AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 7, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

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 October 7, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

1. Approval of the minutes from the September 23, 2019, meeting of the Green Bay Plan Commission.

D. Regular Business.

1. (ZP 19-21) Consideration with possible action on the request to amend Zoning Ordinance 16-13 to adjust the boundaries of the NWTC Campus PUD and adjusted campus signage plan, submitted by Casey Leatzow, Graphic House on behalf of Northeast Wisconsin Technical College, Property Owner (Ald. J. Brunette, District 12).

2. (ZP 19-23) Consideration with possible action on the request to rezone property located at 154 Berger Street, submitted by David Charles, Vander Zanden Real Estate on behalf of SRL2, Inc., Property Owner.

3. (SV 19-03) Consideration with possible action on the request to vacate an unimproved right-of-way located near Hillcrest Drive, submitted by Jamie Sprutles (Ald. J. Brunette, District 12).

4. (PP 19-04) Consideration with possible action on an appointment to the Downtown Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Eric Genrich (Ald. R. Scannell).

E. Informational.

1. Director's Report.

2. Date of next meeting: Monday, October 21, 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, SEPTEMBER 23, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

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

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

Others Present: Ald. John Vander Leest

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the September 23, 2019, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Jerry Wiezbiskie to approve the agenda. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the August 12, 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- None, No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action regarding the late communication from Ald. Andy Nicholson, District 3, to review the Green Bay Economic Dept. Policy at 1449 Morrow Street Business. Referred from the August 20, 2019, Common Council Meeting.

Staff Recommendation: Receive and place on file.

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to receive and place on file the late communication from Ald. Andy Nicholson, District 3, to review the Green Bay Economic Dept. Policy at 1449 Morrow Street Business. Referred from the August 20, 2019, Common Council Meeting. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

2. (ZP 19-18) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling within a Low Density Residential (R1) district at 621 South Clay Street, submitted by Christopher and Christine Jandrain, Mobeta, LLC., property owner (Ald. B. Galvin, District 4).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Lisa Hanson, seconded by Randall Petrouske to close the floor for discussion. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Jerry Wiezbiskie, seconded by Randall Petrouske to authorize a Conditional Use Permit (CUP) for a two-family dwelling within a Low Density Residential (R1) district at 621 South Clay Street, subject to:
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 two-family dwelling.
Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

3. (ZP 19-20) Consideration with possible action on the request to amend Zoning Ordinance 17-16 to incorporate development plans for a retail business at 2460 University Avenue, submitted by Tom Radenz, REI Engineering, on behalf of University Avenue Center, LLC, Property Owner (Ald. C. Stevens, District 5).

PLEASE NOTE: The Request is to Amend Zoning Ordinance 7-16

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to open the floor for discussion. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to close the floor for discussion. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to amend Zoning Ordinance 7-16 to incorporate development plans for a retail business at 2460 University Avenue, subject to:
a. The amended Planned Unit Development District Ordinance (PUD). Motion carried.
b. Permit the required loading area to be located between the principal building and the street right-of-way.
Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

E. INFORMATIONAL.

1. Director's Report.

Cheryl Renier-Wigg presented the Director's Report.

2. Date of next meeting: Monday, October 7, 2019.

F. ADJOURNMENT.

Moved by Commissioner Lisa Hanson, seconded by Commissioner Randall Petrouske to adjourn. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, No- None, Abstain- None

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 7, 2019	David Buck, Staff

AGENDA ITEM # D.1.

(ZP 19-21) Consideration with possible action on the request to amend Zoning Ordinance 16-13 to adjust the boundaries of the NWTC Campus PUD and adjusted campus signage plan, submitted by Casey Leatzow, Graphic House on behalf of Northeast Wisconsin Technical College, Property Owner (Ald. J. Brunette, District 12).

BACKGROUND

Reason for Request: To amend the boundaries of the Northeast Wisconsin Technical College (NWTC) campus reflecting new property acquisition and campus expansion and approve a campus sign which includes a new identity sign at the southwest corner of Packerland Drive and Larsen Road.

Alderperson/District: Ald. Jesse Burnette / 12

Surrounding Zoning and Land Uses:
Subject Property: Planned Unit Development (PUD) and Business Park (BP) College Campus

North: Low Density Residential (R-1) / Single-family dwellings
South: Highway Commercial (C2) & Community Center Commercial (C3) Commercial / Retail and Restaurants
East: Business Park (BP) / Light Manufacturing/office uses
West: Low Density Residential (R-1) / Single-family dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for School uses. Proposed and current uses are compatible and not contradictory with the future land use map. NWTC is expanding a portion of the campus to include two properties along the south side of Larsen Road. The proposed land use map designate these lots for a light industrial use. The future land use map allows overlap with existing property lines and is not meant to be so rigid as to specifically follow property lines. Staff feels that the proposed expansion is consistent with the City's Comprehensive Plan under the School designation but favors retaining the light industrial designation in the event the properties are leased or sold in the future.

Analysis: The subject property includes the Northeast Wisconsin Technical College (NWTC) campus. The campus is currently made up of four separate parcels totaling approximately 206 acres. It is located north of West Mason Street, generally bound by Country Club Road on the west and Packerland Drive on the east.

The campus was established in the early 1970's. In 1996 a PUD was adopted to facilitate the development of Options for Independent Living, a tenant on the campus. Monument and directional signage for the campus was addressed in 2005, with another PUD. In 2013, a "main" PUD was created to address the multiple uses within the campus and a new student housing development. The 2013, PUD also consolidated standards and regulations of the multiple existing PUDs. 2015 saw the passage of a referendum to build new facilities and upgrade or add on to other facilities to improve and expand programming. With this referendum, NWTC expanded their product with the Transportation Center, Great Lakes Energy Ed Center, expansion of the College of Business and the development of the Universal Driving Facility. NWTC has also recently

purchased two lots on the south side of Larsen Road, the former Tweet Garot property, at the southwest corner of Packerland Drive and Larsen Road. Part of the intent of the purchase is to supplement a new identity, directional and informational sign package by enhancing and better identifying the main entrance to the campus off Larsen Road; therefore, efficiently managing traffic flow and reducing traffic on Country Club Road.

This request is to amend Zoning Ordinance 16-13, referred to as the "main" PUD above. Discussion between NWTC staff and the City have determined that the current PUD has fallen out of date in the areas of campus boundaries and signage and is in need of updating. Attached is a draft zoning ordinance with adjustments to the boundaries of the Campus PUD (Section 1 and Exhibit A) and an adjusted campus signage (Section 2.G and Exhibit G).

Campus Boundary: The change in the campus boundary reflects a consolidation of multiple parcels to one parcel in 2013, as well as the addition of a three (3) acre parcel at 2700 West Mason (location of The Orchards Student Housing) and the two parcels equaling 6.2 acres at 2545 Larsen Road (formerly Tweet Garot).

Identity, Directional and Informational Signage: With the changes to the campus over time, a new signage plan has been developed by NWTC. This plan is designed to modernize the signs themselves, improving vehicular and pedestrian wayfinding and to update and refresh the look and feel of the campus. Signage for the campus consists of a Main Campus Identity Sign (located on West Mason and Packerland Drive), Outer Road Signage (along Country Club Drive and Packerland Drive), Inner Road Signage (interior/internal private roadways) and Building Mounted Signage (wall signs attached to the structures) which are specifically described in the draft Zoning Ordinance in Section 2.G and Exhibit G. As NWTC campus is an internal college grounds, staff is primarily concerned with the Main Campus Identity Signs and Outer Road Signage as these are visible from the public streets.

Main Campus signs are limited to the three (3) existing "Arrival" monument signs no taller than 14 ft. and not exceeding 85 sq. ft. on West Mason Street; a new fourth main identity monument sign, no taller than 14 ft. and not exceeding 235 sq. ft. with a digital display limited to 15 percent of the sign area, on the corner of Packerland Drive and Larsen Road. The six (6) permitted Outer Road signs include the existing four (4) monument signs no taller than six (6) ft. and not exceeding 55 sq. ft. on Country Club Road, one (1) existing monument sign, no taller than six (6) ft. and not exceeding 18 sq. ft. on Student Center Boulevard; one (1) existing monument sign, no taller than 18 ft. and not exceeding 55 sq. ft. on Packerland Drive at the Transportation Center. Inner Road signs include the existing 13 directional signs, located at various location within the inner campus, as well as the ability to add two (2) additional as needed. Building mounted wall signs are permitted on all institutional campus buildings and are limited to 150 sq. ft. in area as well as the ability to place four (4) additional walls signs not exceeding 150 sq. ft. each for general institution identification.

Staff believes that the property additions are a logical campus expansion towards business areas to the east rather than residential areas to the west and south. As the campus is a large, almost 200 acre, institutional facility, staff understands that the standards associated with signs in the zoning ordinance is not equipped to address identification, directional and informational needs of the campus users and believes the proposed sign package is consistent with the intent of city sign regulations and will not harm the public interest.

Ald. J. Brunette, affected and adjacent property owners located a minimum of 200 ft. from the affected areas of the campus have been noticed of the request. Staff has received no inquiries regarding the proposed PUD amendment as of the drafting of this report.

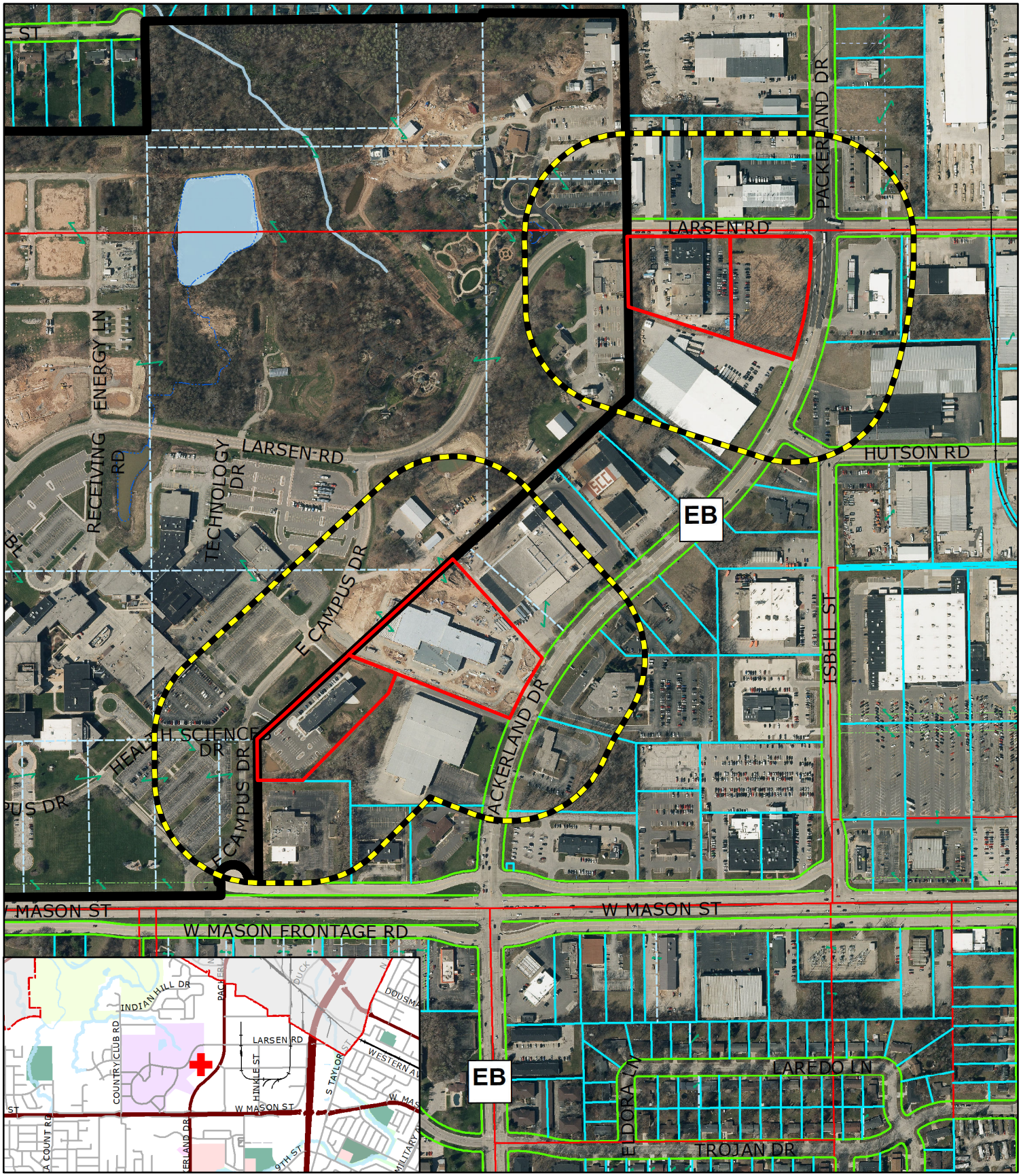
RECOMMENDATION

Staff is recommending approval of the request, subject to the amended Planned Unit Development District Ordinance (PUD).

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-21 Map_adjusted
2. Request for City Action Application
3. ZP 19-21 narrative 9.26.19
4. NortheastWisconsinTech Designs
5. DRAFT ZO 9-19 - Amend ZO 16-13_NWTC PUD_w exhibits



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 19-21)
Request for a Planned Unit Development (PUD) Amendment to Expand NWTC Campus Boundaries and Signage

CITY OF GREEN BAY 1854 Titletown, USA

REQUEST FOR CITY ACTION
PLAN COMMISSION

www.greenbaywi.gov

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

Date: 9/3/2019

Petitioner(s): Casey Leatzow Phone Number: 715-842-0402 (ext. 240)

Address: 2545 Larsen Rd. City: Green Bay State: WI Zip Code: 54307

Property Owner: Northeast Wisconsin Technical College Phone Number: 920-865-0950

Parcel Numbers (required): 6H-1748

Location of Property: 2545 Larsen Rd., Green Bay, WI 54307

Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Casey Leatzow (Graphic House Inc.) respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

____ Rezone Property ($300.00 Review Fee)
____ Conditional Use and CUP Amendment, including Single Lot Duplexes ($300.00 Review Fee)
__✓__ PUD and PUD Amendments ($350.00 Review Fee)

____ Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 plus $35.00 per Lot/Outlot Review Fee)
____ Approve Preliminary City/Extraterritorial Certified Survey Map ($150.00 Review Fee)
____ Approve Final City/Extraterritorial Subdivision Plat ($100.00 Review Fee)
____ Grant a City/Extraterritorial Subdivision/CSM Variance ($150.00 Review Fee)
____ Grant a Postponement of Development Fees ($100.00 Review Fee) [Review by I&S and/or Park Committees]
____ Development District Map Amendment ($200.00 Administration Fee)
____ Official Map/Area Development Plan Amendment ($200.00 Administration Fee)
____ Plat of Right-of-Way ($200.00 Administration Fee)
____ Discontinue a Public Utility Easement ($200.00 Administration Fee)
____ Street Name Change ($200.00 Administration Fee)
____ Declare City Property "City Surplus" ($200.00 Administration Fee)
____ Vacate a Street/Alley/Pedestrian Way ($200.00 Administration Fee)
____ Other ($200.00 Administration Fee): _____

Petitioner Signature(s): _____

Review Fee: $350.00 Receipt No: _____ Zoning Petition No.: _____

Briefly describe action desired, noting the property affected and all other pertinent information.
Attach maps and legal descriptions (required).

Amend Zoning Ordinance No. 14-05 to include new parcel of land, add to quantity of allowed "main campus identity signs, and change EMC requirements (B.1.a.c.) to show area instead of letter heights.

Please contact the Dept. of Community and Economic Development, Room 608, City Hall, (920) 448-3400, if you have any questions.

Memo

To: Green Bay City Action Planning Commission

From: Northeast Wisconsin Technical College

Request for City Action Planning:

Northeast Wisconsin Technical College (NWTC), recently completed an expansion-referendum which added an additional 250,000 square feet of new facilities to our district. These facilities will allow us to expand and enhance our program offerings to the residents of Northeast Wisconsin. With this referendum, NWTC has purchased the former Tweet Garot property located on the corner of Packerland Drive and Larsen Road. The acquisition of this property provides greater opportunity to create a more managed flow of traffic to our main entrance which is located near the back of our property on Larsen Road. Approximately 6,000 students take classes on the Green Bay Campus each week. Our student population, on average, turns over every two to three years due to program completion.

Adding a new sign to the corner of Packerland Drive and Larsen Road will reinforce and identify another entrance to the Green Bay Campus for students and visitors. Ideally, leveraging this signal light intersection as a point of arrival will reduce traffic flow from the more residential Country Club road entrance. The addition of a monument sign will help solidify and build upon our reputation of being an educational leader in Northeast Wisconsin.

Please reach out to the following project leads at NWTC for more information:

Erica Plaza
Marketing and Recruitment Director
erica.plaza@nwtc.edu
920-498-6969

Chet Lamers
Facilities Director
chet.lamers@nwtc.edu
920-498-5723

IC HOUSE

Wausau, WI 54401 715-842-0402
graphichouseinc.com

QUOTE NUMBER: 17692
JOB NUMBER: XX-XXX
REVISION: 9-4-2019-C

CLIENT:
NORTHEAST WISCONSIN
TECHNICAL COLLEGE
GREEN BAY, WI

APPROX. NIGHT VIEW

Do not copy
GRAPHIC HOUSE, INC.

H THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

GINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE LE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU RD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN $6000 WILL BE NYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE AUTH:

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOME ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. T AUTOMOTIVE PAINTS, PANTONE OR VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCE

ZONING ORDINANCE NO. 9-19

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 16-13
FOR NORTHEAST WISCONSIN TECHNICAL COLLEGE
CAMPUS PLANNED UNIT DEVELOPMENT TO
ADJUST THE CAMPUS BOUNDARY AND
AMEND THE SIGNAGE PLAN
(2740 WEST MASON STREET)
(ZP 19-21)

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

SECTION 1. Pursuant to Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for Northeast Wisconsin Technical College campus, as amended by Zoning Ordinance 16-13, is hereby further amended on the following described property:

Tax Parcel Number 6H-1752 (formerly known as Tax Parcel Numbers 6H-1136, 6H-1098, 6H-1067, 6H-1067-1, 6H-1065-1, 6H-1056, 6H-1054, 6H-1135, 6H-1134, 6H-1102, 6H-1748, 6H-1749, 6H-1750, 6H-1751, 6H-1752, 6H-1753, and 6H-1754): W 146 FT OF LOT 45 & LOT 46 EX J12501-43 & LOTS 47-51 & VAC FRONTAGE RD 1ST ADDN TO PACKERLAND SUBD & WLY 550 FT OF LOTS 8, 11, 12 & 13 EX OUTLOT 2 OF 3 CSM 291 & LOTS 10,C & E SEC 20 EX 12 CSM 285 & LOTS 3, 4, 5 & 6 & NW1/4 NE1/4 & NE1/4 NW1/4 & SW1/4 NW1/4 & OUTLOT 1 OF 3 CSM 285 BNG PRT OF LOT 7 EX 371 D 488 & EX 750 R 391 SEC 29 ALL IN T24N R20E EX RDS & LOT 1 OF 38 CSM 286 BNG PRT OF LOT 41 OF 1ST ADDN TO PACKERLAND SUBD

Tax Parcel Number 6H-1745-1: LOT 2 OF 60 CSM 302 BNG PRT OF LOTS 43, 44 & 45 OF FIRST ADDN TO PACKERLAND SUBD

Tax Parcel Number 6H-1740-1: LOT 2 OF 10 CSM 145 BNG PRT OF LOT 37 PACKERLAND SUBD 1ST ADDN

Tax Parcel Number 6H-1740: LOT 1 OF 10 CSM 145 BNG PRT OF LOT 37 PACKERLAND SUBD 1ST ADDN

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

A. Scope and Subject Area.

Northeast Wisconsin Technical College (NWTC) is a two-year technical college serving Northeast Wisconsin by providing education, training, and

life-long learning opportunities for individuals and businesses leading to the development of a skilled workforce.

It is the intent of this ordinance to allow for the continued growth of the campus in an orderly fashion in consideration of surrounding properties consistent with the Wisconsin State Technical College System.

Consistent with the objectives of the College, there is a current opportunity for the development of a higher density residential dormitory to be located on the campus to serve the needs of the students.

Exhibit A depicts the current NWTC campus boundary and the core campus limits.

B. Permitted Uses.

1. Principal Uses. The permitted principal uses include the following:

   a. Educational use as permitted under the Wisconsin State Technical College System.

   b. Uses as allowed within the General Commercial (C1) District.

   c. Options for Independent Living as approved under ZO 1-98 (ZP 1144) and as amended under ZO 4-12 (ZP 12-20).

   d. The Green Bay Botanical Gardens.

   e. Business Incubator in partnership with the College.

   f. Health Clinics in partnership with the College.

2. Residential Dormitories-Student Housing.

   a. Phase I - development of 108 residential apartment units generally compliant with Exhibit B, C, D, E, F.

   b. Architectural Design. Covered entries shall be provided on all ground-level entrances to the structure or other similar architectural entry feature shall be provided.

   c. All exterior building materials shall be of a durable nature and shall blend to complement the overall design of the structure.

   d. All rooftop and ground level mechanical equipment shall be screened

from public view using architectural treatments consistent with the overall design of the structure.

e. Overall design and appearance shall be consistent with Exhibit D, E, F.

f. Dimensional Standards.

1. No building within the development shall exceed four stories or 55 feet in height.

2. A 25 foot side and rear yard setbacks shall be maintained excluding building and parking.

g. Landscaping.

1. Foundation landscaping is provided along the front, side and rear of the building facade. This would include at least a five foot wide area along the front façade from the base of the building and is to include native, hardy perennials and shrubs to complement the façade. This would exclude any entries on the building.

2. Provide a detailed landscaping plan for the area.

3. Accessory Uses. Accessory uses shall include all maintenance buildings, Power & Gas Distribution outdoor lab structures serving the Campus and its programs.

4. Prohibited Uses. Any use not identified by this Ordinance as a permitted principal or accessory use, or any use not determined by the Zoning Administrator to be substantially similar to a use that is permitted, shall be prohibited.

C. Dimensional Standards.

1. Height. Structures located within the campus core boundary may have an overall building height of 80 feet (measured from the average West Mason Street curb elevation) not including mechanical penthouses. Structures outside the campus core boundary may not exceed 35 feet in overall height. The exception to this requirement is the college's Burn Tower located at the Public Safety training area of the campus which may have a height of 80 feet above the elevation at the base of that structure. Student housing is excluded from this requirement.

2. Setbacks. The following setbacks shall apply as measure from property lines/right-of-way lines and shall prohibit any buildings and parking:

   a. West Mason Street - 15 feet

   b. Country Club Road - 25 feet

   c. East property line – 25 feet

   d. North property line – 50 feet

D. Site Plan. A complete site plan shall be submitted and approved prior to any construction, change of use, or other activity that requires site plan approval under Section 13-1802, Green Bay Municipal Code.

E. Parking.

1. Shall be consistent with Sections 13-1700 and 13-1800, Green Bay Municipal Code.

2. Service, loading, and trash collection. Areas for service, loading, or trash collection shall not be visible from public rights-of-way. These functions shall be incorporated into the overall design of the building and the landscaping or may be screened in compliance with Section 13-1813, Green Bay Municipal Code.

3. Gravel or similar material may be used for drives that service the Power & Gas Distribution Field Lab.

F. Lighting. Lighting shall be regulated as specified in Sections 13-524, 13-525, 13-527, Outdoor Lighting Regulations, Green Bay Municipal Code.

G. Signs.

~~1. Except as provided herein, all signage shall be designed and installed in compliance with ZO 14-05 (ZP 05-28).~~

~~2. Student Housing.~~

~~a. One monument sign is permitted not greater than 8 feet in overall height and not to exceed 80 square feet per side.~~

~~b. Multiple wall signs may be permitted no greater than 25 square feet per sign, not to exceed a total of 100 square feet per wall.~~

~~c. All other applicable sign standards shall be met compliant with Section 13-2000, Green Bay Municipal Code.~~

1. **General Sign Requirements**
   a. **Lighting, although not required, is permitted and shall not exceed one-foot candle at the centerline of any public right-of-way.**
   b. **Banners will be permitted on a temporary basis for a period not to exceed one (1) week, for not more than six (6) events a year.**
   c. **Vision triangles must be maintained on all public and private intersections as required by Section 13.510(a), Green Bay Municipal Code, and defined as the triangular area defined by the interior sector of two (2) twenty-five (25) foot legs extending from two intersecting streets, or two (2) fifteen (15) foot legs extending from an intersecting street and an alley or driveway. Signs permitted in this area shall have an underclearance of no less than ten (10) feet and shall be no more than three (3) feet high if permitted on the ground. Ground-level signs are permitted in the setback areas, excluding vision triangles, provided they are not otherwise restricted.**
   d. **Colors and materials of all signs shall be consistent within one another and blend with the existing and proposed structures.**
   e. **All sign locations shall be appropriately landscaped.**

2. **Main Campus Identity Signs (located on West Mason Street & Packerland Drive)**
   a. **A total of four (4) main entrance monument signs shall be permitted as shown on Exhibit 'G'.**
   b. **Three (3) of the signs will be 'Arrival' Signs and shall not exceed fourteen (14) feet in overall height nor 85 square feet in area per side.**
   c. **A fourth monument sign with digital display will be permitted on Packerland Drive and Larsen Road and shall not exceed fourteen (14) feet in height and shall not exceed 235 square feet in area per side. Digital signage shall not exceed 15 percent of the overall square footage of the sign area.**
   d. **Digital portion of the sign shall meet the regulation of Green Bay Municipal Code Section 13-2021 relating to video display signs.**

3. **Outer Road Signage (Public Rights-of-Way)**
   a. **A total of six (6) outer road directional signs may be permitted as shown on Exhibit 'G'.**
   b. **The four (4) outer road signs along Country Club Road shall not exceed six (6) feet in overall height and shall not exceed 55 square feet in area per side each.**

c. **Outer road sign on the corner of Country Club and Student Center Bvld shall not exceed six (6) feet in overall height and shall not exceed eighteen (18) square feet in area per side.**
d. **Outer road sign on Packerland shall not exceed eighteen (18) feet of overall height and shall not exceed 55 square feet in area per side.**

4. **Inner Road Signage (Interior Private Roadways)**
   a. **A total of thirteen (13) inner road directional signs may be permitted as shown on Exhibit 'G'.**
      i. **Potential of up to two (2) additional inner road directional signs may be added with future renovations.**
   b. **Inner road signs shall not exceed fifteen (15) feet in overall height and 100 square feet in area per side and may be four sided.**
   c. **An inner road sign residing on tenant property at Green Bay Botanical Gardens shall not exceed eight and one half (8.5) feet in overall height and 32 square feet in area per side. A digital display is permitted and shall not exceed 57% of the overall square footage of the sign.**

5. **Building Mounted Wall Signage**
   a. **Any property designated as part of the institutional campus shall be allowed to identify individual buildings, whether contiguous or disconnected, with a total sign area not to exceed a total area of 150 square feet in area.**
      i. **Sign content may be placed at multiple locations on each building. However they shall not exceed the total allowable sign area.**
      ii. **The total allowable sign area on each building may be exceeded in areas that are not visible from an inner campus road or an outer road.**
   b. **Signs shall not be internally illuminated.**
   c. **Up to four (4) additional wall signs shall be allowed which identify the name of the institution, with an allowable area not to exceed 150 square feet in area each.**
      i. **The total area of these signs shall not be included in the total allowable area as described in section (5a).**
      ii. **Sign locations shall only be allowed where no more than two (2) wall signs can be viewed at the same time from any public roadway.**

6. **Parking, Directional and Informational Signage**

a. <u>Parking, directional and other informational signage shall not exceed five (5) feet in overall height and twelve (12) square feet in area per side.</u>

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

I. <u>Additional Applicable Regulations</u>. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

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

SECTION 4. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-1900, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this _____ day of _____, 2019.

APPROVED:

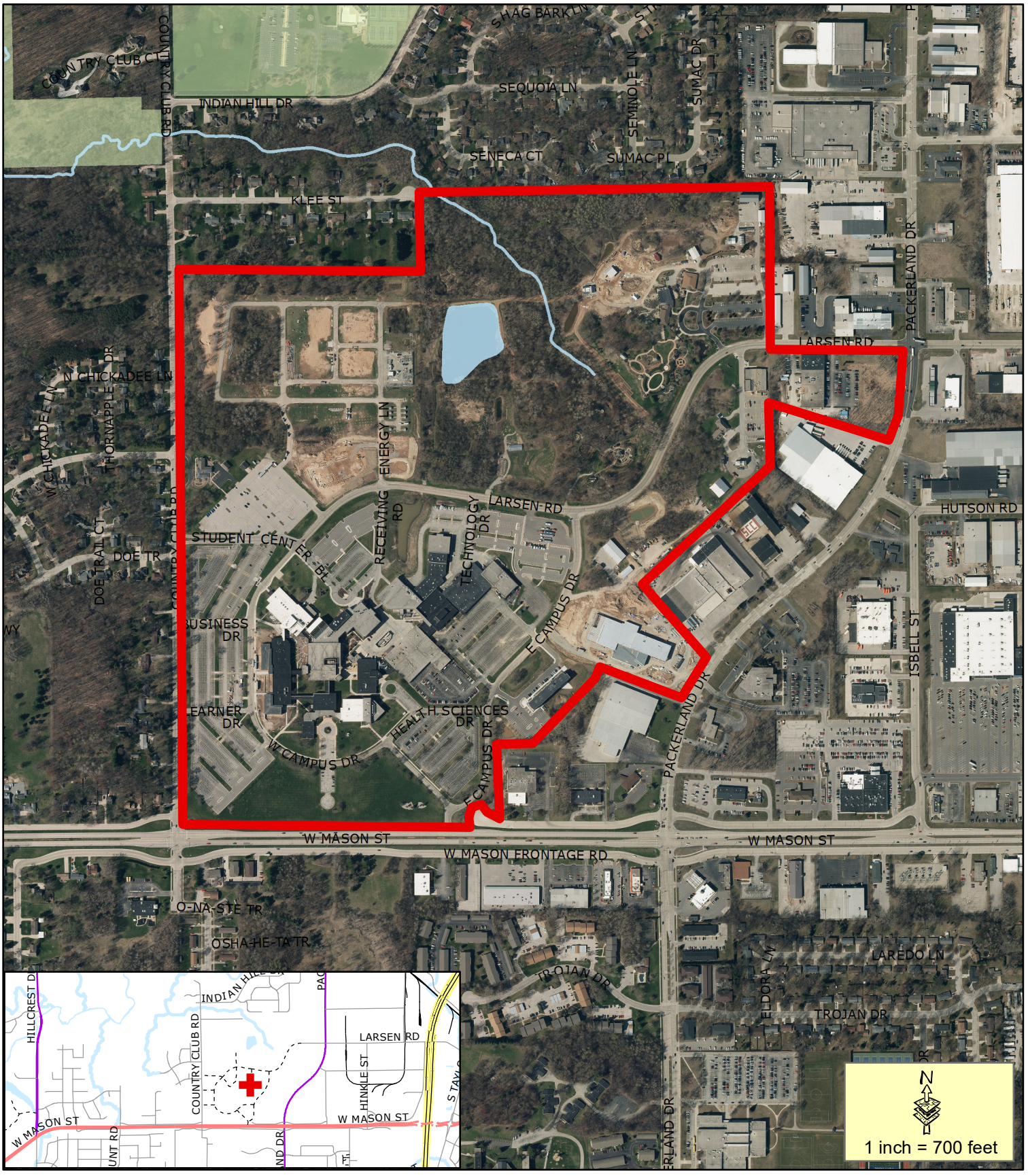
_____
Mayor

ATTEST:

_____
Clerk

DB:

Attachments:
Exhibit A: Campus Boundary
Exhibit B-F: Residential Dormitories-Student Housing Plans
Exhibit G: Sign Locations



NWTC Campus

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

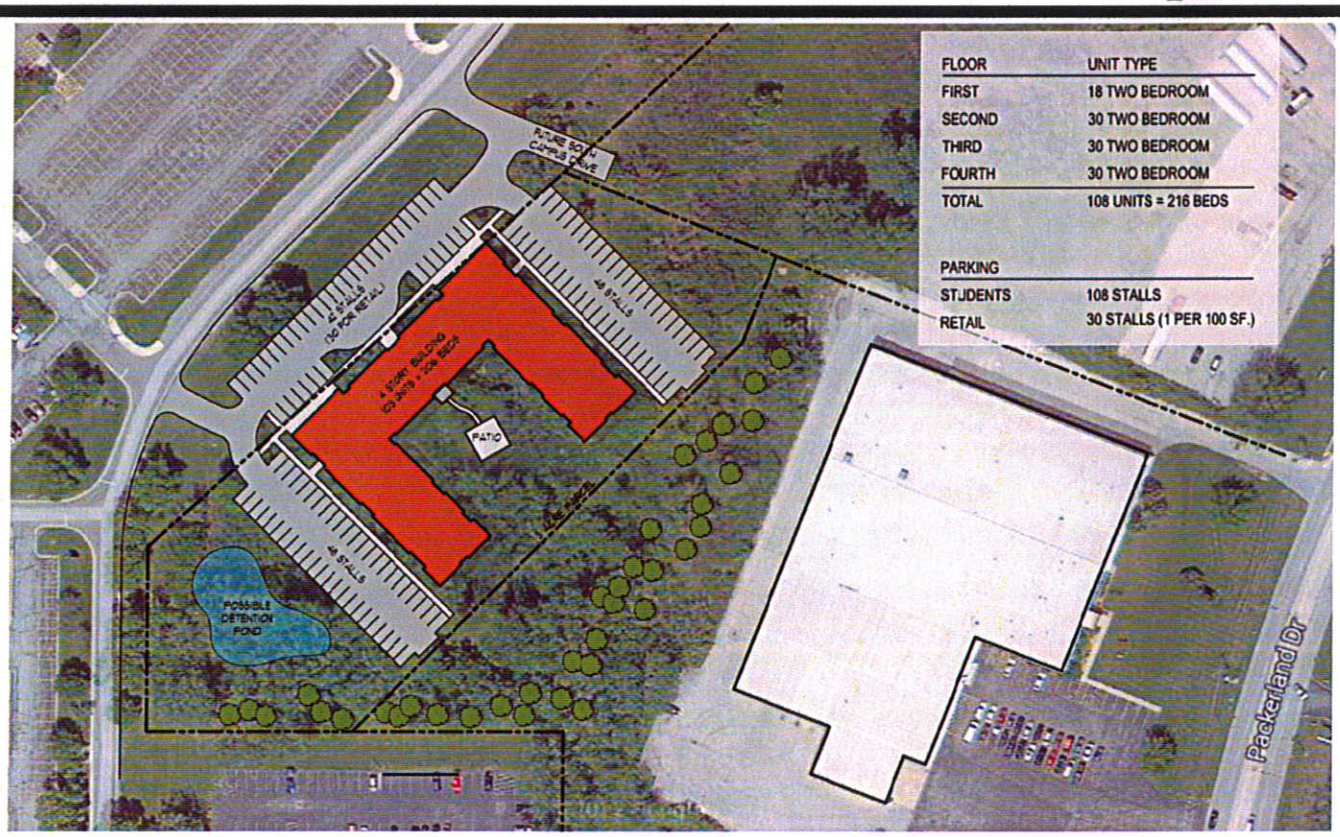
Exhibit A
Northeast WI Technical College (NWTC) Campus Boundary_2019

CITY OF GREEN BAY 1854 Titletown, USA

NWTC STUDENT HOUSING

GREEN BAY, WISCONSIN

Plunkett Raysich Architects



FLOOR	UNIT TYPE
FIRST	18 TWO BEDROOM
SECOND	30 TWO BEDROOM
THIRD	30 TWO BEDROOM
FOURTH	30 TWO BEDROOM
TOTAL	108 UNITS = 216 BEDS

PARKING	
STUDENTS	108 STALLS
RETAIL	30 STALLS (1 PER 100 SF.)

SITE PLAN - 1" = 80'-0"

9.30.13

Exhibit B

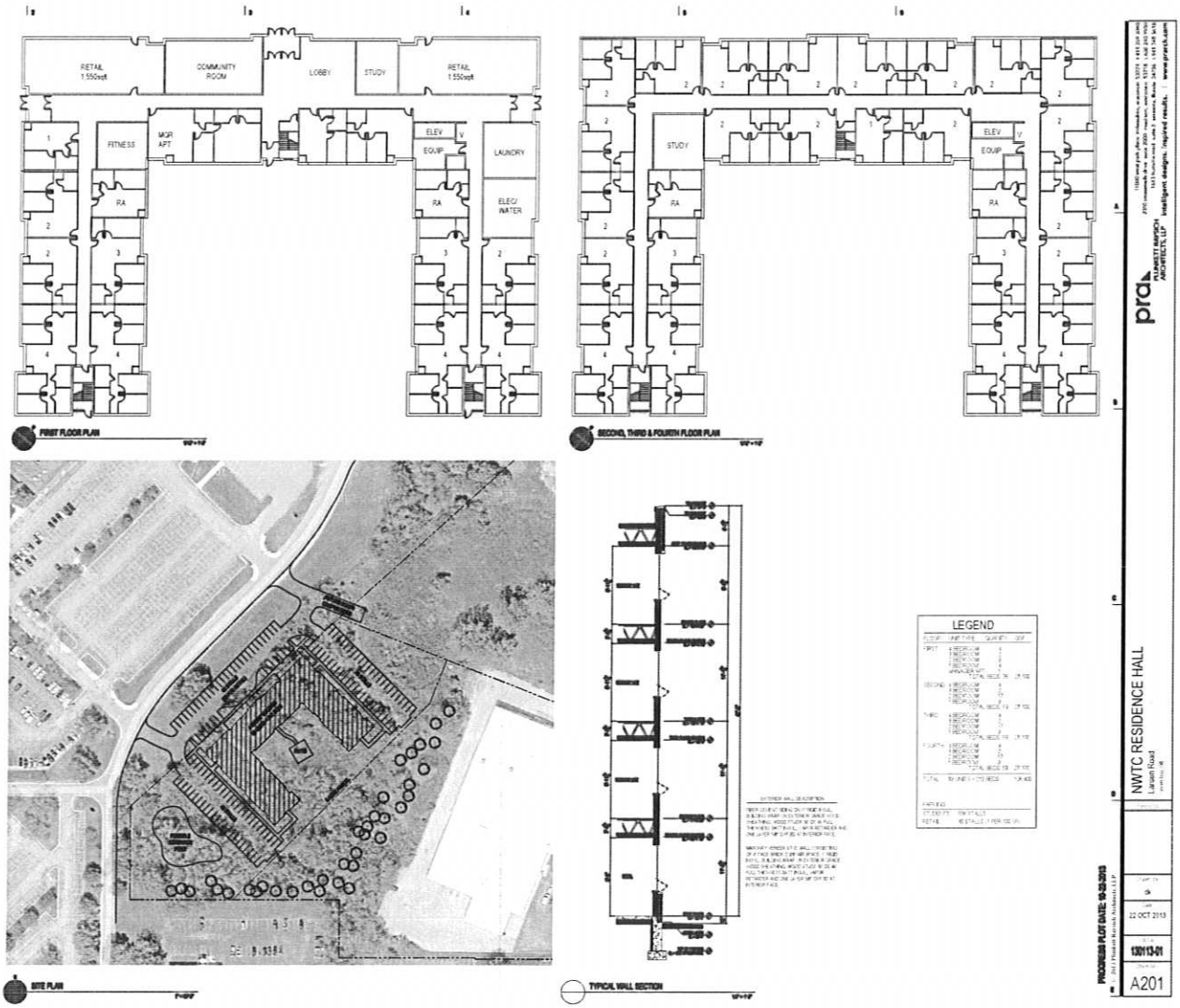

RETAIL
1,550sqft
COMMUNITY
ROOM
LOBBY
STUDY
RETAIL
1,550sqft
FITNESS
MGR
APT
ELEV
EQUIP
LAUNDRY
ELEC/
WATER
RA
FIRST FLOOR PLAN
STUDY
SECOND, THIRD & FOURTH FLOOR PLAN
SITE PLAN
TYPICAL WALL SECTION
LEGEND
pra
NWTC RESIDENCE HALL
Larson Road
PROGRESS PLOT DATE: 10-30-2013
22 OCT 2013
13013-01
A201

Exhibit C

pra
PLUNKETT RAYSICH
ARCHITECTS, LLP

NWTC Residence Hall - Green Bay, WI

View of New Residence Hall from the Northwest

©2013 Plunkett Raysich Architects, LLP – 23 October 2013 – #130113-01

Exhibit D

PLUNKETT RAYSICH
ARCHITECTS, LLP

NWTC Residence Hall - Green Bay, WI

North Elevation

©2013 Plunkett Raysich Architects, LLP – 23 October 2013 – #13011301

Exhibit E

PLUNKETT RAYSICH
ARCHITECTS, LLP

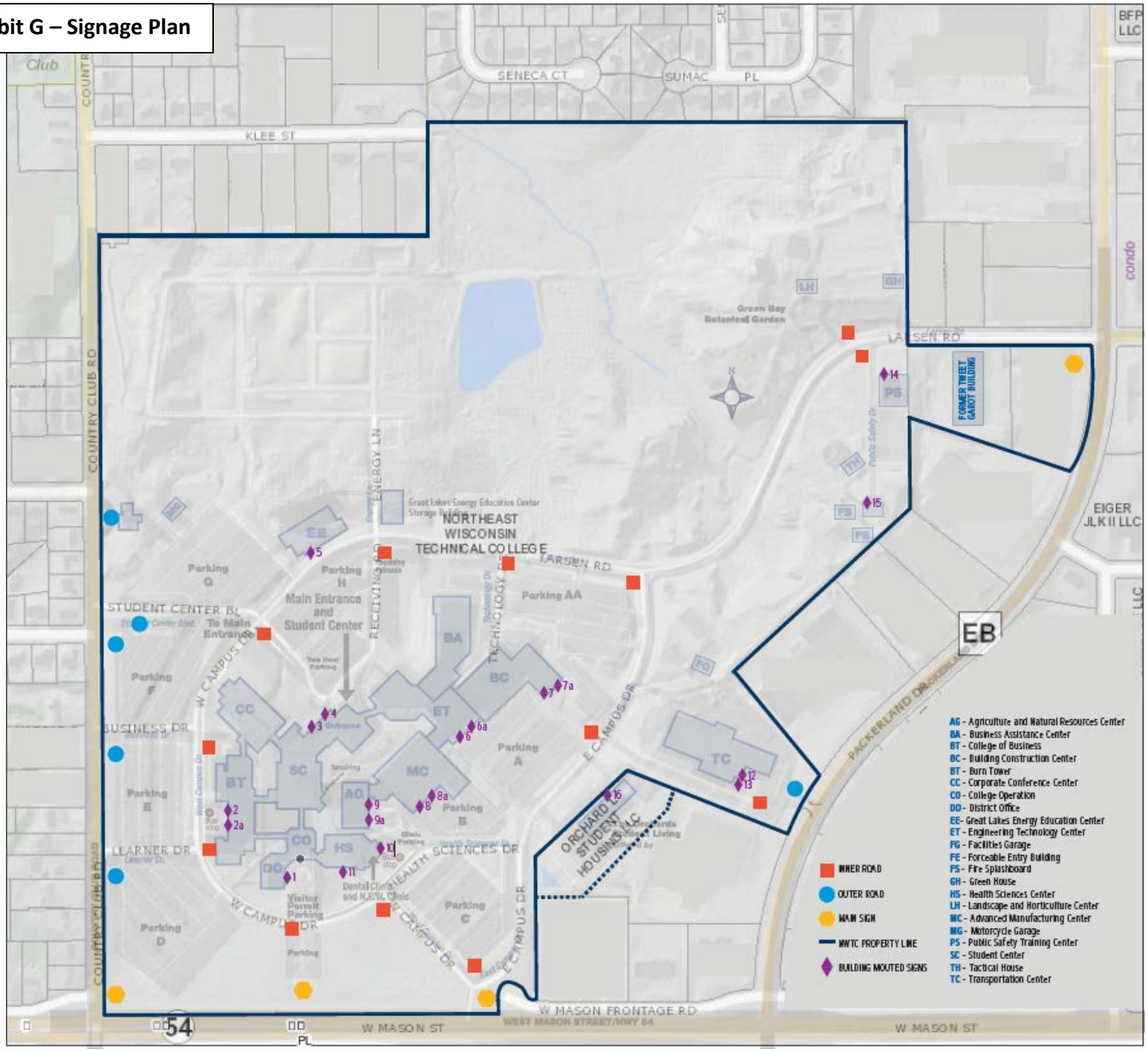
NWTC Residence Hall - Green Bay, WI

North Elevation Building Heights

©2013 Plunkett Raysich Architects, LLP - 23 October 2013 - #13011-01

Exhibit F

Exhibit G – Signage Plan



Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 7, 2019	David Buck, Staff

AGENDA ITEM # D.2.

(ZP 19-23) Consideration with possible action on the request to rezone property located at 154 Berger Street, submitted by David Charles, Vander Zanden Real Estate on behalf of SRL2, Inc., Property Owner.

BACKGROUND

Primary Address: 154 Berger Street

Alderperson/District: Ald. Craig Stevens / 5

Reason for Request: To match the zoning classification of the property with its existing use.

Subject Parcel Zoning and Land Use: R1-Low Density Residential District, 8-Unit Apartment.

Surrounding Zoning and Land Uses:
NORTH: Varied Density Residential (R3) / Multi-Family Apartments
SOUTH: Low Density Residential (R1) / Single family homes
EAST: Low Density Residential (R1) / Single family homes
WEST: Low Density Residential (R1) / Multi-Family Apartment

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Medium-High Density Residential for the property.

Analysis: The subject property is 0.376 acres parcel and located on the southeast corner of Berger Street and Mills Street on the City's east side. It is developed in 1985, with a two-story eight-unit brick apartment building as well as a one-story eight-stall parking garage and eight surface parking stalls. The petitioner has indicated that the requested change in zoning is to bring the property into compliance with municipal zoning. No expansions to the property have been presented.

The requested change in zoning is consistent with the medium-high density residential land-use recommendation of the 2022 Smart Growth Comprehensive Plan.

Ald. C. Stevens and neighbors within 200 ft. have been noticed of the meeting. At the time of drafting this report, staff has received several inquiries but no objections to this request.

RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-23 Application
2. ZP 19-23 Location Map
3. ZO XX-23 - Rezone 154 Berger

REQUEST FOR CITY ACTION - PLAN COMMISSION

(Submit **two** copies to the Planning Department, Room 608 or City Clerk's Office, Room 106, City Hall)

Date: September 5, 2019

Petitioner(s): James M Wheeler C/O Vander Zanden Real Estate Co. Phone Number: 920-437-9797

Address: 107 S. Madison Street City: Green Bay State: WI Zip Code: 54301

Property Owner: SRL2, INC. C/O David R. Charles Phone Number: 920-437-9797

Parcel Numbers (required): 21-2567

Location of Property: 154 Berger Street, Green Bay, WI 54302
Attach maps and legal descriptions (required).

To: Honorable Mayor and Common Council, c/o City Clerk

I, James M. Wheeler, Agent for SRL2, Inc., respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.
X Rezone Property ($300.00 Review Fee)
_____Conditional Use and CUP Amendment, including Single Lot Duplexes ($300.00 Review Fee)
_____PUD and PUD Amendments ($350.00 Review Fee)

_____Approve Preliminary City/Extraterritorial Subdivision Plat ($150.00 plus $35.00 per Lot/Outlot Review Fee)
_____Approve Preliminary City/Extraterritorial Certified Survey Map ($150.00 Review Fee)
_____Approve Final City/Extraterritorial Subdivision Plat ($100.00 Review Fee)
_____Grant a City/Extraterritorial Subdivision/CSM Variance ($150.00 Review Fee)
_____Grant a Postponement of Development Fees ($100.00 Review Fee) [Review by I&S and/or Park Committees]

_____Development District Map Amendment ($200.00 Administration Fee)
_____Official Map/Area Development Plan Amendment ($200.00 Administration Fee)
_____Plat of Right-of-Way ($200.00 Administration Fee)
_____Discontinue a Public Utility Easement ($200.00 Administration Fee)
_____Street Name Change ($200.00 Administration Fee)
_____Declare City Property "City Surplus" ($200.00 Administration Fee)
_____Vacate a Street/Alley/Pedestrian Way ($200.00 Administration Fee)
_____Other ($200.00 Administration Fee): _____

Petitioner Signature(s): James M. Wheeler David R. Charles, Sr. 2019.09.10 10:56:00 -05'00'

Review Fee: $ 300.00 Receipt No.: 2751220-3 Zoning Petition No.: ZP 19-23

Briefly describe action desired, noting the property affected and all other pertinent information.
Attach maps and legal descriptions (required).

Owner requests the Planning Commissin recommend that 154 Berger Street be re-zoned from R-1 to R-3. The 8 family all brick apartment building is currently a non-conforming use under the current R-1 zoning having been built in 1970. The appropriate change to an R-3 zoning fits the City's Comprehensive land plan that is on file for this parcel.

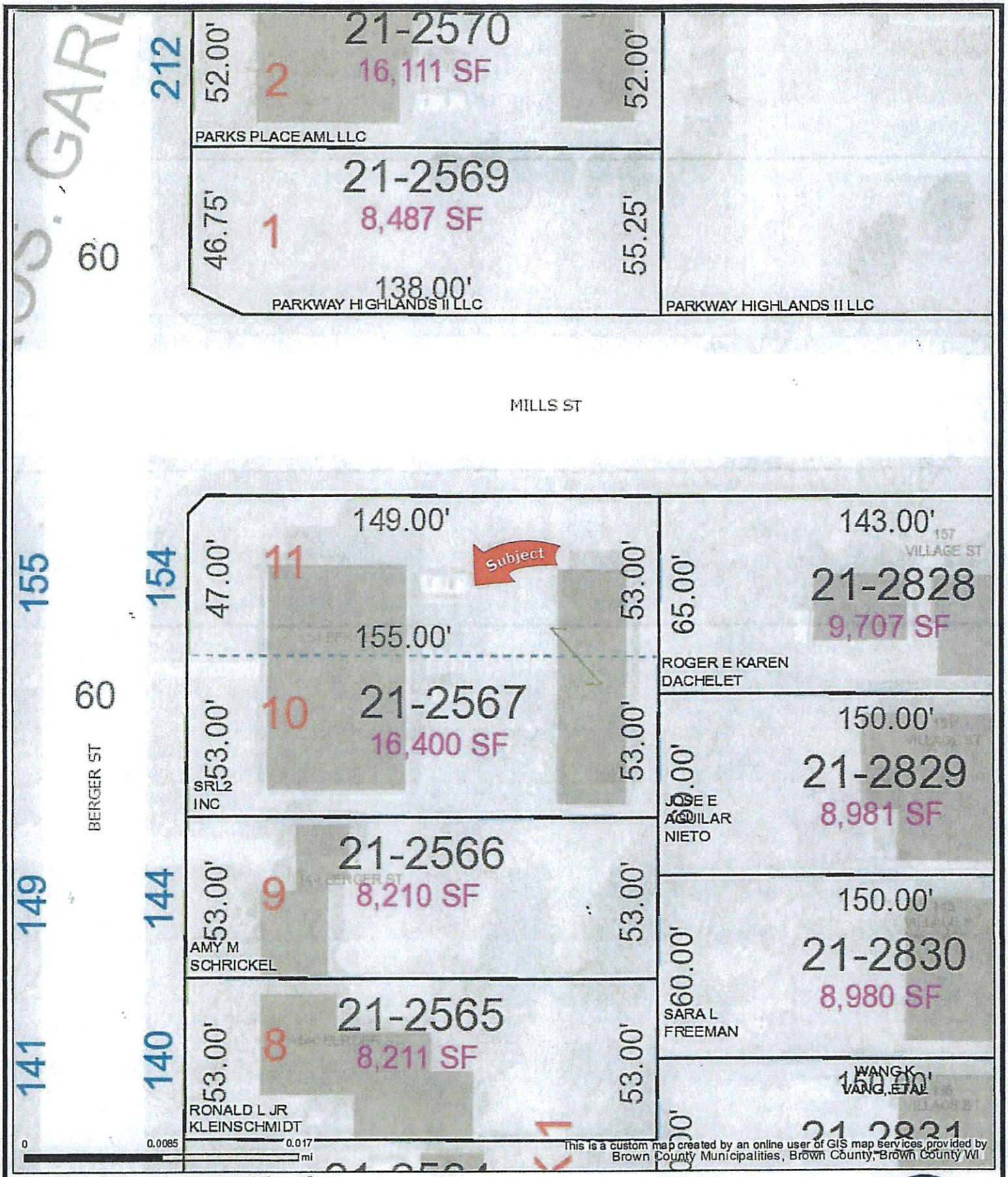
Please contact the Planning Department in Room 608, City Hall, (920) 448-3400, if you have any questions.

LEGAL DESCRIPTION

154 BERGER STREET (Parcel #21-2567)

21-2567
Parcel Identification Number (PIN)

LOTS TEN (10) AND ELEVEN (11), BLOCK ONE (1), PLAT OF SMITH BROTHERS GARDEN ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPTING THEREFROM PART USED FOR STREET PURPOSES DESCRIBED IN JACKET 9115 RECORDS, IMAGE 36.



Part of Brown County WI

Map printed on 9/3/2019

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
*original page size: 8.5"x11" Appropriate format depends on zoomlevel

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

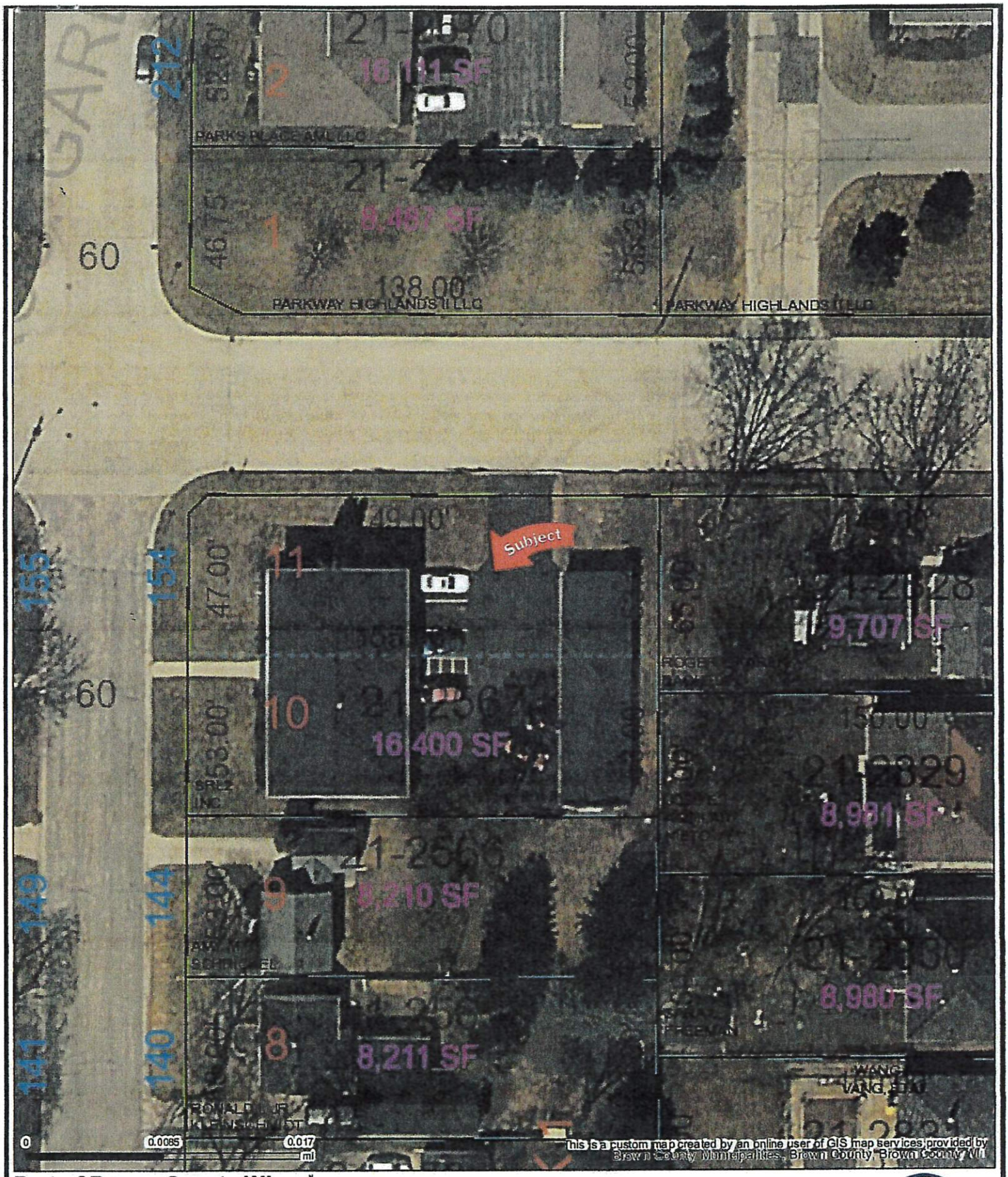
"hooks" indicate parcel ownership crosses a line

SC-190-2	Parcel ID Number
2880257	Document Number
0.814 AC	Area of parcel
279.8'	Line Distance
3547	Address

A complete key (legend) is available at:
https://tinyurl.com/BrownDogKey

Brown County Planning & Land Services

(920) 448-6480
maps.gis.co.brown.wi.us



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 9/3/2019

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
original page size: 8.5"x11" - Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

"hooks" indicate parcel ownership crosses a line

SC-190-2	Parcel ID Number
2880257	Document Number
0.814 AC	Area of parcel
279.3'	Line Distance
3547	Address

A complete key (legend) is available at:
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Brown County Planning & Land Services

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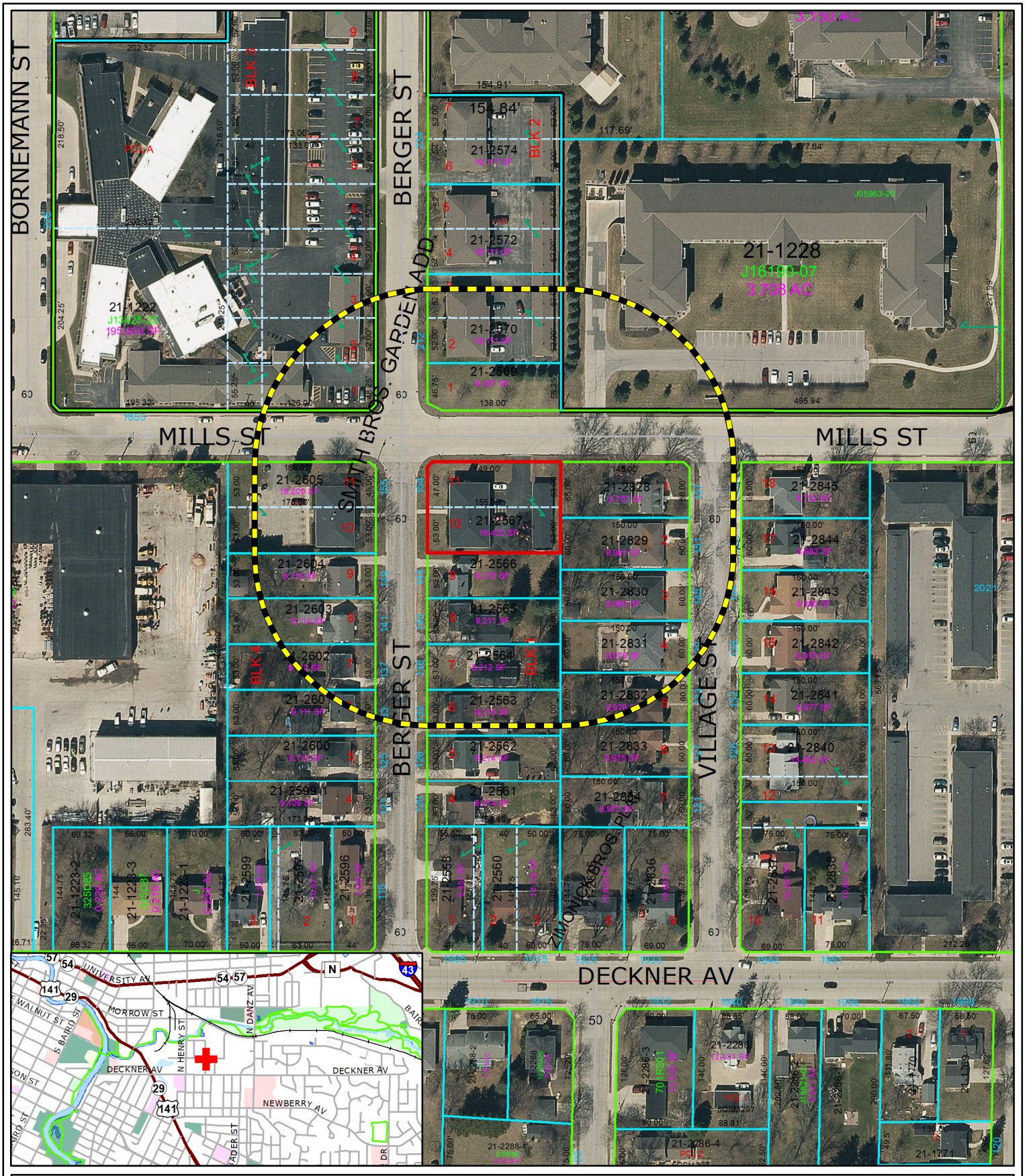


Subject Property

200' 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 19-23)

Request to rezone property located at 154 Berger Street from R-1 Low Density Residential District to R-3 Varied Density Residential District.

CITY OF GREEN BAY 1854 Titletown, USA

0 50 100 Feet

N

ZONING ORDINANCE NO. XX-19

AN ORDINANCE REZONING PROPERTY LOCATED AT 154 BERGER STREET FROM LOW DENSITY RESIDENTIAL (R-1) TO VARIED DENSITY RESIDENTIAL (R-3) (ZP 19-23)

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property located at 154 Berger Street from Low Density Residential (R-1) to Varied Density Residential (R-3) District:

LOTS TEN (10) AND ELEVEN (11), BLOCK ONE (1), PLAT OF SMITH BROTHERS GARDEN ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPTING THEREFROM PARTS USED FOR STREET PURPOSES DESCRIBED IN JACKET 9115 RECORDS, IMAGE 36.
Tax Parcel No.: 21-2567

SECTION 2. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. 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 _____, 2019.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

db:
Attachment – Map

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 7, 2019	Stephanie Hummel, Staff, David Buck, Staff

AGENDA ITEM # D.3.

(SV 19-03) Consideration with possible action on the request to vacate an unimproved right-of-way located near Hillcrest Drive, submitted by Jamie Sprutles (Ald. J. Brunette, District 12).

BACKGROUND

Reason for Request: To vacate unimproved right-of-way

Alderperson/District: Ald. Jesse Brunette / 12

Surrounding Zoning and Land Uses:
North: R1, Single-Family Homes
South: RR, Vacant
East: R1, Single-Family Homes
West: RR, Single-Family Homes

Report: The applicant owns parcel 6H-1196-1. The driveway for the home on this parcel cuts through parcel 6H-824-8 and a section of unimproved right-of-way, adjacent to parcel 6H-3986. The applicant is working towards having the entirety of the driveway be part of his parcel. While right-of-way is typically split between adjacent owners when vacated, it was discovered that the majority of this right-of-way area was dedicated from parcel 6H-3986 and would need to be returned to that parcel upon vacation (State Statute 66.1005). A small portion of this right-of-way (the southern end) would be returned back to the applicant's parcel. However if the right of way is vacated the applicants parcel becomes nonconforming as it would no longer have any public right-of-way frontage so can not be done.

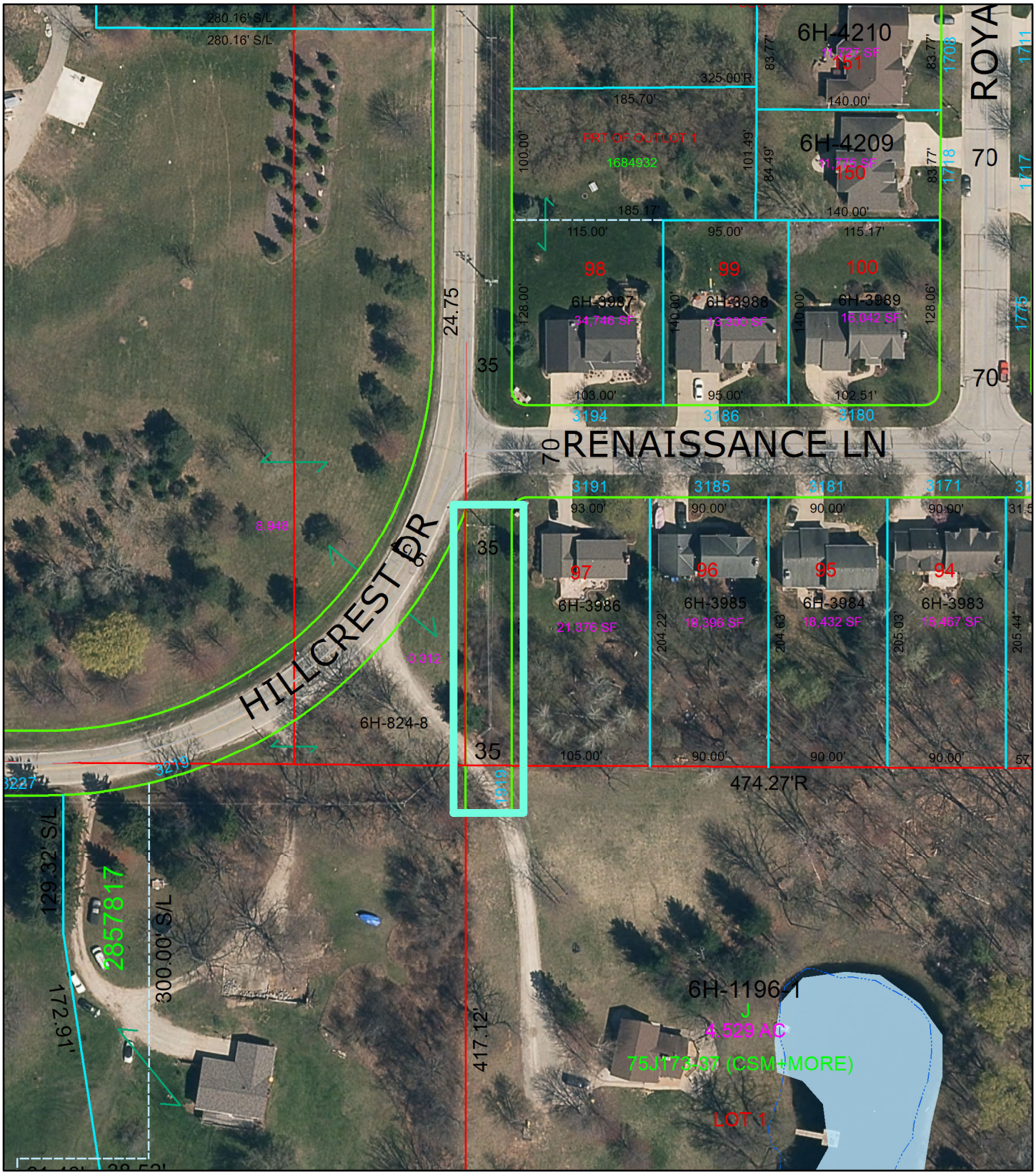
RECOMMENDATION

At this time staff and the applicant need to continue investigating the situation to find a suitable solution and are jointly requesting a postponement of this request.

FISCAL IMPACT

ATTACHMENTS

1. SV 19-03 Map
2. DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED 6H-1196-1
3. DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED 6H-3986



(SV 19-03) Vacation of unimproved Right-of-Way located near Hillcrest Drive

0 25 50 100 Feet

N

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only.The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 9.25.19
25 Sep 2019 X:\Planning\Basemaps\template_8.5x11.mxd

Proposed Vacation Area

DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED
AND ATTACHED TO TAX PARCEL NUMBER 6H-1196-1

That part of the Hillcrest Drive right-of-way Dedicated To The Public in Brown County Certified Survey Map Number 1583 as recorded in Volume 6 of Certified Survey Maps, Page 353, as Document Number 857499, (being part of Government Lot 12, Section 31, Township 24 North, Range 20 East), City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the northwest corner of said Certified Survey Map Number 1583, (being the northwest corner of said Government Lot 12; also being the northwest corner of the lands Dedicated To The Public in said Certified Survey Map Number 1583);

thence S89°-48'-51"E, 34.99 feet, along the north line of said Certified Survey Map Number 1583, to the east line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583;

thence S0°-26'-57"W, 35.00 feet, along said east line of Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583 to the south line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583;

thence N89°-48'-51"W, 34.99 feet, along said south line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583 to west line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583;

thence N00°-28'-02"E, 35.00 feet, along the west line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583, to the point of beginning.

Subject to the following conditions:

1. The above described lands to be attached to, and become part of, tax parcel number 6H-1196-1.

DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED
AND ATTACHED TO TAX PARCEL NUMBER 6H-3986

That part of the Hillcrest Drive right-of-way Dedicated To The Public in the recorded plat of King of Arms Fourth Addition as recorded in Volume 19 of Plats, Page 9, as Document Number 1270257, lying westerly of Lot 97 said King of Arms Fourth Addition, (being part of Government Lot 11, of the Northwest ¼ of the Northwest ¼, Section 31, Township 24 North, Range 20 East), City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of said Lot 97, King of Arms Fourth Addition, (being the southeast corner of the lands Dedicated To The Public for Hillcrest Drive in said King of Arms Fourth Addition);

thence N01°-24'-34"W, 191.74 feet, along the west line of said Lot 97, King of Arms Fourth Addition;

thence S88°-35'-26"W, 35.00 feet, to the west line of lands Dedicated To The Public for Hillcrest Drive in said King of Arms Fourth Addition;

thence S01°-24'-34"E, 191.58 feet, along said west line of lands Dedicated To The Public for Hillcrest Drive in said King of Arms Fourth Addition, to the south line of said King of Arms Fourth Addition;

thence N88°-50'-58"E, 35.00 feet, along said south line of said King of Arms Fourth Addition, to the point of beginning.

Subject to the following conditions:

1. The above described lands to be attached to, and become part of, tax parcel number 6H-3986.

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 7, 2019	Stephanie Hummel, Staff

AGENDA ITEM # D.4.

(PP 19-04) Consideration with possible action on an appointment to the Downtown Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Eric Genrich (Ald. R. Scannell).

BACKGROUND

Alderperson: Ald. Randy Scannell / District 7

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 Broadway BID Board has submitted the following nomination to the City for consideration for appointment:

Name: Jim Dubois

Business/Property: DuBois Formalwear

Per BID appointment procedures, the City's Economic Development staff has considered the qualifications of the above nominee and recommended approval to the Mayor. Mayor Eric Genrich 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

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. PP 19-04, J. DuBois, Downtown BID Appointment Info

Downtown BID Board Nominees – 2019

Name	Business/Property/Other	Phone
Jim DuBois	DuBois formalwear (lives in Riverside Place)	800-236-7303

I hereby approve the nominee for the Downtown BID listed above and recommend approval by the Plan Commission and Common Council.

Mayor Eric Genrich

9/25/19

Date

Celestine Jeffreys

From: Matthew Buchanan
Sent: Tuesday, September 24, 2019 9:25 AM
To: Celestine Jeffreys
Subject: FW: BID Board nomination

Hi Celestine,

The Downtown BID has approved the nomination of Jim DuBois to join their Board. Please see his bio below and let me know if you need any other specific information from me or Jim.

Thanks,

Matt Buchanan, AICP
Economic Development Specialist

City of Green Bay
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, Wisconsin 54301-5026

(e) MatthewBu@greenbaywi.gov
(p) 920.448.3396
(w) www.greenbaywi.gov/

From: Matthew Buchanan
Sent: Thursday, September 19, 2019 9:04 AM
To: Jim DuBois
Cc: Jeff Mirkes; Rick Chernick
Subject: Re: BID Board nomination

Looks great! I'll pass this on to the Mayor's office and I'll let you know if we need anything g else.

Thanks!
Matt

Sent from my iPhone

On Sep 18, 2019, at 6:35 PM, Jim DuBois <jdubois@duboisfw.com> wrote:

> Hi Matt,
>
> I was born and raised in Green Bay son of Dan & JoAnn DuBois. I started working for the family business in 1980 and made my career working for DuBois Formalwear. In 1989 my sister and I bought the business from our parents and in 2013 my sister decided to move on to another business and I am now

the sole owner. In 2016, after becoming empty nesters, my wife and I sold our 5 bedroom house and purchased a condo in downtown Green Bay at Riverside Place Condominiums. I am enjoying a 7 min walk to work and my wife and I are loving the downtown fun!
I serve on several boards;
- Select Independent Formalwear Specialists
- International Formalwear Association
- Riverside Place Condominiums
And of course, -Downtown Green Bay Inc.

Let me know if this works or if you would like me to elaborate more.
Have a great day Matt,
Jim

Jim DuBois
DuBois Formalwear
Green Bay, WI
800-236-7303
www.duboisfw.com

On Sep 18, 2019, at 8:24 AM, Matthew Buchanan <matthewbu@greenbaywi.gov> wrote:

> Hi Jim,
>
> I've heard you've accepted the Downtown BID Board's nomination to join the Board. That's great to hear.
>
> The next step will be for me to notify the Mayor's Office. Would you be able to send me a resume or short bio that I can pass on to the Mayor? He will consider the nomination before sending it to the City Plan Commission for their recommendation before final approval at Common Council. Your attendance at these meetings is not required.
>
> Let me know if you have any questions.
>
> Thanks,
>
> Matt Buchanan, AICP
> Economic Development Specialist
>
> City of Green Bay
> Department of Community and Economic Development
> 100 N. Jefferson Street, Room 608
> Green Bay, Wisconsin 54301-5026
>
> (e) MatthewBu@greenbaywi.gov
> (p) 920.448.3396
> (w) www.greenbaywi.gov/
>
> <image001.png>