandatory background check for all residents is required. Sex offenders required to register under §301.45, Wis. Stats., are prohibited from any stay at the facility.
- e. Conformance with the operating plan submitted by the applicant.
- f. Compliance with all other regulations of the Green Bay Municipal Code.
- g. A site plan be reviewed and approved by the Community Development Review Team (CDRT).
- h. Tax Parcels 14-882 and 14-876 be combined into one parcel.
- i. The facility may conduct activities to serve residents and may occasionally conduct neighborhood outreach events on site, but shall not conduct an ongoing soup kitchen.
- j. The applicant shall submit a safety and security plan that includes exterior recording cameras, landscaping, and lighting approved by the Green Bay Police Department.
- k. The Chief Building Official shall inspect the subject property for compliance with applicable building codes.

Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

E. INFORMATIONAL.

1. Director's Report.

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

2. Date of next meeting: Monday, March 11, 2019.

F. ADJOURNMENT.

Moved by Jerry Wiezbiskie, seconded by Lisa Hanson to adjourn. Motion carried.

Yes- Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Timothy Gilbert, Veronica Corpus-Dax, No-
None, Abstain- None



Report to the Green Bay Plan Commission

MEETING DATE

March 25, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # D.I.

(Site Plan #2207) Consideration with possible action on the request of the Zoning Administrator to review the site plan, renderings and landscape plan for a proposed Kwik Trip located at 3525 Humboldt Road (Ald. B. Dorff, District I).

BACKGROUND

Aldersperson/District: Ald. Barbara Dorff, District I

Reason for Request: To review the site plan and renderings for the proposed development as part of the Eaton Heights Planned Unit Development (PUD), General Ordinance (GO) 25-04.

Subject Parcel Zoning and Land Use: PUD – Planned Unit Development (PUD)/vacant

Surrounding Zoning and Land Uses:

North: PUD - Proposed Low Density Condominium Development

South: PUD - Future Commercial land uses as part of the Stone Garden Development

East: PUD - Future Commercial land uses as part of the Eaton Heights PUD

West: R3/R1 - Fire Station Number 7/Celebration Church

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Commercial land uses.

Analysis: The zoning for the Eaton Heights development was created in 2004 as a Planned Unit Development (PUD). The PUD has three primary land uses: single and two family dwellings, low density condominiums and General/Neighborhood Commercial land uses. Since 2004 the single-family development has been evolving south of the Mahon Creek Parkway, along Watercrest Drive, Barronwood Drive and Satellite Drive, between North Huron Road and Spartan Road. There are plans to develop the condominium property south of Watercrest between North Huron Road and Barronwood Drive in 2019.

The subject site is the first development within the area designated from General/Neighborhood Commercial uses. Kwik Trip recently acquired a 10 acre parcel on the northeast corner of Humboldt Road and North Huron Road with the intention of constructing a full service Kwik Trip convenience store with fuels sales and a car wash.

Under GO 25-04, prior to the issuance of issuing permits, the petitioner is required to receive Plan Commission approval of the landscape plan, building facades and final site plan. See attachments within this agenda packet. The planning staff is recommending approval of the final site plan as presented.

RECOMMENDATION

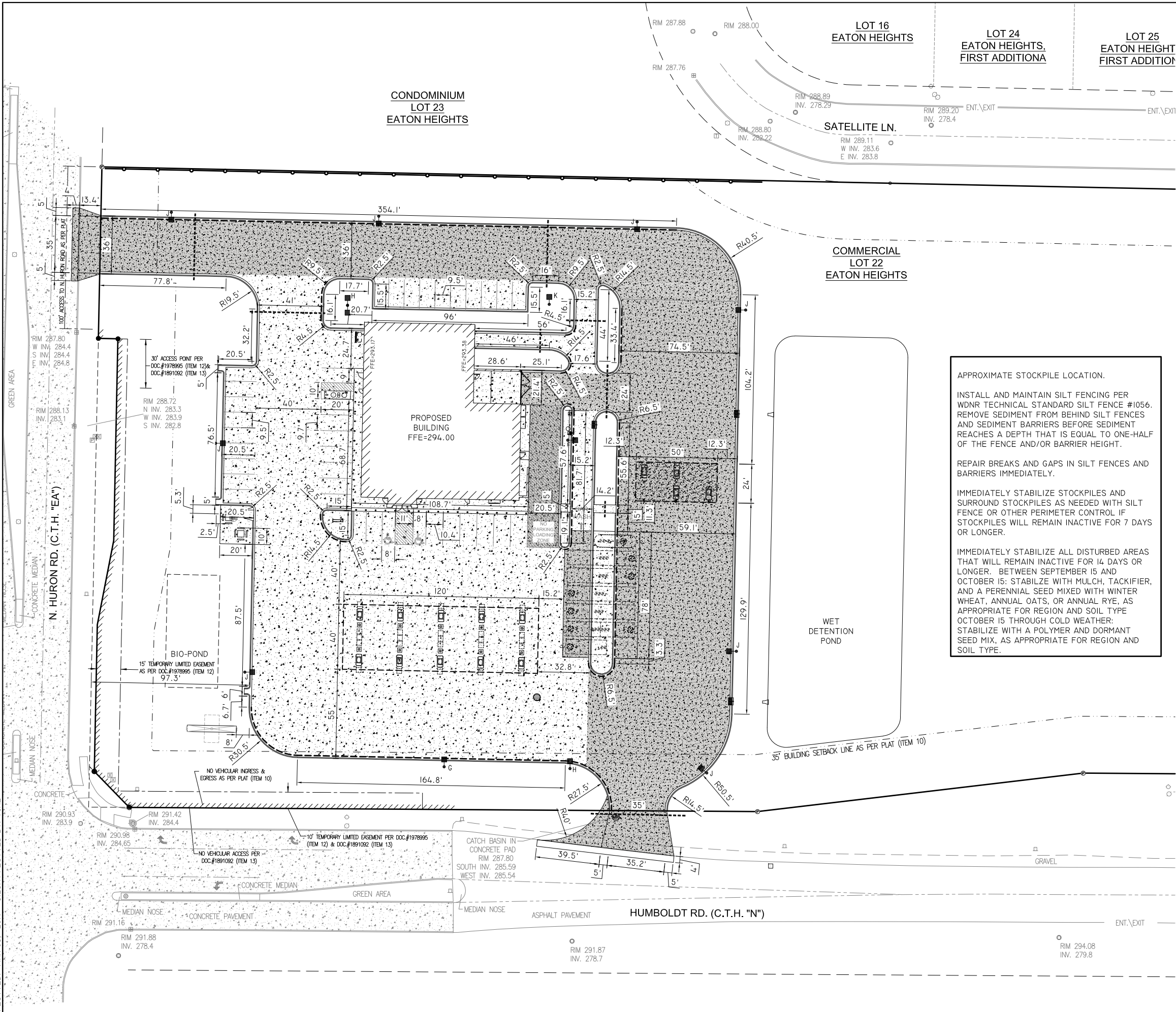
Approval of the request, subject to the standards found in GO 25-04 and standard site plan review.

FISCAL IMPACT

ATTACHMENTS

1. Kwik Trip - Site Plan
2. Kwik Trip _ Renderings - Reduced
3. Kwik Trip Landscape _ Lighting - Reduced

DRAWING FILE: P:\8100-8199\8167 -Kwik Trip #1051 GREEN BAY.DWG\PLANS\8167-SPI-SITE.DWG LAYOUT: SPI
PLOTTED: MAR 05, 2019 - 3:25PM PLOTTED BY: TONE



LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
CAROW LAND SURVEYING CO.
920-731-4168
2. CURBS ARE DIMENSIONED TO BACK OF CURB.
3. CONVENIENCE STORE, AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWESTERN MOST PROPERTY CORNER AND ALIGNED PARALLEL/PERPENDICULAR TO THE LINE LABELED N01°11'21"E, UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 15' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
APR 15- OCT 31 USE: TK-26UV
NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI
8. THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY CITY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATT WOICEK PH. (920) 448-3100. WITHIN HURON ROAD AND HUMBOLDT ROAD WILL NEED TO CONTACT THE BROWN COUNTY PUBLIC WORKS DEPARTMENT.
9. THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY SANITARY SEWER OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT MATTHEW HECKENLAIBLE PH. (920) 448-3100.
10. THE CITY OF GREEN BAY WATER DEPT. MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN ANY PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL PH. (920) 448-3480.

APPROXIMATE STOCKPILE LOCATION.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.

IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

SITE DATA:

ZONING DISTRICT: CI
TOTAL SITE AREA - EXISTING/PROPOSED: 451,181 SF

EX. IMPERVIOUS: 0 SF
EX. PERVIOUS: 451,181 SF

PARKING REQUIREMENTS
PARKING REQUIRED: SERVICE STATION = 1 STALL
PER 250 SF OF GFA. 2
SPACES PER SERVICE BAY
PARKING PROVIDED: 36 STALLS

BUILDING HEIGHTS
CONVENIENCE STORE: 20.0'
CANOPY: 15.5'

BUILDING SETBACKS
35' BUILDING SETBACK PER PLAT (ITEM 10)

PROPOSED LOT GREEN AREA: 328,364 SF 73%
PROPOSED HARD COVER: 122,817 SF 27%
PAVED AREA: 91,143 SF 74%
BUILDING ROOF AREA: 9,156 SF 8%
WATER FEATURE AREA: 22,518 SF 18%
CONVENIENCE STORE:
(FLOOR AREA) = 7232 SF
(CAR WASH) = 1924 SF
(CANOPY) = 6010 SF

UTILITY PROVIDERS

ELECTRIC/ GAS:
WISCONSIN PUBLIC SERVICE- 800-450-7290

CABLE TV:
TIME WARNER CABLE- 920-496-2040

TELEPHONE:
BROWN COUNTY COMMUNICATIONS- 920-391-1977
AT&T- 920-544-9252

SANITARY/ WATER
CITY OF GREEN BAY 920-448-3480

KWIK
TRIP
TM

STORES

KWIK
STAR
TM

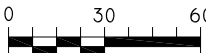
STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



SCALE



SITE PLAN

CONVENIENCE STORE #1051

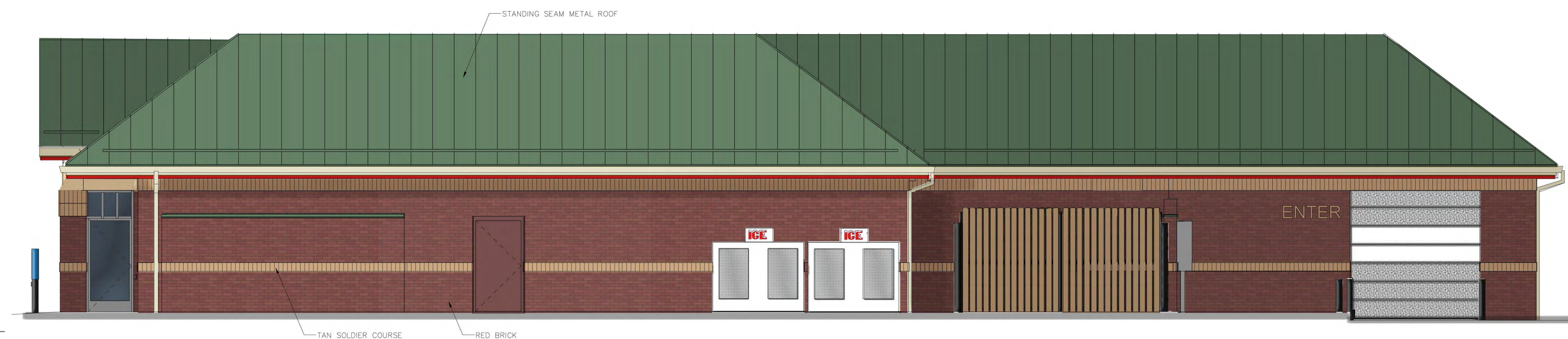
3525 HUMBOLDT ROAD
GREEN BAY, WI

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY	NAP
SCALE	GRAPHIC
PROJ. NO.	8167A
DATE	03/05/19 - REVIEW DOCUMENTS
SHEET	SP1



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"



4 LEFT ELEVATION
3/16" = 1'-0"

VANWAGEN
ARCHITECTS, INC.

750 N. Third Street
Ph (608) 784-2729
La Crosse, WI 54601
Fax (608) 784-2826

**Kwik
Trip**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
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1 FRONT ELEVATION



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10 MPD

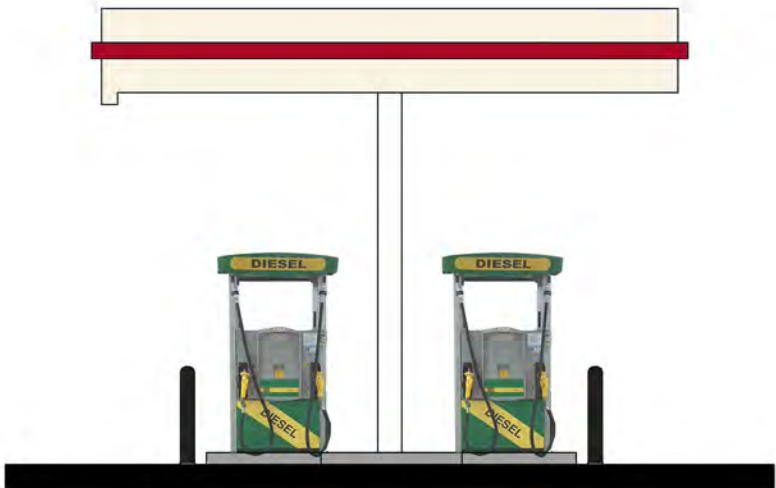
2 SIDE ELEVATION



1 FRONT ELEVATION



2 SIDE ELEVATION



3 REAR ELEVATION

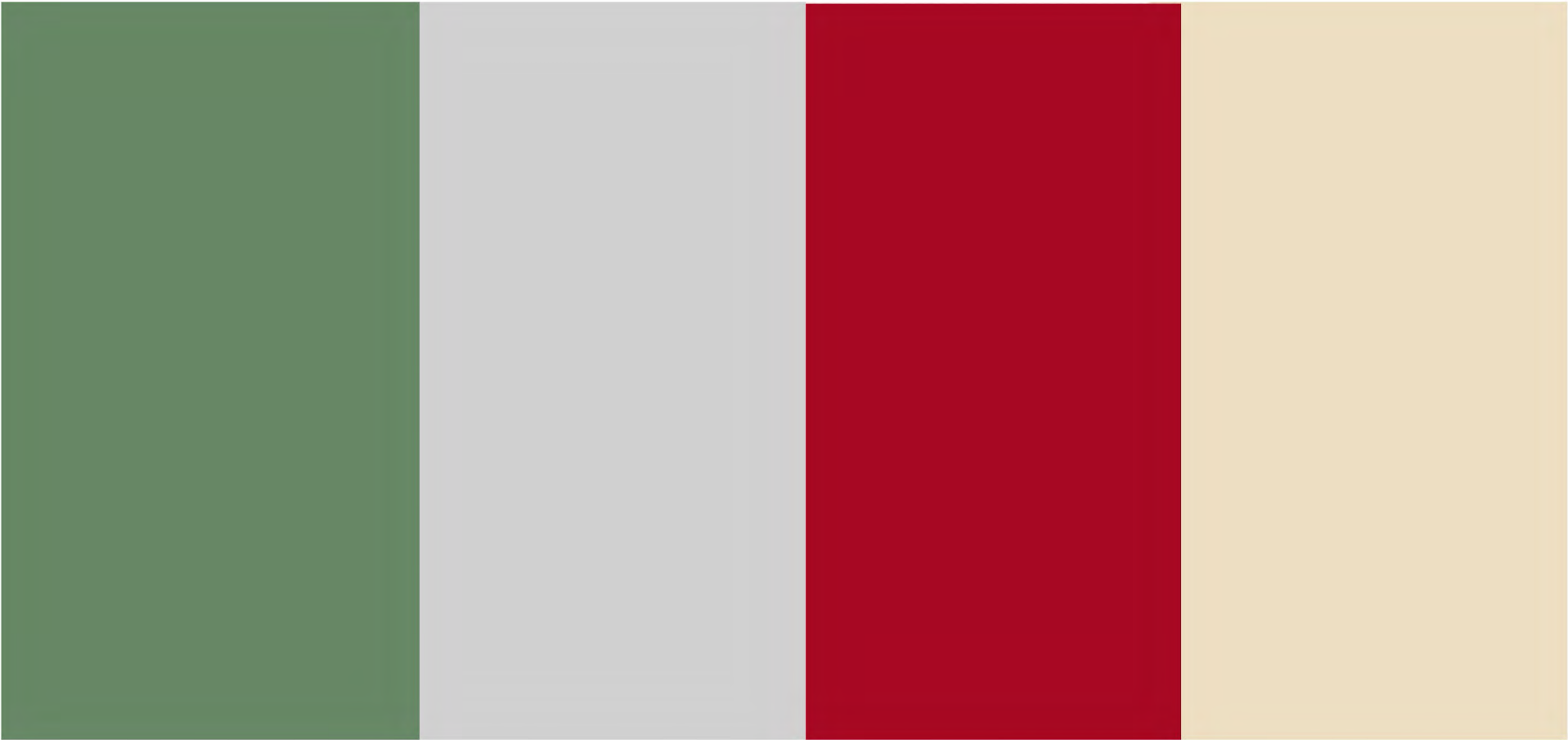


**Kwik
TRIP**

**Kwik
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

2 LANE DIESEL



METAL ROOFING

DOORS AND
WINDOWS

METAL FASCIA
ACCENT

METAL FASCIA



BRICK



BRICK

STUCCO AT GABLE





WIS. STATUE 182.0175(1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

1. LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS.

2. ALL PLANTING BEDS NOT ADJACENT TO ASPHALT, CONCRETE OR CURBS SHALL HAVE PLASTIC EDGING AS INDICATED ON THE PLAN. ALL PLANTING BEDS SHALL BE TOPDRESSED WITH DECORATIVE STONE MULCH ON WEED BARRIER AS INDICATED ON THE PLAN.

3. THE PLANT SCHEDULE IS ON THIS SHEET. IT IS PROVIDED FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR. THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.

4. WATER PLANTS IMMEDIATELY AFTER INSTALLATION.

5. GUARANTEE ALL PLANTINGS FOR 1 YEAR FROM THE DATE OF INSTALLATION.

6. SEE PLANTING DETAILS ON SHEET
L2.0 FOR PLANT INSTALLATION
REQUIREMENTS.

7. ALL AREAS INDICATED AS LAWN SHALL BE SEEDED AS SPECIFIED.

8. LIGHT POLES ARE SHOWN FOR CONVENIENCE ONLY. SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS OF LIGHT POLES.

9. UNDERGROUND UTILITIES ARE SHOWN FOR CONVENIENCE ONLY. SEE CIVIL PLANS FOR OFFICIAL LOCATIONS OF UNDERGROUND UTILITIES.

LANDSCAPE DETAILS ON SHEET L2.0.
PLANT SCHEDULE ON SHEET L2.1.
NATIVE SEEDING NOTES ON SHEET L2.2.

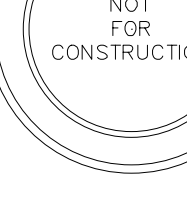
<u>SHEET</u>	<u>TITLE</u>
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - BUILDING AREA
L2.0	LANDSCAPE DETAILS
L2.1	PLANT SCHEDULE & BIORETENTION NOTES
L2.2	NATIVE SEEDING NOTES

SPECIFICATION SECTION 32 90 00 - PLANTING

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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PH. (608) 781-8988
FAX (608) 781-8960

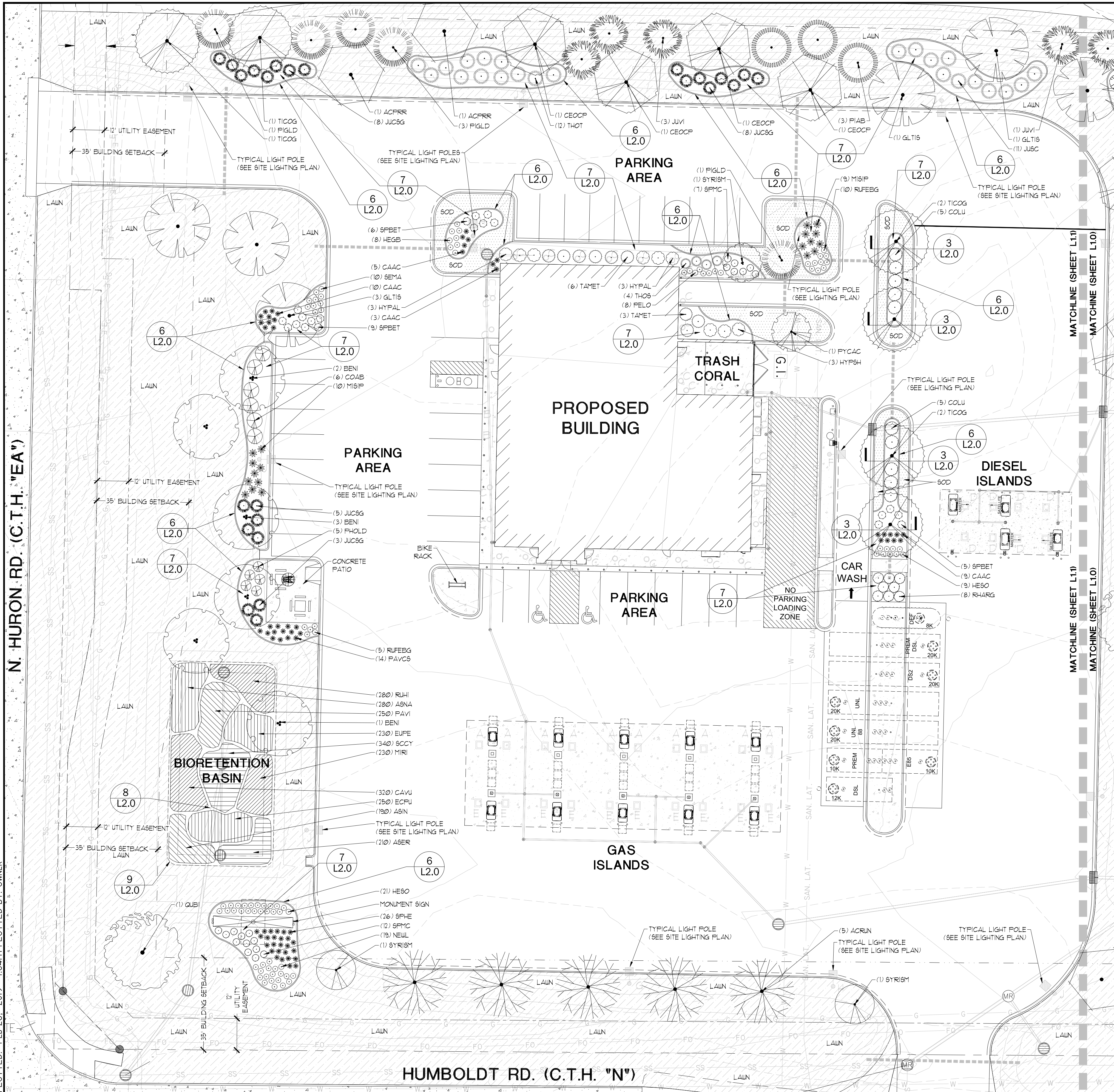


PARAGON DESIGN GROUP, LLC
2776 North Sholes Avenue
Milwaukee, WI 53210
Tel: 414.449.1555
Fax: 414.449.2425
www.paragondg.com

LANDSCAPE PLAN - OVERALL	CONVENIENCE STORE #1051 WITH 2-BAY CW & SIDE DIESEL	
		HUMBOLDT RD. GREEN BAY, WI
#	DATE	DESCRIPTION
①	2-26-2019	GREEN BAY REVISIONS
DRAWN BY		BJB
SCALE		SEE SCALE BAR
PROJ. NO.		8167
DATE		12-12-2018
SHEET		
		L1.0

DRAWING FILE: D:\PARAGON\PROJECTS\18-757 KWIK TRIP GREEN BAY\ACAD\PARAGON\Kwik Trip Green Bay 2019-2-26.dwg LAYOUT: L1.L1.K1
PLOTTED: FEB 26, 2019 - 15:44 PM PLOTTED BY: OWNER

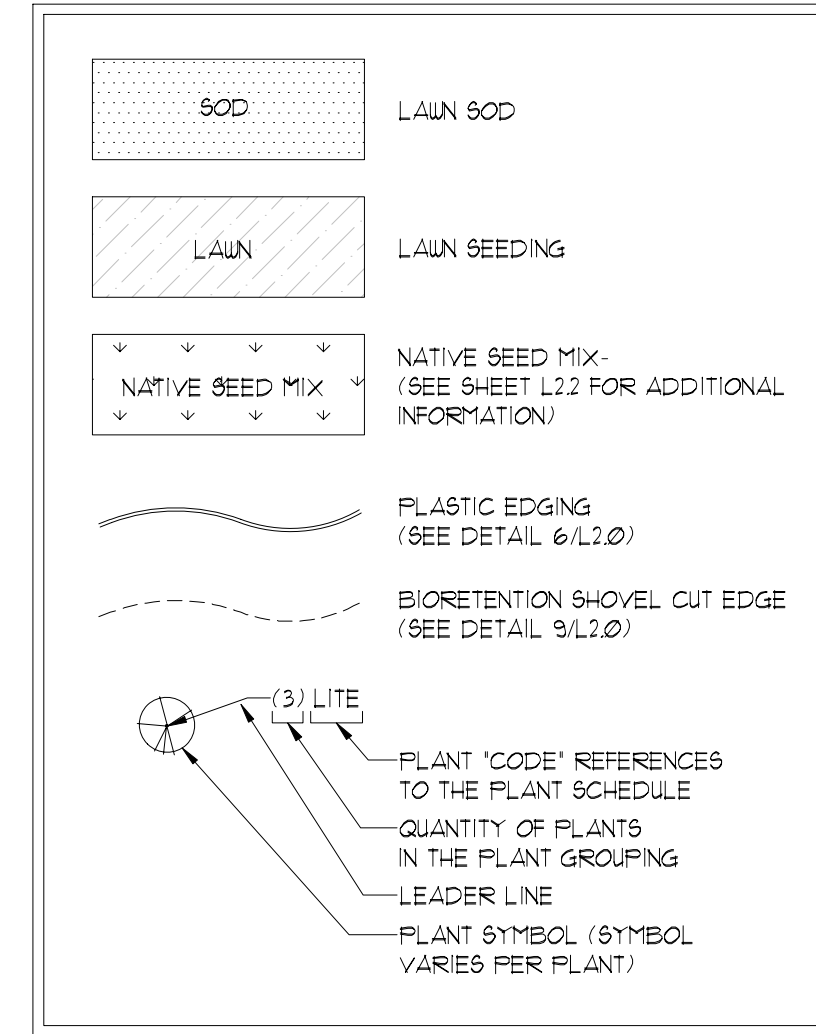
N. HURON RD. (C.T.H. "EA")



HUMBOLDT RD. (C.T.H. "N")



LANDSCAPE LEGEND



LANDSCAPE DETAILS ON SHEET L2.0.
PLANT SCHEDULE ON SHEET L2.1.
NATIVE SEEDING NOTES ON SHEET L2.2.

LANDSCAPE CALCULATIONS - GREEN BAY

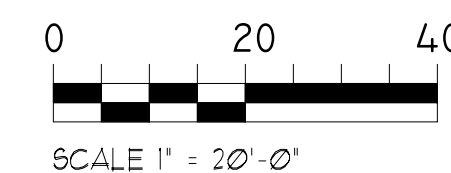
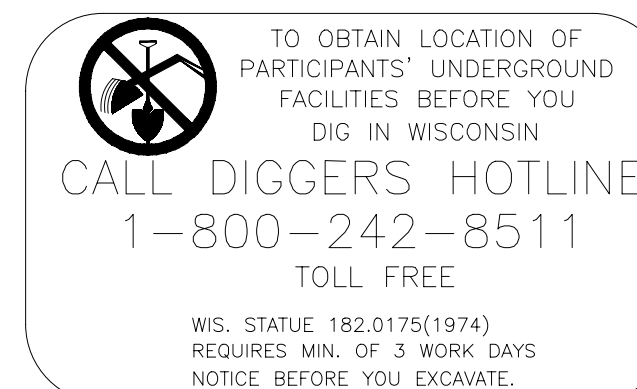
PERIMETER LANDSCAPE BUFFERS
NORTH LANDSCAPE BUFFER LENGTH = 391 FT
EAST LANDSCAPE BUFFER LENGTH = 388 FT
BUFFERS SHALL BE LANDSCAPE WITH AT LEAST ONE TREE AND FIVE SHRUBS FOR EVERY 50 LINEAR FEET.

	REQUIRED	PROVIDED
NORTH LANDSCAPE BUFFER (SPECIAL BUFFER AREA)		
TREES = (391/35') x 1 = 11	11 TREES	11 TREES
SHRUBS = (391/50') x 5 = 39.1	39 SHRUBS	39 SHRUBS
BERRY MUST BE PLANTED WITH EVERGREEN TREES	YES	YES
PLANTS MUST BE STAGGERED TO MAXIMIZE SCREENING	YES	YES
EAST LANDSCAPE BUFFER		
TREES = (388/50') x 1 = 7.76	8 TREES	8 TREES
SHRUBS = (388/50') x 5 = 38.8	39 SHRUBS	39 SHRUBS

INTERIOR PARKING LOT LANDSCAPING
TOTAL PARKING SPACES = 31 SPACES
TOTAL PARKING LOT AREA = 92,125 SF
TOTAL INTERIOR PARKING LOT ISLANDS = 9,281 SF

	REQUIRED	PROVIDED
MINIMUM PARKING LOT ISLAND AREA = 10%	10.0%	10.0%
92,125 SF x 0.10 = 9,212.5 SF	9,213 SF	9,281 SF
MINIMUM PARKING LOT ISLAND SHADE TREES		
MINIMUM 1 SHADE TREE/10 SPACES		
(31 SPACES/10 SPACES) x 1 TREE = 3.1 TREES	4 SHADE TREES	4 SHADE TREES
MINIMUM LANDSCAPE MEDIAN SHADE TREES		
MINIMUM 1 SHADE TREE/40 LINEAR FEET		
(126 LF/40 LF) x 1 TREE = 3.2 TREES	4 SHADE TREES	4 SHADE TREES

	REQUIRED	PROVIDED
PERIMETER PARKING LOT LANDSCAPING		
PARKING SPACES ADJACENT TO N. HURON RD. = 81 LF (REQUIRES 90% OPAQUE SCREENING)		
N. HURON RD. FRONTAGE STRIP = 312 LF		
HUMBOLDT RD. FRONTAGE STRIP = 311 LF		
PARKING SPACES ADJACENT TO N. HURON RD. = 81 LF		
N. HURON RD. FRONTAGE STRIP		
312 LF/40 LF = 9.3 SHADE TREES	10 SHADE TREES	10 SHADE TREES
HUMBOLDT RD. FRONTAGE STRIP		
311 LF/40 LF = 9.3 SHADE TREES	10 SHADE TREES	10 SHADE TREES



INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY AND SITE PLAN DEVELOPED BY REI ENGINEERING, INC. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND SITE PLAN. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



LANDSCAPE PLAN - BUILDING AREA		
CONVENIENCE STORE #1051 WITH 2-BAY CW & SIDE DIESEL		
HUMBOLDT RD, GREEN BAY, WI		
#	DATE	DESCRIPTION
1	2-26-2019	GREEN BAY REVISIONS
DRAWN BY BJB		
SCALE SEE SCALE BAR		
PROJ. NO. 8167		
DATE 12-12-2018		
SHEET L1.1		



Report to the Green Bay Plan Commission

MEETING DATE

March 25, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.2.

(ED 19-01) Consideration with possible action on the request to approve an easement discontinuance located within vacated Lark Street at 1262 Velp Avenue, submitted by Mau & Associates (Ald. Scannell, District 7).

BACKGROUND

Reason for Request: To discontinue an unused utility easement

Aldersperson/District: Ald. Randy Scannell / District 7

Surrounding Zoning and Land Uses:

Subject Properties: G1 -- Vacant

North: G1, RGL Freight

South: Right-of-Way, Velp Avenue

East: Right-of-Way, Tomlin Avenue

West: C2, Garot Plumbing & Heating

Report: The subject easement is a utility easement that appears to be unused. It runs north-south through parcels 18-733 and 18-12-F. This is in a vacated portion of Lark Street. An easement area is over the entire 66 ft. portion of Lark Street. The request to vacate the easterly most 12 ft. of the easement area. This portion is unused and discontinuance of it would expand the buildable area for these lots.

Ald. R. Scannell, adjoining property owners, and the below agencies were informed of the request. Agencies were informed that failure to respond will indicate that they have no objections or facilities in the subject area. No objections were received from property owners.

Department of Public Works: No Objection

Department of Parks, Recreation, & Forestry: No Objection

Green Bay Water Utility: No Objection

Wisconsin Public Service: No Objection with Condition

AT&T: No Response

Time Warner Cable: No Response

American Transmission Company: No Objection

Mobilitie: No Response

NEW Water: No Response

Charter: No Response

RECOMMENDATION

Approval of the request, subject to the following condition:

I. A new 12 ft. easement shall be created along Velp Avenue and Tomlin Avenue to accommodate

Wisconsin Public Service, as detailed in an e-mail to the applicant on February 25, 2019.

FISCAL IMPACT

ATTACHMENTS

1. ED 19-01 Map
2. ED 19-01 Exhibit



Exhibit

Proposed area of Easement Vacation is the Easterly 12 feet of the vacated Lark Street.

The Easterly 12 feet of the vacated Lark Street right of way, being part of Lot 56 F.H.M.R. and the area lying westerly of, and adjacent to, Lot 2, Oriole Plat, City of Green Bay, Brown County, Wisconsin.
1262 Velp Ave.

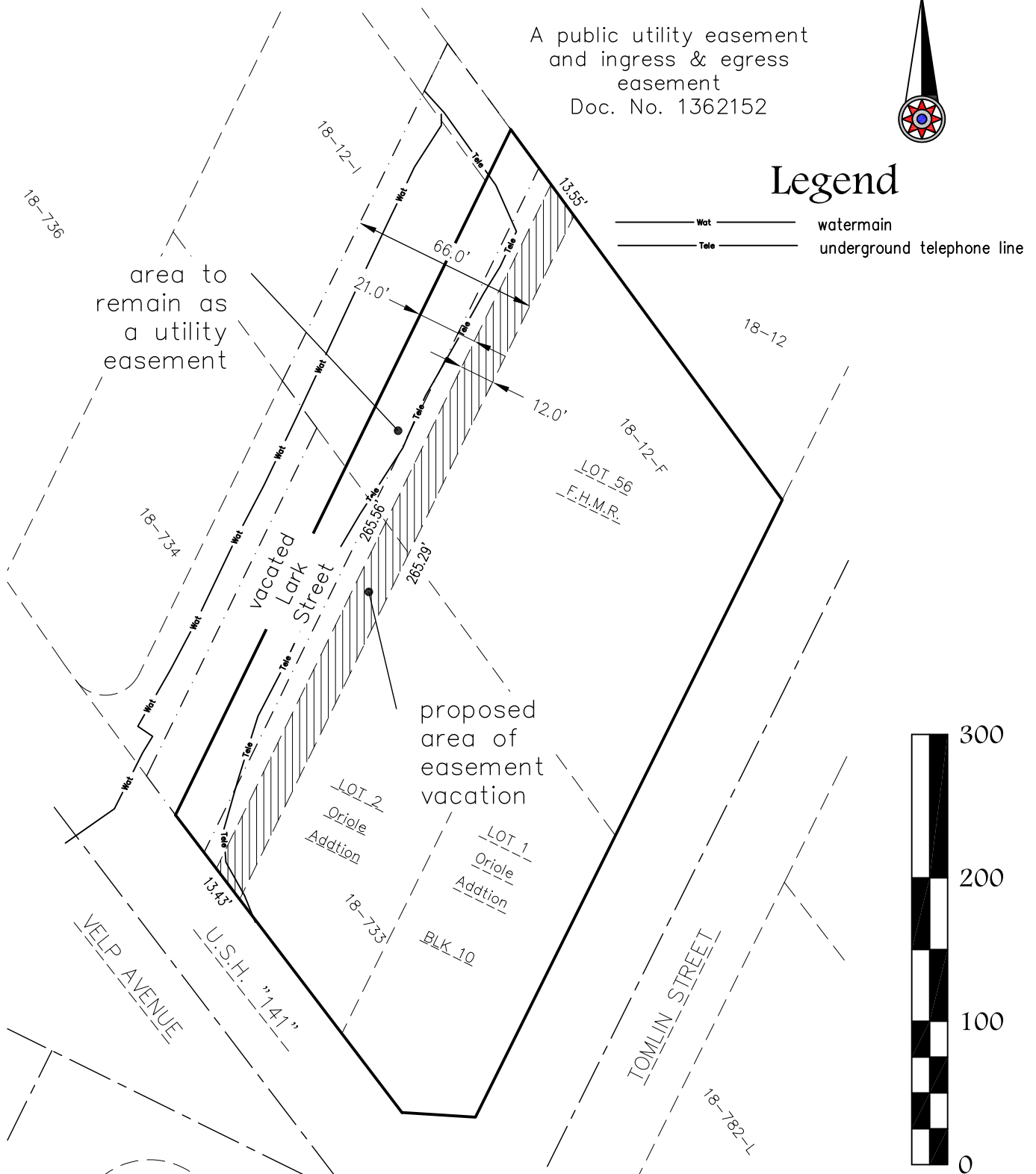
North



A public utility easement
and ingress & egress
easement
Doc. No. 1362152

Legend

— Wat — watermain
— Tele — underground telephone line



Scale: 1" = 50'

Client: Brunette

Tax Parcel: 18-733, 18-12-F

Drafted By: JRW

File: B-12418Exhibit 020119.dwg

Mau & Associates, LLP

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

Project No.: B-12418

Drawing No.: L-10603



Report to the Green Bay Plan Commission

MEETING DATE

March 25, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # D.3.

(SP 19-01) Consideration with possible action on the request to declare City property surplus, located on Highland Park Avenue, submitted by Department of Public Works (Ald. C. Stevens, District 5).

BACKGROUND

Primary Address: East Side of 200 block of Highland Park Avenue (Parcel 21-1229)

Aldersperson/District: Ald. Craig Stevens / 5

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

Subject Parcel Zoning and Land Use: PUD, Vacant

Surrounding Parcels Zoning and Land Use:

North: PUD, Vacant

South: R3, Varied Density Residential, Multi-Family

East: PUD, Vacant

West: PUD, Multi-Family

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Medium/High Density Residential for the surrounding area.

Assessor's Valuation: \$5,300

Analysis: This request from the Department of Public Works is considered a "clean-up" item. This small portion of right-of-way was originally intended to be attached to parcel 21-1229 during the initial vacation/adjustment of right-of-way lines. With a property split and ownership change, this did not occur. This surplus declaration would allow staff to convey this small portion of land to the correct property owner. DPW is requesting a condition that this be at no cost to the property owner.

Ald. C. Stevens, adjacent property owners and reviewing agencies have been notified of this request. No objections were received as of the drafting of this report.

RECOMMENDATION

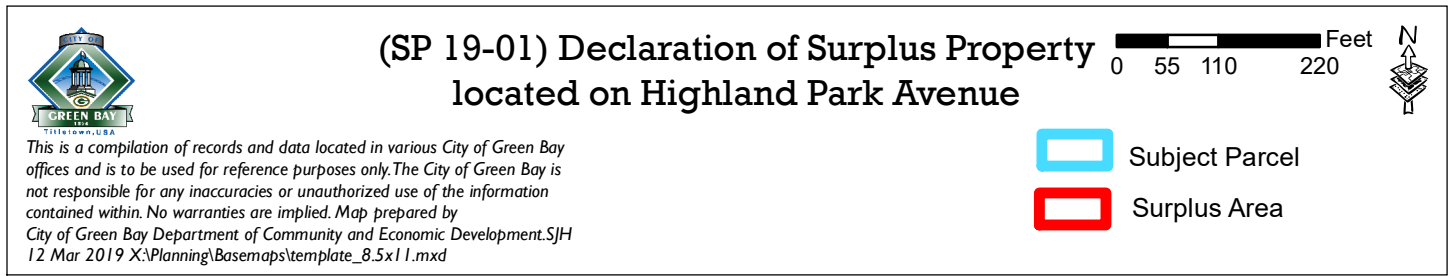
Approval of the request, subject to the following:

1. This surplus property shall be attached to parcel 21-1229 at time of deed.
2. This shall be conveyed to the property owner of 21-1229 at no cost.

FISCAL IMPACT

ATTACHMENTS

1. SP 19-01 Map
2. SP 19-01 Exhibit



OWNER: PARKWAY HIGHLANDS I LLC

21-1219



21-1228

OWNER: PARKWAY HIGHLANDS II LLC

HIGHLAND PARK AV

60'

S0° 55' 52"E
55.16'

S0° 38' 29"E
244.35'

N89° 22' 20"E
5.28'

AREA TO BE DECLARED
SURPLUS & CONVEYED
TO PARCEL 21-1229

SE $\frac{1}{4}$ -SE $\frac{1}{4}$
SECTION 32
T24N-R21E

21-1229

OWNER: PARKWAY HIGHLANDS III LLC

60'

21-1230

MILLS ST

60'

N89° 19' 47"E
5.00'

S89° 19' 47"W
1131.14'

N0° 02' 27"W
679.66'

SOUTHEAST CORNER
SECTION 32, T24N-R21E

DISCLAIMER

This Computer Aided Drafting and Design (CADD) drawing is a compilation of records and data located in various Public and Private offices. Bearings and distances on this map are based on Brown County basemap. A field survey has not been completed. Brown County and/or City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.



CITY OF GREEN BAY, WISCONSIN
DEPT. OF PUBLIC WORKS- ENGINEERING DIVISION

PORTION OF HIGHLAND PARK AVENUE
TO BE DECLARED SURPLUS

DATE	BY
06/16/2016	WJ



Report to the Green Bay Plan Commission

MEETING DATE

March 25, 2019

PREPARED BY

AGENDA ITEM # E.2.

March 5, 2019, Council Communication requesting housing unit breakdown within the City of Green Bay.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Housing Unit Count by Type-Ald Steuer Comm_3.5.2019
2. Housing Unit Count by Type-Response_3.25.2019



PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: MARCH 5, 2019

Request of Alderperson STEUER

Refer to: COMMUNITY DEVELOPMENT

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

TO REPORT OUT ON THE NUMBER OF UNITS
OF HOUSING IN GREEN BAY, WITH RESPECT
TO SF (SINGLE FAMILY), 2F (TWO FAMILY),
and MF (MULTI-FAMILY) AND WHAT
PERCENTAGES OF TOTAL HOUSING IN
GREEN BAY THAT THEY REPRESENT.



City of Green Bay
Department of Community and Economic Development

MEMORANDUM

TO: Green Bay Plan Commission
FROM: Community and Economic Development Department (db)
RE: Council Communication on Housing
DATE: March 23, 2019

Below is data in response to Alderperson Steuer's (District 10) March 5, 2019 Council Communication requesting housing unit counts/breakdown within the City of Green Bay.

The breakdown of housing is both by number of buildings of each type, unit count of each type and percentage of each type as a part of the whole.

Information is derived using current City of Green Bay assessment records.

Unit Type	# Buildings	# Units	% Total Buildings	% Total Units
Single-Family	25,968	25,968	84.8%	63.1%
Two-Family	3,536	7,072	11.6%	17.2%
Multiple-Family (3+)	1,108	8,097	3.6%	19.7%
Total	30,612	41,137	100.0%	100.0%

* Data was gathered from assessment records

Enclosure: Original Request