



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 10, 2020, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

1. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. Roll Call.

1. Members: Vacant – Chair, Sid Bremer – Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Derius Daniels

C. Approval of the Agenda.

1. Approval of the agenda for the August 10, 2020, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the July 13, 2020, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. Election of Chair for the Green Bay Plan Commission due to a vacancy.
2. (ZP 20-20) Public Hearing on a request to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).
3. (ZP 20-20) Consideration with possible action to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).
4. (ZP 20-21) Public Hearing on a request to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to adjust lot and impervious surface regulations at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).

5. (ZP 20-21) Consideration with possible action on the request to Amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to Adjust lot and impervious surface regulations for lots within the Planned Unit Development (PUD) at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).
6. (ED 20-01) Consideration with possible action on the request for a partial discontinuance of a landscape easement located at 2845 Greenbrier Road, Aurora BayCare Medical Center, submitted by Brian Rasmussen (Ald. V. Corpus-Dax, District 2).
7. (TA 20-02) Public Hearing on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.
8. (TA 20-02) Consideration with possible action on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.
9. (TA 20-03) Public Hearing on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.
10. (TA 20-03) Consideration with possible action on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

F. Informational.

1. Land Division Annual Review
2. Director's Report.
3. Date of next meeting: Monday, August 31, 2020.

G. 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.

Virtual Meeting Instructions



Plan Commission 08/10/2020

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+1 312 626 6799,,841 3767 5822# US (Chicago)

+1 646 876 9923,,841 3767 5822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

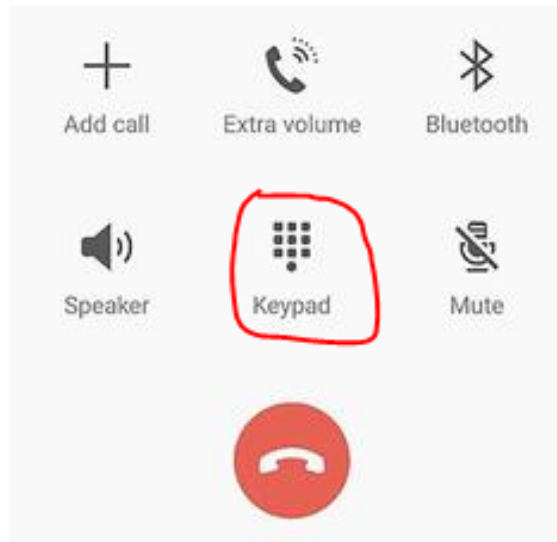
Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

Additional Information

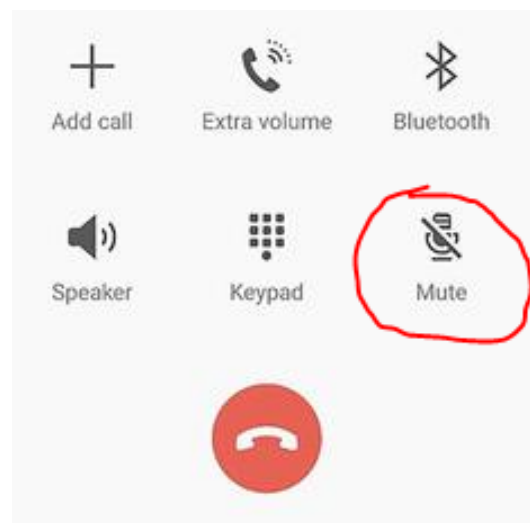
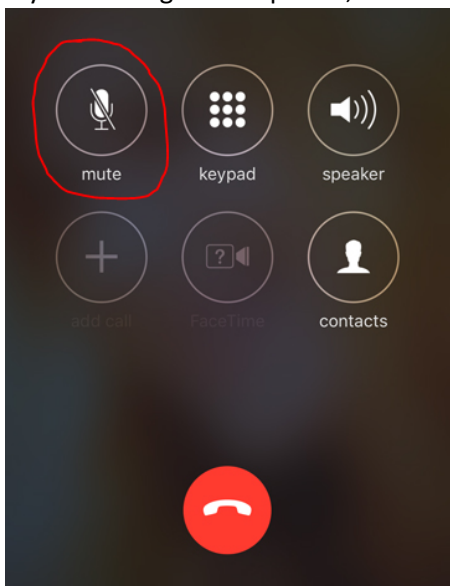
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 13, 2020, 6:00 PM

Telephonic Meeting

Public may also view at

www.youtube.com/CityOfGreenBay

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

I. Members: Tim Gilbert – Chair, Sid Bremer – Vice-Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Derius Daniels

Present: Lisa Hanson, Veronica Corpus-Dax, Randall Petrouske, Jacob Miller, Sidney Bremer, Derius Daniels, Excused:

Others Present: Ald. Kathy Lefebvre

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 13, 2020, meeting of the Green Bay Plan Commission.

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

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 22, 2020, meeting of the Green Bay Plan Commission.

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

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

E. REGULAR BUSINESS.

I. Consideration with possible action on communication from Ald. Kathy Lefebvre (District 6) "To look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated houses because of floodplain building elevation requirements (FEMA)" (from May 26, 2020 Plan Commission meeting).

Moved by Randall Petrouske, seconded by Ald. Veronica Corpus-Dax to receive and place on file the communication from Ald. Kathy Lefebvre (District 6) "To look at residential policy per storm water runoff; residences are experiencing rain water runoff from elevated houses because of floodplain building elevation requirements (FEMA)". Motion carried.

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

2. Consideration with possible action on communication from Ald. Barb Dorff (District 1) to "Estimate potential costs and benefits of proposed Grandview development" (from June 29, 2020 Council Meeting).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to refer to staff the communication from Ald. Barb Dorff (District 1) to "Estimate potential costs and benefits of proposed Grandview development". Motion carried.

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

3. Consideration with possible action on communication from Ald. Chris Wery (District 8) to "Request an update with any appropriate action on the property located at the corner of S. Ridge Road/Lombardi Avenue, owned by Kuehn Properties" (from July 2, 2020 email to the City Clerk).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to receive and place on file the communication from Ald. Chris Wery (District 8) to "Request an update with any appropriate action on the property located at the corner of S. Ridge Road/Lombardi Avenue, owned by Kuehn Properties". Motion carried.

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

4. (ZP 20-19) Public Hearing on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).

Vice-Chair Sidney Bremer read into record the instructions and procedure for the public hearings and stated that the all public hearings were properly posted.

Vice Chair Sidney Bremer then opened the floor for the public hearing on the request to rezone 1341 Brosig Street from General Commercial (C1) to Varied Density Residential (R3).

Vice-Chair Sidney Bremer asked three (3) times if there was anyone else present who wished to speak. Hearing/seeing no one, the public hearing was closed.

5. (ZP 20-19) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, submitted by Curtis Klish, MCR Rentals, LLC, property owner (Ald. L. Gerlach, District 3).

Moved by Lisa Hanson, seconded by Ald. Veronica Corpus-Dax to approve the request to authorize a Conditional Use Permit (CUP) for self-service storage at 1929 Verlin Road, subject to:

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

2. There shall be no expansion of the conditional use without Plan Commission and City Council Approval.

Motion carried.

Yes- None, No- None, Abstain- None

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

6. (TA 20-01) Public Hearing on a request to amend Chapter 13-522(a) (7), Green Bay Zoning Code regarding temporary uses.

Vice Chair Sidney Bremer then opened the floor for the public hearing regarding the request to amend Chapter 13-522(a) (7), Green Bay Zoning Code regarding temporary uses.

Vice-Chair Sidney Bremer asked three (3) times if there was anyone present who wished to speak. Hearing/seeing none, the public hearing was closed.

7. (TA 20-01) Consideration with possible action on a request to amend Chapter 13-522(a)(7), Green Bay Zoning Code regarding temporary uses.

Moved by Ald. Veronica Corpus-Dax, seconded by Lisa Hanson to amend Chapter 13-522(a)(7), Green Bay Zoning Code regarding temporary uses as presented by Planning Staff. Motion carried. Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None

F. INFORMATIONAL.

1. Director's Report.

Director Kevin Vonck presented the director's report.

Effective July 13, 2020, after 17 years, Chair Tim Gilbert has retired. We wish him Good Luck! - Thank you Tim!

New Commissioner, Derius "DJ" Daniels was welcomed to the Plan Commission. - Welcome DJ!

2. Date of next meeting: Monday, July 13, 2020.

The date of the next meeting is Monday, August 10, 2020 and not July 13, 2020 as stated on the agenda.

G. ADJOURNMENT.

Moved by Ald. Veronica Corpus-Dax, seconded by Derius Daniels to adjourn. Motion carried.

Yes- Jacob Miller, Lisa Hanson, Randall Petrouske, Sidney Bremer, Veronica Corpus-Dax, Derius Daniels, No- None, Abstain- None



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

AGENDA ITEM # E.2

(ZP 20-20) Public Hearing on a request to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-20 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Planned Unit Development (PUD) Amendment
2001 Holmgren Way
(ZP 20-20)**

The Green Bay Plan Commission will hold a public hearing on **Monday, August 10, 2020**, at 6:00 p.m. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below. City of Green Bay is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

A request to amend the existing Legends District Planned Unit Development (PUD) to include an expansion at 2001 Holmgren Way, submitted by Jess Miller, The Bar, applicant. (Ald. B. Johnson, District 9)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: Stephanie Hummel
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Stephanie Hummel at stephaniehu@greenbaywi.gov.

Publication Dates: July 28, 2020 and August 3, 2020



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 20-20) Consideration with possible action to amend the Legends District PUD (ZO 12-11), submitted by Jess Miller, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: To allow for the expansion of the Legends District PUD to include parcel 1-1841-B-2, The Bar, and a proposed addition at that location.

Aldersperson/District: Ald. Brian Johnson / 9

Surrounding Zoning and Land Uses:

PUD, commercial and vacant

Village of Ashwaubenon

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Commercial. Further, the Legends District Master Plan also recommends Commercial Uses.

Analysis: This Planned Unit Development (PUD) was established in 2011 and has been amended twice (2014 & 2019). The 2019 Amendment added in six additional parcels, as well as adding compliance with the Legends District Master Plan. Exhibit C was adopted at this time, adding Design Standards to the PUD. The PUD has underlying C1 zoning.

The applicant had originally submitted for a rezoning, from GI, General Industry, to a Commercial zoning district. As this parcel is in the Legends District Master Plan area, it was recommended that the PUD be expanded to include this parcel, as the base zoning is C1. The applicant is proposing a building addition, along with other green space site improvements. This project is in compliance with the Legends District PUD concerning material types, setbacks, form and accessibility.

Ald. Brian Johnson and surrounding property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received no objections to this request.

RECOMMENDATION

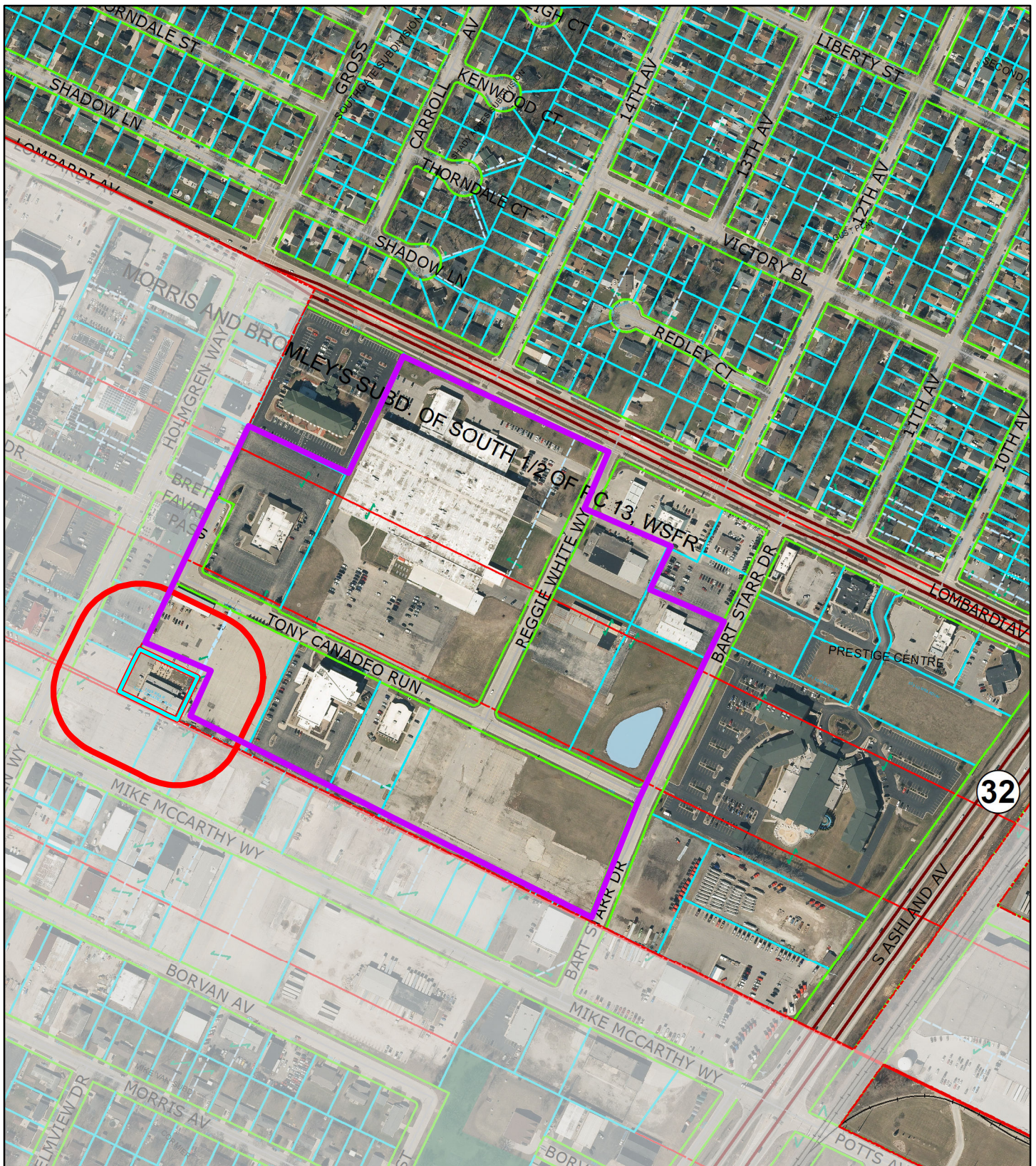
Staff is recommending approval of the request, subject to the draft Planned Unit Development (PUD).

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-20 Map
2. ZP 20-20 Site Plan

3. ZP 20-20 Building Plans
4. ZP 20-20 Rendering
5. DRAFT ZO 10-20 - Amend PUD at 2001 Holmgren Way, Legends District
6. Exhibit A Conceptual Site Plan
7. Exhibit B Sign Design Concept
8. Exhibit C Chapter 4, Legends District Design Standards



ZP 20-20 PUD Amendment **2001 Holmgren Way, Legends District**

0 115 230 460 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 29 Jul 2020 X:\Planning\Basemaps\template_8.5x11.mxd

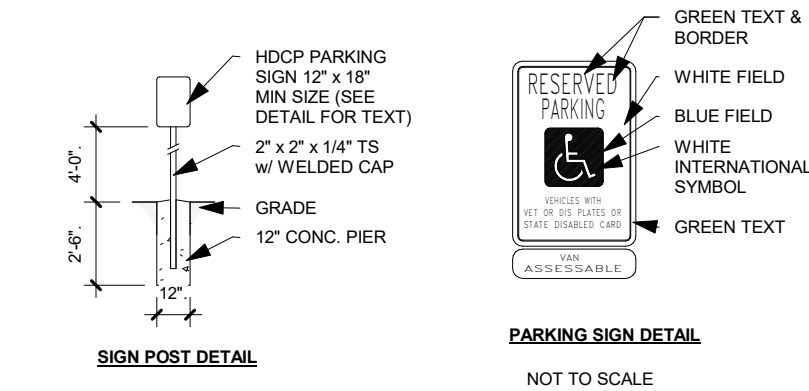
- Subject Parcel
- 200' Notification Area
- Existing Legends PUD Boundary



BAYLAND BUILDINGS

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(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

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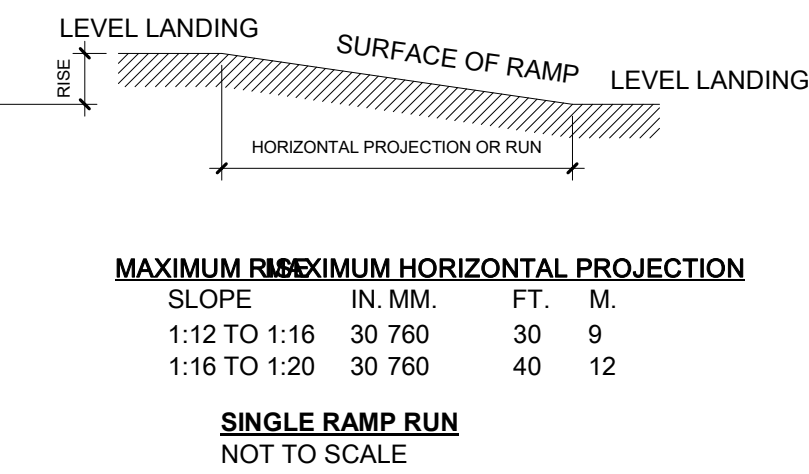


4.7.11 ISLANDS - ANY ISLANDS IN CROSSING SHALL BE CUT THROUGHT LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48 IN. LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

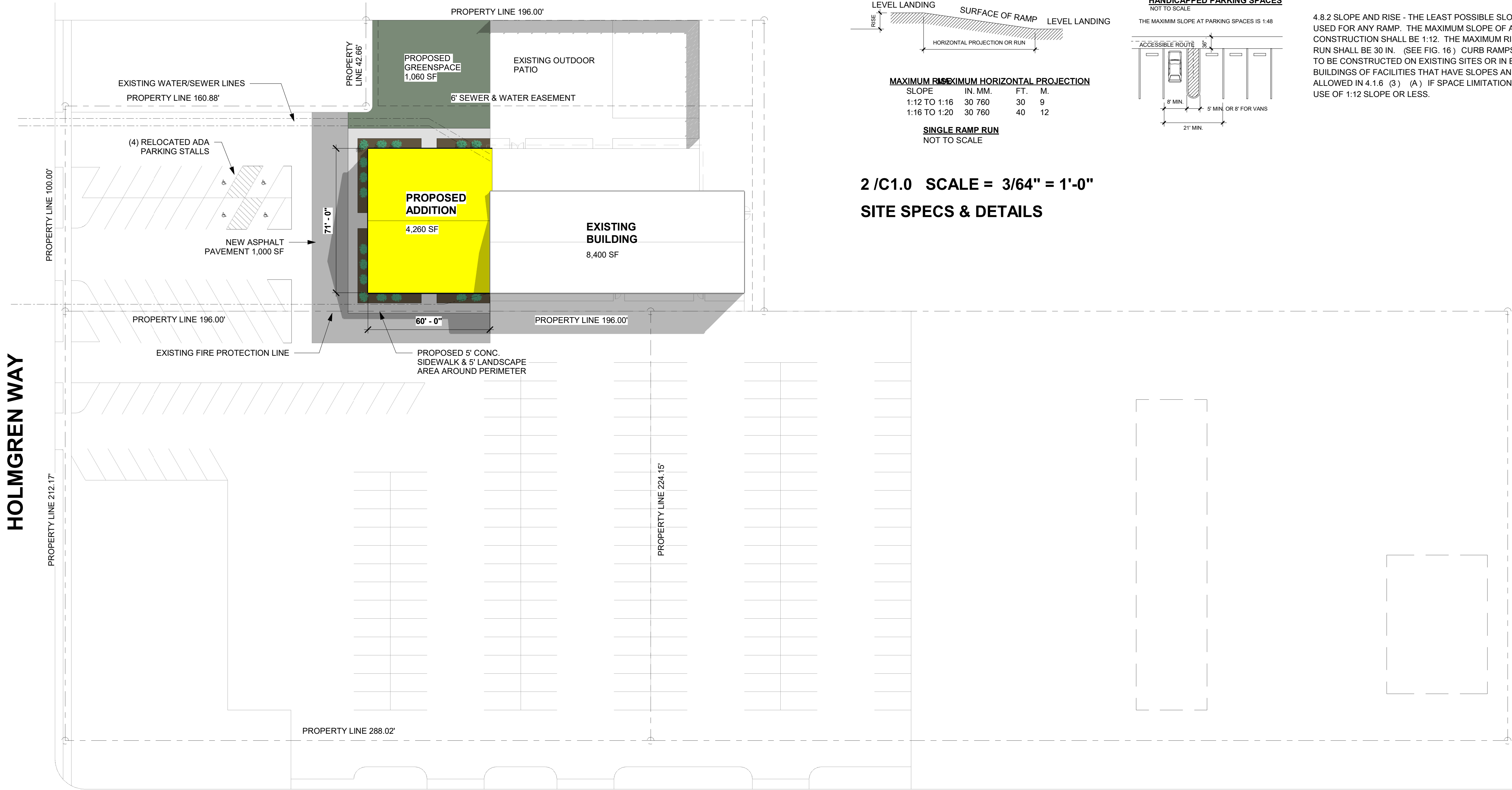
4.8 RAMPS

4.8.1 GENERAL - ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND COMPLY WITH 4.8.

4.8.2 SLOPE AND RISE - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN. (SEE FIG. 16) CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OF FACILITIES THAT HAVE SLOPES AND RISES AS ALLOWED IN 4.1.6 (3) (A) IF SPACE LIMITATIONS PROHIBIT THE USE OF 1:12 SLOPE OR LESS.



2 / C1.0 SCALE = 3/64" = 1'-0"
SITE SPECS & DETAILS



MIKE MCCARTHY WAY



1 / C1.0 SCALE = 1" = 30'-0"
SITE PLAN

PROPOSED BUILDING FOR:

20-1460

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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

JOB NUMBER: 20-1460

PROJECT EXECUTIVE: JAKE MANCOSKE
(920) 366-8828

DRAWN BY: DBV

DATE: 06/25/2020

REVISIONS:

ISSUED FOR: CHECKED BY: DATE:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

SITE PLAN

C1.0



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www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

20-1460

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-1460

PROJECT EXECUTIVE: JAKE MANCOSKE
(920) 366-8828

DRAWN BY: DBV

DATE: 07/16/2020

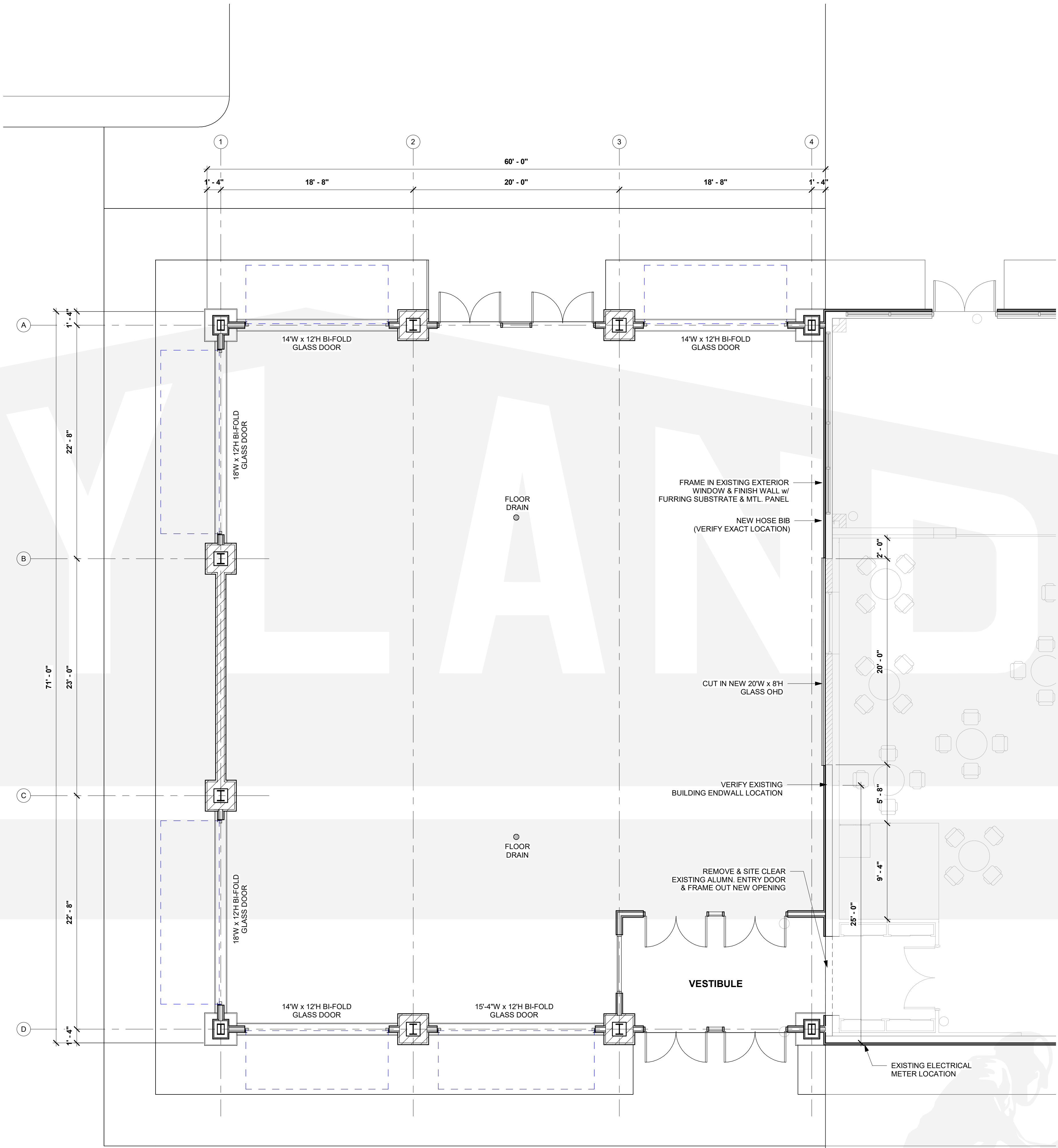
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

OVERALL FLOOR PLAN

A1.0



1/A1.0 SCALE = 3/16" = 1'-0"
PROPOSED FLOOR PLAN



BAYLAND BUILDINGS

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

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

20-1460

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 20-1460

PROJECT EXECUTIVE: JAKE MANCOSKE
(920) 366-8828

DRAWN BY: DBV

DATE: 07/16/2020

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

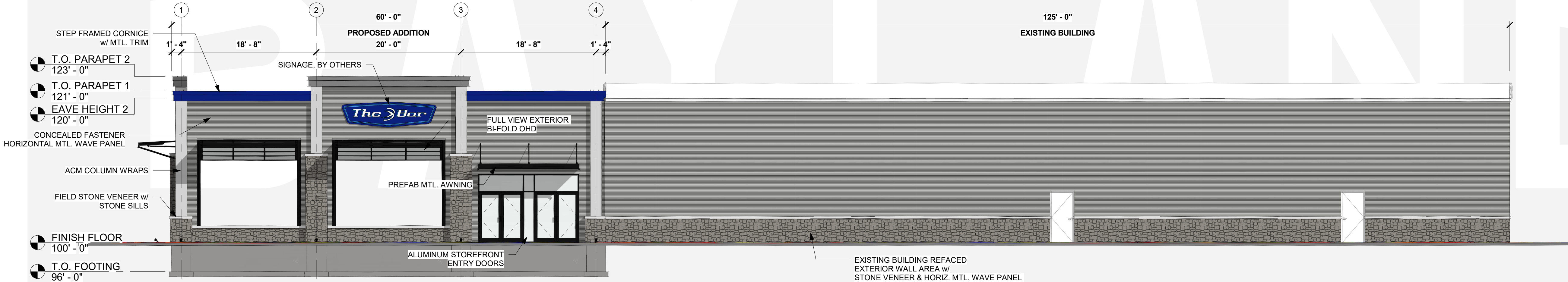
- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0



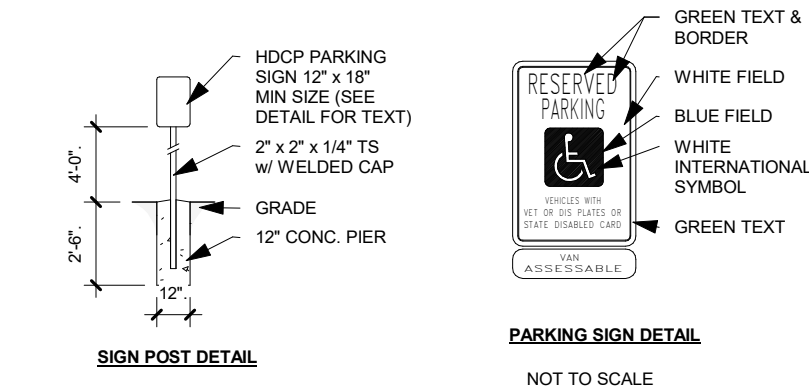
1 /A2.0 SCALE = 3/16" = 1'-0"
WEST ELEVATION



2 /A2.0 SCALE = 1/8" = 1'-0"
SOUTH ELEVATION



3 /A2.0 SCALE = 1/8" = 1'-0"
NORTH ELEVATION



4.7.11 ISLANDS - ANY ISLANDS IN CROSSING SHALL BE CUT THROUGHT LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48 IN. LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

4.8 RAMPS

4.8.1 GENERAL - ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND COMPLY WITH 4.8.

4.8.2 SLOPE AND RISE - THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN. (SEE FIG. 16.) CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OF FACILITIES THAT HAVE SLOPES AND RISES AS ALLOWED IN 4.1.6 (3) (A) IF SPACE LIMITATIONS PROHIBIT THE USE OF 1:12 SLOPE OR LESS.

MAXIMUM RAMP SLOPE HORIZONTAL PROJECTION					
SLOPE	IN	MM	FT	M	
1:12 TO 1:16	30	760	30	9	
1:16 TO 1:20	30	760	40	12	

SINGLE RAMP RUN
NOT TO SCALE

2 / C1.0 SCALE = 3/64" = 1'-0"
SITE SPECS & DETAILS

HOLMGREN WAY

MIKE MCCARTHY WAY



1 / C1.0 SCALE = 1" = 30'-0"
SITE PLAN

PROPOSED BUILDING FOR:

20-1460

CITY, WISCONSIN; COUNTY OF:

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

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

JOB NUMBER: 20-1460

PROJECT EXECUTIVE: JAKE MANCOSKE
(920) 366-8828

DRAWN BY: DBV

DATE: 07/16/2020

REVISIONS:

ISSUED FOR: CHECKED BY: DATE:

- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

SITE PLAN

C1.0



ZONING ORDINANCE NO. 10-20

AN ORDINANCE AMENDING
PLANNED UNIT DEVELOPMENT ZO 12-11 ZONING
CERTAIN LANDS LOCATED IN THE 900 AND 1000 BLOCKS OF
LOMBARDI AVENUE AND TONY CANADEO RUN
(ZP 20-20)

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

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

Parcel No. 1-1841-C: PART OF LOT 9 MORRIS & BROMLEYS SUBD OF S1/2 PC 13 WSFR & PART OF PC 14 & 15 WSFR AS DESC IN 673 R 126 EX 669 R 91 & EX J1546-30 & EX J15079-24

Parcel No. 1-1841-C-2: LOT 2 OF 37 CSM 99 BNG PART OF LOT 9 MORRIS & BROMLEY'S SUBD OF S1/2 OF PC 13 WSFR & BNG PART OF PC 14 & 15 WSFR

Parcel No. 1-1841-K: LOT 1 OF 50 CSM 323 BNG PRT OF PC 15 WSFR

Parcel No. 1-1841-J-2: LOT 1 OF 52 CSM 161 BNG PRT OF PC 15 WSFR & PRT OF LOT 2 OF SD CSM DESC IN 2305190

Parcel No. 1-1841-B-1: LOT 1 OF 31 CSM 129 BNG PRT OF PC 15 WSFR & PART OF 11 CSM 357 & PART OF PC 15 WSFR AS DESC IN J27435-01

Parcel No. 1-1841-J: LOT 2 OF 52 CSM 161 BNG PRT OF PC 15 WSFR EX 2305190

Parcel No. 1-1841-F: THAT PRT OF LOT 8 OF MORRIS & BROMLEYS SUBD OF S1/2 OF PC 13 WSFR & THAT PRT OF PC 14 & 15 WSFR DESC IN 682 R 512 EX J1396-25

Parcel No. 1-1841-M: THAT PRT OF LOT 8 OF MORRIS & BROMLEYS SUBD OF S1/2 OF PC 13 WSFR & THAT PRT OF PC 14 & 15 WSRF DESC IN 810 R 514 EX J1396-26

Parcel No. 1-1841-E-3: THAT PRT OF LOT 8 MORRIS & BROMLEYS SUBD OF S1/2 OF PC 13 WSFR AS DESC IN 871 R 119

Parcel No. 1-1841-D: LOT 2 OF 3 CSM 103 EX N 180 FT DESC IN 743 R 288
BNG PRT LOT 8 MORRIS & BROMLEYS SUBD OF S1/2 OF PC 13 WSFR

Parcel No. 1-1841-B-2: 28,040 SQ FT LOT 2 OF 31 CSM 129 BNG PRT OF PC
15 WSFR EX PRT LYG WITHIN THE VILLAGE OF ASHWAUBENON

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

- A. PURPOSES AND INTENT. The purpose and intent of this Planned Unit Development (PUD) are established as follows.
1. Interim Measure. This PUD is designed as an interim measure in order to be responsive to the businesses that are currently present and the current economic climate that is creating challenges for these businesses. In particular, certain businesses are not visible from the arterial street, and the full development of the area that would draw additional customer traffic has not yet materialized. More sustainable solutions beyond the limited scope of this PUD should continue to be pursued by the businesses and property owners in and around the subject area.
 2. Future Planning Necessary. The future development and enhancement of the Lombardi Avenue corridor should be planned in a collaborative manner, including the establishment of a brand and identity highlighting the unique offerings of this business district. The formation of a business association or even a formal Business Improvement District is strongly recommended. This PUD should then be built upon, updated, and expanded to reflect and implement the results of future planning efforts and stakeholder participation.
 3. Existing Uses Conforming. The intent of this PUD is two-fold with regard to land uses. First, it establishes commercial uses as the desired form of new development and redevelopment. Such commercial uses should be generally consistent and compatible with the uses permissible in neighboring PUDs of a similar nature and in keeping with the Legends District Master Plan. Second, it recognizes, and establishes as conforming, the existing industrial land uses on the subject property. Until such time that market conditions allow for redevelopment to commercial use, the existing industrial uses are suited to their particular locations and shall be allowed to continue and to be modified subject to the limitations of this ordinance, the applicable requirements of the Green Bay Municipal Code, and other applicable regulations.

B. PERMITTED USES. The land uses which may be established and/or maintained on the subject property are as follows:

1. Banks or other financial institutions.
2. General offices.
3. Cultural institutions.
4. General retail, personal services, and business services. Outdoor displays of merchandise are permitted subject to:
 - a. Display is not motor vehicles. (Vehicle sales uses are not permitted.)
 - b. Display is accessory to the principal use.
 - c. Display is within 10 feet of the main structure.
 - d. Display is not located in a required yard or parking area.
 - e. Display is not advertising.
 - f. Display does not involve storage of items not sold on site.
 - g. Display is maintained in a neat and orderly manner.
 - h. Display only allowed during regular business hours.
5. Restaurants and taverns or bars, including outdoor dining areas and indoor play areas. (Note that Zoning Petition 06-08 granted a conditional use to permit to allow for a restaurant or bar with entertainment including outdoor, live, or amplified music on Parcel No. 1-1841-J-2, Champion's Sports Bar and Grill. That conditional-use permit continues to be in effect.)
6. Theaters.
7. Indoor recreation facilities.
8. Accessory buildings and uses customarily incidental to any of the uses when located on the same premises.
9. Other suitable uses are detailed in the Legends District Master Plan.

C. CONDITIONAL USES.

1. Outdoor commercial recreation areas
2. Hotels. (Note that Zoning Petition 06-08 granted a conditional use permit for a hotel on Parcel No. 1-1841-K, Cambria Suites. That conditional-use permit continues to be in effect.)
3. Drive-through facilities, except that a drive through facility shall not be permitted to face the street frontage under any circumstances.

D. USES OF PARCEL NO. 1-1841-C. Part of the intent of this PUD is to allow the ongoing maintenance of the existing uses of Parcel No. 1-1841-C (Hudson-Sharp, Saranac) and to also allow for the modification, alteration, or expansion of those uses without amending this ordinance. In addition to the potential land uses allowed under Sections 2.B and 2.C above, the existing uses of Parcel No. 1-1841-C may be maintained, modified, altered, or expanded in conformance with the underlying zoning district.

- E. PROHIBITED USES. Any and all other uses of the subject property, other than the uses permitted pursuant to the provisions of Section 2 or appurtenant thereto which are or may otherwise be permitted under the applicable provisions of the Zoning Ordinance, Chapter 13, Green Bay Municipal Code, as now or hereafter amended, are hereby expressly prohibited and shall not be established and/or maintained without specific amendment to this ordinance made as required by law.
- F. Dimensional and Area Requirements. Dimensional and area requirements for principal and accessory structures on the subject property shall be as required in the C1 – General Commercial District as set forth in Section 13-800, Green Bay Municipal Code. These requirements shall also meet the standards provided in Chapter 4 of the Legends District Master Plan (Exhibit C).
1. Parcel No. 1-1841-K. The maximum allowable building height on Parcel No. 1-1841-K (Cambria Suites) shall be 70 feet. (Zoning Petition 06-08)
- G. OFF-PREMISE DIRECTIONAL SIGNAGE. In order to promote visibility for the existing businesses located on Tony Canadeo Run while the area is not yet fully developed, one off-premise directional sign shall be permitted for a one-year period in the location shown on Exhibit A. Such signage shall be limited and controlled in order to prevent a proliferation of off-premise directional signage and shall meet the following requirements:
1. The materials, color, appurtenant landscaping, and overall design shall be generally consistent with that shown in Exhibit B and shall also comply with the following requirements:
 - a. The sign shall not mimic public directional signage design.
 - b. The sign design concept shall include complementary landscaping.
 - c. The sign base shall utilize vinyl, painted or coated metal, masonry, or stone to conceal any wooden posts and to increase durability.
 2. The maximum area of the sign face shall be eight (8) square feet per side for a total of 16 square feet.
 3. Sign height shall not exceed six (6) feet.
 4. If lighted, the sign shall utilize external illumination.
 5. The sign shall be located on private property (outside of the right-of-way) and outside of any required vision corner.
 6. The sign may be located inside the front or side yard setback areas but shall be located so as to not obstruct traffic views of vehicles or pedestrians or in any way create a safety hazard.
 7. A written agreement between the owner(s) of Parcel No. 1-1841-C and those businesses identified on the sign shall be submitted with the sign permit application and maintained as long as the sign is present. An easement is the preferred form of agreement.

8. If the timeframe of this PUD is not extended as described under Section 2.I, then the sign shall be removed at the time that the PUD expires, is rescinded, or is otherwise modified to affect the allowance for off-premise directional signage.
9. Signs shall also meet the general intent of the Legends District Master Plan, as well as Chapter 4 (Exhibit C).

H. OTHER ZONING REQUIREMENTS. Where regulations are not specified by this ordinance, including Exhibit C, the applicable requirements of the Zoning Ordinance and Green Bay Municipal Code shall govern. Where zoning requirements are specific to a particular district, the regulations of the C1 – General Commercial District shall govern.

I. REVIEW AFTER ONE YEAR. After a period of approximately one year from the effective date of this PUD, the Plan Commission and City Council shall review the results and effectiveness of this PUD. To be included in this review are progress by the area businesses toward coordinating a planning or branding effort for the Lombardi Avenue corridor, and the results of allowing for the off-premise directional signage. Based on findings, the Plan Commission and City Council may at that time act to extend, remove, or otherwise modify this PUD ordinance, rescind this PUD ordinance, or require further study.

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 _____, 2020.

APPROVED:

Mayor

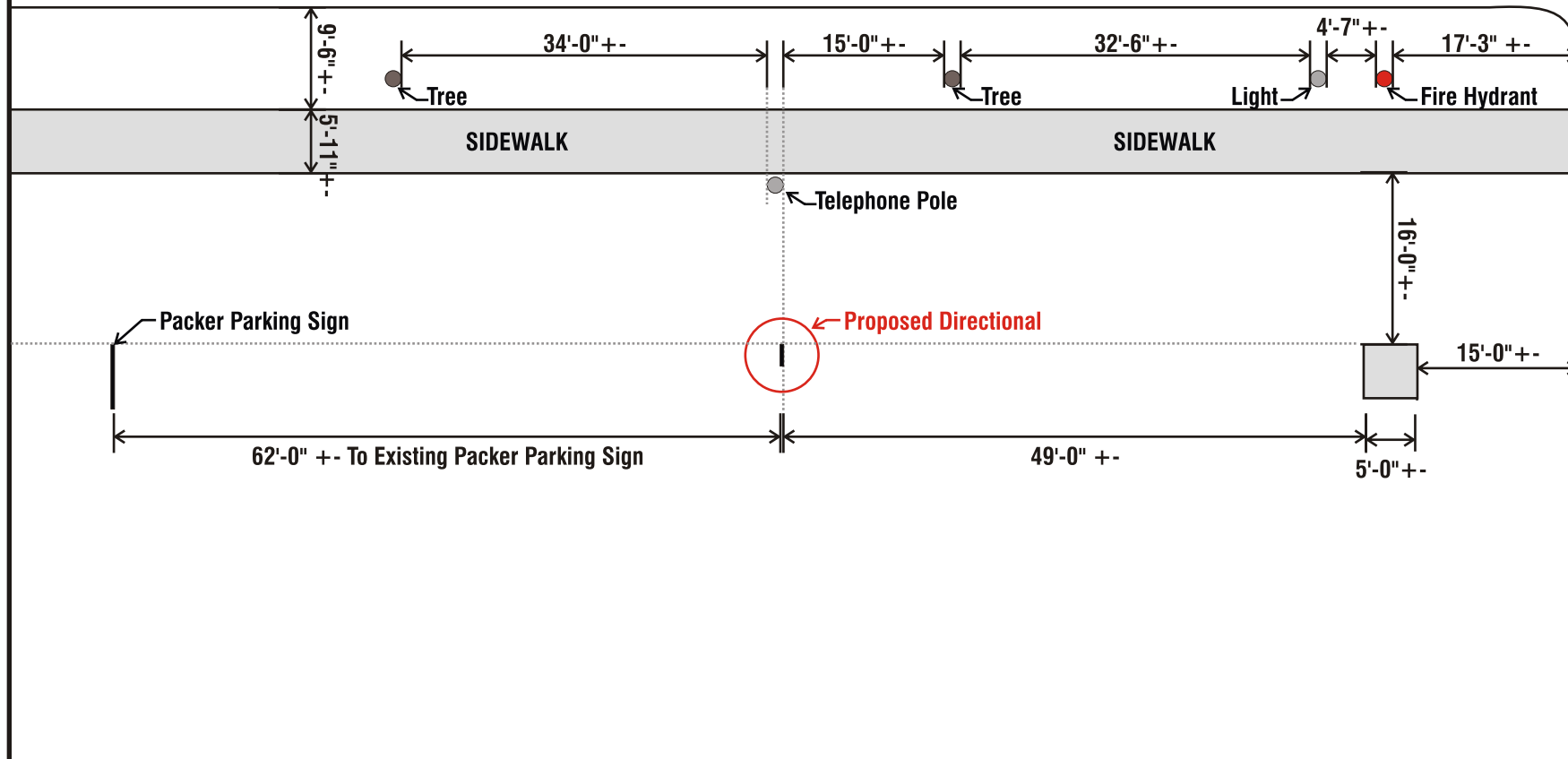
ATTEST:

Clerk

sjh

Attachments: Exhibit A – Conceptual Site Plan
Exhibit B – Sign Design Concept
Exhibit C – Chapter 4, Design Standards, Legends District Master Plan
Location Map

LOMBARDI AVE





CHAPTER FOUR

DISTRICT DESIGN STANDARDS

CHAPTER 4: DISTRICT DESIGN STANDARDS

Design Guidelines Contents

- 4.1 Why utilize Urban Design Guidelines for the Legends District?
- 4.2 When do you use the Legends District Design Standards?
- 4.3 Who uses the Legends District Design Standards?
- 4.4 How do you use the Legends District Design Standards?
- 4.5 District Map and Area Description
- 4.6 Vision Statements, Guiding Objectives, and Design Principles
- 4.7 Design Approval Process
- 4.8 Glossary
- 4.9 Design Standards
 - 4.9.1 Sidewalks, Streetscapes, and Intersections
 - 4.9.2 Site Design, Building Orientation, and Architectural Character
 - 4.9.3 Building Massing, Scale, and Transitions
 - 4.9.4 Landscaping, Screening, and On-Site Features
 - 4.9.5 Public Open Space
 - 4.9.6 Parking, Service Areas, Stormwater
 - 4.9.7 Business Wayfinding and Gateway Signage

This chapter contains a table of contents, directions, and design standards that can be directly incorporated into a future zoning overlay district ordinance.

4.1 Why utilize Urban Design Guidelines for the Legends District?

The Legends District Master Plan details the need for urban design standards necessary to complete the redevelopment of the Legends District study area. The purpose of the pedestrian scale design guidelines is to ensure quality and compatible design throughout the District. Therefore, these design standards guide and define the compatibility of existing properties in the area and the relationship to future potential uses. The design standards are necessary to provide a development that acts as an entrance to the entertainment and commercial uses located off Lombardi Avenue and Ashland Avenue in the City of Green Bay and Holmgren Way and Mike McCarthy Way in the Village of Ashwaubenon. The mixed-use District standards will also act as a buffer between Green Bay neighborhoods and the adjacent commercial and industrial uses that surround the site.

The use of goals and standards included within this guide supports the Master Plan and the 2022 Comprehensive Plan.

4.2 When do you use the Legends District Design Standards?

The design standards illustrated in this guideline shall be used for new construction, additions, renovations, and adaptive reuse of any existing sites located within the District boundary.

4.3 Who uses the Legends District Design Standards?

The Legends District Design Standards is used by landowners, business owners, developers, engineers, architects, commercial tenants, build-out consultants, and others that take part in the development of the Legends District. The City of Green Bay and related development commissions (Redevelopment Authority, Plan Commission, City Council, etc.) shall also use the guidelines to review and approve proposed projects located within the District.

4.4 How do you use the Legends District Design Standards?

Development teams should first meet with City of Green Bay Community and Economic Development staff to review the standards and guidelines of these design plans and discuss the approval process steps. The review with staff should happen early in the process and before the schematic design stages of development. Where conflicts arise between the Zoning Code and any adopted design standards set forth herein, the design standards of the District shall take precedent. These design standards should be periodically reviewed for consistency and applicability with the District. City staff should recommend any changes to the Zoning Administrator and Plan Commission for discussion and review.

4.5 District Map and Area Description

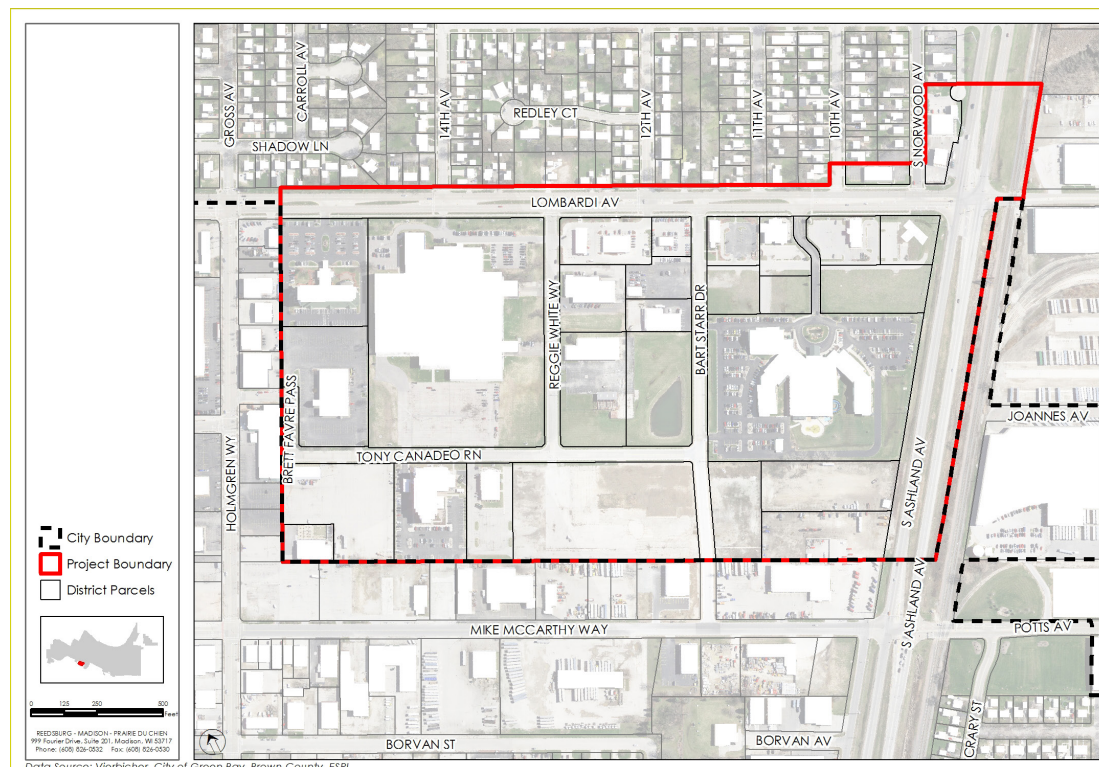
The areas subject to this chapter are identified in Map 4.1. The area described as the Legends District comprises the area roughly bounded by Lombardi Avenue, Ashland Avenue, and the municipal limits on the north of Mike McCarthy Way and Holmgren Way.

4.6 Vision Statements, Guiding Objectives, and Design Principles

Vision Statements

The Citizen Steering Committee and the general public, through their feedback comments, directed the project team to generate a series of separate concepts to “re-brand” the district with a design theme and a name. Throughout the process, the concept of “Industrial Chic” rose to the top as the preferred design theme. The preferred design harkens back to the previous land uses in the area during the industrial and neighborhood boom during the middle 20th century.

Map 4.1 Design District Boundary



Industrial Chic

Industrial chic style refers to an aesthetic trend in design that takes clues from old factories and industrial spaces to incorporate into new or existing buildings. Components of industrial style include weathered wood, exposed building systems, exposed brick, industrial lighting fixtures, and concrete.

Vision Statement

The District will become the entertainment destination in Green Bay showcasing clusters of high-density buildings, pedestrian-filled sidewalks, and tree-lined streets that connect neighborhoods and commercial areas; thus, creating places to live, work, recreate, eat, and entertain for residents and tourists alike. The unique design of the District will create a distinct urban characteristic like no other place in the city. This vision for the District is not just about tall buildings. It is about creating a place in which people are engaged in their surroundings and a place where people want to be.

District Name

Throughout the process, the project team developed a list of names to help rebrand the District. The Steering Committee ultimately selected to brand the District as the Legends District to coincide with the industrial chic design theme.

Guiding Objectives

Quality design is an essential element to a quality mixed-use, pedestrian, urban environment. Ideally, each new development and redevelopment would comprise a mix of residential structures, mixed-use structures, and commercial and retail structures that respect the context of the adjoining properties. To reach the desired vision, the Legends District plan established several objectives to guide the decision-making process. These objectives are as follows:

- Establish a placemaking and streetscape design theme to further illustrate a memorable sense of place.
- Improve the pedestrian elements throughout the District to ensure a vital and interesting sidewalk experience.
- Generate site development guidelines that transition existing building architecture to the desired design architecture theme.
- Identify opportunities for development and redevelopment within the area that match the needs of a variety of interested developers.
- Identify areas for new public and private open spaces that are integral to establishing the area as a premier pedestrian environment.
- Establish gateway markers around the periphery of the District to further establish the vision.
- Establish a clear approval process for developers, landowners, and business owners to implement the District Vision.

To implement the objectives listed above, the standards listed in this guide are based on fundamental principles of quality site design, architectural design, landscaping standards, and public space design. The body of this guide is based around five main design topics. Each issue is summarized by a goal and followed by guiding principles and recommended standards.

BELOW: Legends District logo



4.7 Design Approval Process

The submittal process and requirements for proposed projects located in the District are not intended to subvert, but support and advance the requirements established in the City Zoning Code. The process should follow the standard development process outlined in Chapter 13-1800 of the Green Bay Municipal Code.

4.8 Glossary

Terms related to the creation and design implementation of the District shall be the same as those listed in Section 13-300 of the Green Bay Municipal Code.

4.9 Design Standards

4.9.1: Sidewalks, Streetscapes, and Intersections

Goals:

- Create a sidewalk network that is integral to a pedestrian-friendly street system where pedestrians can experience safety, comfort, accessibility, and efficient mobility. Sidewalks also function as outdoor rooms and gathering places, and help define community character.
- Improve the street network to include curb extensions to provide increased pedestrian space and opportunity for social interaction while providing safe refuge and shorter distances while crossing the street.

Guiding Principles:

- Typical minimum width for high-volume pedestrian zones: 6.0 feet.
- Minimum height clearance for mounted traffic signs and tree branches in pedestrian travel ways: 8.0 feet.
- Keep sight triangles open to facilitate safe vehicle and pedestrian movements.

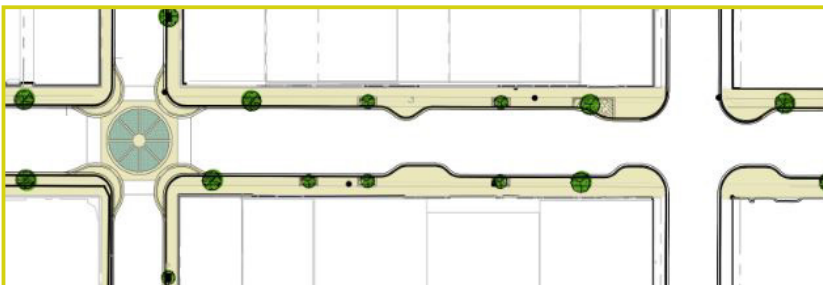
RIGHT: Example of midblock crosswalks



RIGHT: Example of facades differentiated enough to visually separate the structure



BELOW: Example of bumpouts that could be along Tony Canadeo Run



Recommended Design Standards:

1. Zones

a. Development areas shall have clearly defined zones for pedestrians, building development, vehicular travel zones, and designated on-street parking areas where appropriate.

b. Pedestrian zones and networks shall also have designated spaces for pedestrian travel, tree and utility plantings, and clear zones around buildings. (Building position, massing, signage, and lighting are further refined through this chapter.)

2. Sidewalks and Crossings

a. Tony Canadeo Run and Reggie White Way should be targeted streets for building and site redevelopment which places the majority of the building façades at the front property line to create a pedestrian-focused network.

b. As development in the District intensifies, the pedestrian focus should be amplified on one side of the street. Study the removal of one lane of parking to create larger, oversized sidewalks and walkways than would typically be required to be installed for future developments.

c. Due to the position of Tundra Lodge, located off the street, pedestrian focus along Bart Starr Road should focus on the west side of the street.

d. Intersection pedestrian crossing shall consider the incorporation of curb extensions or “bump-outs,” or “bulb-outs.” These curb extensions enhance pedestrian safety by increasing pedestrian visibility, shortening crossing distances, slowing turning vehicles, and visually narrowing the roadway.

e. Mid-block pedestrian crossing should consider the incorporation of curb extensions or “bump-outs,” or “bulb-outs.” Other design considerations aside from bump outs should also be considered. An example of curb extension is shown below.

f. All crossings shall be differentiated enough to visually separate the pedestrian surface from the vehicular surface. Examples include different painting and stamped concrete.

g. Surfaces must be ADA-accessible.

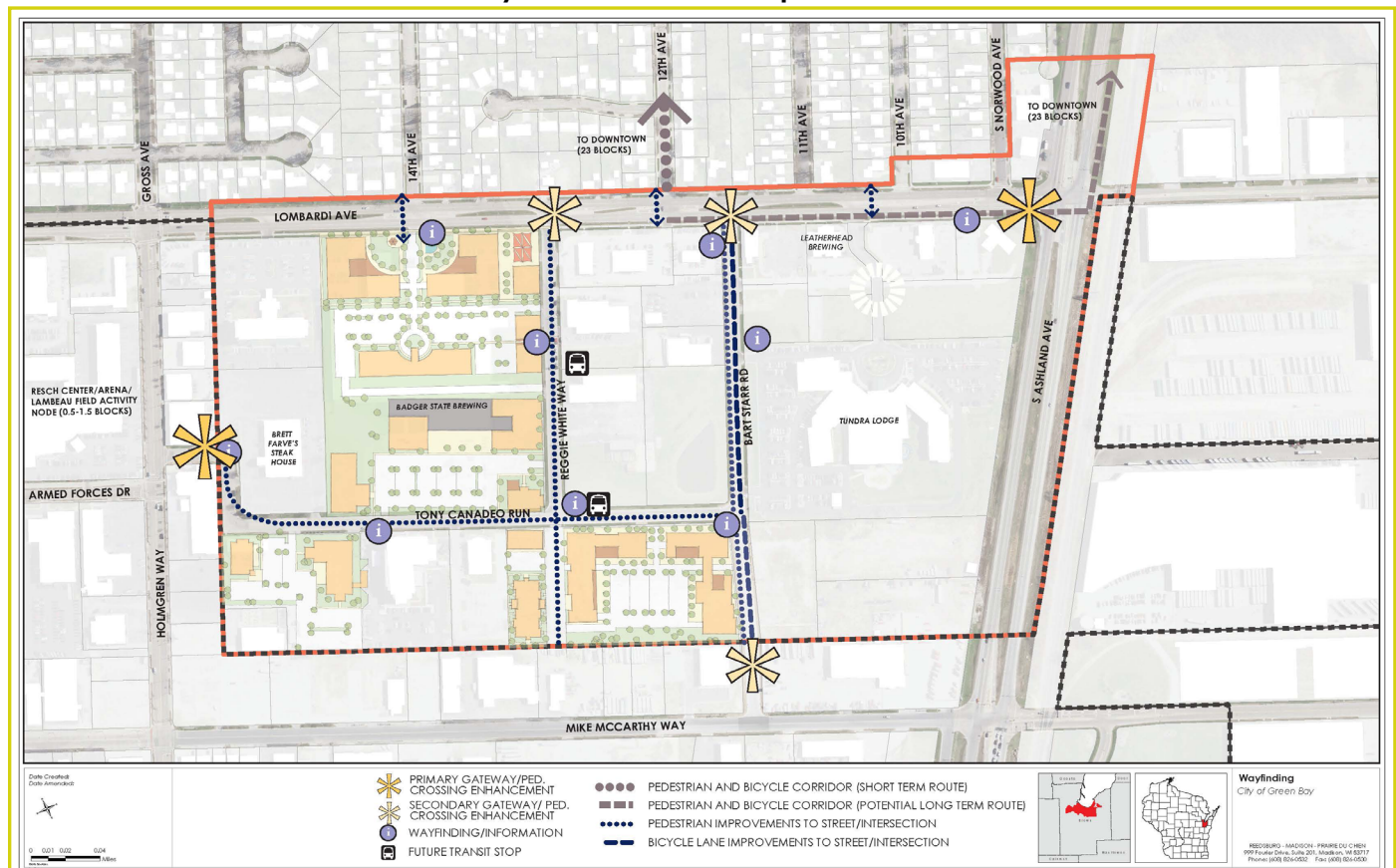
Map 4.2 identifies the designated pedestrian crossing enhancements. Map 1.6.8 illustrates the right-of-way and roadway dimensions. The City has sufficient right-of-way widths to proceed to develop the roads as detailed in the pages 4.6 and 4.7.

3. Pedestrian/Sidewalk Amenities

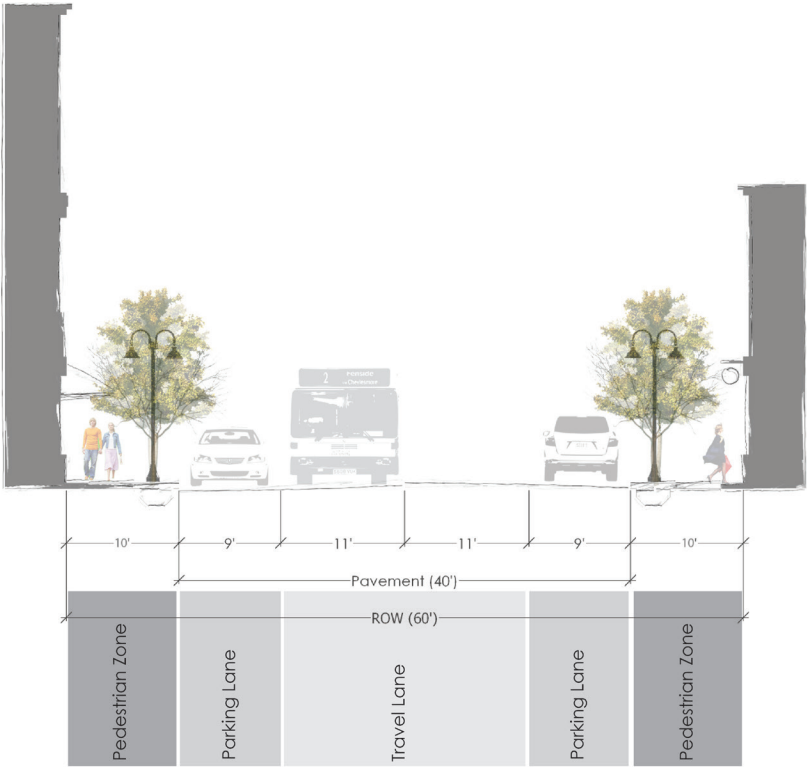
a. All obstacles, such as signs, street furniture, café tables, and benches are to be located to the side of the travel way, and in the café/ tree/utility zones (pedestrian zones).

b. Materials shall be black, patina antique (copper, tin, etc.), stainless, or polished metal finishes.

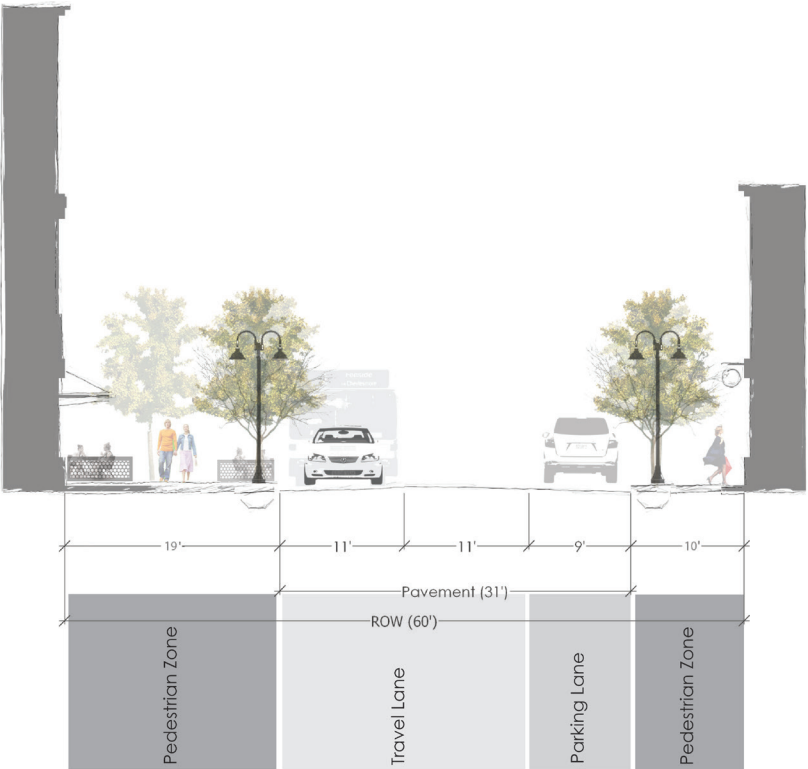
Map 4.2
Recommended Pedestrian and Bicycle Connection Improvements



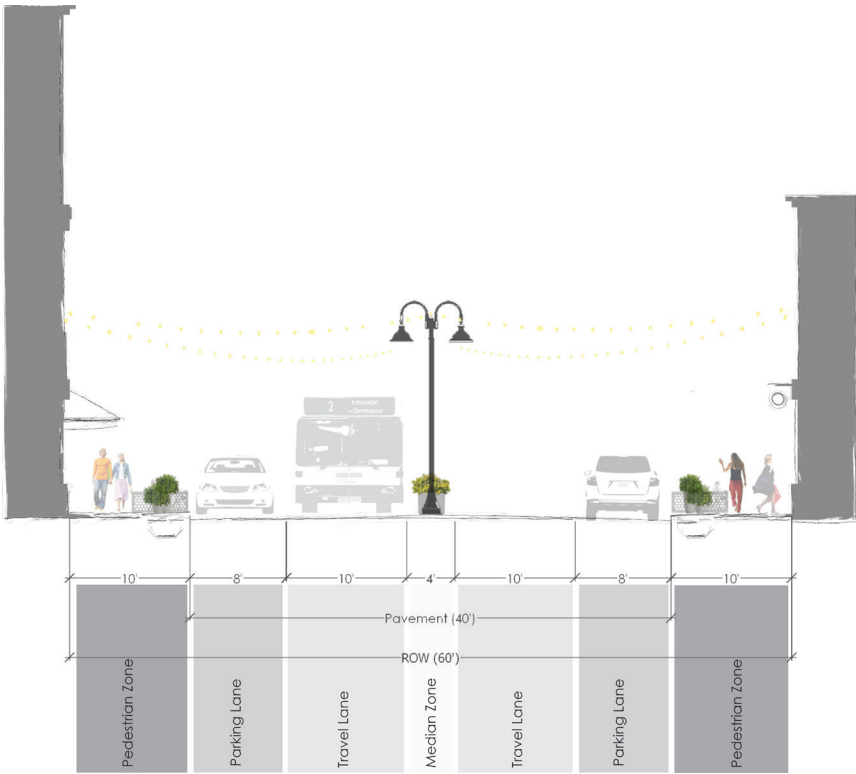
RIGHT: Example street
space recommendation



RIGHT: Example street
space recommendation



LEFT: Example street space recommendation



LEFT: Example street space recommendation



Figure 4.9.1 Streetscaping Elements Examples

RIGHT: Example of separated cafe/ pedestrian space/zones



RIGHT: Example of industrial signage and awning over the ROW with proper clearance



RIGHT: Example of industrial-styled building signage lighting in ROW with proper clearance



FAR RIGHT: Example of industrial-influenced bench and trash can



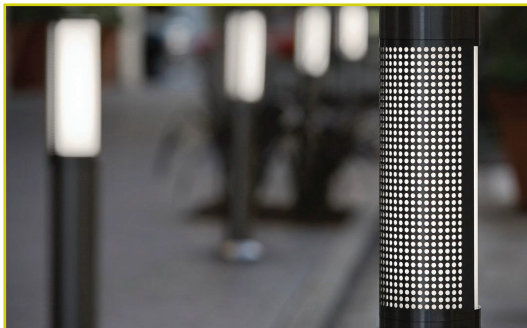
RIGHT: Example of industrial-styled street and pedestrian lighting



FAR RIGHT: Example of industrial-influenced bike rack



RIGHT: Examples of industrial-styled bollard lighting



FAR RIGHT: Example of industrial-influenced bike rack



4. Plantings

a. Minimum overhead tree clearance shall be eight feet if not located over a roadway, or fifteen feet if located over a roadway.

b. Streetscape planting shall be low-profile shrubs and upward-branching trees to maintain visibility and sight distance at intersections, crossings, and other critical areas.

c. Sculpture art and landscaping should be explored as an alternative to plantings where recommended by the City's Parks, Recreation, and Forestry Department.

d. Maximum height of shrubs and raised planters within the corner sight triangle and mid-block bump-out areas shall be two feet.

e. Tree plantings and species shall be approved by a City of Green Bay landscape architect and forester.



LEFT: Example of landscape planters screening and separating cafe zone from pedestrian zone



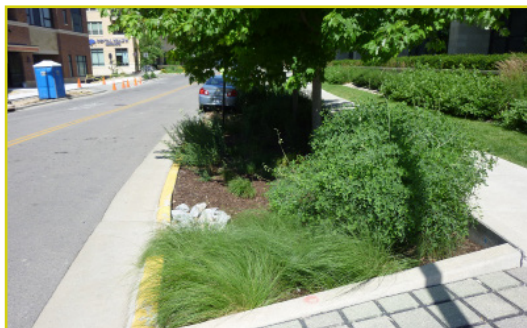
LEFT: Example of appropriate building setbacks and clear zone for residential uses in walkable areas



LEFT: Example of curb extensions and mid-block crossings in walkable areas



LEFT: Example of upward-branching trees to maintain visibility and sight distance at intersections, crossings, and other critical areas



LEFT: Example of integrated stormwater management landscaping

What is Industrial Chic?

Industrial style or chic refers to an aesthetic trend in design that takes clues from old factories and industrial spaces to incorporate into new or existing buildings. Components of industrial style include weathered wood, exposed building systems, exposed brick, industrial lighting fixtures, and concrete.

RIGHT: Example of mixed-use development with an industrial reuse influence

RIGHT: Example of urban, industrial-themed residential with modern industrial influence

RIGHT: Example of urban, industrial-themed commercial space with a single floor of residential above

4.9.2: Site Design, Building Orientation, and Architectural Character

Goals:

- Create a building design theme that accentuates pedestrian and bicycle connections between the street and adjoining properties to create a memorable user experience.
- Create a District design theme that develops and maintains quality building standards that reflects the industrial history of the area, the desired design theme, and a character that is sensitive to the pedestrian environment - commonly referred to as “*industrial chic*”

Guiding Principles:

- The District should reflect a modern and high-quality adaptation on industrial design.
- Site buildings reinforce pedestrian connections.
- Pedestrian safety is a priority over vehicular access.
- Stress the importance of functional first-floor façades.
- Articulate building massing through window placement and scale.

Figure 4.9.2 Site Design, Building Orientation, and Architectural Character Examples



Recommended Design Standards:

1. District architectural design styles shall blend high-quality contemporary building design with the industrial style within the District. Each building is not required to blend styles ,but should be complementary to the District identity. See example images.
2. Primary building entrances shall be oriented to and visible from the main pedestrian traffic-generating streets, and routes should be designed as the focal point of the façade.
3. Encourage positioning of buildings parallel to streets to establish and maintain a larger block face.
4. Provide a direct link from the main entrance of the building to the public sidewalk plazas.
5. Multi-family residential uses may be permitted on the first floor, but shall be designed, integrated, and consistent with façade requirements.
6. Vehicular site entrances shall be located away from main entrances to promote pedestrian safety and are encouraged to be co-located to reduce conflict points.
7. The areas between the building façade and the street should only be used for small pedestrian plazas, planting beds, business signage, public art, decorative fencing and screening, cafes, retail sales, and other pedestrian-scale amenities.

8. Future buildings that are located at the zero setback line are encouraged to provide additional building articulation, where at least 70% remains at the zero setback line.

9. Residential developments within the district are encouraged to be integrated into a mixed-use development and have doors, windows, and sidewalks oriented toward the street. Parking garage entrances and parking shall be located on the side or rear of buildings.

10. Building characteristics: New developments are encouraged to place new structures as close to the front property line to establish the pedestrian zones; however, if developments integrate pedestrian entrances, plazas, or cafes into their hardscaping plans, the following standards shall apply.

a. Building standards for placement less than or equal to five feet from the front property line.

i. Building entrances – at least once every 75 feet.

ii. Major façade modulation every 100 feet. Major façade modulation is defined as façade extensions or recesses greater than five feet.

iii. Buildings of more than 30 feet in width shall be divided into smaller regular visual increments through the articulation of the façade. This can be achieved through variation in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.

b. Building standards for placement between five and 15 feet from the front property line.

i. Building entrance - at least once every 50 feet.

ii. Major façade modulation every 75 feet. Major façade modulation is defined as façade extensions or recesses greater than five feet.

III. Buildings of more than 30 feet in width shall be divided into smaller regular visual increments through the articulation of the façade. This can be achieved through variation in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.

c. The maximum setback line is 15 feet.



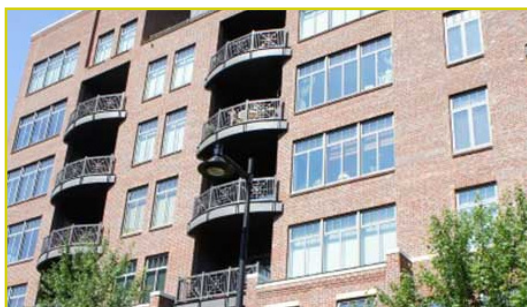
LEFT: Example of urban, industrial-themed buildings and district and zero lot line development and proper window transparency



LEFT: Example of building located at a zero lot line. The building also represents a quality mix of building massing and wall articulation



LEFT: Example of active private space with an industrial design focus



LEFT: Example of balconies aligned with the building's vertical elements representing and industrial design focus



LEFT: Example of a building with quality materials, focused building entrance, minimal setbacks, hardscaping, and landscaping

RIGHT: Example of an internal building plaza



RIGHT: Example of industrial reuse and industrial materials



RIGHT: Example of building with accentuated window openings



RIGHT: Example of a quality building design that incorporates quality materials



11. Storefronts: Design should highlight storefronts and building entrances with architectural features, canopies, awnings, lighting, color, different massing, or unique features and finishes.

12. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.

13. Materials

a. Building materials shall relate to the use of the building. Materials should support the building's hierarchical composition. Heavier and more massive materials should be located closer to the ground, whereas, materials that appear lighter should be used on upper stories, parapets, and cornices.

b. Building materials shall be of high-quality and durable material for northern climates.

c. Building materials shall be of complementary colors and shall be used to break up the apparent mass and visual interest to the site and streetscaping. Matte materials are encouraged for large wall expanses, whereas gloss finishes are to be used as accents.

d. Building materials shall be varied in nature, with emphasis on high-quality materials in the pedestrian zone, such as brick or stone with accent materials, such as metal and tile accounting for no more than 20% of the façade. Simpler materials are suitable for upper portions of the building and sides not visible to the street.

e. Building materials shall not include materials such as EFIS, vinyl siding, and pressed wood siding.

f. The use of energy-efficient, sustainable materials should be encouraged.

14. Lighting

a. Use low-level building and landscape lighting to develop a sense of place and aid in wayfinding during evening hours.

b. Use pedestrian-scale lighting around parking areas and sidewalks to extend hours of utility (including safety and crime prevention).

15. Building Openings

a. All buildings should have at least one prominent public entrance that is directly visible from the adjacent street and which contributes to the public realm. Entrances shall incorporate generous glass windows, accent lighting, pedestrian-scaled architectural detailing, and seating elements to create emphasis on the entrance. Entrances along the streetscape should be accessed either directly from the sidewalk or through a small plaza situated between the entrance and the sidewalk.

b. Street-facing first floor façades shall be accentuated with window openings no more than 36 inches from the ground and must be located at least every 15 feet for commercial uses and 20 feet for residential unless interrupted by doors or other openings.

c. Efforts should be made to maximize street frontage transparency and maintain active uses on the ground floor.

d. For commercial or mixed-use buildings, a minimum of 60 percent of the front façade on the ground floor shall be transparent, consisting of window or door openings and allowing views into and out of the interior.

e. Building entrances should be designed as the focal point of the façade.

f. Mixed-use buildings should provide separate side or rear entrances for residential and/or office tenants to minimize conflict with retail patrons, eliminate noise and focus attention on store entrances.

16. Other Elements: Canopies/Awnings

a. The design and materials of canopies should share common architectural elements of the building and be integrated with the building façade.

b. Canopies and awnings should be located at a sufficient height to allow for hanging or projecting signs to be a minimum of nine feet above finish grade.

c. Awning signage shall be regulated by the signage section of this plan and the chapter 13-2000 of the Green Bay Municipal Code.



LEFT: Example of building awnings



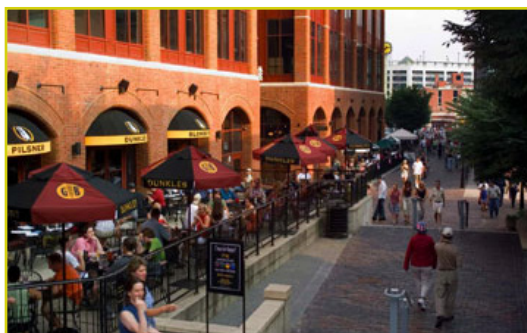
LEFT: Example of building awnings



LEFT: Example of covered building promenade



LEFT: Example of pedestrian streetscape amenities



LEFT: Example of a quality pedestrian-scale environment

4.9.3: Building Massing, Scale, and Transitions

Goal:

Develop and maintain quality buildings that respect the pedestrian-scale environment.

Guiding Principles:

- Respect pedestrian-scale environment through the use of material, massing, and wall articulation.
- Use consistent window and wall articulation patterns to break up large walls adjacent to the public spaces.
- Utilize mid-scale buildings to step back upper floors and reduce the visual impact of buildings from the street.
- Maximize view sheds to Lambeau Field and Downtown Green Bay.

Figure 4.9.3 Building Massing, Scale, and Transitions Examples

RIGHT; Example of industrial chic building design



RIGHT; Example of internal plaza spaces with proper scaling, passive lighting, and quality building design



RIGHT; Example of proper step-down scaling, building articulation, transition architecture from the industrial architectural styles



Recommended Design Standards:

1. Building height and massing should be loosely defined by those listed in Map 3.3 of this plan.
2. Mixed-use, multi-family residential, and hotel uses are encouraged to position buildings that create view sheds and encourage density.
3. Building height along Lombardi Avenue shall be limited to seven stories with a minimum of two stories. All other areas shall be regulated by the height standards in the Downtown One (D1) zoning district.
4. Garage doors, drives, and parking shall be located on the side or rear of structures.
5. Buildings greater than three stories must establish a clear distinction between the ground floor (base) and upper levels. The top floor must be accentuated with a cornice or other architectural elements.

4.9.4: Landscaping, Screening, and On-Site Features

Goal:

Develop and maintain quality site landscaped areas that are integrated with the site design, building architecture, and the District theme.

Guiding Principles:

- Create and add interest to public and private open spaces.
- Balance landscape design throughout the site and District.
- Direct planting design to pedestrian amenities (plazas, sidewalks, etc.)
- Screen parking lots, services areas, and other accessory uses that detract from the overall site aesthetics.

Recommended Design Standards:

1. A landscape architect shall prepare a landscaping plan as part of the site plan review process.

2. Where a portion of a property abutting the sidewalk does not include a plaza or building, then a street planting yard must be provided in accordance with site landscaping standards from Chapter 13-1800 of the Green Bay Municipal Code. Similar materials shall be used to construct fencing along the remaining block face, similar to the Old Main Street District.

3. Private patios and greenspaces should be integrated into the site and building design as an extension of the internal space.

4. Mechanical, service equipment, and other facilities shall be located away from principal pedestrian routes. Where such site amenities are located adjacent or are visible from a right-of-way, the amenities shall be screened as part of the landscape plan or integrated into the architecture of the principle structure.

5. Planting species shall be located based on the site position, and species shall be appropriate based on the amount of anticipated sunlight, water, and ground coverings.

6. Planting materials shall be native to the region so they can adapt to the changing seasons.

7. The parking lot and site landscaping standards shall be consistent with Chapter 13-1800 of the Green Bay Municipal Code.

8. Existing parking lots abutting the public

Figure 4.9.4 Landscaping, Screening, and On-Site Features Examples



LEFT: Example of private, open space that extends the interior of the business to the outside



LEFT: Example of urban residential use positioned near the street and with site-appropriate landscaping

street should be redeveloped with a common District screening wall until such time as the entire site or property is redesigned.

9. Front Yard Plantings

a. Where the building does not abut the front lot line but is less than 5 feet from the lot line, there shall be a minimum of 20% of the setback area landscaped with plantings identified in the required landscape plan. The remainder of the front setback area shall be hardscaped and supplemented with additional pedestrian amenities.

b. Buildings positioned between five feet and the maximum 15 feet setback shall have a minimum of 40% of the setback area landscaped with plantings identified in the landscape plan. The remainder of the front setback area shall be hardscaped and supplemented with additional pedestrian amenities.

10. Plantings within the side yard: Where buildings or plazas do not abut the side lot line, a five foot planting area shall be provided for at least 75% of the side yard.

11. Plantings within the rear yard: Where ground floor rear yard setbacks are utilized, a five foot planting area shall be provided for at least 75% of the side yard.

12. A minimum of one 36" box tree shall be planted with a mature height of 30 feet, and a mature canopy of 20 feet shall be planted for each 1,000 sq ft of on-site open space.

13. Ground-related open space shall be connected to the public pedestrian network to encourage walkability.

14. Above-grade or open-air spaces are encouraged, but shall not be substituted for coverage requirements unless it is a certified and installed green roof.

15. Tree and light standard placement need to be coordinated to assure trees do not block proper illumination. If possible, place lights midway between trees to avoid conflicts.

16. Bike racks should be positioned adjacent to entryways, but should not impede pedestrian pathways or routes.

17. Development proposals must also comply with all other site and landscaping standards from Chapter 13 of the Green Bay Municipal Code that are not detailed in this chapter.

RIGHT: Example of private, open space integrated into the greater building design, but still positioned adjacent to the public right-of-way.



RIGHT: Example nonstandard industrial bike rack.



4.9.5: Public Open Space

Goal:

Encourage and continue the creation of a District that is pedestrian focused, that enhances quality of life for users, and stresses the importance of an active and vibrant urban streetscape.

Guiding Principles:

- Utilize existing road right-of-ways to create pedestrian-focused environments.
- Capitalize on private, open space to create a network of unique spaces and places.
- Capitalize on private Walk of Legends development and incorporate the path into the greater landscape design.
- Create safe and accommodating spaces for pedestrians and bicyclists.

Recommended Design Standards:

1. Public amenities listed in 4.9.1, such as benches, transit stops, lighting, planters, trash cans, and ground surface treatments should be part of a complete landscape treatment plan complementary to the architectural design and district theme. The complementary design theme images are provided within this section.

2. Sites that contain Walk of Legends Monuments shall accentuate the position to encourage people to use the space. If an existing monument position impedes the redevelopment of a viable site, then the applicant/developer shall work with the owner to secure a new position within the immediate area.

3. Publicly controlled open space shall be designed and developed in a means complementary with the district theme.

4. Pedestrian-scale traditional street lights should be installed in the sidewalk terrace in the pedestrian-oriented node of Lombardi Avenue and Tony Canadeo Run.

5. The common stormwater facilities shall be designed or adapted to include amenities complementary with the District theme.

Figure 4.9.5 Public Open Space Examples



ABOVE: Sidewalks with terraced areas for areas off main roads.



ABOVE: Pedestrian-scale traditional pedestal lighting.

LEFT: Existing Walk of Legends monuments.

LEFT: Example of public plaza with art positioned between buildings.

FAR-LEFT: Example of natural terrace planting on less traveled streets.

LEFT: Example of active sidewalks and terraces for pedestrian-focused streets.

4.9.6: Parking, Service Areas, and Stormwater

Goal:

Promote pedestrian-enhanced, on-site or on-street parking design that limits the visual impact of surface parking while prioritizing safety, activity, and visual aesthetics.

Guiding Principles:

- Utilize existing on-street parking to the extent feasible.
- Accommodate alternate modes of transportation, such as transit, walking, and biking.
- Utilize shared parking agreement and parking maximums to discourage over-parking of the District.
- Surface lots should be reduced or minimized to blend with the surroundings.

Recommended Design Standards:

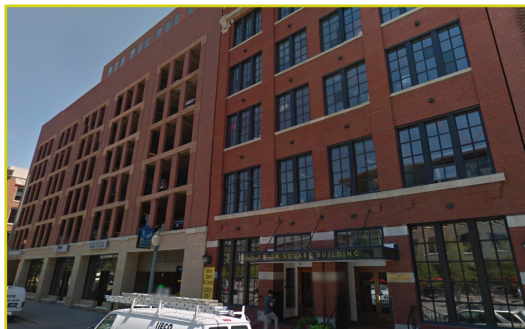
1. Developer shall submit a parking plan as required by 13-1711 of the Green Bay Municipal Code.
2. All new surface parking shall be located either underground or to the side or rear of buildings. Underground parking is highly recommended and should be explored before including surface parking.
3. All surface parking lots must provide safe pedestrian connections that are differentiated from vehicular uses.
4. Parking Maximums:
 - a. Multi-family residential: As described in Table 17-2 of the Green Bay Municipal Code
 - b. Hotel: As described in Table 17-2 of the Green Bay Municipal Code
 - c. Retail: 1 space per 500 GFA or as determined by Zoning Administrator
 - d. Office/Commercial: 1 space per 500 GFA or as determined by Zoning Administrator
 - e. Restaurant: 1 space per 200 GFA or as determined by Zoning Administrator
 - f. Multi-family properties that do not utilize the maximum parking requirements are encouraged to offer the unused lots as part of a shared parking program.
5. Surface parking should be designed to be unobtrusive and have minimal impact on the scale and character of the District. Surface parking shall not be located adjacent to intersections.

Figure 4.9.6 Parking, Service Areas, and Stormwater Examples

RIGHT: Example of structured parking that reflects the surrounding building character



RIGHT: Example of structured parking that reflects the surrounding building character



6. Structured parking should be designed to be unobtrusive and have minimal impact on the scale and character of the District. The structure shall be located below or partially below grade. Remaining above-grade structured parking adjacent to the street shall be wrapped and architecturally treated to blend with the surroundings and encouraged to incorporate first floor retail or commercial uses.



LEFT: Example of structured parking that reflects the surrounding building character

7. Existing development with parking in front should be enhanced with interior landscaping, walkways, and a landscape buffer (possibly including decorative fencing and walls) to screen the parking from the sidewalk and street.



LEFT: Example of how existing parking areas could be renovated

a. Fences and railings should be a minimum of 30 inches and a maximum of 42 inches in height. Fencing and railings shall be a minimum of 70 percent open.

b. Solid walls shall be a minimum of 18 inches and a maximum of 32 inches in height. Hedges shall be no less than 80 percent open in the winter months and no more than 32 inches in height.

8. Customer parking and pedestrian areas should be separated from service and loading areas.

9. Screening is required for ground-level utility meters, mechanical equipment, refuse areas, and other potentially unattractive or unsafe features.



LEFT: Example of how side and rear parking areas should accommodate pedestrians and bicyclists

10. Stormwater facilities should be incorporated into the design of the site. For example, bioretention areas, rain gardens and basins should be aesthetically pleasing and include decorative elements.

11. Development proposals must also comply with all other site and landscaping standards from Chapter 13 of the Green Bay Municipal Code that are not detailed in this chapter.

4.9.7: Business, Wayfinding, and Gateway Signage

Goal:

Create and implement signage standards that complement the architectural character of the district.

Business Signage Guiding Principles:

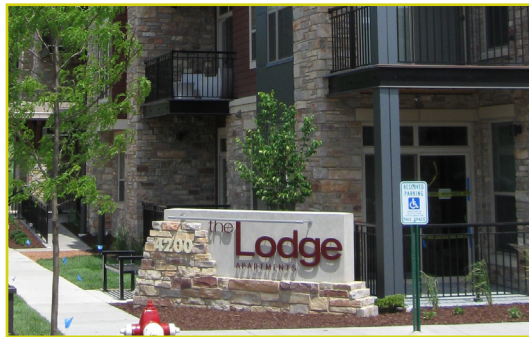
Develop integrated and aesthetically pleasing building signage.

Figure 4.9.7 Business, Wayfinding, and Gateway Signage Examples

RIGHT: Example of common building monument industrial chic signage



RIGHT: Example of a mix of industrial and natural monument signage with base lighting



RIGHT: Example of individual building signage that is pedestrian focused with wall-mounted lighting



RIGHT: Example of individual building signage that is pedestrian-focused with wall-mounted lighting



FAR RIGHT: Example of industrial-styled painted building signage

Recommended Business Signage Design Standards:

Recommended Design Standards:

1. Signage should be integrated as an architectural element with attention given to the color, materials, scale, and orientation of all proposed signs in relation to the overall design of the building and to each other, as well as complying with the sign regulations specified in Table 20-1 of Chapter 13-2000 of the Green Bay Municipal Code, except that the following signs are prohibited in the District.

a. Plastic box signs

b. Pole/pylon signs

2. Preferred lighting: The following is a list of preferred lighting for exterior business signage.

a. Mounted, backlit letters

b. Building-mounted letters, with up or down lighting

3. Individual business signage should preferably be mounted on the building façade or located on awnings above the primary business entrance.



Wayfinding Signage Guiding Principles:

- Create aesthetically pleasing and easy-to-understand wayfinding and District signage that is complementary to the overall District design.
- Direct people to and from the surrounding neighborhoods, Downtown Green Bay, and the surrounding entertainment uses.

Recommended Wayfinding Signage Design Standards:

1. Regulatory signage should reinforce District theme through repetition of the brand, choice of materials, and consistent naming of districts.
2. Signage style should coordinate with lighting and pedestrian amenities.
3. Use pedestrian-oriented signage that can be read easily while on foot.
4. Ensure that wayfinding signage includes both roadway signage for vehicular traffic as well as signage directed toward pedestrian viewpoints. Signage should be streamlined to minimize clutter and improve message clarity.
5. Wayfinding signage should be consistently visible yet, not compete with regulatory or storefront signage. Signage should be consistent and coordinated among public, private, and non-profit entities.
6. Multiple destinations listed per sign are encouraged, including up to four messages, with more detailed interpretive signage reserved for public spaces.
7. Signage shall comply with MUTCD Section 2D.50, Community Wayfinding Signs.



LEFT: Examples of thematic wayfinding signage at heavily traveled intersections



LEFT: Example of thematic wayfinding signage at heavily traveled intersections



LEFT: Example of simple wayfinding signage located throughout the District



LEFT: Example of simple wayfinding signage located throughout the District. (Wayfinding elements would be located on the horizontal elements.)

RIGHT: Example of industrial gateway signage



Recommended Gateway Signage Guiding Principles:

Create inviting gateway entry signage to attract tourists, residents, and other visitors.

Recommended Gateway Signage Design Standards:

1. Signage should be placed at the designated intersections as illustrated on Map 4.1.

2. Signage should be complementary to the architectural standards and wayfinding signage in the District.

Wayfinding can be defined as the planning and communication of information throughout a built or dimensional environment. When done properly, wayfinding enables each person to form a mental map of a site, and/or navigate an environment through the use of a comprehensive, systematic, cohesive, and visually unified graphic system.

RIGHT: Example of industrial gateway signage

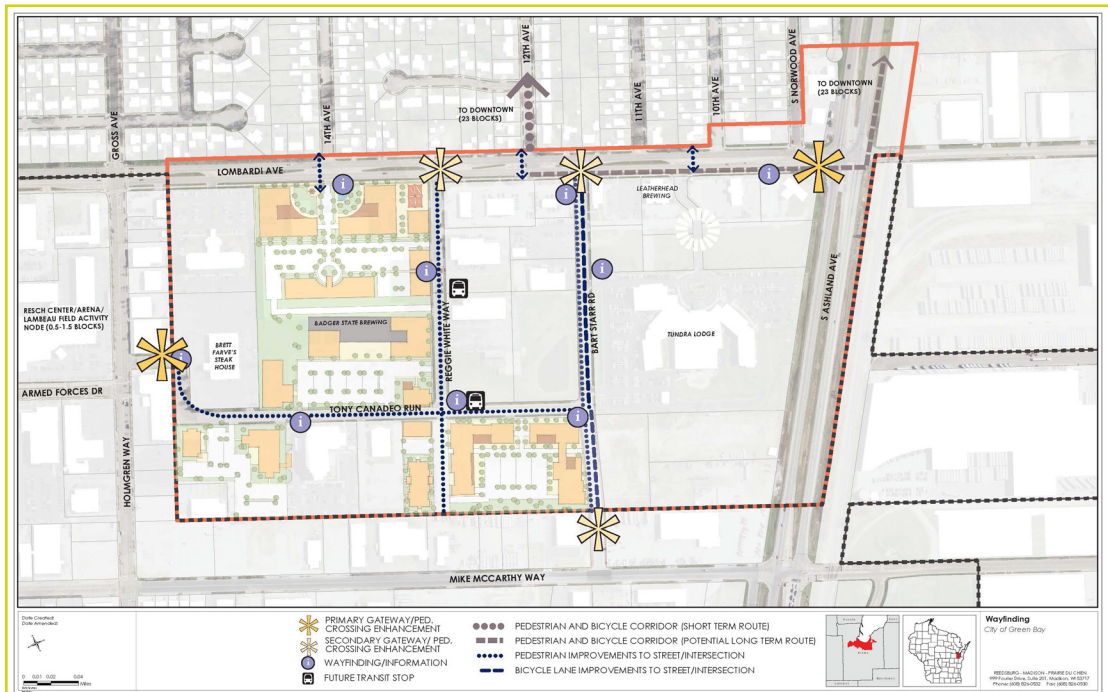


RIGHT: Example of industrial gateway signage



BOTTOM: Example of less prominent industrial gateway signage

Map 4.3 Wayfinding Signage Locations





Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.4

(ZP 20-21) Public Hearing on a request to amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to adjust lot and impervious surface regulations at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-21 Class 2 Pub PC Mtg_Virtual

For Official Notice:

Public Notification
Proposed Amendment to ZO 6-20 Planned Unit
Development (PUD)-Whitney Park Townhomes
200 Block North Van Buren Street
(ZP 20-21)

The Green Bay Plan Commission will hold a public hearing on **Monday, August 10, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in the Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to Amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to Adjust lot and impervious surface regulations for lots within the Planned Unit Development (PUD) at the 200 Block North Van Buren Street, submitted by Garritt Bader on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: David Buck

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact David Buck at (920) 448-3411 or davidbu@greenbaywi.gov.

Publication Dates: July 27, 2020 and August 3, 2020



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(ZP 20-21) Consideration with possible action on the request to Amend Zoning Ordinance 6-20 (Whitney Park Townhomes) to Adjust lot and impervious surface regulations for lots within the Planned Unit Development (PUD) at the 200 Block N. Van Buren Street, submitted by Garritt Bader, on behalf of GB Real Estate Investments LLC, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 200 Block of N. Van Buren Street

Reason for Request: Developer was unable to acquire adjacent property needed to meet ZO 6-20 regulations related to lot width, lot area and impervious surface coverage on one of the six lots included in the Planned Unit Development (PUD).

Aldersperson/District: Ald. Randy Scannell / 7

Surrounding Zoning and Land Uses:

Subject Properties: OR Office Residential with PUD, townhomes

North: OR Office Residential, single/two-family homes

South: OR Office Residential, office use

East: OR Office Residential & PUD, Bridal Church & Whitney School townhomes

West: OR Office Residential, single/two family dwellings

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

Analysis: The subject area is made up of five parcels totally approximately 17,600 sq. ft./0.4 acres located at the northwest corner of N. Van Buren Street and Cherry Street. Zoning Ordinance 12-18, the original Planned Unit Development (PUD), was approved in 2018, allowing the development of two two-unit semi-detached homes/townhomes on 15,600 sq. ft./0.36 acres. It was amended with Zoning Ordinance 1-19 in 2019, to modify setbacks and again with Zoning Ordinance 6-20 in 2020, adding approximately 2,000 sq. ft./0.044 acre to permit an additional one two-unit semi-detached single family home to be added.

In this application, GB Real Estate Investments, LLC, is requesting an amendment to the existing PUD allowing proposed lot 6 (northernmost townhome property) to be reduced in lot width from 27 ft. to 24.84 ft., lot area from 2,800 sq. ft. to 2,668 sq. ft. and to increase impervious surface coverage from the maximum of 65 percent to 70 percent. Originally all lots within the PUD boundaries were proposed to have at least 27 ft. of frontage and minimum 2,800 sq. ft. of area. However, the petitioner was unable to acquire 2.16 ft. from the neighboring property owner limiting the ability to achieve the ZO required minimum lot width for the northernmost lot (proposed lot #6). The reduced lot width has two "domino effects" as it reduces lot area to 2,668 sq. ft., which in turn increases proposed impervious surface coverage percentage to 68.7 percent.

Staff supports the PUD amendment request and though we would prefer compliance with ZO 6-20 and a

uniform lot width along the block for the townhomes sites, the slight decrease in lot width, area and impervious surface coverage on one of the lots will not be noticeable by the general public. Essentially, the look and layout of the additional units will match those currently constructed. The reduced lot width will not be an issue from a building code standpoint with the proposed 3 ft. setback and inclusion of the 7 ft. no-build easement retaining a 10 ft. separation between buildings, as it has been established along the rest of the block face. It is also important to point out that the base OR Zoning District for which this PUD overlays requires only a 24 ft. lot width and 2,500 sq. ft. of area for single-family attached housing.

Ald. Randy Scannell, the Navarino Neighborhood Association and surrounding property owners within 200 ft. have been notified of the request. A zoning action notification sign has been installed on the site. As of the drafting of this report, staff has received inquiries but no objections to the request.

RECOMMENDATION

Staff is recommending approval of the request, subject to the draft Planned Unit Development (PUD)

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-21 Location Map_color
2. ZP 20-21 Application - PUD Amendment Request 2.0 - 7.20.20
3. WHITNEY EXPANSION 24X36 2020-07-08
4. ZP 20-21 Front Facsde of Existing THs
5. Draft ZO X-20 Amend ZO 6-20-PUD for 200 Block N Van Buren





REQUEST FOR CITY ACTION PLAN COMMISSION

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: 7-20-20

Petitioner(s): Garritt Bader Phone Number: (813) 500-0296

Address: 300 N. Van Buren St. City: Green Bay State: WI Zip Code: 54301

Property Owner: GB Real Estate Investments, LLC Phone Number: Same

Parcel Numbers (required): 10-72-C

Location of Property: 215 N. Van Buren St.

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, Garritt Bader, 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): (Digital) Garritt R. Bader

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

Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

I am requesting that the existing PUD be revised to allow a sub-27.00' frontage "Lot 3" given the easement now in place to the north that affords the physical separation that all parties desire per previous discussions.

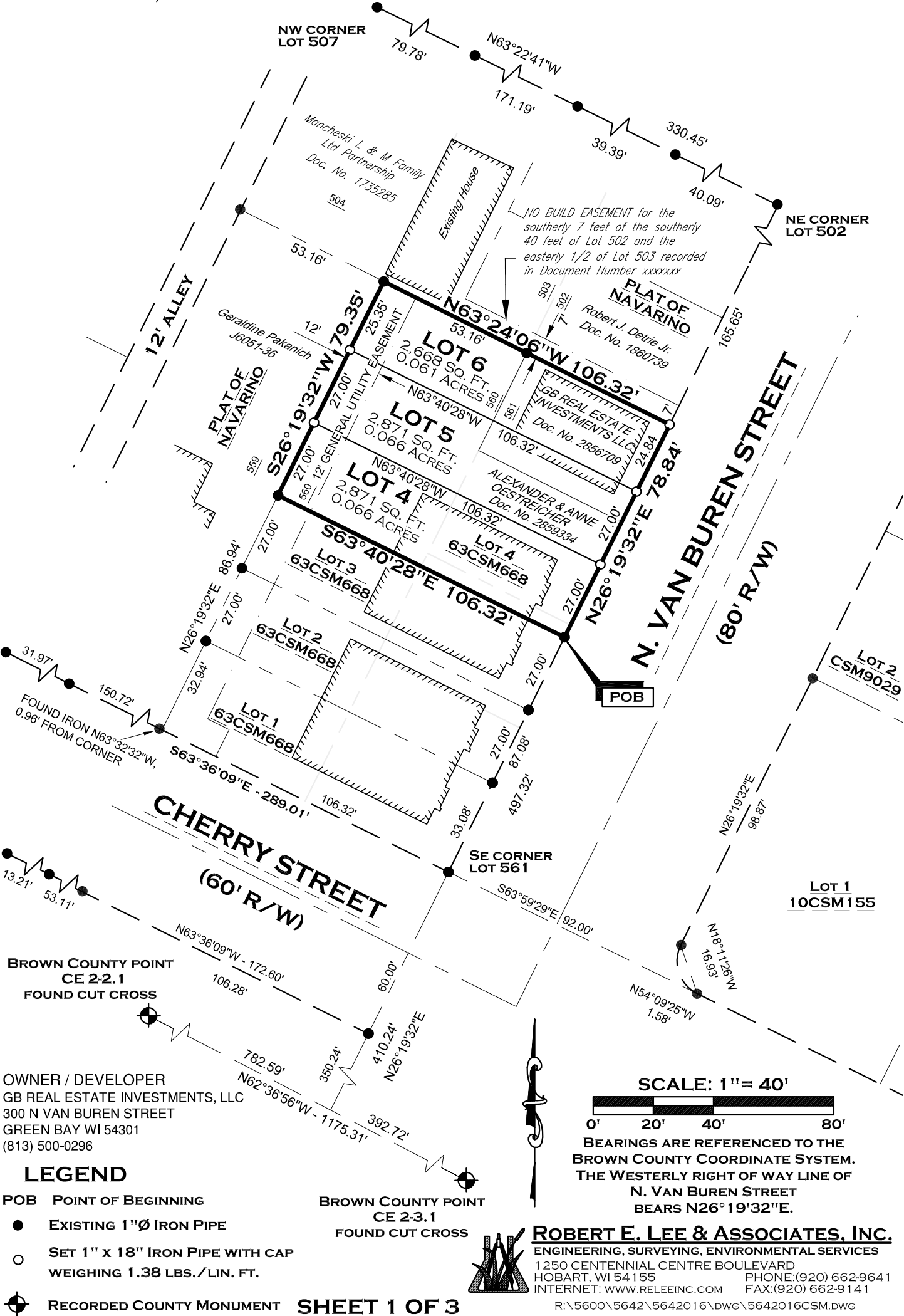
The layout, look and functionality of the new building will be identical to those built to its south in 2019.

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

PRELIMINARY

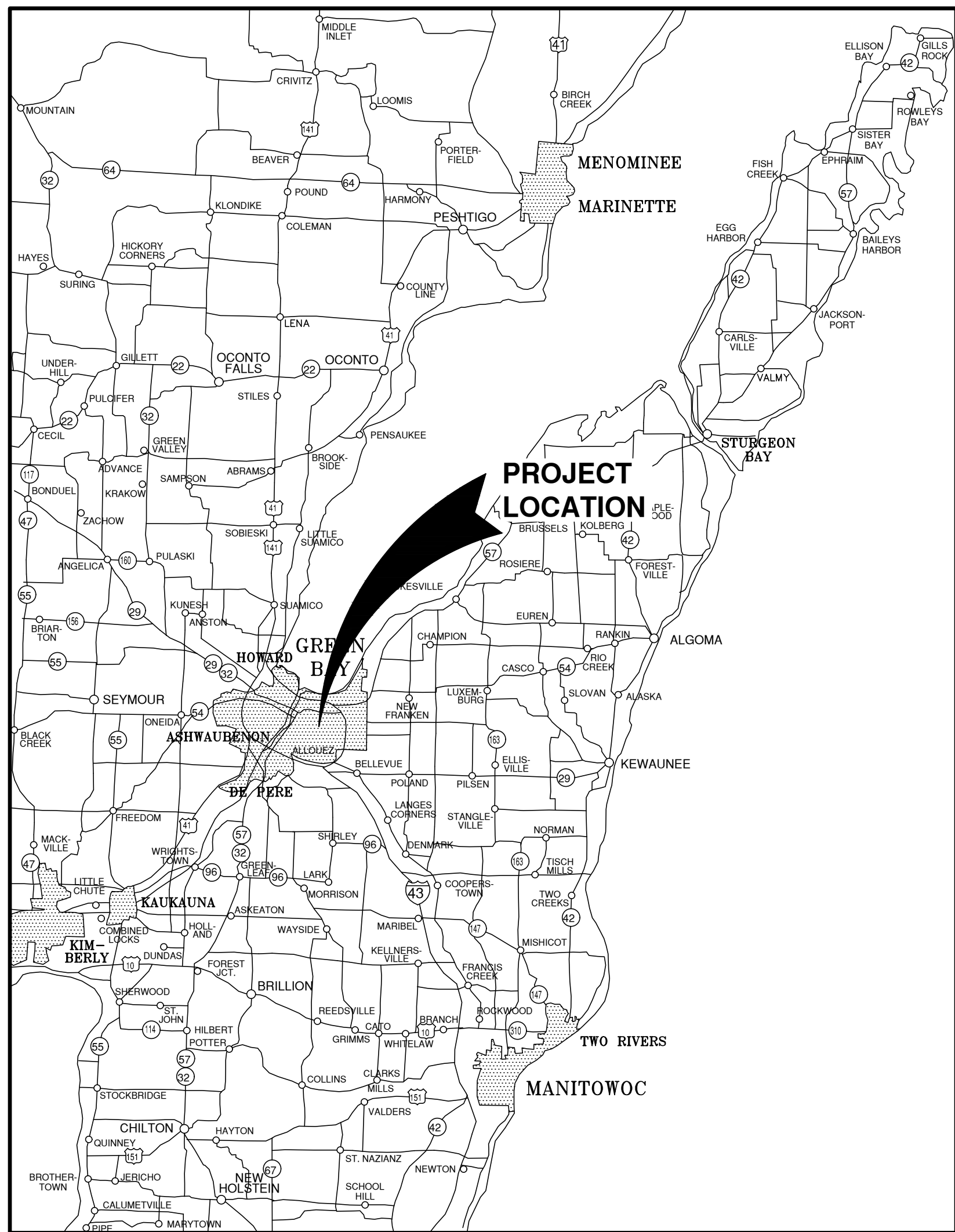
CERTIFIED SURVEY MAP

ALL OF LOT 4, VOLUME 63 CERTIFIED SURVEY MAPS, PAGE 668,
AS MAP No. 8969, RECORDED IN DOC No. 2837387, PART OF LOT
560 AND LOT 561 OF ACCORDING TO THE RECORDED PLAT OF
NAVARINO, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER,
BROWN COUNTY, WISCONSIN



WHITNEY PARK TOWNHOMES EXPANSION
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE
OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE
FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS.
ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



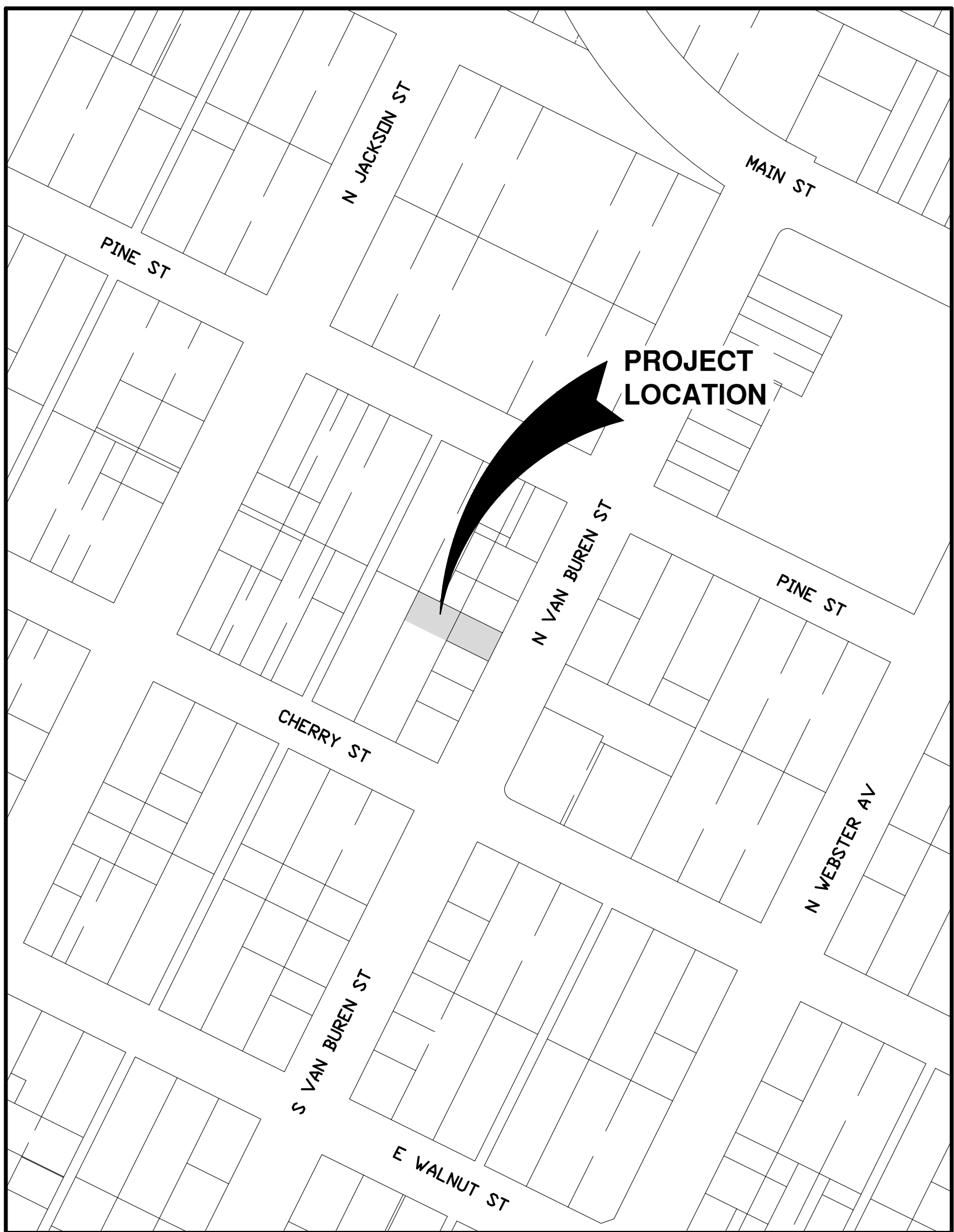
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES,
WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY
OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO
EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION
AND SHALL CONFORM TO THE WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
CONSTRUCTION SITE EROSION CONTROL
AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

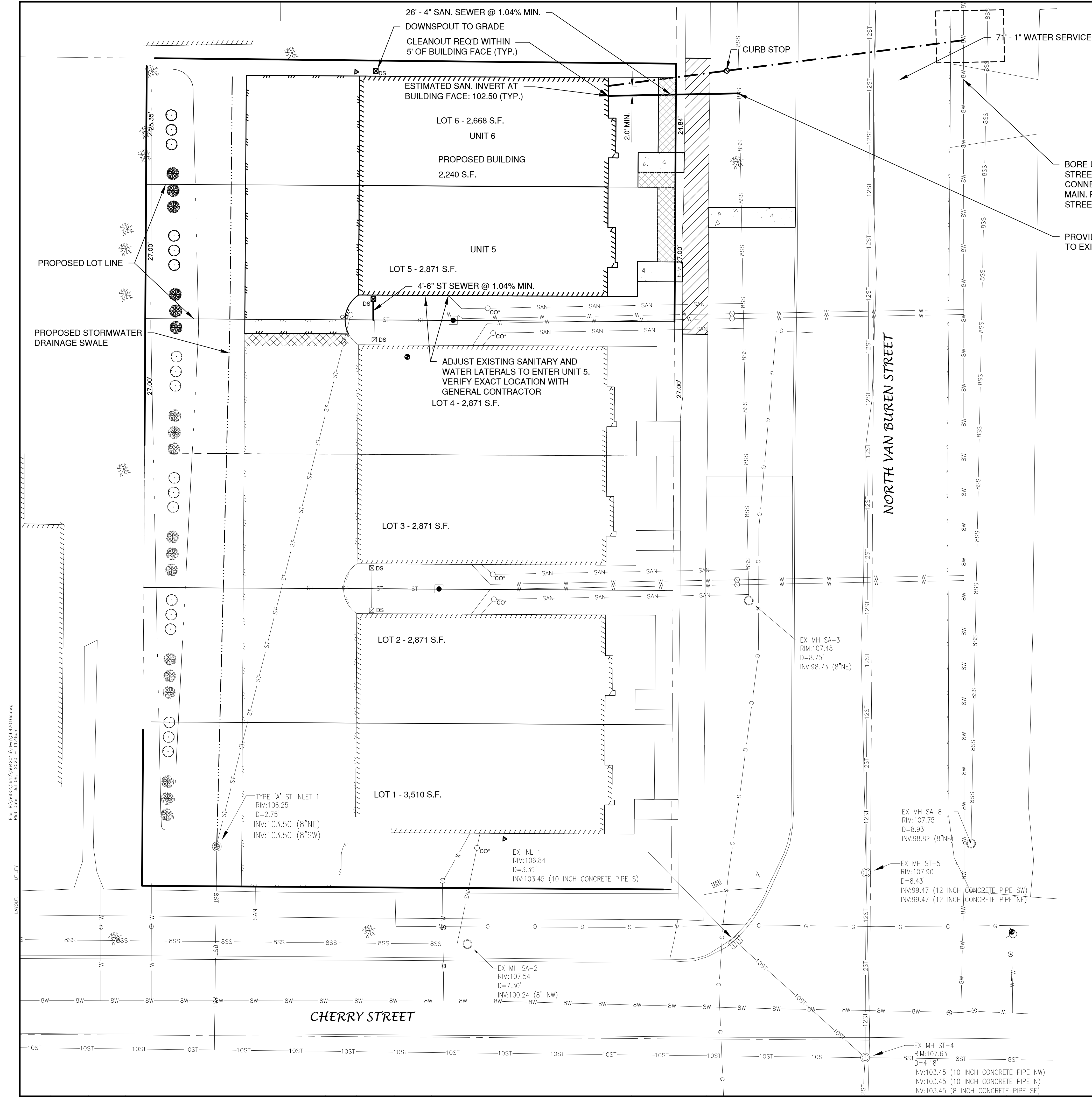
SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
2	SITE PLAN
3	UTILITY PLAN
4	GRADING AND EROSION CONTROL PLAN
5	MISCELLANEOUS DETAILS
6	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D AND MISCELLANEOUS DETAILS
7	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
8	EROSION CONTROL - SHEET FLOW DETAILS
9	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
10	EROSION CONTROL - CHANNEL APPLICATION DETAILS
11	EROSION CONTROL - SLOPE APPLICATION DETAILS



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	WHITNEY PARK TOWNHOMES EXPANSION FOR GB REAL ESTATE INVESTMENTS, LLC. CITY OF GREEN BAY BROWN COUNTY, WISCONSIN	DATE 06/2020 FILE 5642016C JOB NO. 5642016	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com	SHEET NO. C
								CHECKED JCS		LOCATION MAP AND INDEX TO DRAWINGS		
								DESIGNED BDR				

[illegible]



LEGEND

	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER (SIZE NOTED)
	PROPOSED STORM SEWER
	EXISTING STORM SEWER (SIZE NOTED)
	PROPOSED WATERMAIN
	EXISTING WATERMAIN (SIZE NOTED)

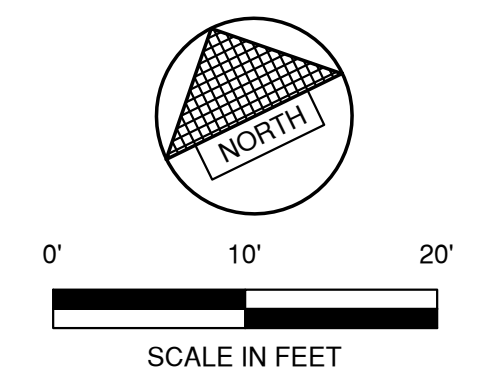
	PROPOSED		EXISTING
	FIRE HYDRANT		WATER VALVE/CURB STOP
	WATER MANHOLE		REDUCER/INCREASER
	SANITARY MANHOLE		LIFT STATION
	TRACER WIRE SIGNAL CONNECTION BOX		CLEANOUT
	STORM MANHOLE		STORM CATCH BASIN
	STORM INLET		STORM INLET MANHOLE
	YARD DRAIN		STANDPIPE
	ROOF DOWNSPOUT		

PLUMBING DATA PER UNIT

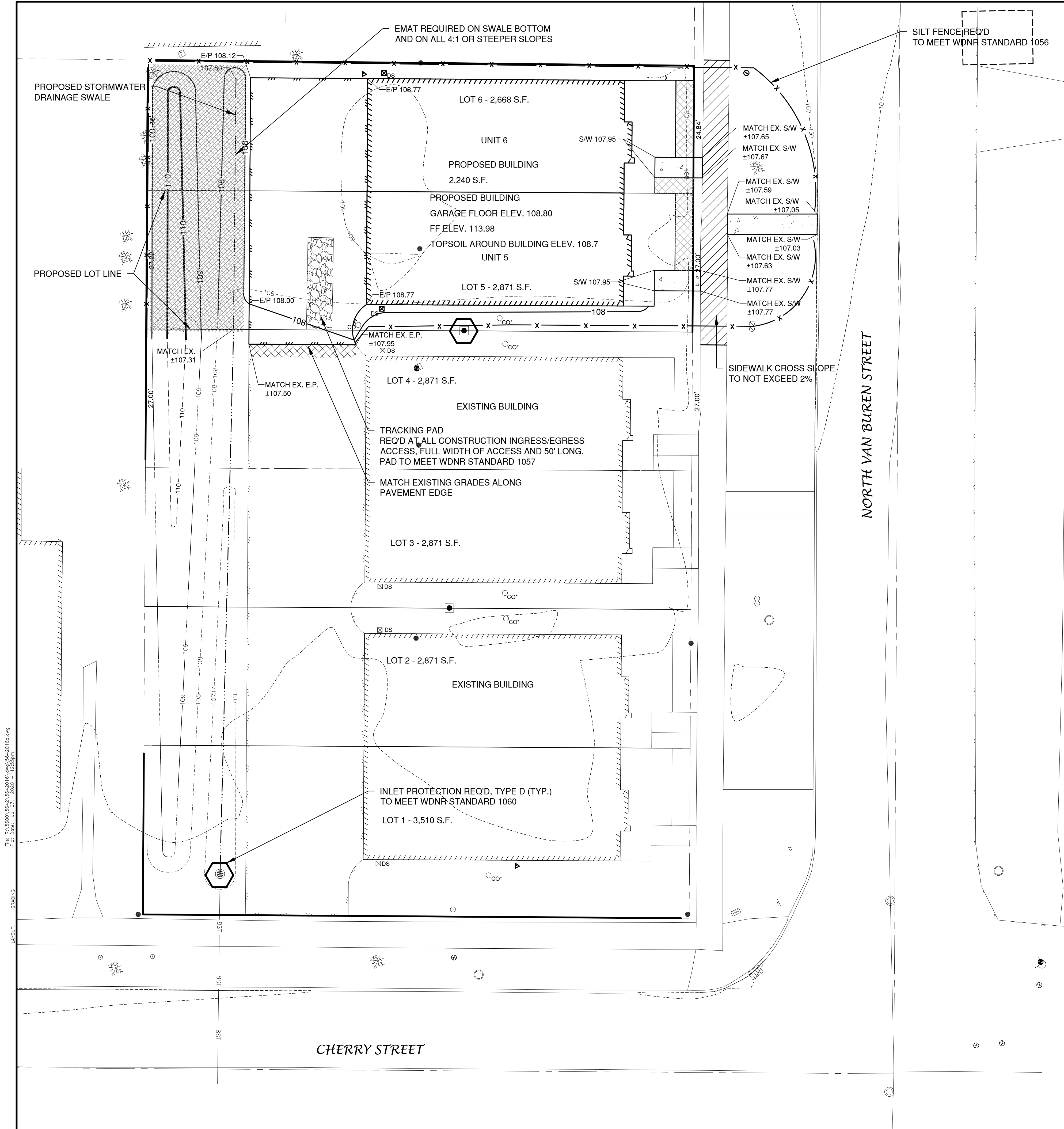
DRAINAGE FIXTURE UNITS = 44
WATER FIXTURE UNITS = 33

- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
 - EXACT LOCATION OF DOWNSPOUTS TO BE DETERMINED BY GENERAL CONTRACTOR. ALL DOWNSPOUTS TO DRAIN TO GRADE
 - THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF SANITARY OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT, CONTACT MATTHEW HECKENLAIBLE, (920) 448-3100
 - CONTRACTOR TO COORDINATE CONSTRUCTION WITH CITY OF GREEN BAY WATER UTILITY AND DEPARTMENT OF PUBLIC WORKS. GREEN BAY WATER UTILITY ENGINEERING SERVICES MANAGER BRIAN POWELL (920) 448-3497

*CLEANOUT TO BE LOCATED WITHIN 5' OF BUILDING FACE. CAN BE LOCATED IN BUILDING. COORDINATE FINAL LOCATION WITH PLUMBER.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	WHITNEY PARK TOWNHOMES EXPANSION FOR GB REAL ESTATE INVESTMENTS, LLC. CITY OF GREEN BAY BROWN COUNTY, WISCONSIN	UTILITY PLAN	DATE 06/2020	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releelinc.com	SHEET NO. 3
								CHECKED BBB			FILE 5642016D		
								DESIGNED BDR			JOB NO. 5642016		



LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- - - DRAINAGE DIVIDE
- x - SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- EROSION MAT
- INLET PROTECTION

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

- SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
- A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
- PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
- ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1061.
- TYPE D INLET PROTECTION REQUIRED ON FIRST INLETS DOWNSTREAM OF CONSTRUCTION SITE ON CHERRY STREET AND NORTH VAN BUREN STREET.

CONSTRUCTION SEQUENCE

- INSTALL INLET PROTECTION (7/6/20)
- INSTALL TRACKING PAD (7/6/20)
- INSTALL PERIMETER SILT FENCE (7/6/20)
- STRIP TOPSOIL (7/6/20)
- DEMOLISH EXISTING STRUCTURES AND UTILITIES (7/13/20)
- EXCAVATE SWALE AND INSTALL UTILITIES (7/20/20)
- BEGIN BASEMENT EXCAVATION, USE EXCAVATED SOIL FOR BERM ALONG WEST SIDE OF THE PARCEL (8/3/20)
- BEGIN FOUNDATION FOOTING AND WALLS (8/10/20)
- BACKFILL FOUNDATIONS AND CONSTRUCT STRUCTURES (8/24/20)
- PAVE/CONCRETE (11/1/20)
- TOPSOIL, SEED AND MULCH (3/1/21)
- REMOVE EROSION CONTROL ONCE SITE REACHES 70% STABILIZATION (5/1/21) PROJECT COMPLETION

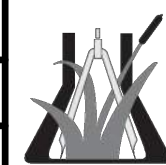
File: R:\3600\5642\5642016.dwg Plot Date: Jul 07, 2020 12:55pm LAYOUT: GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED BBB
								DESIGNED BDR

WHITNEY PARK TOWNHOMES EXPANSION
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

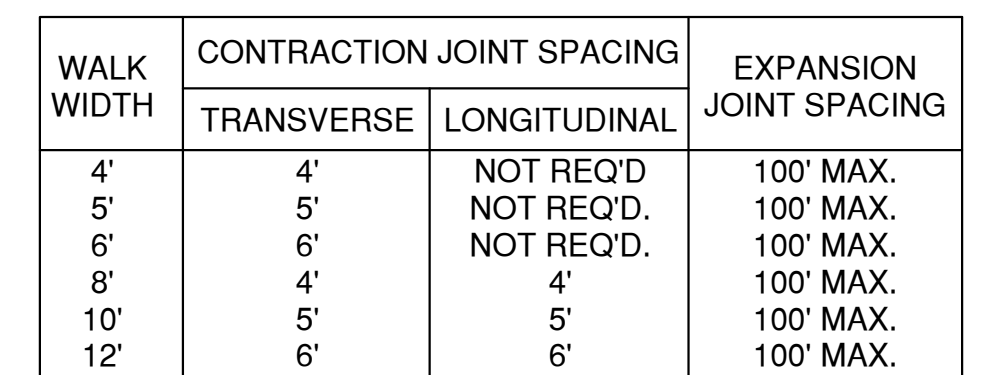
GRADING AND EROSION CONTROL PLAN

DATE 03/2020
FILE 5642016D
JOB NO. 5642016



Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO.
4



WHITNEY PARK TOWNHOMES EXPANSION
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS



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SHEET NO

5

File: P:\3600\5642\5642\010.dwg EROSION CONTROL.dwg
Plot Date: Jun 19, 2020 11:10am
LAYOUT: 1. INLET PROTECTION

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES:
TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

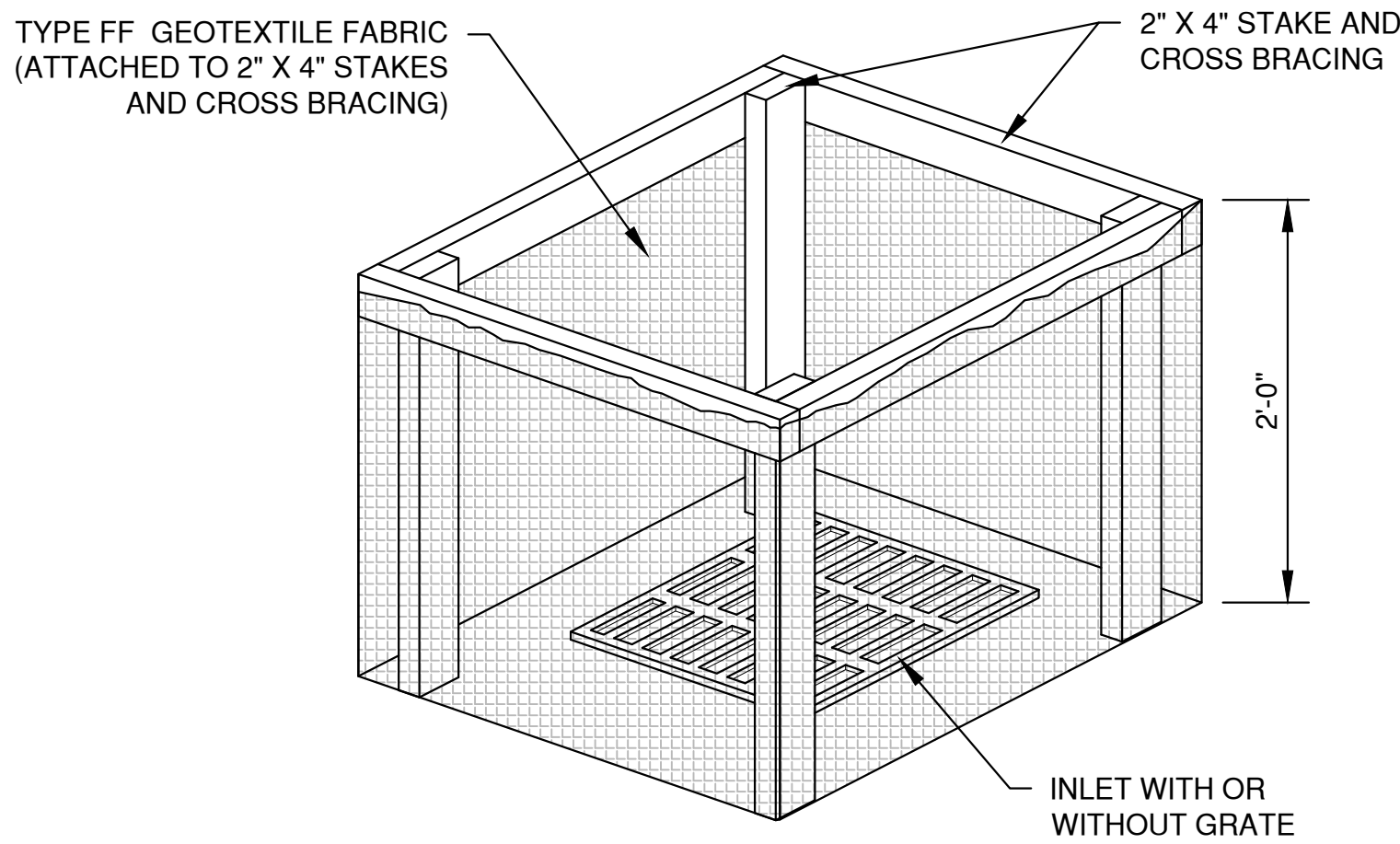
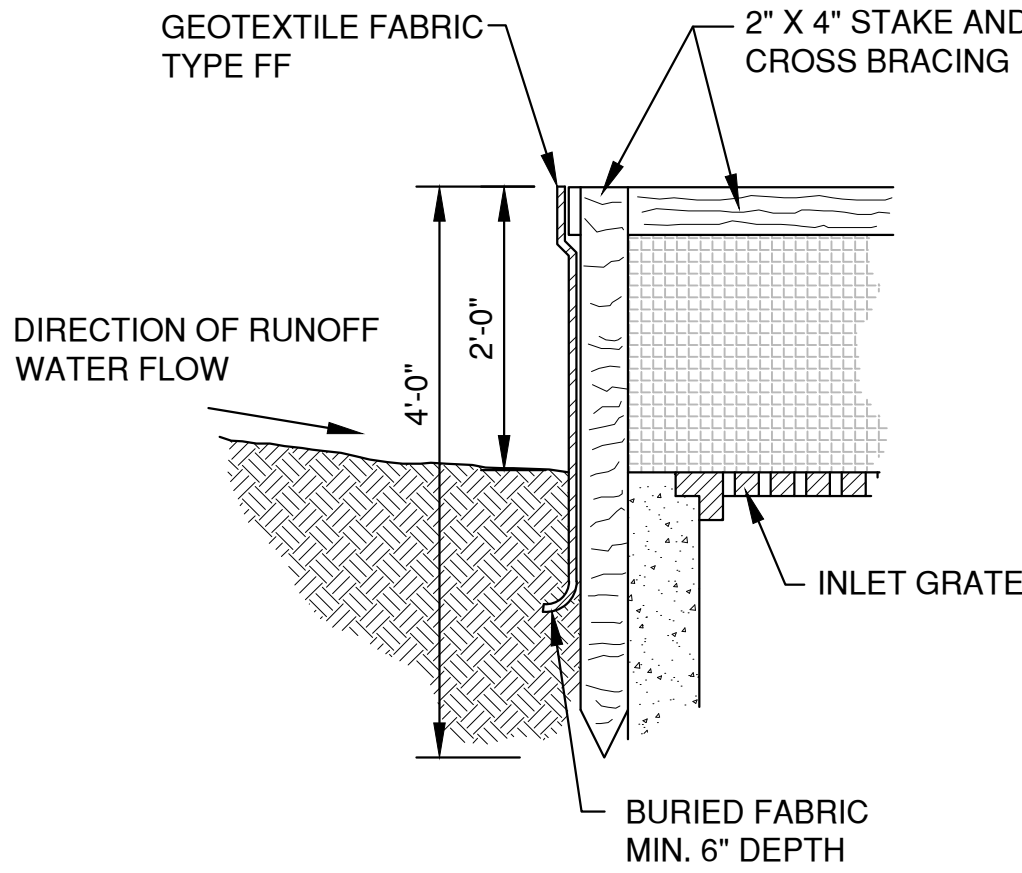
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

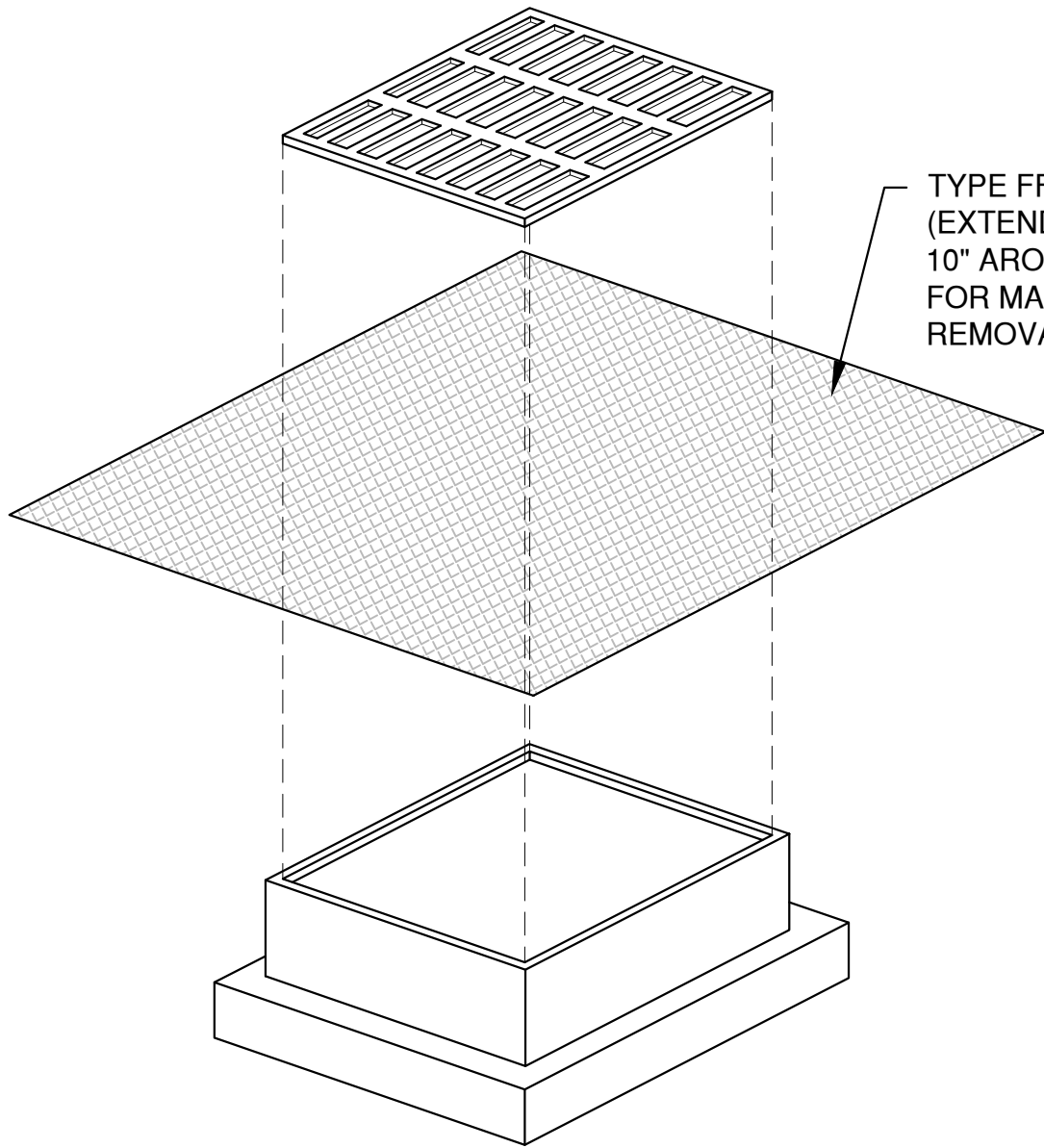
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

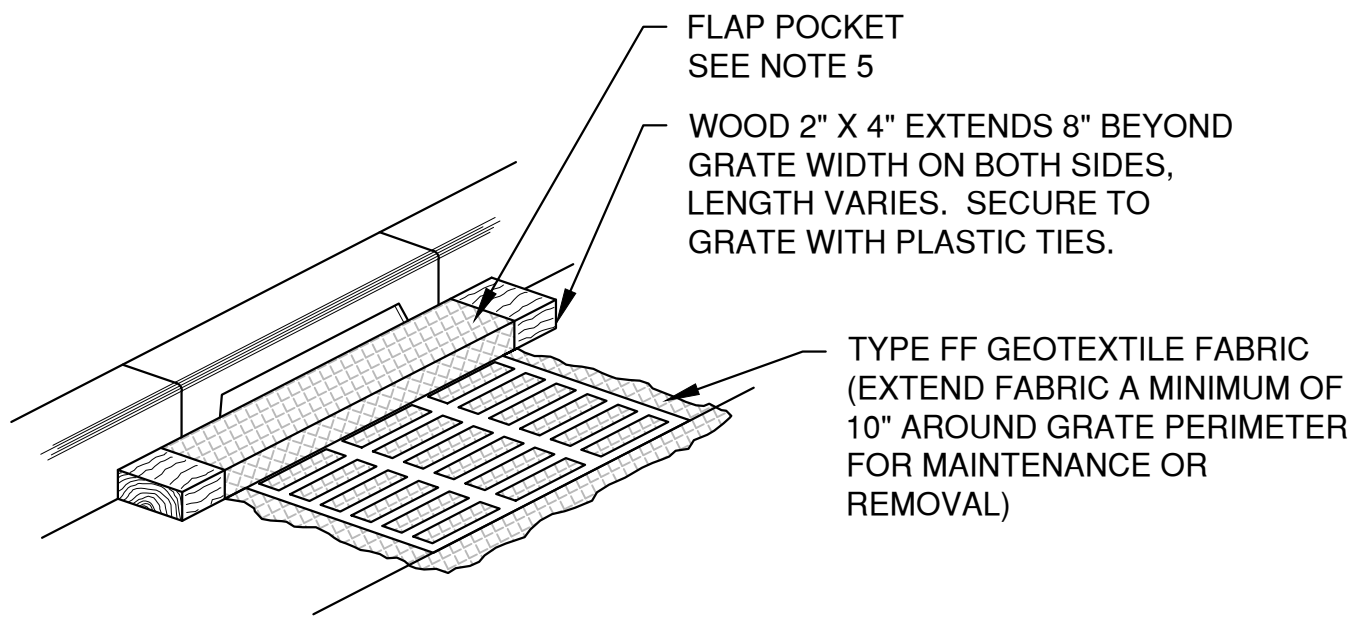
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



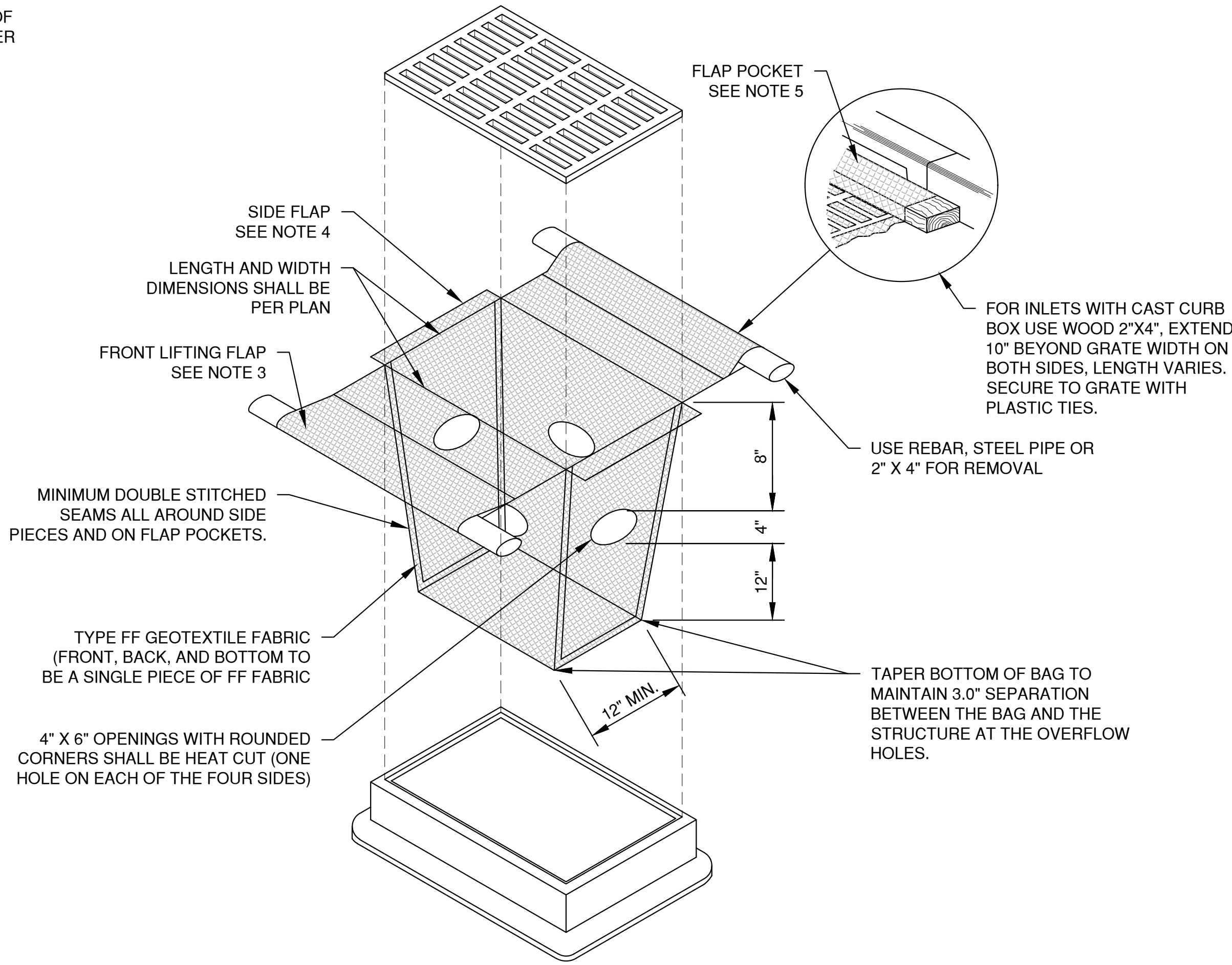
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED BBB
								DESIGNED BDR

WHITNEY PARK TOWNHOMES EXPANSION
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D
AND MISCELLANEOUS DETAILS

DATE 03/20/20
FILE EROSION CONTROL
JOB NO. 5642016



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeeinc.com

SHEET NO.
6

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



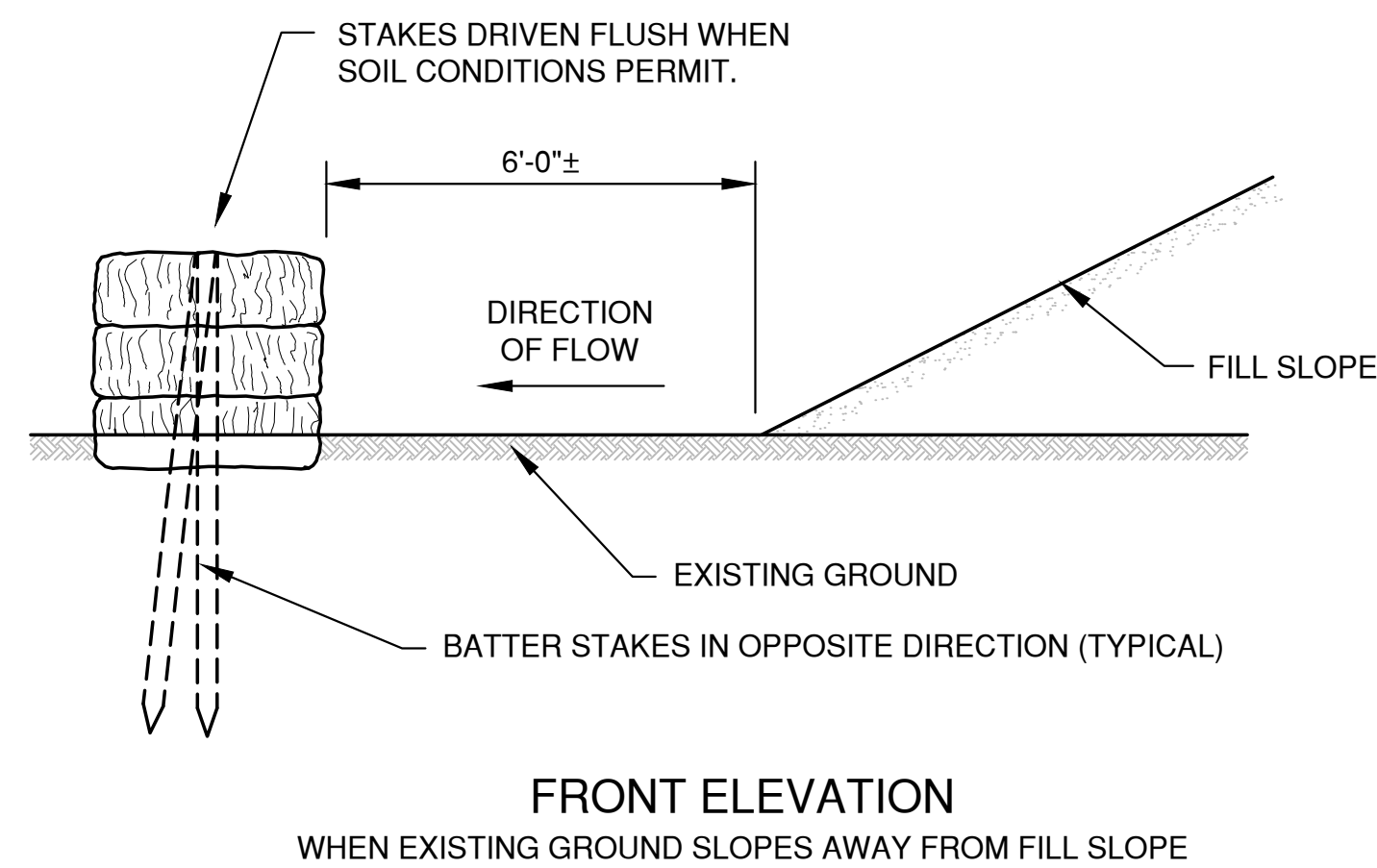
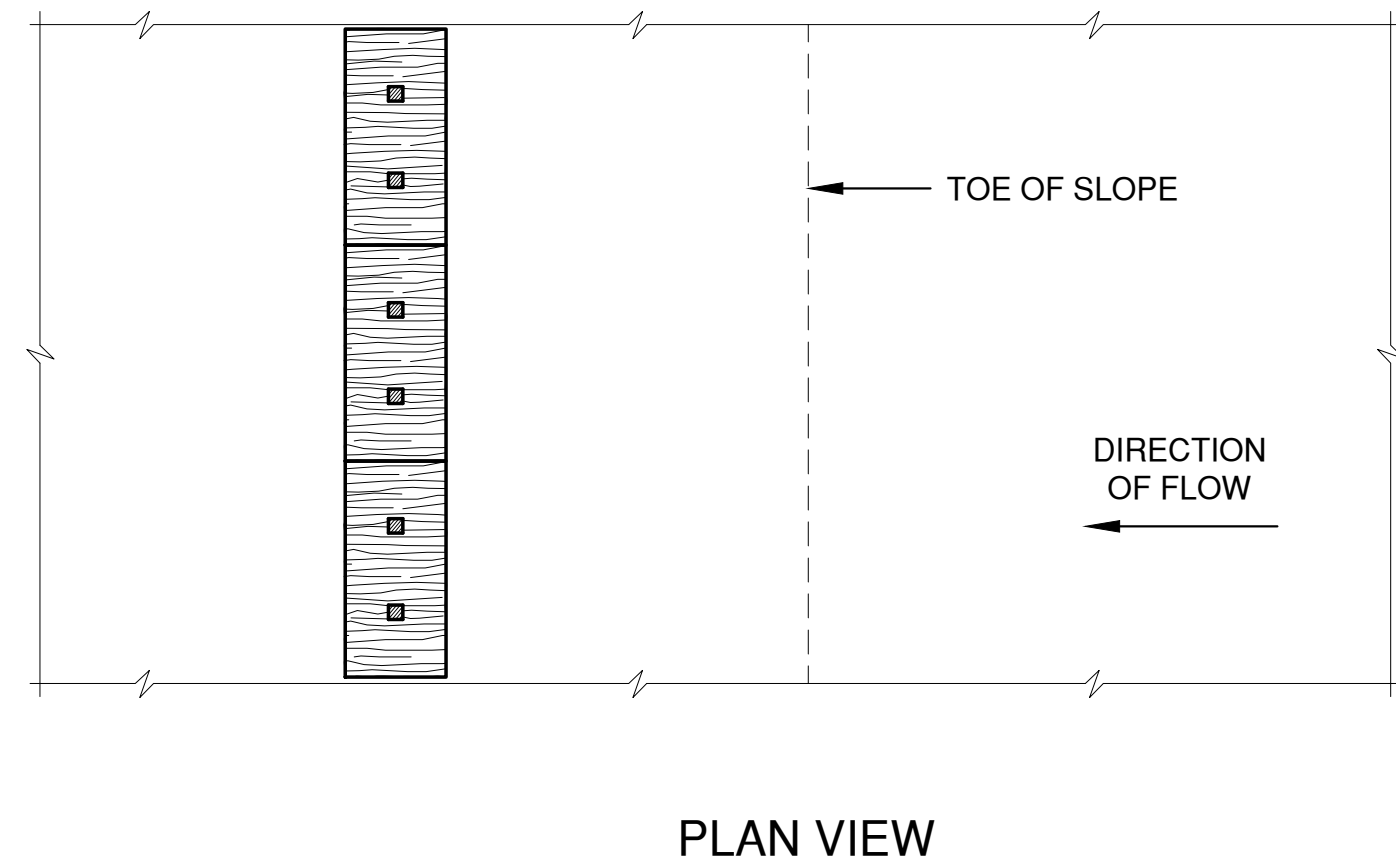
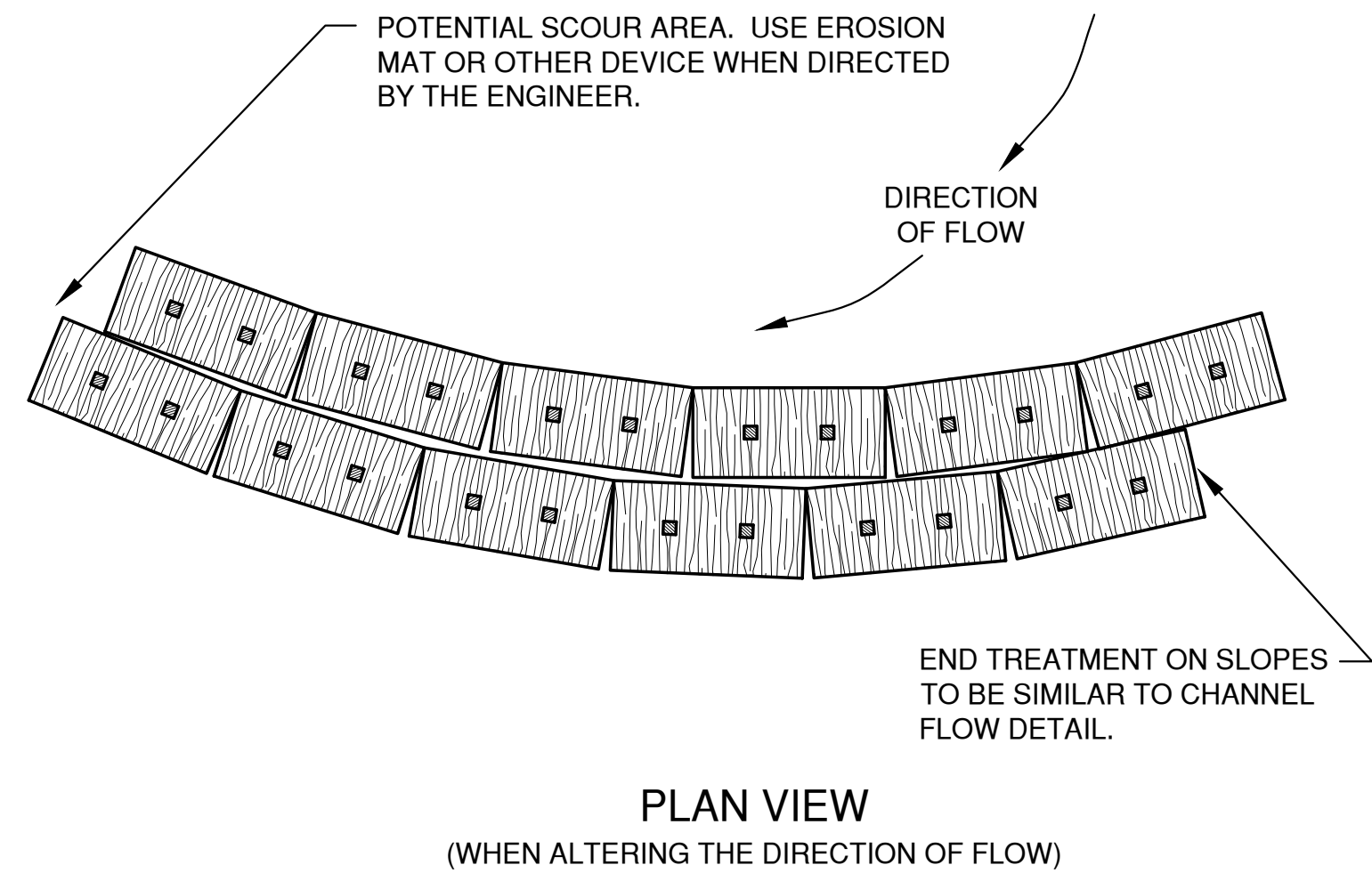
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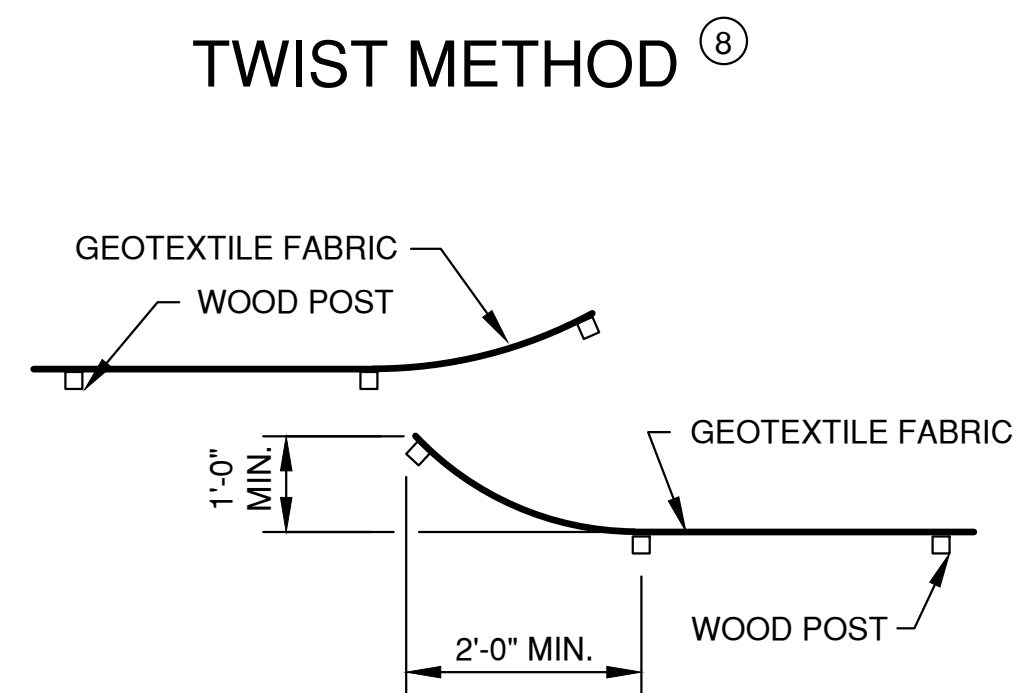
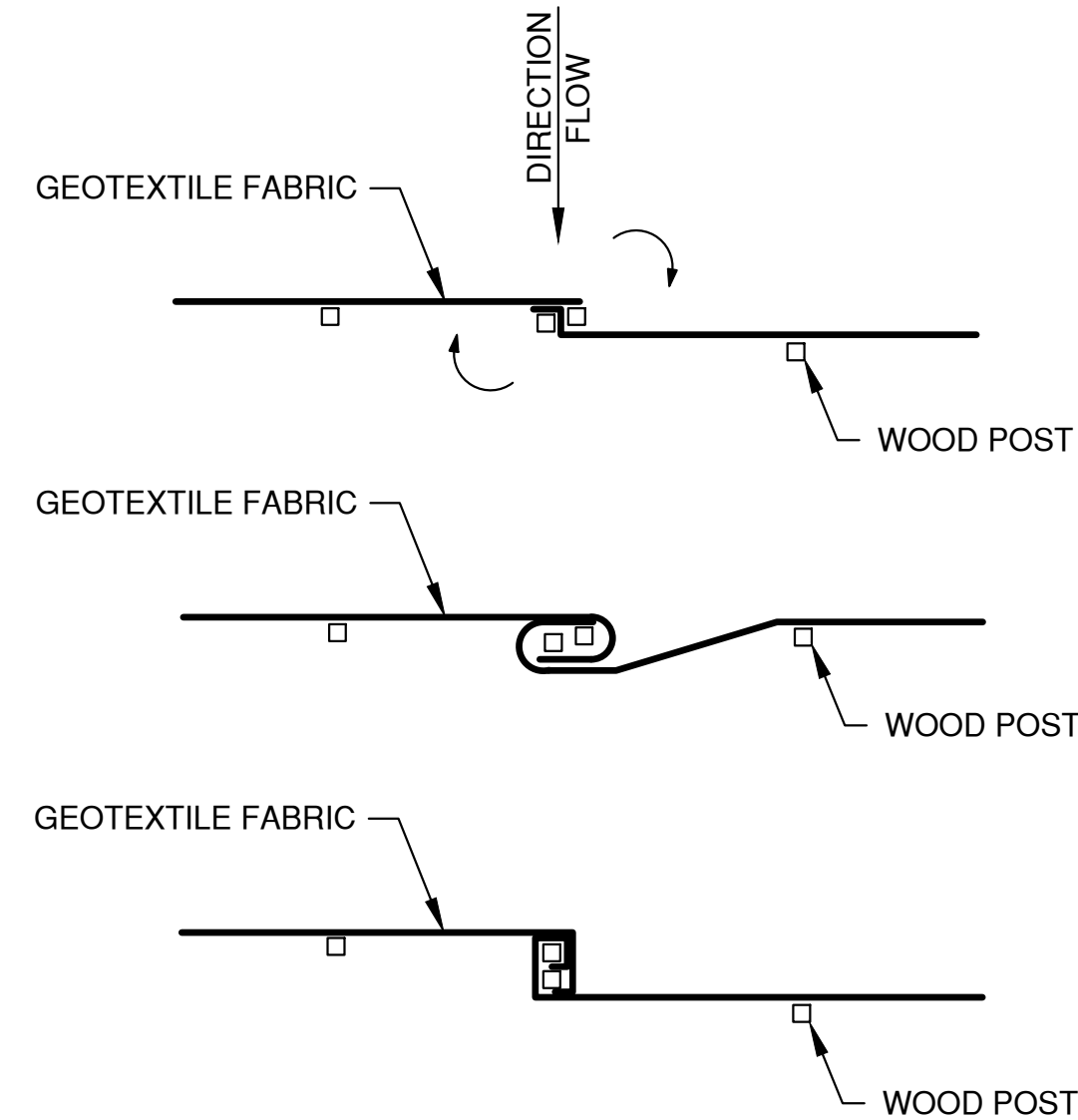
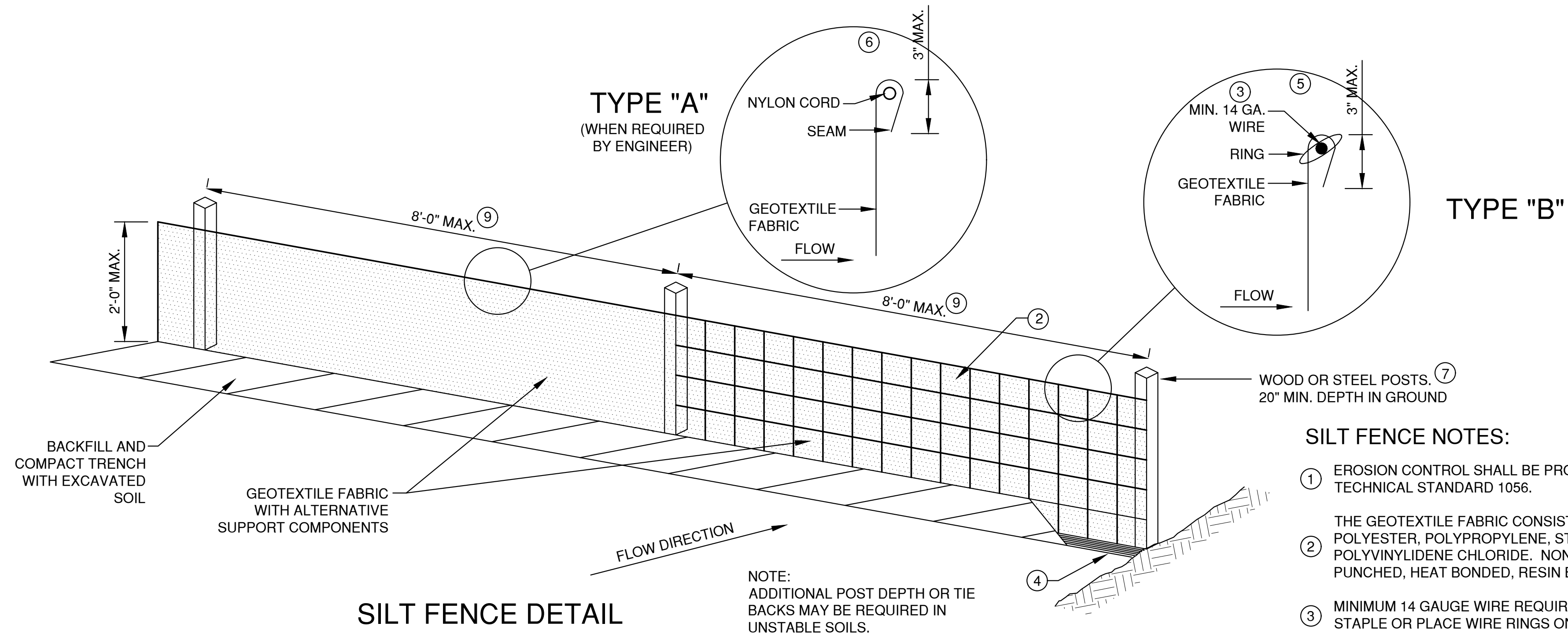
EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

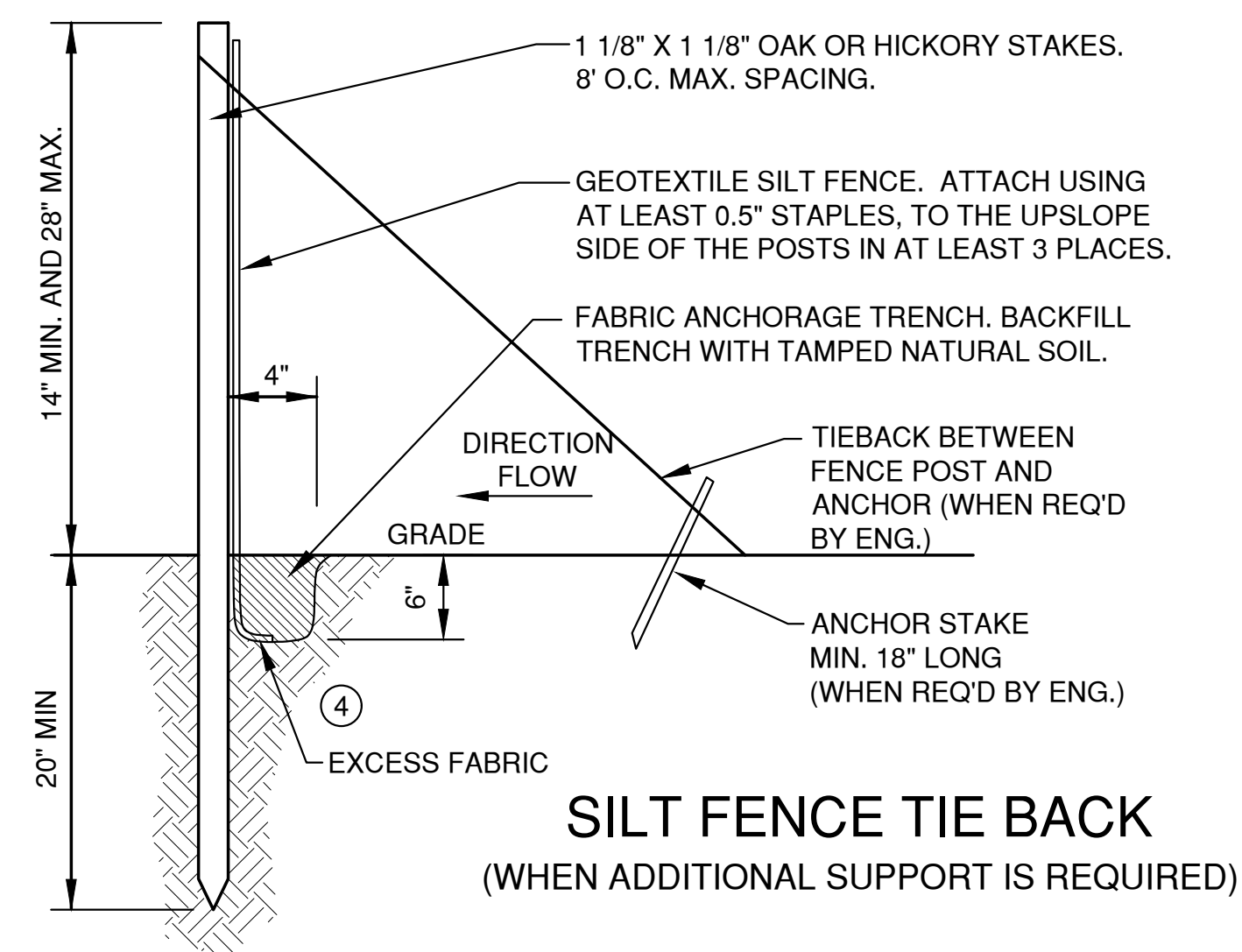
File: P:\3600\5642\5642.dwg EROSION CONTROL.dwg
Plot Date: Jun 19, 2020 11:11 am
LAYOUT: 3 SHEET FLOW
LAYOUT:



EROSION BALES FOR SHEET FLOW



JOINING TWO LENGTHS OF SILT FENCE



EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED BDB
								DESIGNED BDR

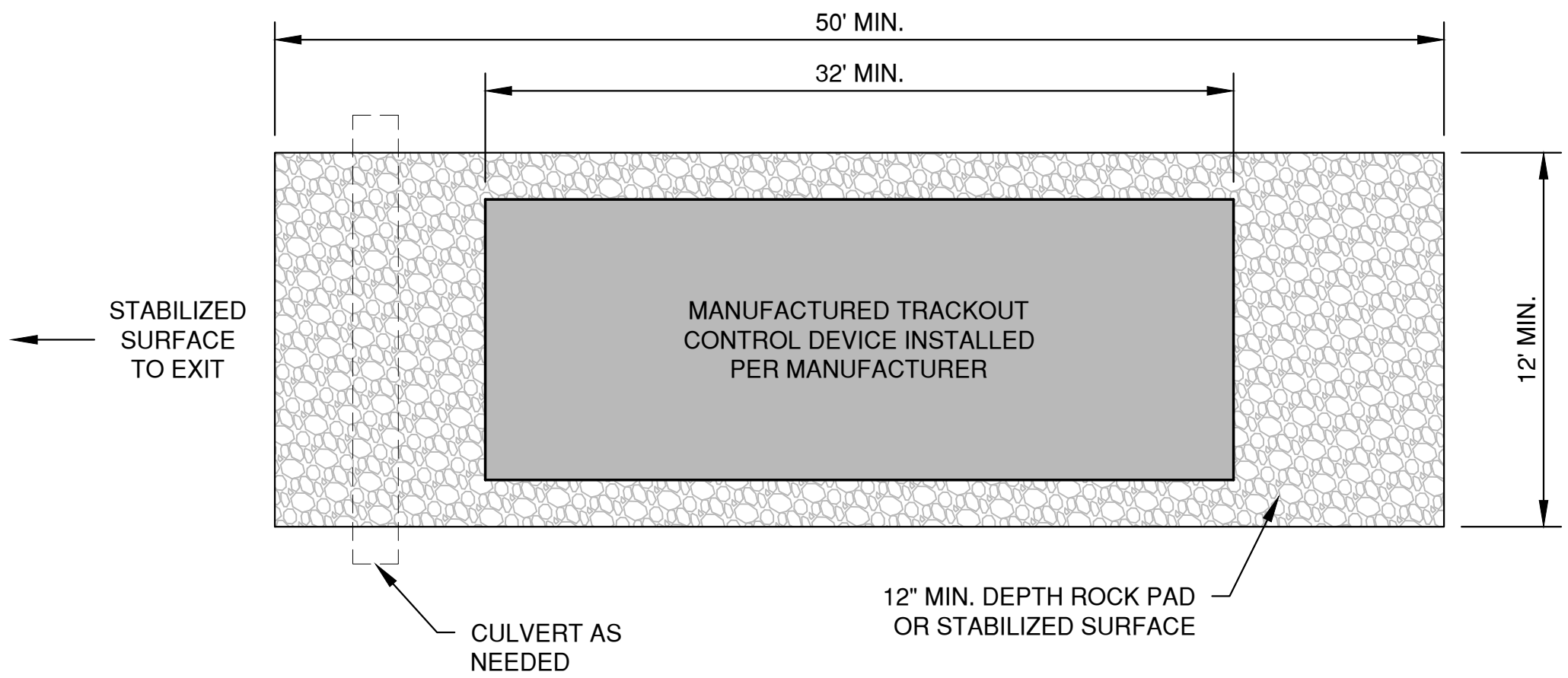
WHITNEY PARK TOWNHOMES EXPANSION
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

EROSION CONTROL SHEET FLOW DETAILS

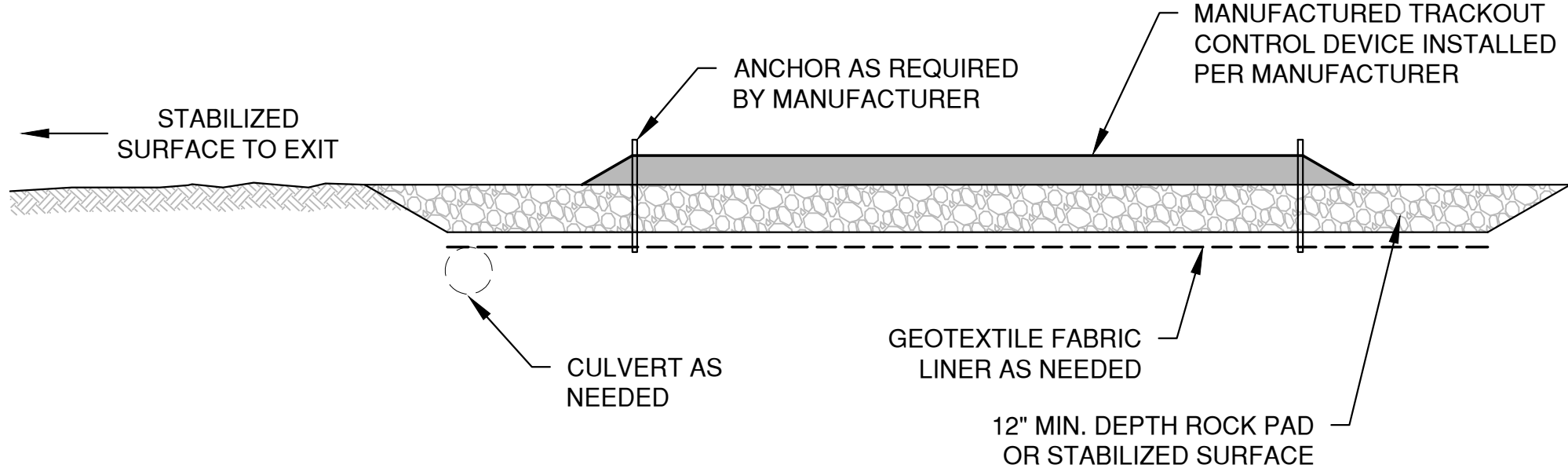
DATE 03/2020		Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com
FILE EROSION CONTROL		
JOB NO. 5642016		

File: P:\36003-564\36420\10-463 EROSION CONTROL.dwg
Plot Date: Jun 19, 2020 11:11am
LAYOUT: 4 TRACKOUT

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

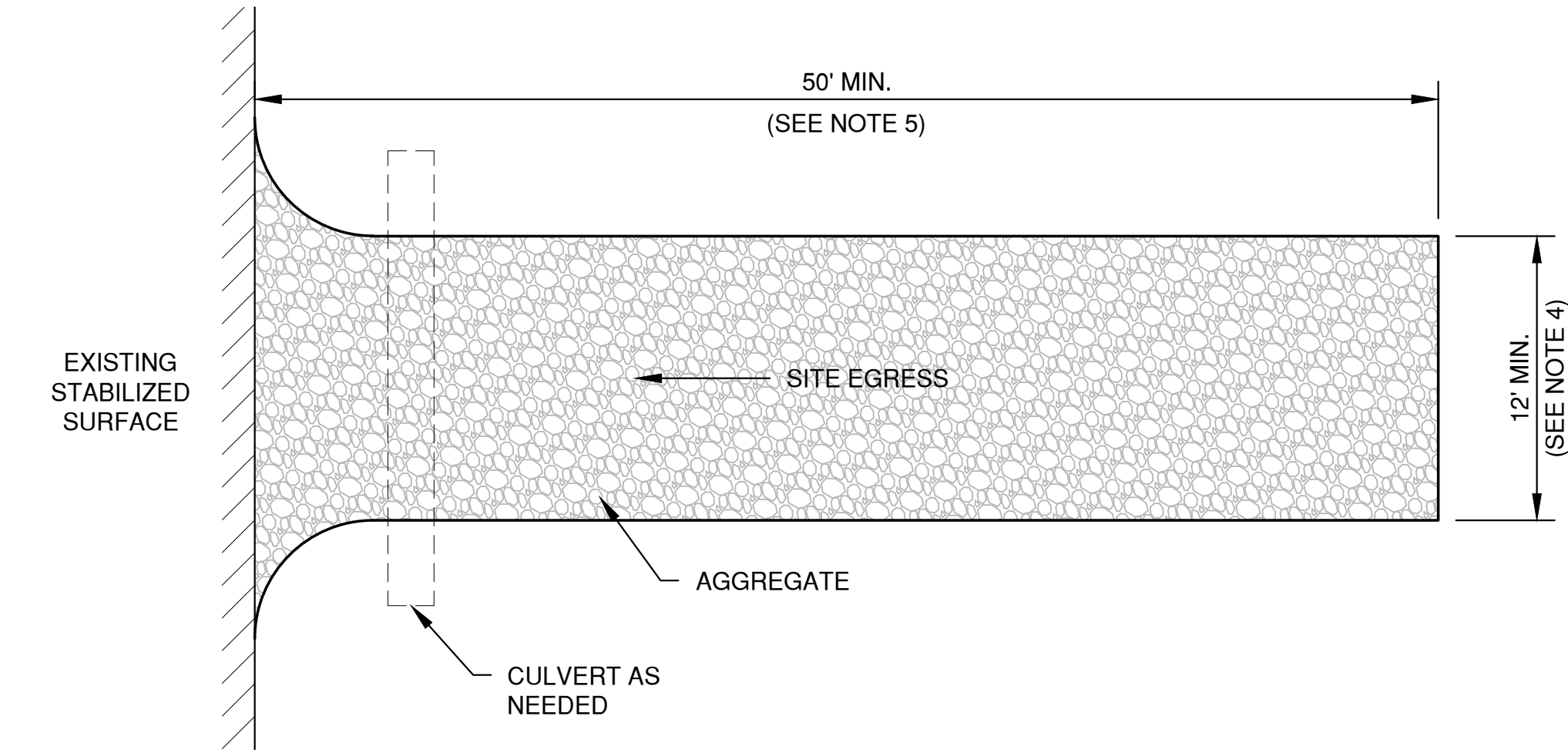


SECTION VIEW

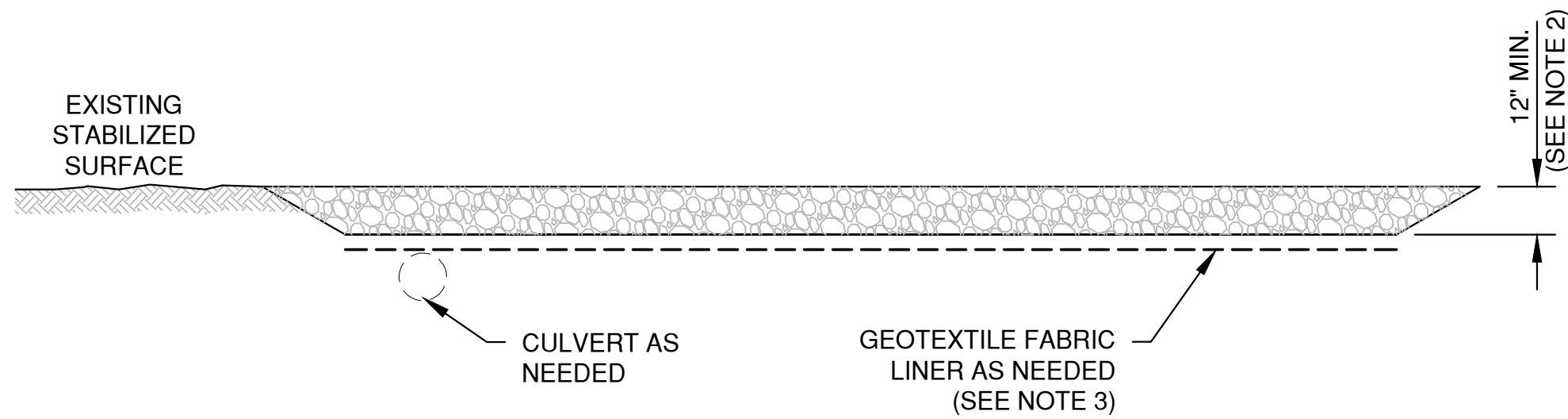
NOTES:

- THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED BBB
								DESIGNED BDR

WHITNEY PARK TOWNHOMES EXPANSION
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 03/2020
FILE EROSION CONTROL
JOB NO. 5642016

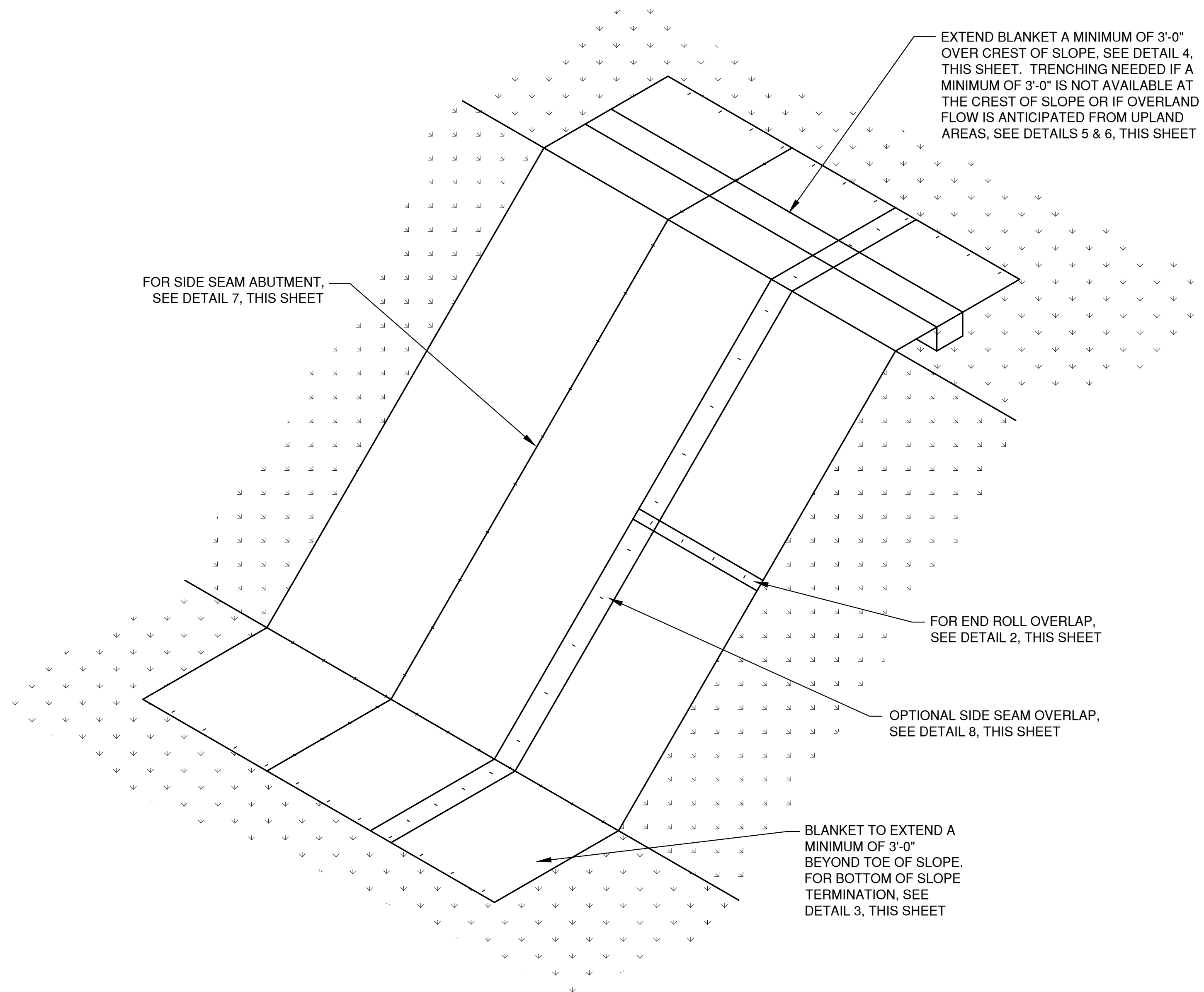


Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
9

SHEET NO.
10

File: P:\3600\3642\3642\03\46\ EROSION CONTROL.dwg
Plot Date: Jun 19, 2020 11:11am
LAYOUT: 8 SLOPE



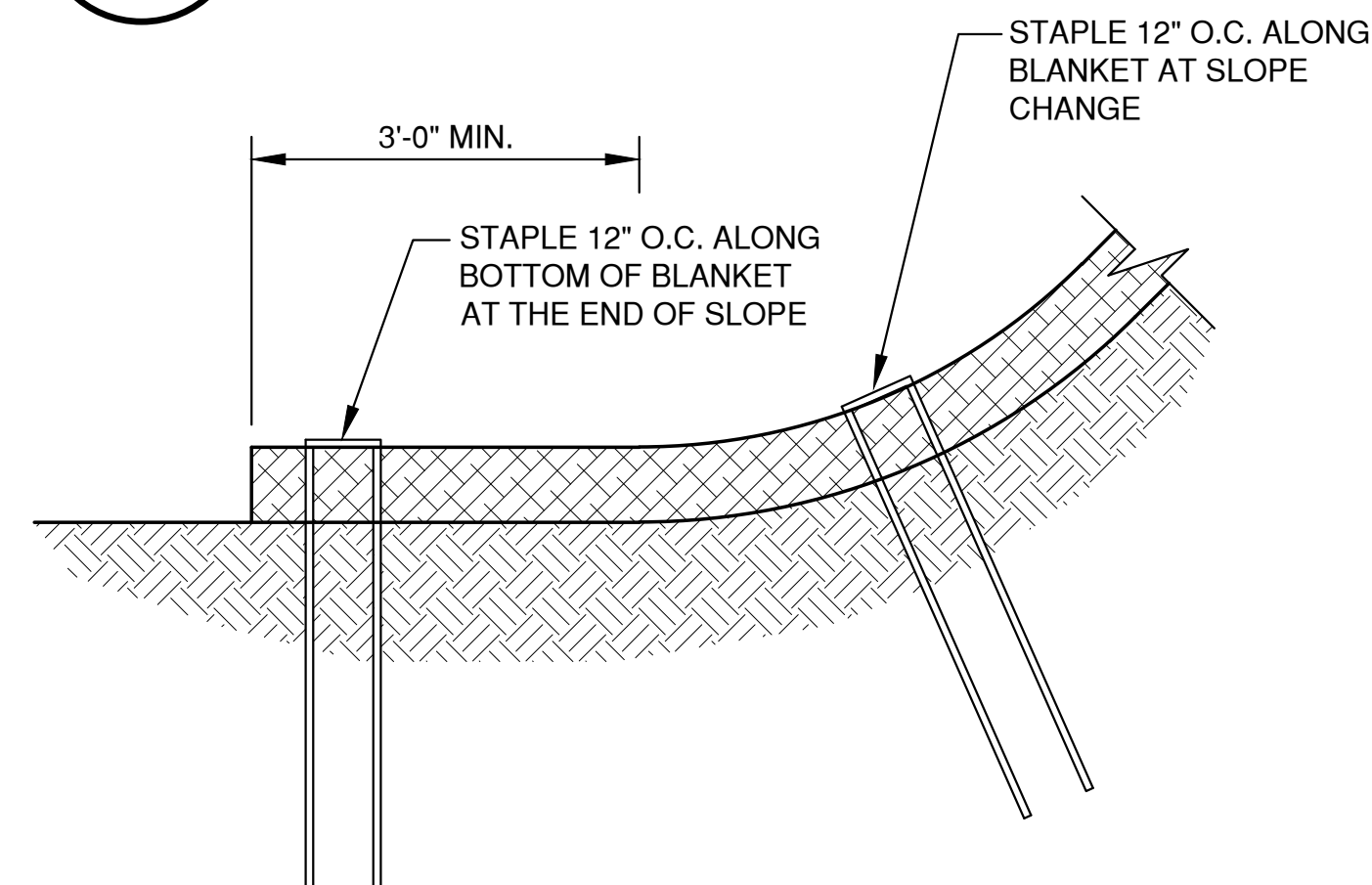
SLOPE DETAIL

1
XX

END SEAM OF BLANKETS OVERLAP 2'-4". PLACE STAPLES, ONE ON EACH CORNER OF BLANKET, 12" O.C. ALONG BLANKET END THROUGH BOTH BLANKETS. UPSLOPE BLANKET LAPS OVER DOWNSLOPE BLANKETS IN A SHINGLE AFFECT.

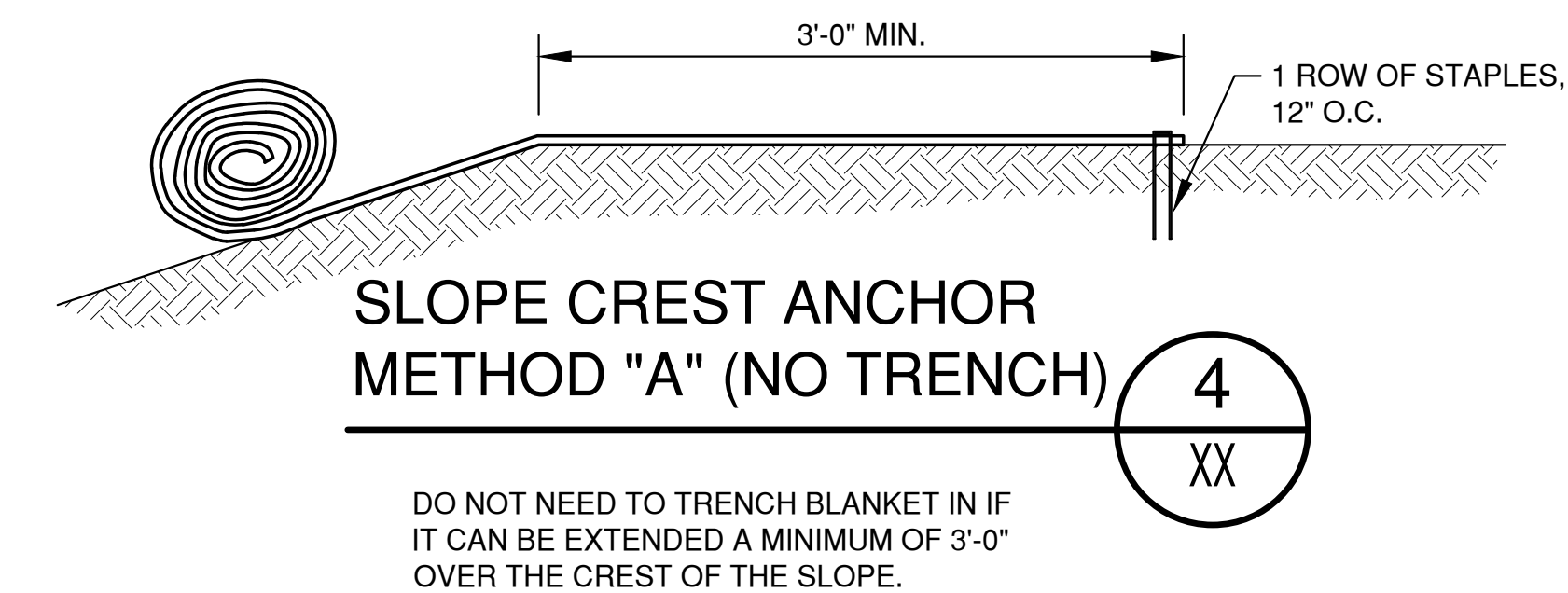
END ROLL OVERLAP

2
XX



BOTTOM OF SLOPE TERMINATION

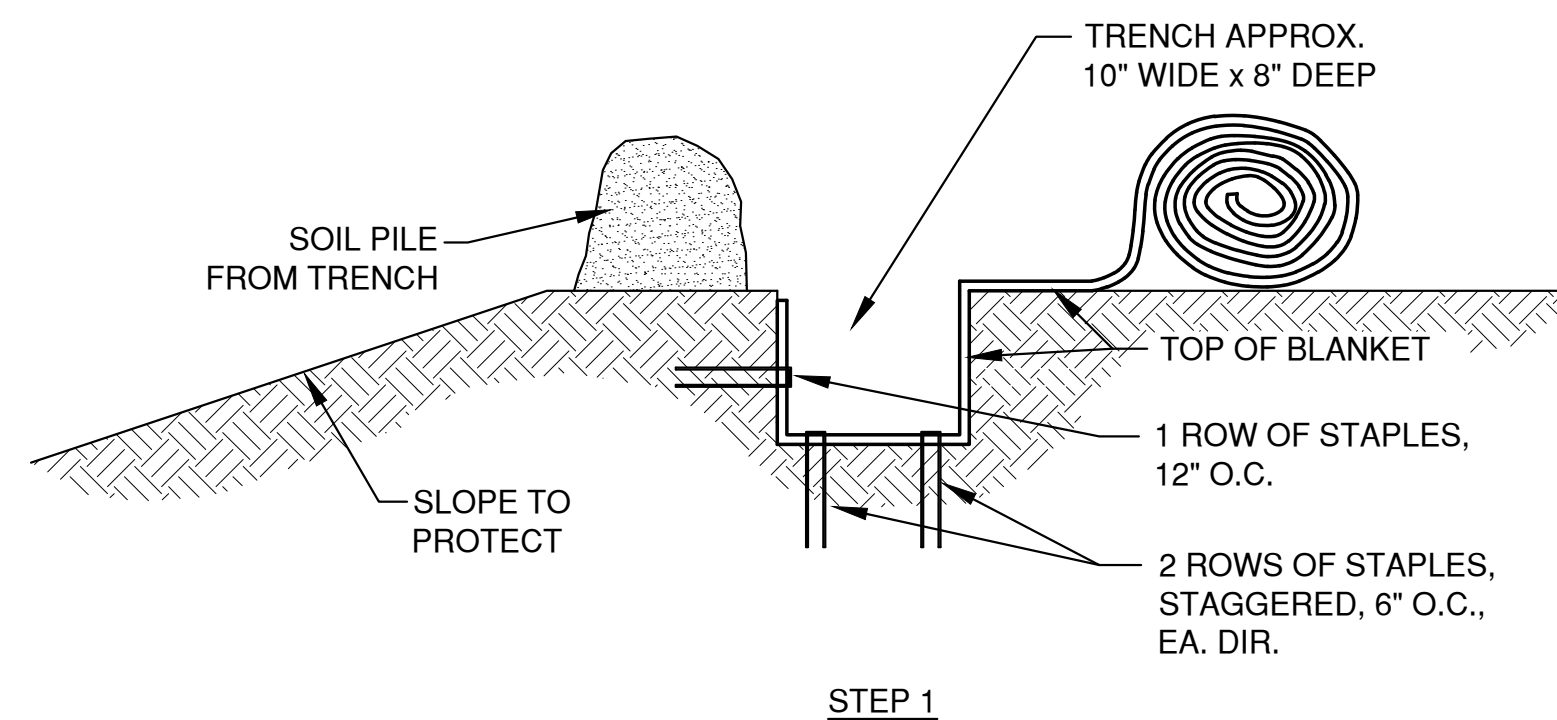
3
XX



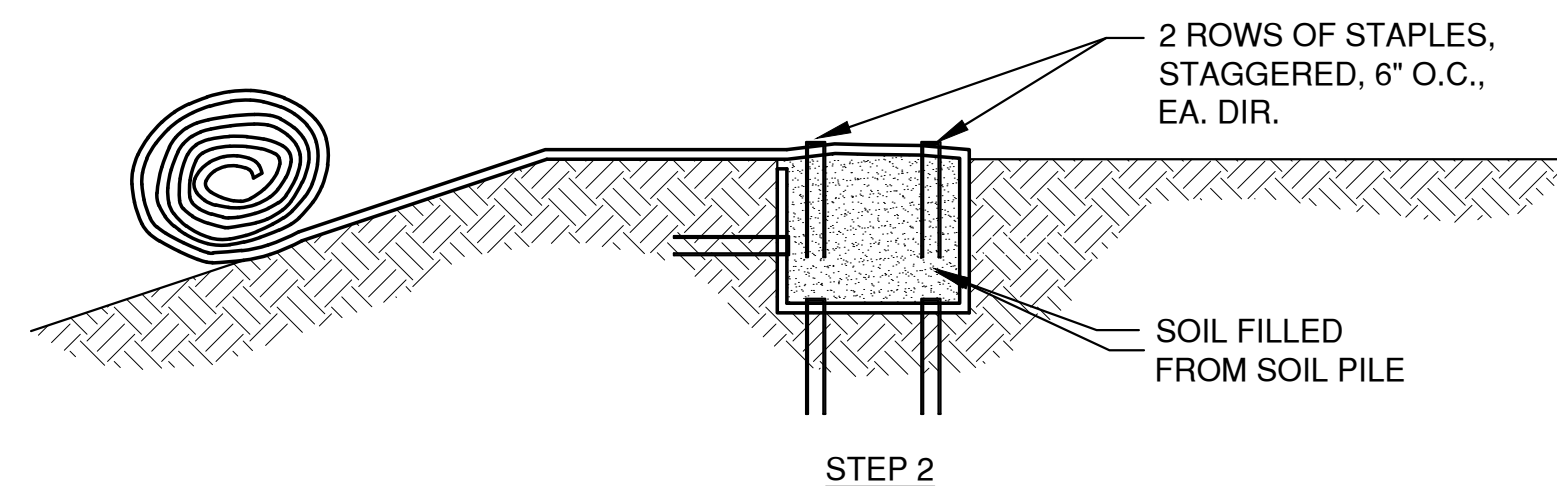
SLOPE CREST ANCHOR METHOD "A" (NO TRENCH)

4
XX

DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



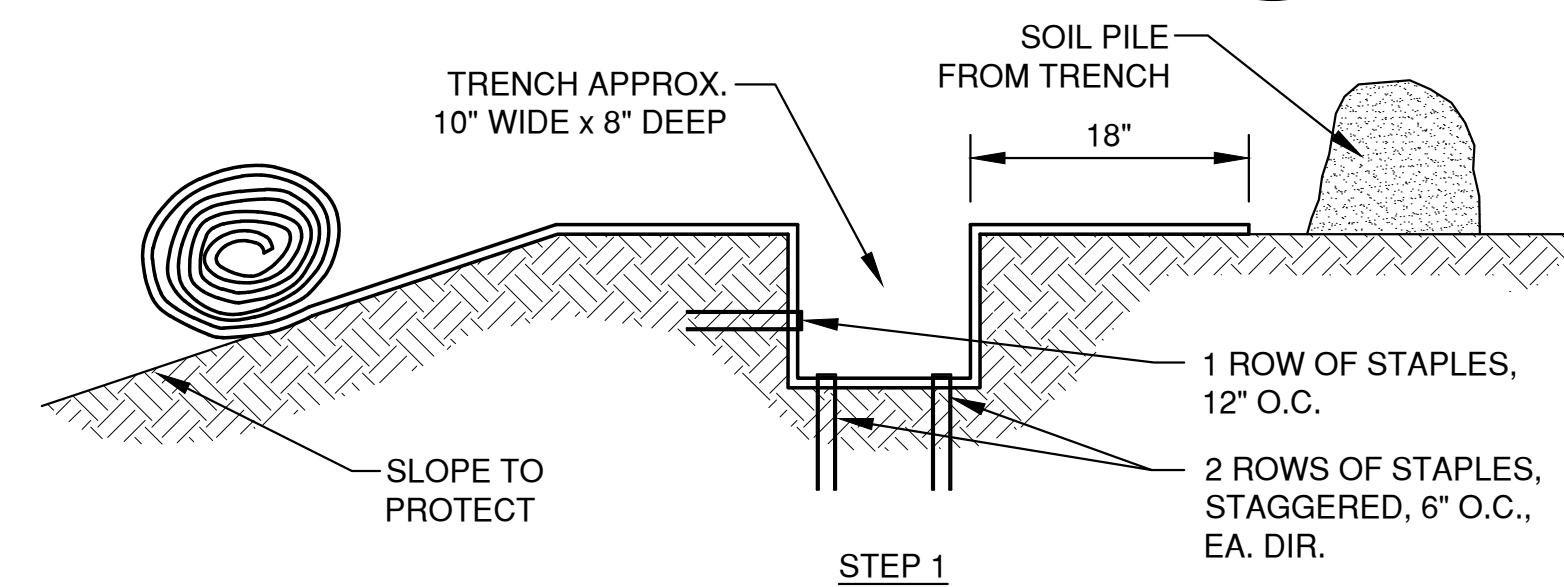
STEP 1



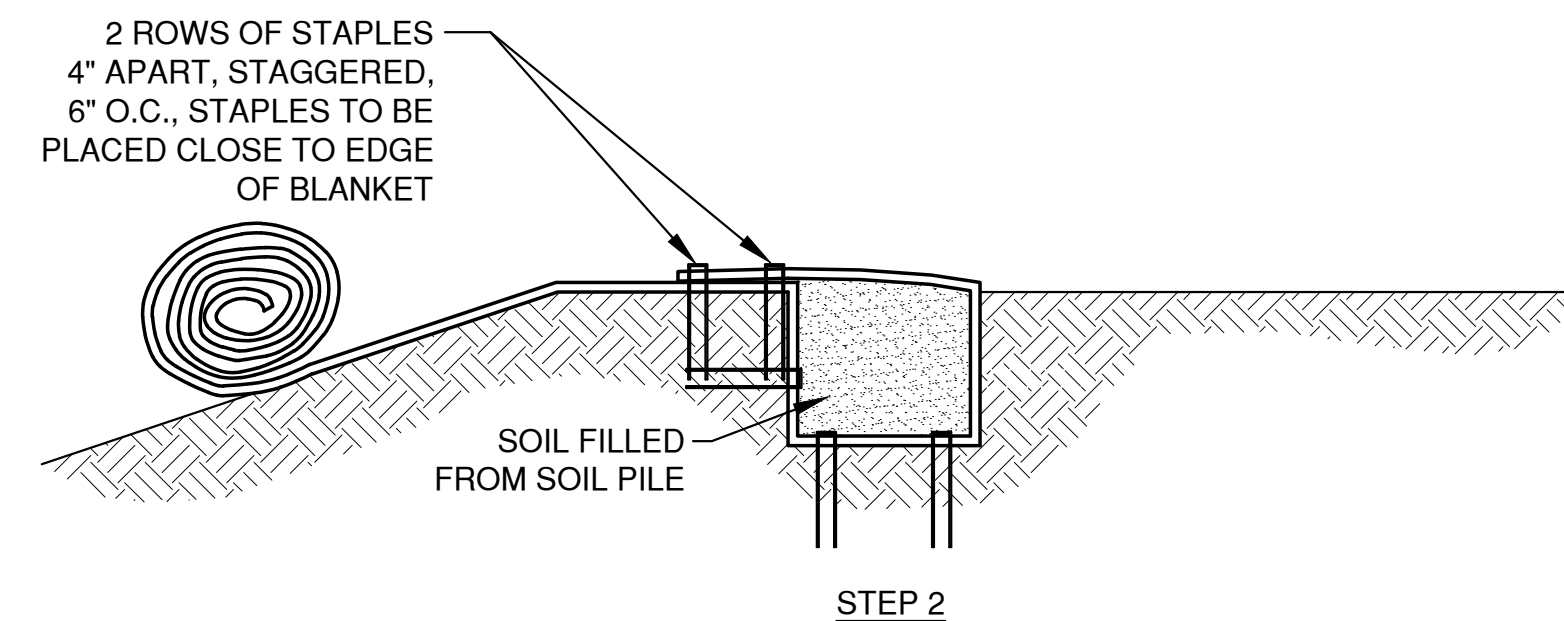
STEP 2

SLOPE TRENCHING METHOD "B"

5
XX



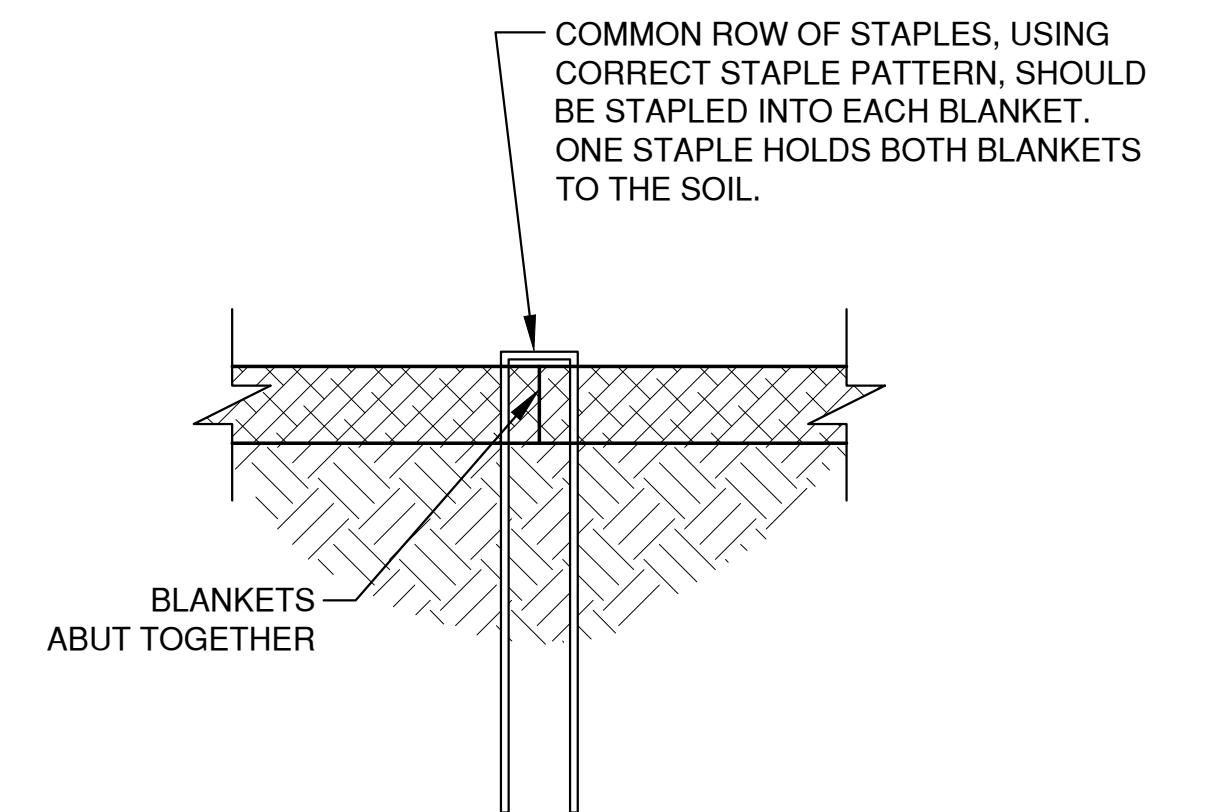
STEP 1



STEP 2

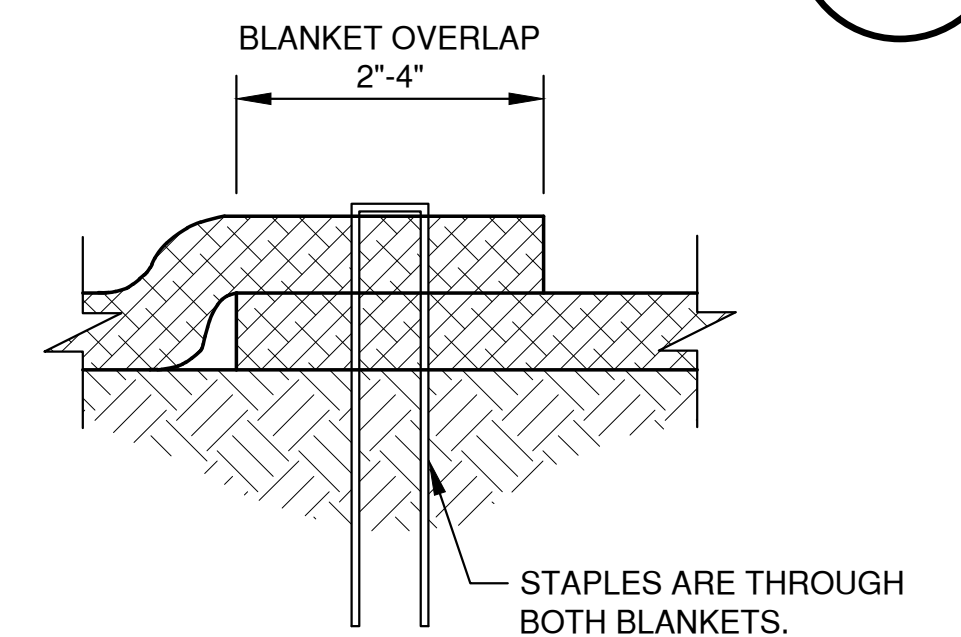
SLOPE TRENCHING METHOD "C"

6
XX



SIDE SEAM ABUT STAPLE DETAIL

7
XX



SIDE SEAM OVERLAP STAPLE DETAIL

8
XX

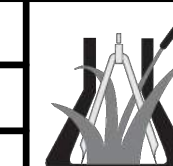
NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED BDB
								DESIGNED BDR

WHITNEY PARK TOWNHOMES EXPANSION
FOR GB REAL ESTATE INVESTMENTS, LLC.
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SLOPE APPLICATION DETAILS

DATE 03/2020
FILE EROSION CONTROL
JOB NO. 5642016



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SHEET NO.
11



ZONING ORDINANCE NO. X-20

**AN ORDINANCE AMENDING
ZONING ORDINANCE 6-20: PLANNED UNIT DEVELOPMENT
LOCATED IN THE 200 BLOCK OF NORTH VAN BUREN STREET
(ZP 20-21)**

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 the 200 Block of North Van Buren Street, as amended by zoning ordinance number 1-19, is hereby further amended on the following described property:

NAVARINO PLAT LOT 560
Tax Parcel No.: 10-71

NAVARINO PLAT SLY 53 FT OF LOT 561
Tax Parcel No.: 10-72

NAVARINO PLAT NLY 38 FT OF SLY 91 FT OF LOT 561
Tax Parcel No.: 10-72-A

NAVARINO PLAT NLY 38 FT OF SLY 129 FT OF LOT 561
Tax Parcel No.: 10-72-B

NAVARINO PLAT NLY 36 FT OF LOT 561
Tax Parcel Number: 10-72-C

SECTION 2. The conditions imposed on said Planned Unit Development (PUD) are hereby amended as follows:

- A. Permitted Uses. Two (2) two-unit semi-detached dwellings.
- B. Lot Width and Area. No lot shall have less than 27 feet of street frontage and contain a minimum 2800 square feet of lot area **with the following exception:**
 - 1. **Lot 6 may be reduced in width to no less than 24.8 feet of street frontage and contain a minimum of 2,650 square feet of lot area.**
- C. Setbacks, Height and Impervious Coverage.
 - 1. Buildings and paving are precluded within the following required setbacks:
 - a. Front Yard (North Van Buren Street): 3.5 feet

- b. Corner Side Yard (Cherry Street): 11 feet.
 - c. Side Yard (Northernmost property line): 10 feet. Setback may be reduced to no less than 3 feet if all requirements of the Building Code are satisfied including but not limited to the provision of a No Build Easement on the neighboring parcel.
 - d. Interior Side Yard: 0 feet.
 - e. Rear Yard: 20 feet. A detailed transitional buffer shall be provided consistent with Chapter 13-1820(c), Green Bay Zoning Code.
- 2. Overall height of the proposed structures shall not exceed 35 feet.
 - 3. The impervious coverage shall not exceed ~~65%~~ 70%.

E. Landscaping.

- 1. The setback area between the sidewalk and the building façade shall include low level landscaping and may permit lighting.
- 2. A detailed landscape plan shall be submitted and approved, prior to occupancy for each unit. The landscape plan shall identify all proposed plant material, locations, and sizes.

F. Architectural Design.

- 1. All exterior building materials shall be of a durable nature and shall blend to compliment the overall design of the structure.
- 2. No wall that faces a street shall have a blank, uninterrupted length exceeding fifteen (15) feet and shall include the following: change in plane, change in texture and windows.
- 3. Any structures proposed to be constructed over property lines shall be accompanied by an access, use and maintenance agreement found acceptable to the Community and Economic Development Department.
- 4. Any structures proposed to be constructed over property lines shall use materials and finishes compatible and comparable to other elements of the buildings to which they are attached, per approval of the Community and Economic Development Department.

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

H. Parking.

1. Shall be consistent with the standard found in Chapter 13-1700, Green Bay Zoning Code.
 2. Areas for service, loading, or trash collection shall not be visible from public rights-of-way. Such screening shall be in compliance with Section 13-1813, Green Bay Municipal Code as applicable.
- J. Lighting. Lighting shall be regulated as specified in Sections 13-524, 13-525, 13-527, Outdoor Lighting Regulations, Green Bay Municipal Code.
- K. Stormwater Management and Grading Plan. If applicable, a stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City.
- L. Additional Applicable Regulations. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

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

SECTION 4. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 5. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2020.

APPROVED:

Mayor

ATTEST:

Clerk

Attachment: Map



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.6

(ED 20-01) Consideration with possible action on the request for a partial discontinuance of a landscape easement located at 2845 Greenbrier Road, Aurora BayCare Medical Center, submitted by Brian Rasmussen (Ald. V. Corpus-Dax, District 2).

BACKGROUND

Primary Address: 2845 Greenbrier Road

Reason for Request: To partially discontinue a landscape easement to accommodate a new emergency drive

Aldersperson/District: Ald. Veronica Corpus-Dax / 2

Surrounding Zoning and Land Uses:

PUD (hospital uses; 143 Business Park

Village of Bellevue; single-family residential

Report: The subject easement is a landscape easement that borders the Aurora BayCare Medical Clinic located along Greenbrier Road. They are requesting a partial discontinuance of this easement to install a new driveway. This drive will be for emergency vehicles only (77/week anticipated). It will be an entrance only drive that will be signed and have an arm-type gate along Greenbrier Road.

Ald. Veronica Corpus-Dax, adjoining property owners, the Village of Bellevue 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. The applicant has held a meeting with neighboring property owners in the Village of Bellevue.

Department of Public Works: No Objection with Condition

Department of Parks, Recreation, & Forestry: No Objections

Green Bay Water Utility: No Objections

Wisconsin Public Service: No Response

AT&T: No Objection with Conditions

Time Warner Cable: No Response

American Transmission Company: No Objection

Mobilitie: No Response

NEW Water: No Objection

Charter: No Response

RECOMMENDATION

Staff is recommending approval of the request, subject to the following conditions:

I. AT&T has fiber optic cables in this area and they may be in conflict with the driveway proposal. A solution

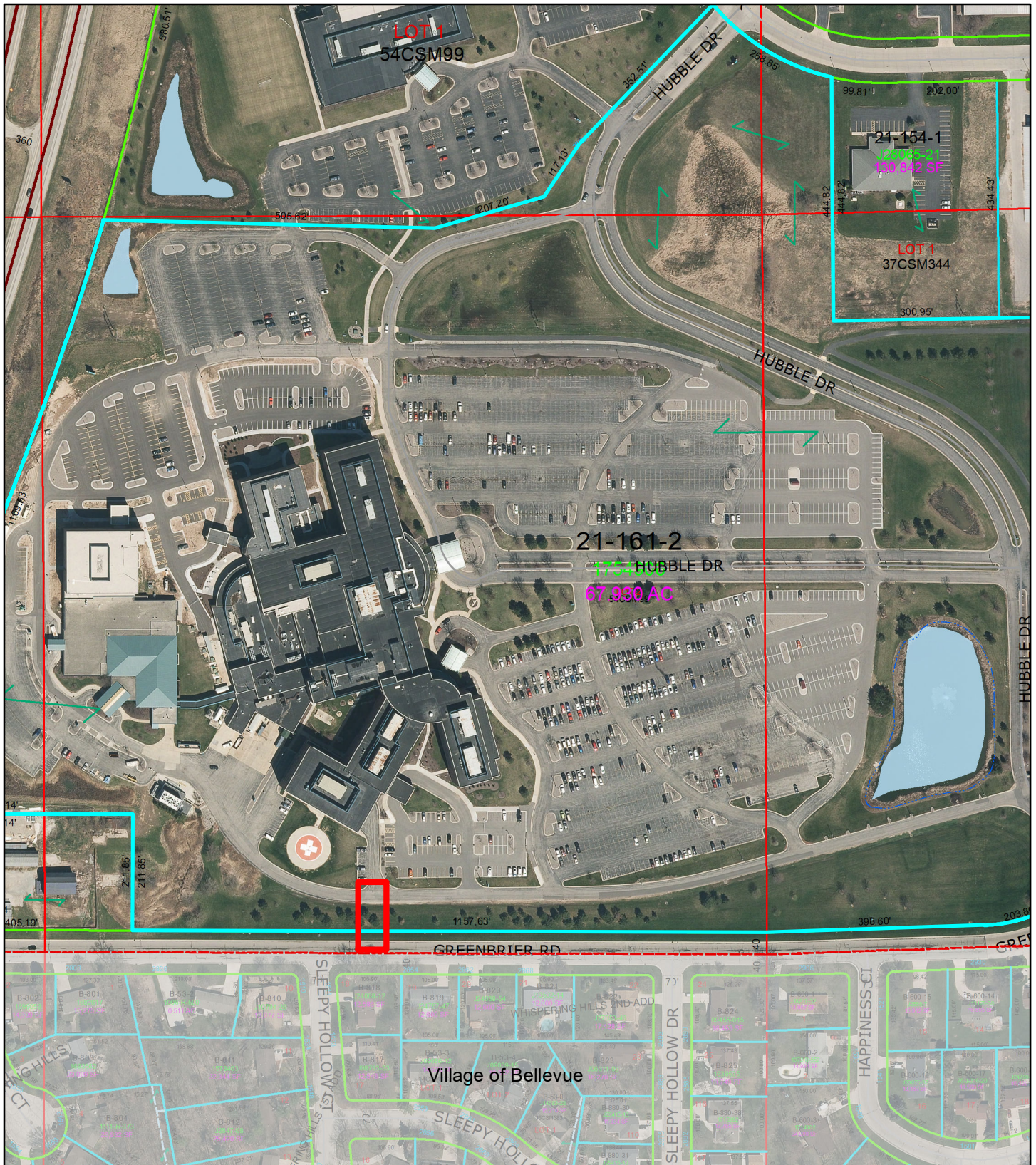
must be met between the applicant and AT&T prior to recording this discontinuance.

2. In the event that sidewalks are required to be constructed along Greenbrier Road, the adjacent owner(s) shall, at their expense, regrade the area to conform to the established sidewalk grade ordinance.

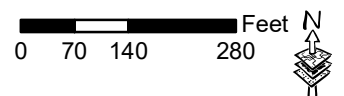
FISCAL IMPACT

ATTACHMENTS

1. ED 20-01 Map
2. ED 20-01 Site Aerial
3. ED 20-01 Driveway Rendering
4. ED 20-01 Civil Drawings
5. ED 20-01 Existing CSM
6. ED 20-01 Aurora Emergency Staff Letter of Support
7. DRAFT ED 20-01 Resolution

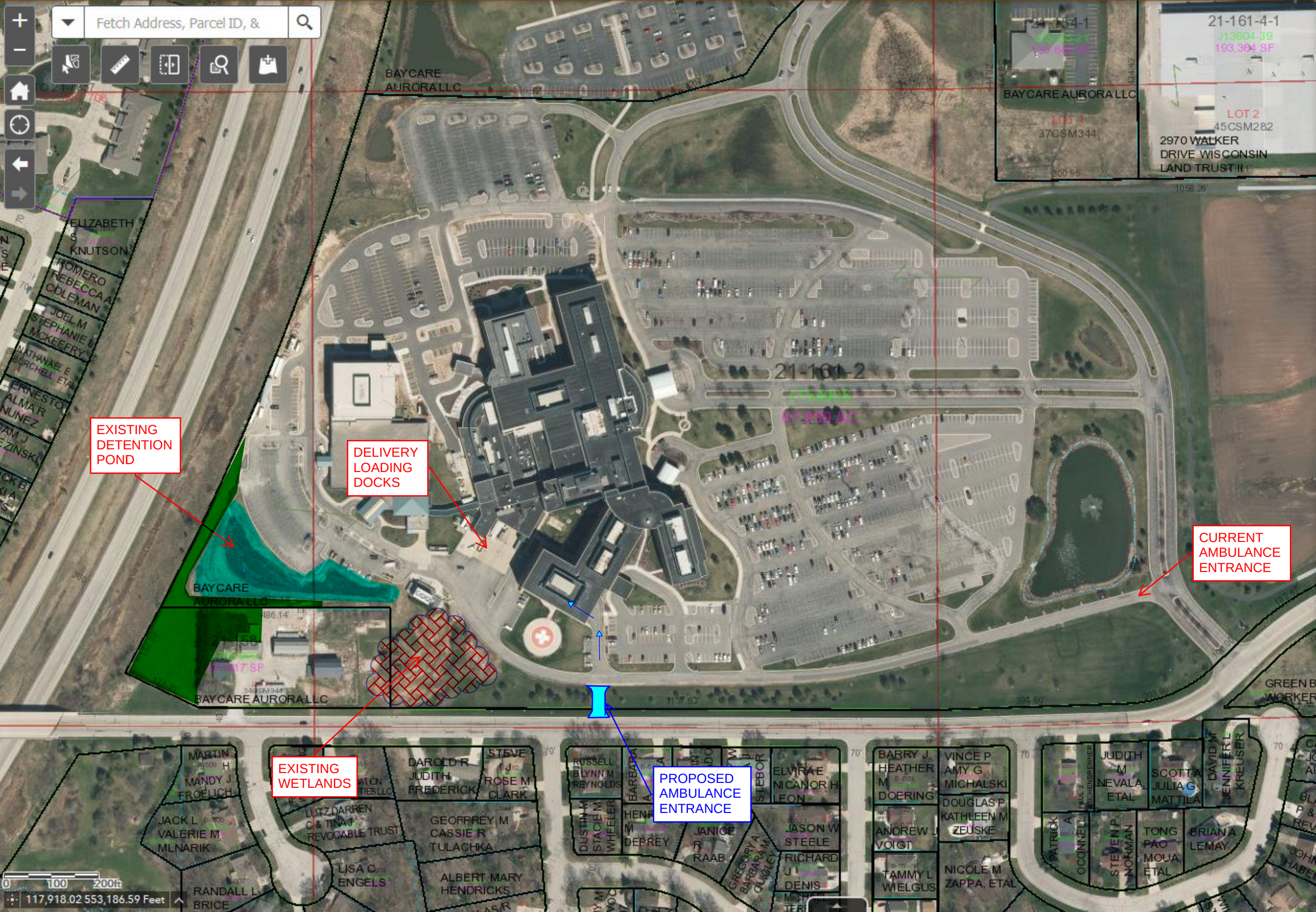
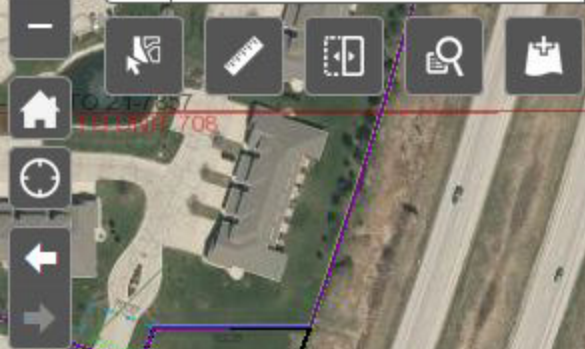


(ED 20-01) Partial Landscape Easement Discontinuance at 2845 Greenbrier Road

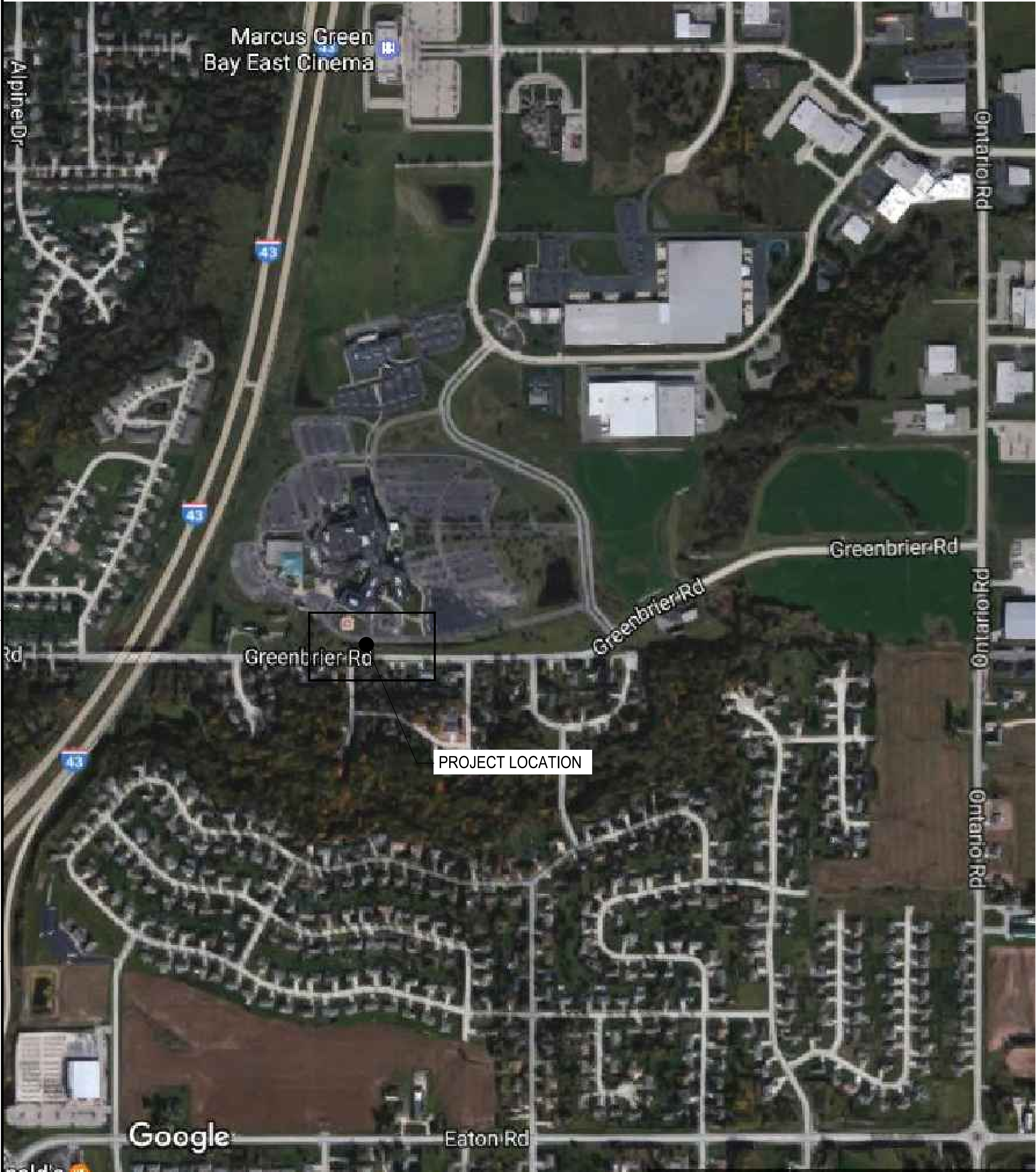


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 21 Jul 2020 X:\Planning\Basemaps\template_8.5x11.mxd

- Subject Parcel
- Proposed Driveway and Landscape Easement Discontinuance Area







LOCATION MAP

AURORA BAYCARE MEDICAL CENTER

2845 GREENBRIER ROAD
GREEN BAY, WI 54311

SITE SUMMARY

PROPERTY	BUILDING SETBACKS
PARCEL # 21-162-2	MIN. FRONTAGE IS 300 FT.
	MAX. FLOOR AREA RATIO IS 0.5
ZONING	FRONT YARD 100'-0"
PLANNED UNIT DISTRICT (PUD)	REAR YARD 100'-0"
EXCLUSIVE OFFICE A (O-A)	SIDE YARD 50'-0"
EXISTING BUILDING COVERAGE	
BUILDING AREA = 301,467 S.F.	
SITE AREA = 4,813,380 SF / 110.50 AC	
BUILDING COVERAGE = 6.3%	
PARKING LOT INTERIOR GREEN SPACE (MIN 6%)	
IMPERVIOUS = 1,695,408 S.F. = 35%	
PARKING STALLS	
EXISTING = 2578	
ACCESSIBLE STALLS REQUIRED = (36), WITH (5) BEING VAN ACCESSIBLE STALL. (107 SHOWN)	

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT SPECIFICATIONS (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE LOCATION AND TYPE OF ALL IN-PLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I&S GROUP (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL IN-PLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT -CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO START OF ANY SANITARY OR STORM SEWER CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT. CONTACT MATT HECKENLAIBLE PH. (920) 448-3100.

-THERE IS NO SANITARY OR WATER UTILITY WORK AS PART OF THIS PROJECT.

LEGEND

EXISTING	
RIGHT OF WAY LINE	
EASEMENT LINE	
WETLAND BOUNDARY	
WETLAND / MARSH	
FENCE LINE	
CULVERT	
STORM SEWER	
SANITARY SEWER	
SANITARY SEWER FORCEMAIN	
WATER	
GAS	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND TELEPHONE	
UNDERGROUND TV	
OVERHEAD UTILITY	
UNDERGROUND UTILITY	
UNDERGROUND FIBER OPTIC	
DECIDUOUS TREE	
CONIFEROUS TREE	
TREE LINE	
MANHOLE/STRUCTURE	
CATCH BASIN	
HYDRANT	
VALVE	
CURB STOP	
POWER POLE	
UTILITY PEDESTAL / CABINET	

PROJECT DATUM

BEARINGS REFERENCED TO THE BROWN COUNTY SURVEYOR'S PUBLIC LAND SURVEY SYSTEM.

TOPOGRAPHIC SURVEY

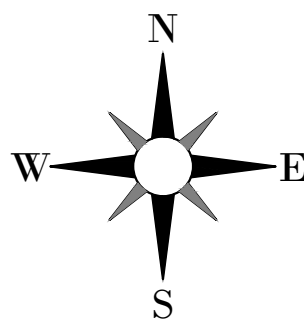
ELEVATIONS REFERENCED TO THE CITY OF GREEN BAY ELEVATION DATUM.

LEGAL DESCRIPTION

ALL OF LOTS 1 & 2, VOLUME 54, CERTIFIED SURVEY MAPS, PAGE 99, MAP NUMBER 7838, DOCUMENT NO. 2387917, AND LOTS 1 & 2, VOLUME 41, CERTIFIED SURVEY MAPS, PAGE 340, MAP NO. 6285, DOCUMENT NO. 1786049, ALL BROWN COUNTY RECORDS, BEING LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 10, T23N-R21E, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD HAZARD AREA, PER CITY OF GREEN BAY, WISCONSIN. PROPERTY IS LOCATED IN ZONE "C"; PANEL NO. 0025E, COMMUNITY NO. 550022. FLOOD PLAIN ZONING MAP IS DATED JUNE 1, 1984



Aurora BayCare Medical Center



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PROJECT

AURORA BAYCARE
MEDICAL CENTER

GREENBRIER
DRIVEWAY

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

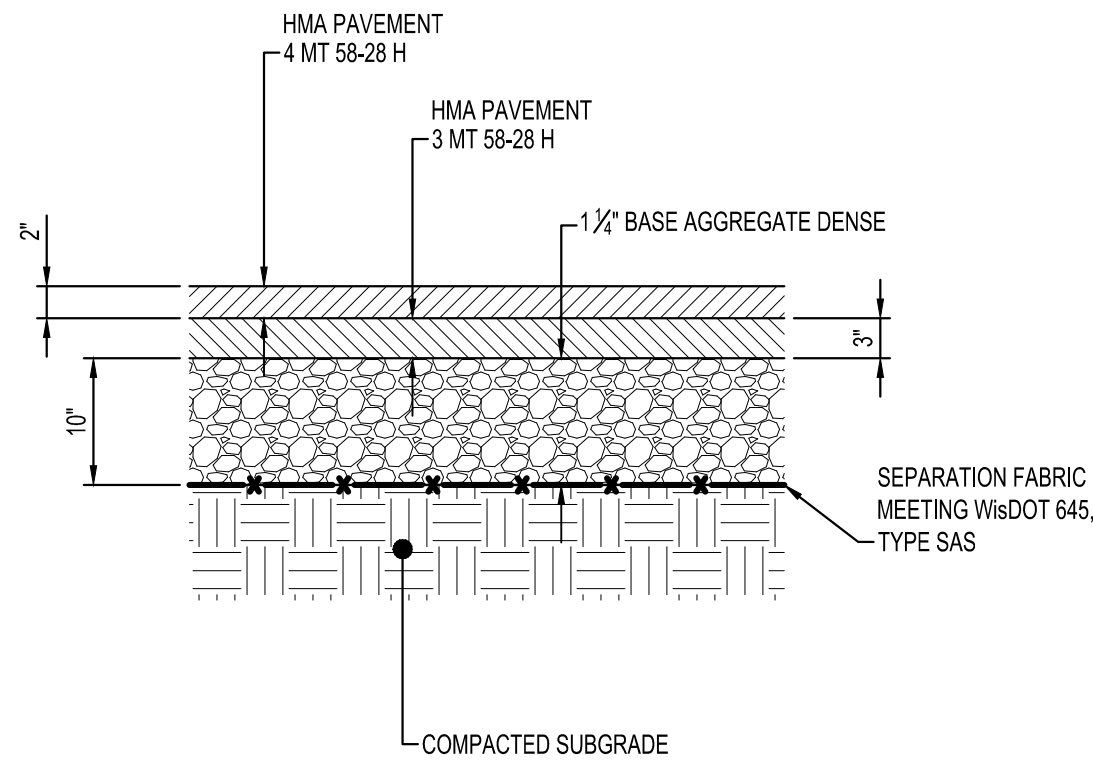
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FILE NAME	GREENBRIER C0 SITE DATA
DRAWN BY	T. KATERS
DESIGNED BY	--
REVIEWED BY	K. ROPPE
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

SITE DATA

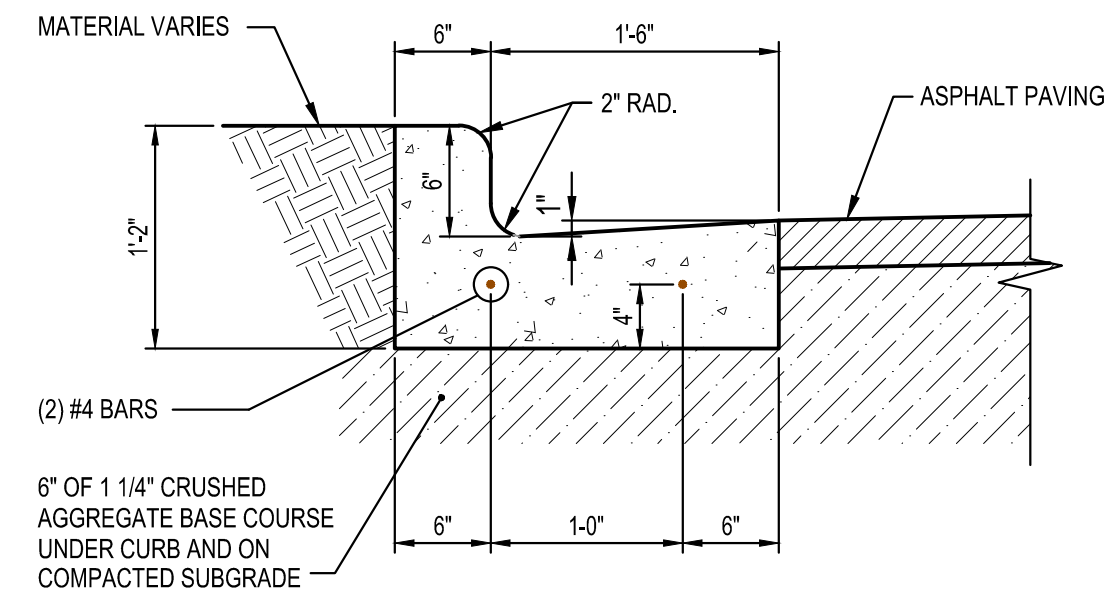
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C0-10



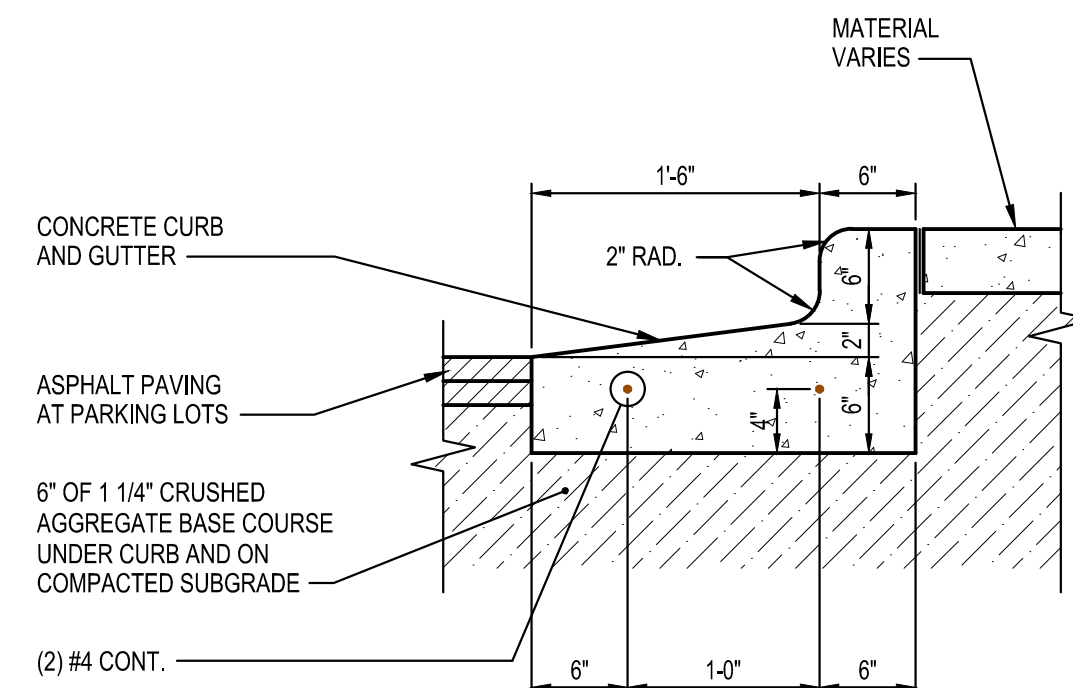
HEAVY DUTY
ASPHALT PAVEMENT
NTS

- CONTRACTION JOINTS SHALL BE EVERY 20'-0" OR AS DESIGNATED BY THE ON-SITE ENGINEER
- EXPANSION JOINTS SHALL BE PLACED AT UNIFORM INTERVALS NOT MORE THAN 120'-0" AND WHERE TANGENT AND RADIAL CURB AND GUTTER MEET

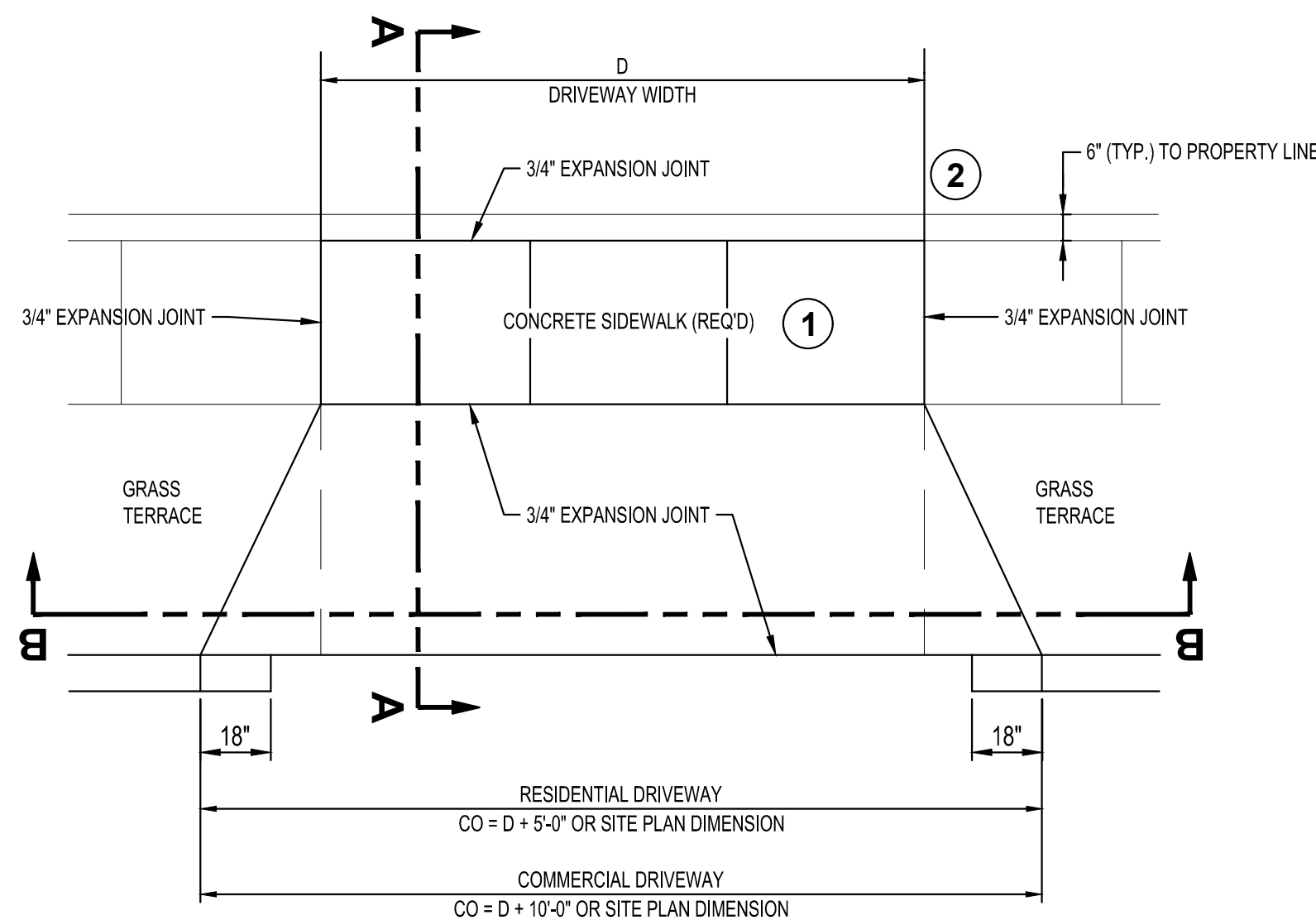


CONCRETE CURB & GUTTER
NTS

- CONTRACTION JOINTS SHALL BE EVERY 15'-0" OR AS DESIGNATED BY THE ON-SITE ENGINEER
- 6"x6" EXP. JOINTS (3/4") SHALL BE PLACED AT CURB HEAD AT END OF RADII
- #4 R/F BARS SHALL BE 20'-0" LG. WITH A 3/4" EXP. TUBE REQ'D ON ONE END AT EXP. JOINTS
- #4 R/F BARS SHALL BE OVERLAPPED 1'-0" MIN.



REVERSE PITCH
CONCRETE CURB & GUTTER
NTS

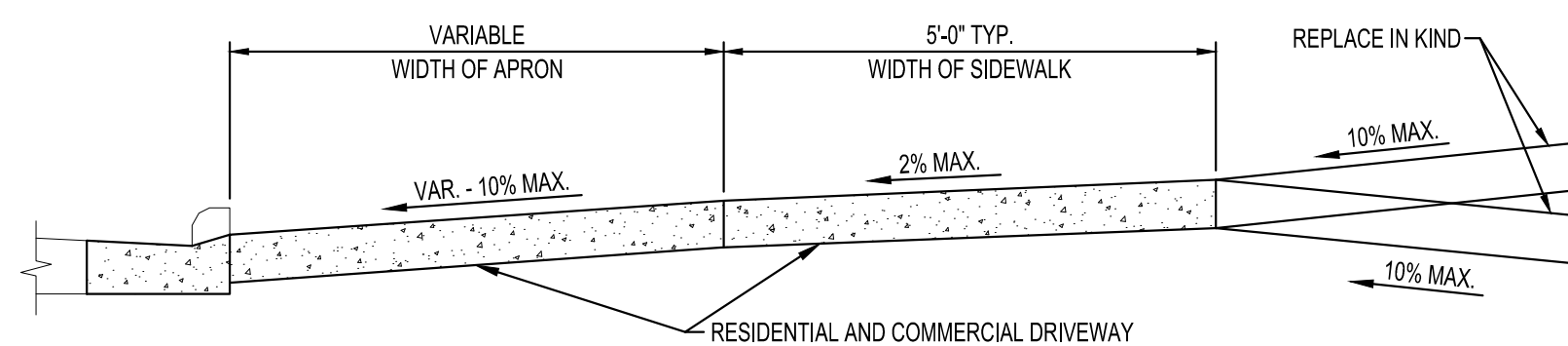


PLAN
NTS

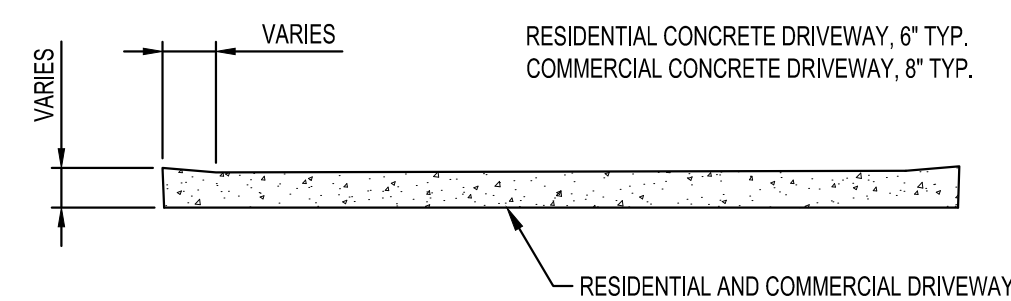
- MAX D = 12'-0" SINGLE WIDTH RESIDENTIAL
MAX D = 20'-0" DOUBLE WIDTH RESIDENTIAL
MAX D = 15'-0" COMMERCIAL ONE-WAY
MAX D = 25'-0" COMMERCIAL TWO-WAY
MAX CO = 17'-0" SINGLE WIDTH RESIDENTIAL
MAX CO = 25'-0" DOUBLE WIDTH RESIDENTIAL
MAX CO = 25'-0" COMMERCIAL ONE-WAY OR AS SHOWN ON APPROVED SITE PLAN
MAX CO = 35'-0" COMMERCIAL TWO-WAY OR AS SHOWN ON APPROVED SITE PLAN

NOTES:

- 1 ALL DRIVEWAYS REQUIRE A 6" CONCRETE SIDEWALK SECTION.
- 2 ALL PARKING LOT CURBING MUST BE TAPERED TO MEET THE BACK OF THE SIDEWALK.



SECTION A-A
NTS



SECTION B-B
NTS

DRIVEWAY CONSTRUCTION
NTS

ISG

Aurora BayCare Medical Center

Aurora Health Care BayCare Clinic

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PROJECT

AURORA BAYCARE
MEDICAL CENTER

GREENBRIER
DRIVEWAY

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

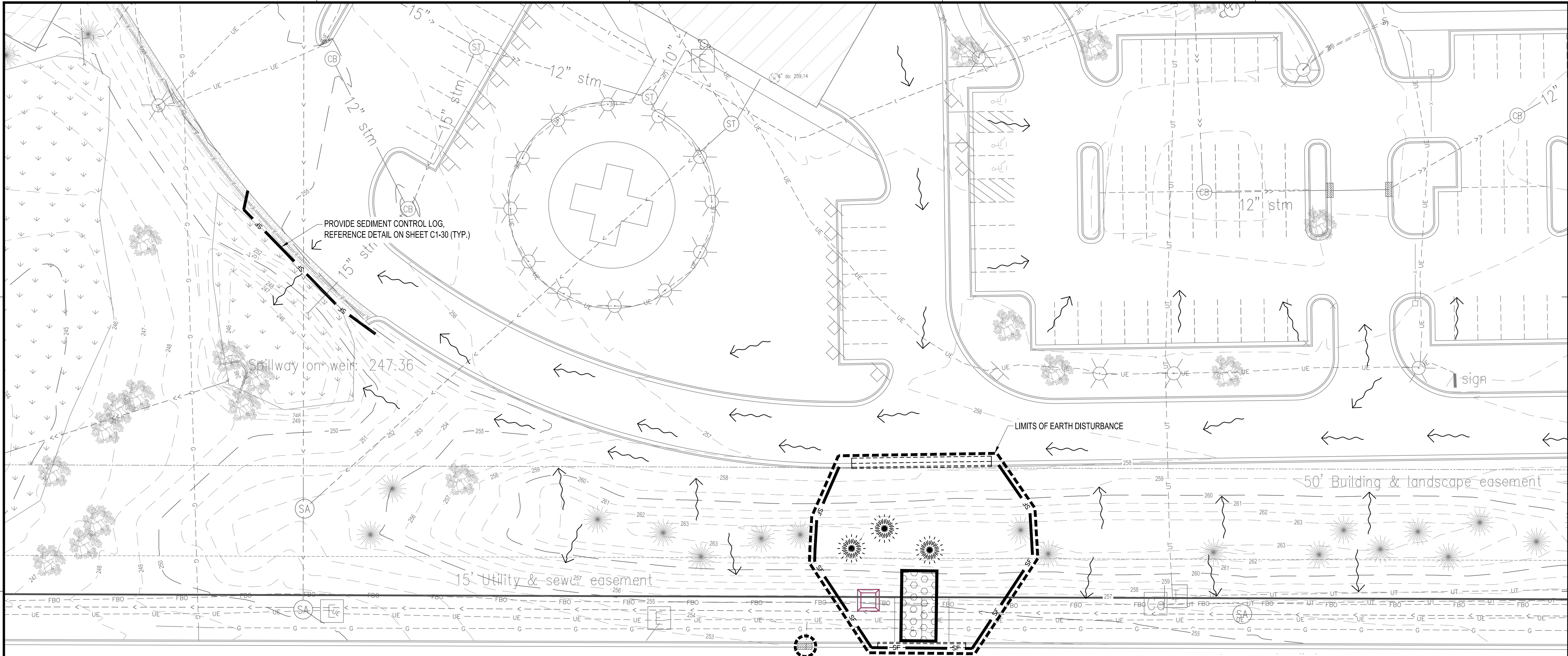
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FILE NAME	GREENBRIER CO SITE DATA
DRAWN BY	T. KATERS
DESIGNED BY	--
REVIEWED BY	K. ROPPE
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

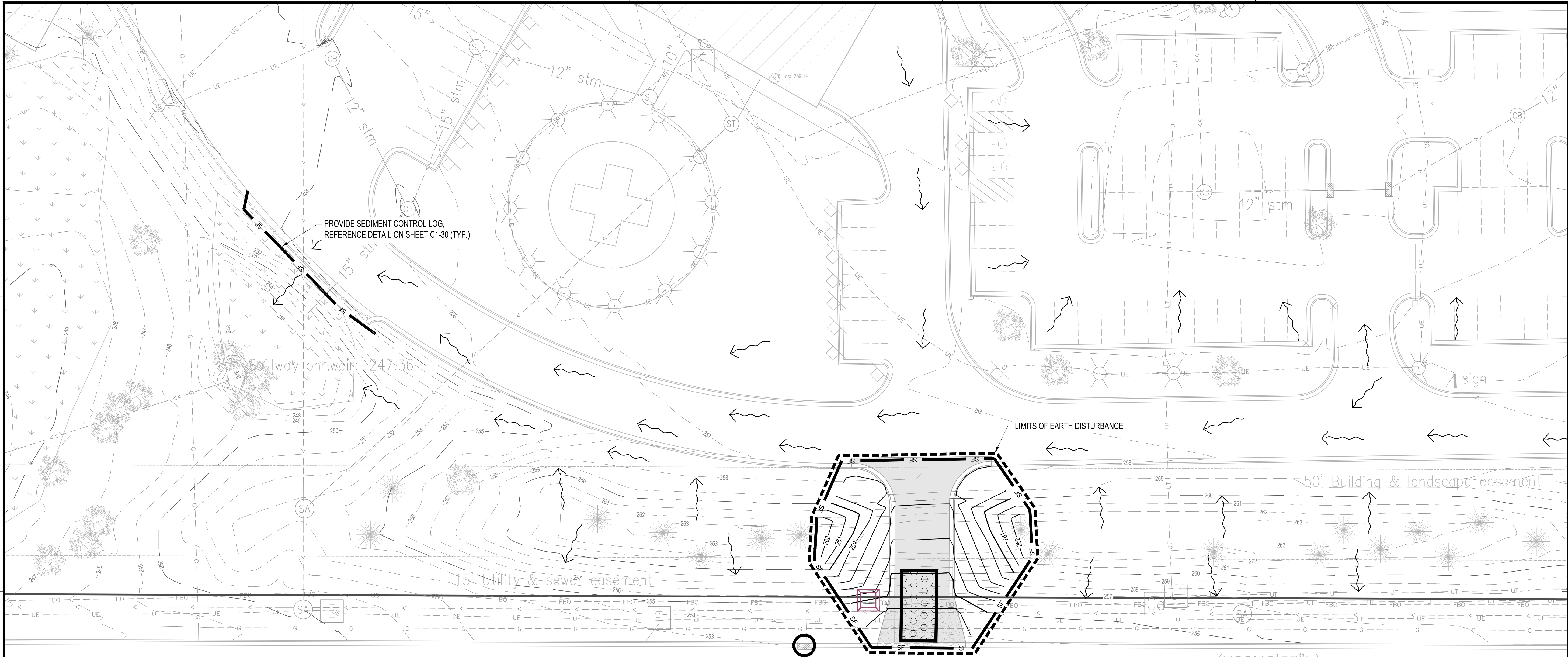
TITLE

SITE DETAILS

SHEET

C0-20





EROSION CONTROL LEGEND				
SYMBOL	ITEM NO.	DESCRIPTION	UNITS	QUANTITY
-----		DISTURBED LIMITS	LF	—
— SF —	2573.503	SILT FENCE, PREASSEMBLED	LF	—
○	2573.502	PROPOSED STORM DRAIN INLET PROTECTION	EACH	—
□	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	—
□		CONCRETE WASHOUT AREA	EA	—
↗		EXISTING DRAINAGE ARROW		
101		EXISTING CONTOUR (MINOR INTERVAL)		
100		EXISTING CONTOUR (MAJOR INTERVAL)		
101		PROPOSED CONTOUR (MINOR INTERVAL)		
100		PROPOSED CONTOUR (MAJOR INTERVAL)		

PERIMETER CONTROL CAN BE SILT FENCE, SEDIMENT CONTROL LOG, OR WOOD MULCH.

NOTE: SWPPP COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS SWPPP INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

* CONTRACTOR TO CONFIRM CONSTRUCTION ENTRANCES AND / OR CONCRETE WASHOUT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

GREENBRIER ROAD

SLEEPY HOLLOW COURT

GENERAL CONSTRUCTION SEQUENCING, 2020:

- AUGUST - INSTALL STONE TRACKING PAD, SILT FENCE, SEDIMENT LOGS, AND CONCRETE WASHOUT STATION.
- AUGUST - REMOVE ITEMS PLANNED FOR DEMOLITION.
- SEPTEMBER - PROVIDE ROUGH SITE GRADING TO REMOVE TOPSOIL AND BERM MATERIAL. PROVIDE TOPSOIL STOCKPILE AS NEEDED ON THE "FARM" PROPERTY.
- SEPTEMBER - EXCAVATE FOR NEW PAVING SECTION, CONCRETE CURBING, AND NEW DRIVE CONNECTION TO GREENBRIER.
- SEPTEMBER - PROVIDE FINAL SITE GRADING FOR CONCRETE DRIVEWAY APRON, CONCRETE CURBING, DRIVE AREA, AND GRASS AREAS CONNECTING TO PAVED SURFACES.
- SEPTEMBER / OCTOBER - PLACE GRAVEL BASE IN DRIVE AREA, POUR CONCRETE APRON AND CONCRETE CURBING, AND POUR NEW ASPHALT PAVING IN THE DRIVE AREA.
- OCTOBER - PROVIDE 6" OF TOPSOIL WHERE SEEDING OCCURS, AND COMPLETE LANDSCAPING.
- OCTOBER / NOVEMBER - ESTABLISH VEGETATION IN AREAS NOT SPECIFIED BY OTHER SURFACES WITHIN THE DISTURBED LIMITS.
- NOVEMBER - REMOVE EROSION CONTROLS.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION. MAINTAIN EROSION CONTROLS IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
- CONTRACTOR TO DISPOSE OF SOLIDS, SEDIMENT, FILTER BACKWASH, OR OTHER WASTE THAT IS REMOVED FROM OR RESULTS FROM THE TREATMENT OR CONTROL OF STORM WATER IN COMPLIANCE WITH APPLICABLE STATE LAWS AND REGULATIONS AND IN A MANNER THAT PREVENTS ANY WASTE FROM ENTERING WATERS OF THE STATE. DEPOSIT SEDIMENT IN AN APPROVED LANDFILL.

NOTE: REFER TO C1-30 REGARDING CONSTRUCTION ACTIVITY NOTES.

0 10 20 30 40 50 60 70 80 90 100
SCALE IN FEET

N

Aurora BayCare Medical Center

Aurora Health Care BayCare CLINIC

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PROJECT

AURORA BAYCARE MEDICAL CENTER

GREENBRIER DRIVEWAY

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 19-22286

FILE NAME GREENBRIER C1 SWPPP

DRAWN BY T. KATERS

DESIGNED BY --

REVIEWED BY K. ROPPE

ORIGINAL ISSUE DATE --/--

CLIENT PROJECT NO. -

TITLE

PROPOSED SITE EROSION CONTROL PLAN

SHEET

C1-20

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION:
Installation of silt fence, sediment logs and all other erosion control measures shall be complete before other construction activity occurs. Use phased construction wherever practical and establish turf as soon as possible to minimize sediment transport.

Turf establishment or temporary seeding or mulching of all exposed soil not being actively worked should be practiced following the table below:

Type of Slope or Disturbance Area	Time Area can Remain Open Without Being Actively Worked	
	Normal Water	Impaired
Seeper than 3:1	14 days	7 days
10:1 to 3:1	14 days	7 days
Flatter 10:1	14 days	1 day
Ditches	1 day	1 day
Pipe Ends	1 day	1 day
Within 200 Feet of Surface Water	1 day	

- Temporary cover during construction is incidental.
 - All exposed soils shall be seeded or sodded at the earliest possible time to prevent/reduce erosion.
 - A. Reference Restoration Plan for seeding mixture and applications. Mulch shall be applied at a rate of 1.5 tons/acre. Mulch shall be disc anchored. Fertilizer shall be applied to seeded areas incidental to seeding. Fertilizer per specifications.
 - B. Sod if used shall meet Wisconsin DOT Specifications.
- C. Temporary mulching shall be applied at a rate of 2 tons/acre. Mulch shall be disc anchored.

SEDIMENT CONTROL PRACTICES:

- Installation of silt fence, sediment logs and all other erosion control measures shall be complete prior to land disturbing activities occur.
- A stone tracking pad and tire washing station or other approved alternative must be constructed at the entry/exit point(s) to the project site. Reference detail on this sheet for standard practice.
- Inlet erosion protection shall be installed and maintained until turf or pavement has been established.
- The contractor shall be responsible to control erosion from leaving the construction zone. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.
- Contractor shall take the necessary steps to minimize soil compaction and preserve topsoil on site.
- All streets must be swept within 24 hours when any tracking occurs.
- Dust from the site shall be controlled, as needed, refer to DNR Dust Control on Construction Sites (1068) Technical Standard.
- Silt fence must be installed around the perimeter of any soil stockpiled, including temporary stockpiles on the project site. Stockpiles cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.

CONSTRUCTION ACTIVITY NOTES:

POLLUTION PREVENTION:
All solid waste collected from the construction site must be disposed in accordance with all applicable regulations.

All hazardous materials (oil, gasoline, fuel, paint, etc) must be properly stored to prevent spills, leaks, or other discharge. Storage areas shall provide secondary containment and a hazardous materials spill kit. Equipment fueling and maintenance shall occur in a designated, contained area. Storage and disposal of hazardous waste must be in compliance with all applicable regulations. All runoff containing any hazardous material must be properly collected and disposed. No engine degreasing shall be allowed on site.

All sanitary wastes must be collected from portable units on site by a licensed sanitary waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

The Contractor is responsible for all construction personnel to be informed of the manufacturers' recommended spill cleanup methods, and the location of that information and cleanup supplies. If a spill occurs, the following steps shall be followed:

1. Observe the safety precautions associated with the spilled material. Stop the source of the spill, if you can do so safely. Call 911 if fire or public safety hazards are created.
2. Contain the spilled material. Dirt, sand, or any semi-impermeable material may be used to create a containment structure to prevent the material from flowing.
3. Report the spill to the City of Green Bay.
4. Clean up the spilled material and dispose of the wastes properly, with the exception of used oil. Waste generated from used oil spills must be sent to a facility for energy recovery.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site.

Concrete washout onsite: All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with City of Green Bay guidelines. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.

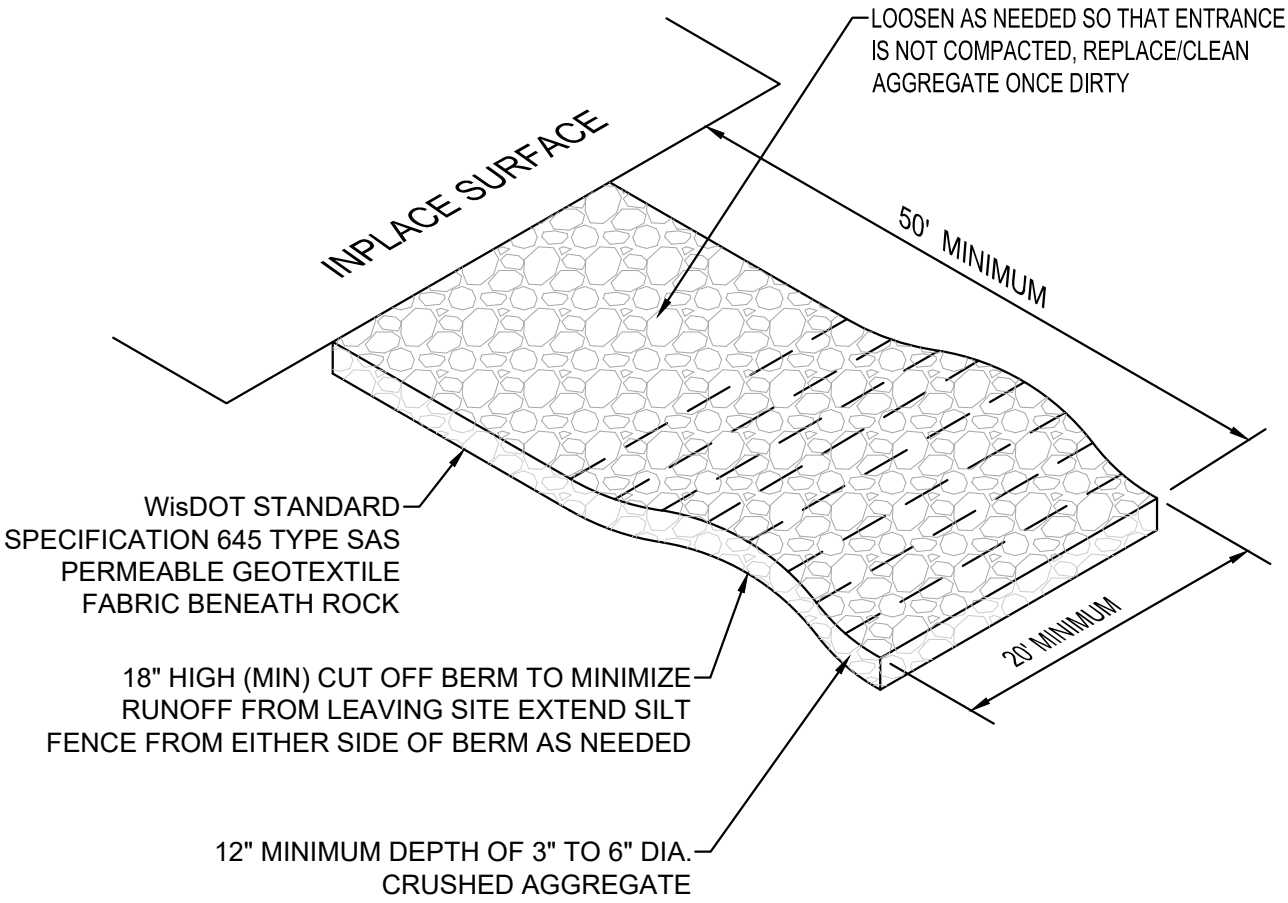
INSPECTION AND MAINTENANCE:
The Contractor is Responsible for the implementation of inspections and maintenance.

The Contractor must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24 hour period.

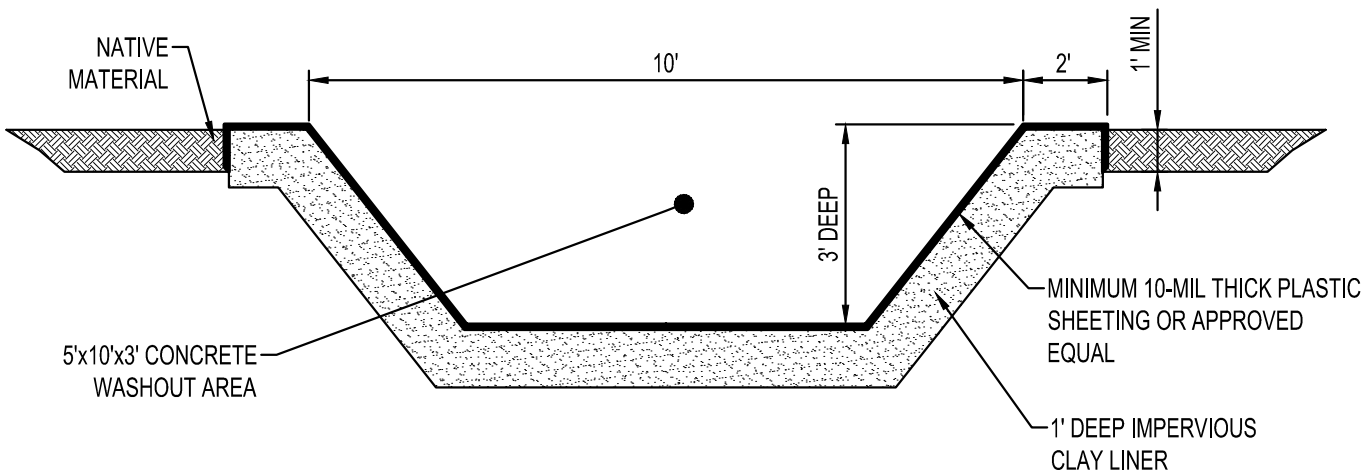
All inspections performed during construction must be recorded and records retained with the Storm Water Permit. Contractor is responsible for keeping a record of all rainfall data & erosion control maintenance until final establishment of turf.

All silt fence and bio-rolls must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the roll.

FINAL STABILIZATION:
The Permittee(s) must ensure final stabilization of the site. All temporary erosion control measures and BMP's must be removed as part of the final site stabilization.



ROCK CONSTRUCTION ENTRANCE
NTS EC600



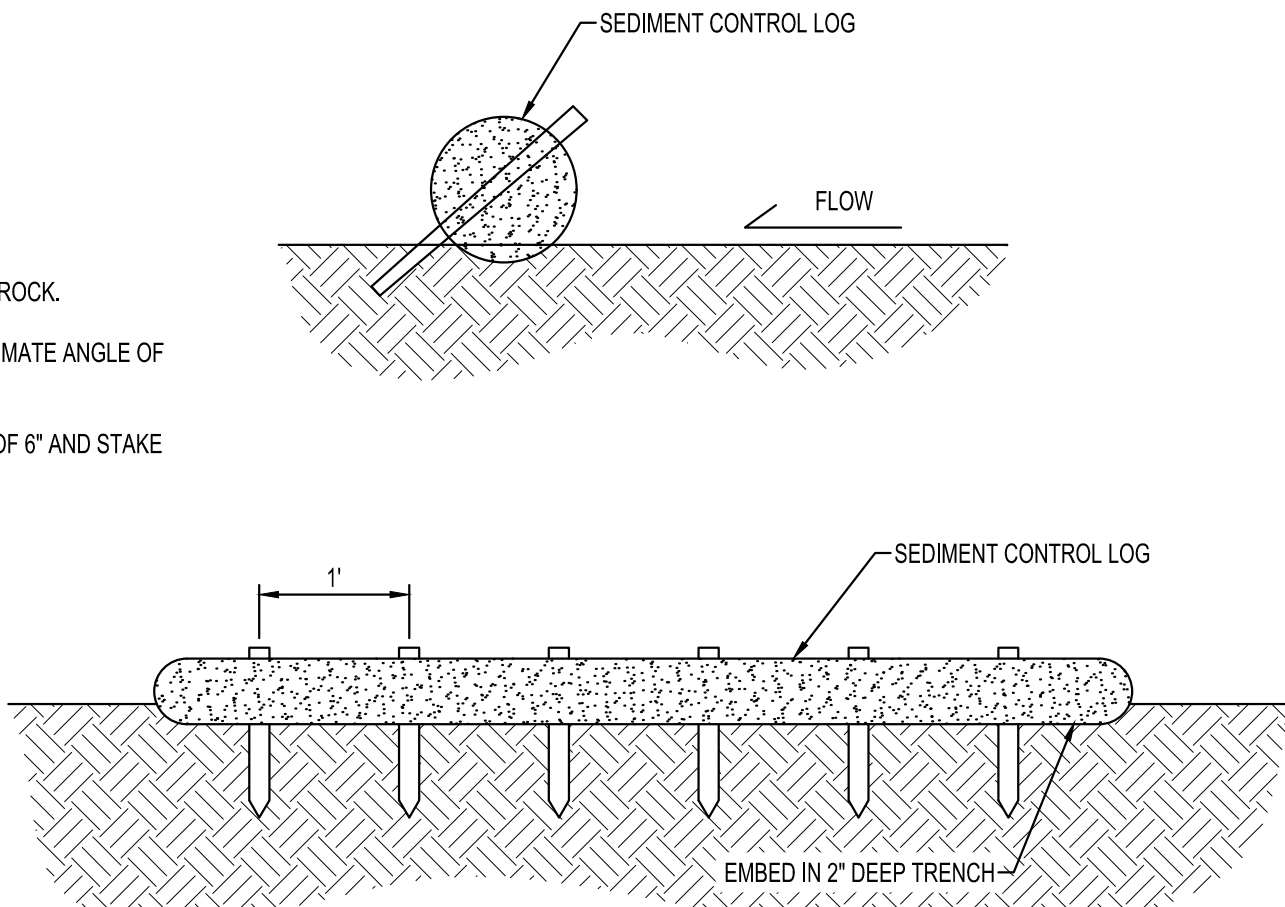
NOTES:

- CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
- CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
- WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
- CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
- WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

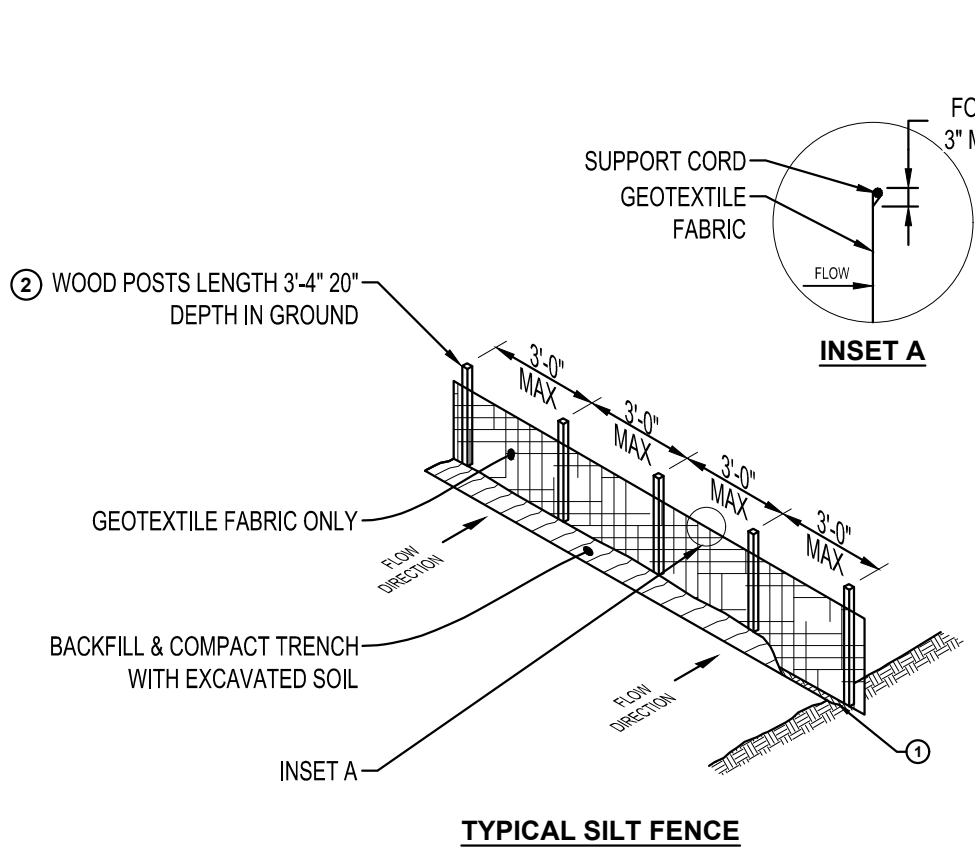
CONCRETE WASHOUT
NTS

NOTES:

- SEDIMENT CONTROL LOGS TO BE 6" DIAMETER UNLESS OTHERWISE NOTED.
- STAKED INTO THE GROUND WITH WOOD STAKES.
- WOOD STAKES ARE A MINIMUM OF 2"x16"x1/2" UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.
- WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.
- WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

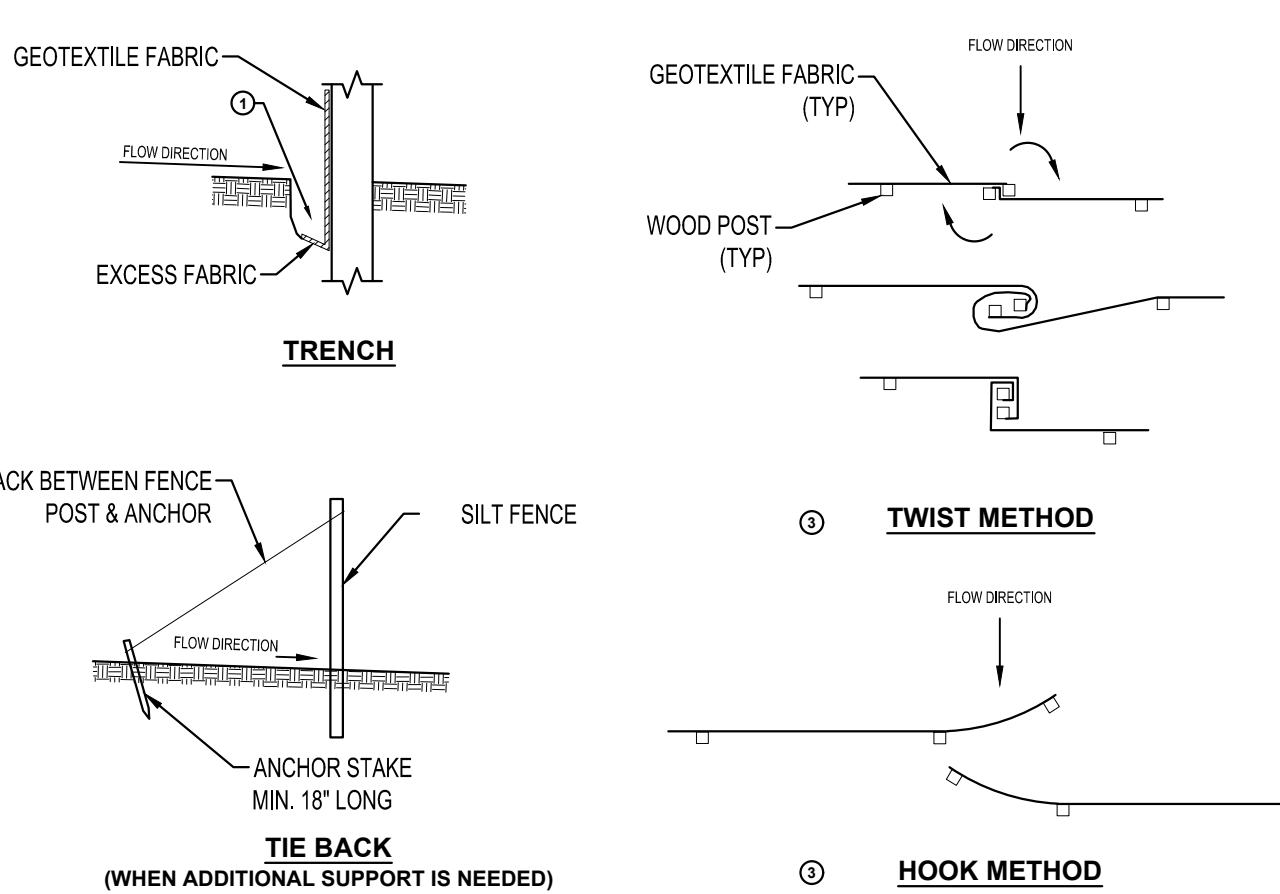


SEDIMENT CONTROL LOG STAKING
NTS

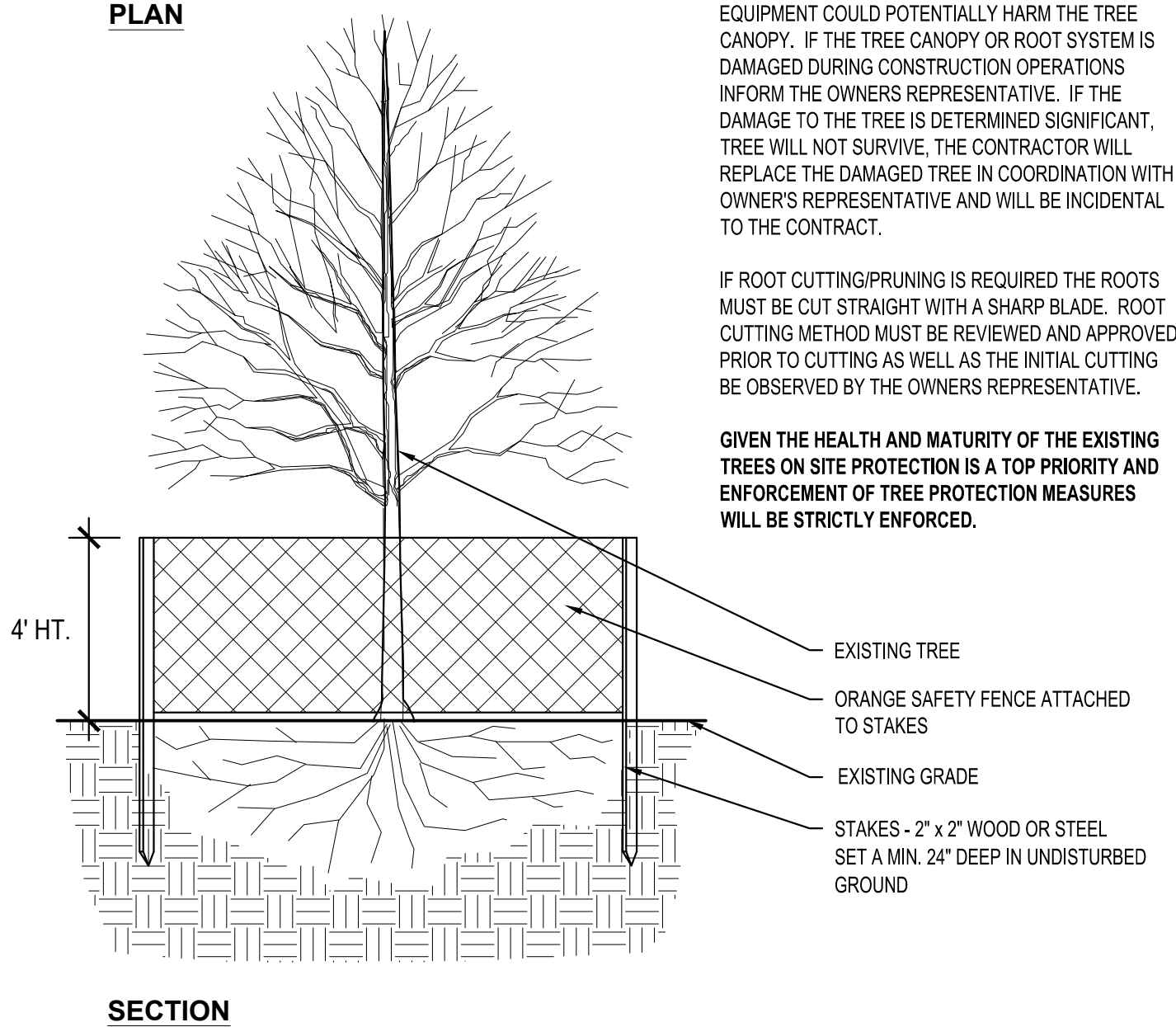
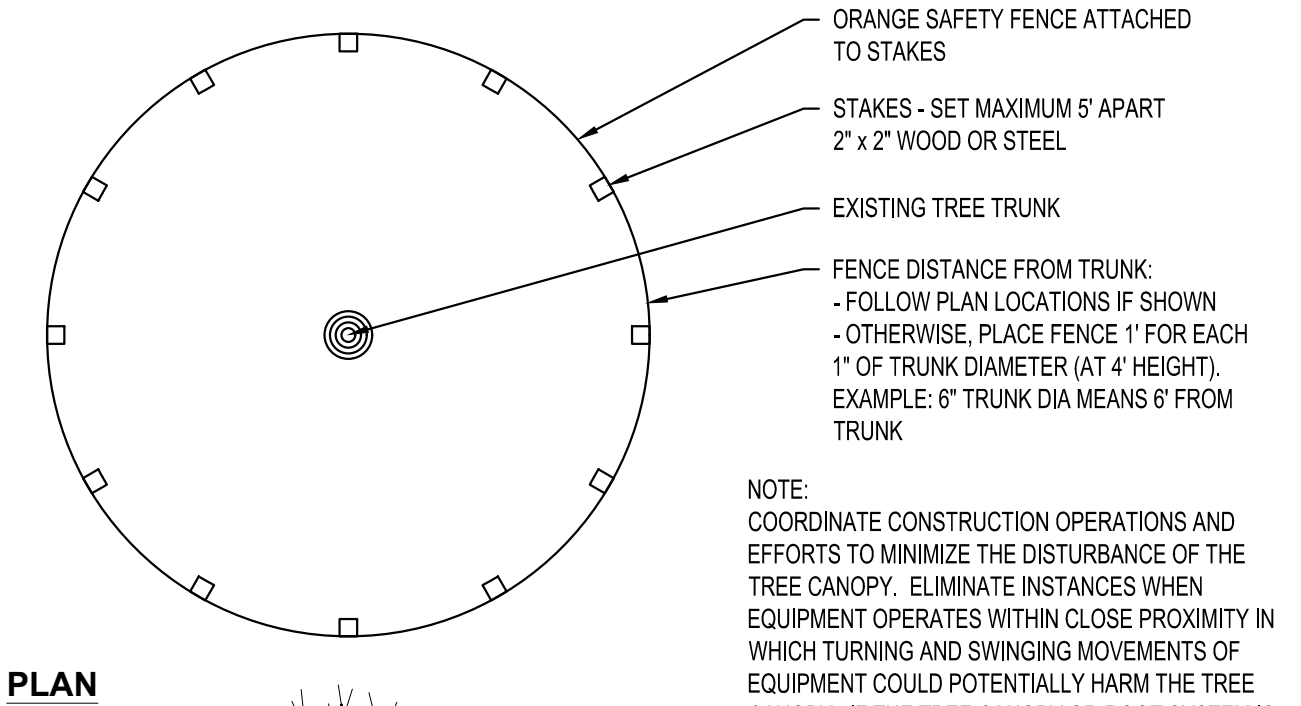


NOTES:

- ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH & NAILS. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.
- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY & ANCHOR TH GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, & COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" OF OAK OR HICKORY.
- ③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS.
 - A. TWIST METHOD - OVERLAP THE END POSTS & TWIST, OR ROTATE AT LEAST 180'.
 - B. HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.



SILT FENCE
NTS EC100



TREE PROTECTION FENCING
NTS



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PROJECT

AURORA BAYCARE
MEDICAL CENTER

GREENBRIER
DRIVEWAY

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

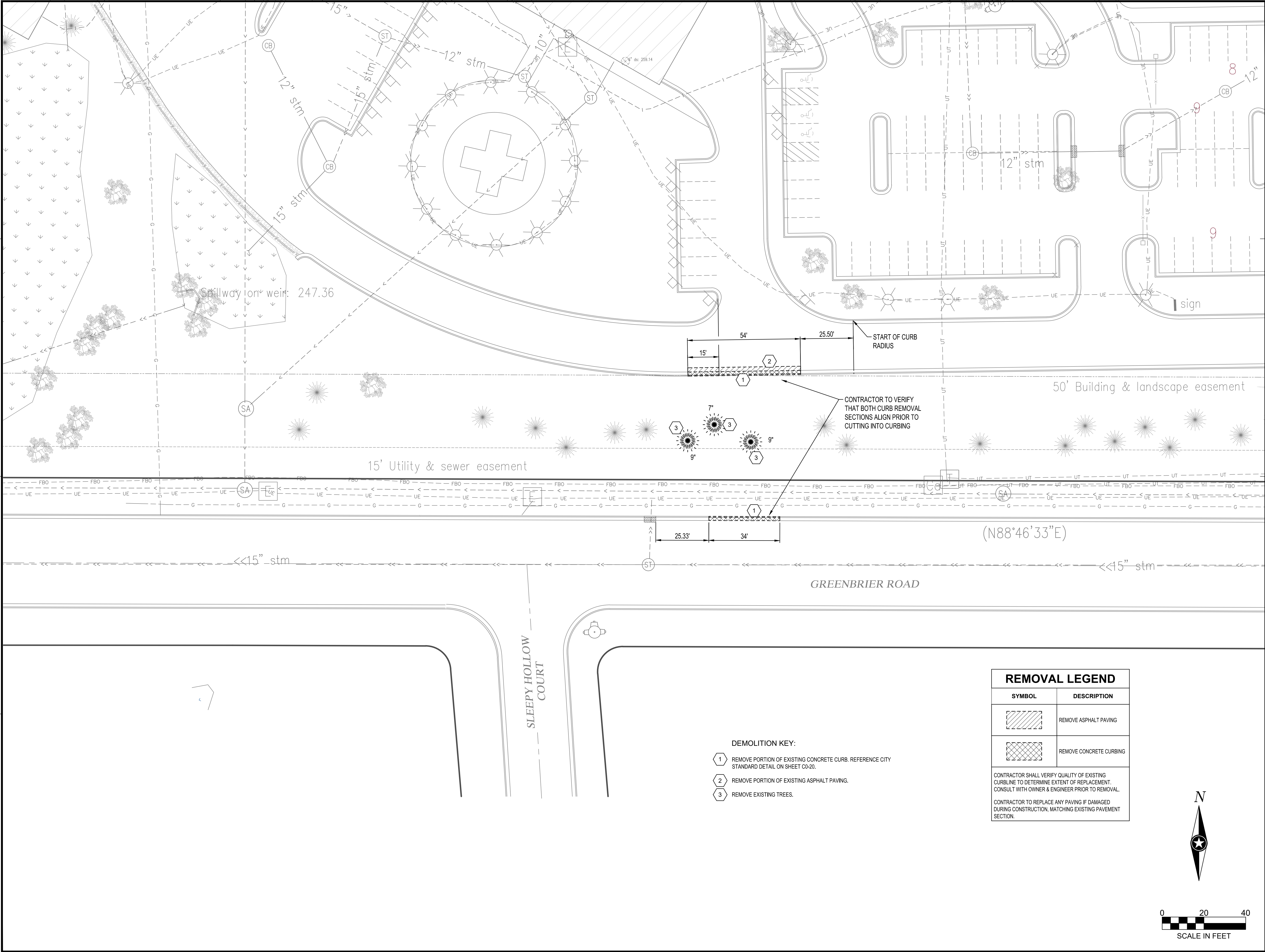
PROJECT NO.	19-22286
FILE NAME	GREENBRIER C1 SWPPP
DRAWN BY	T. KATERS
DESIGNED BY	--
REVIEWED BY	K. ROPPE
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

EROSION
CONTROL NOTES
& DETAILS

SHEET

C1-30



Aurora BayCare Medical Center
Aurora Health Care BayCare Clinic

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PROJECT
AURORA BAYCARE MEDICAL CENTER
GREENBRIER DRIVEWAY
GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

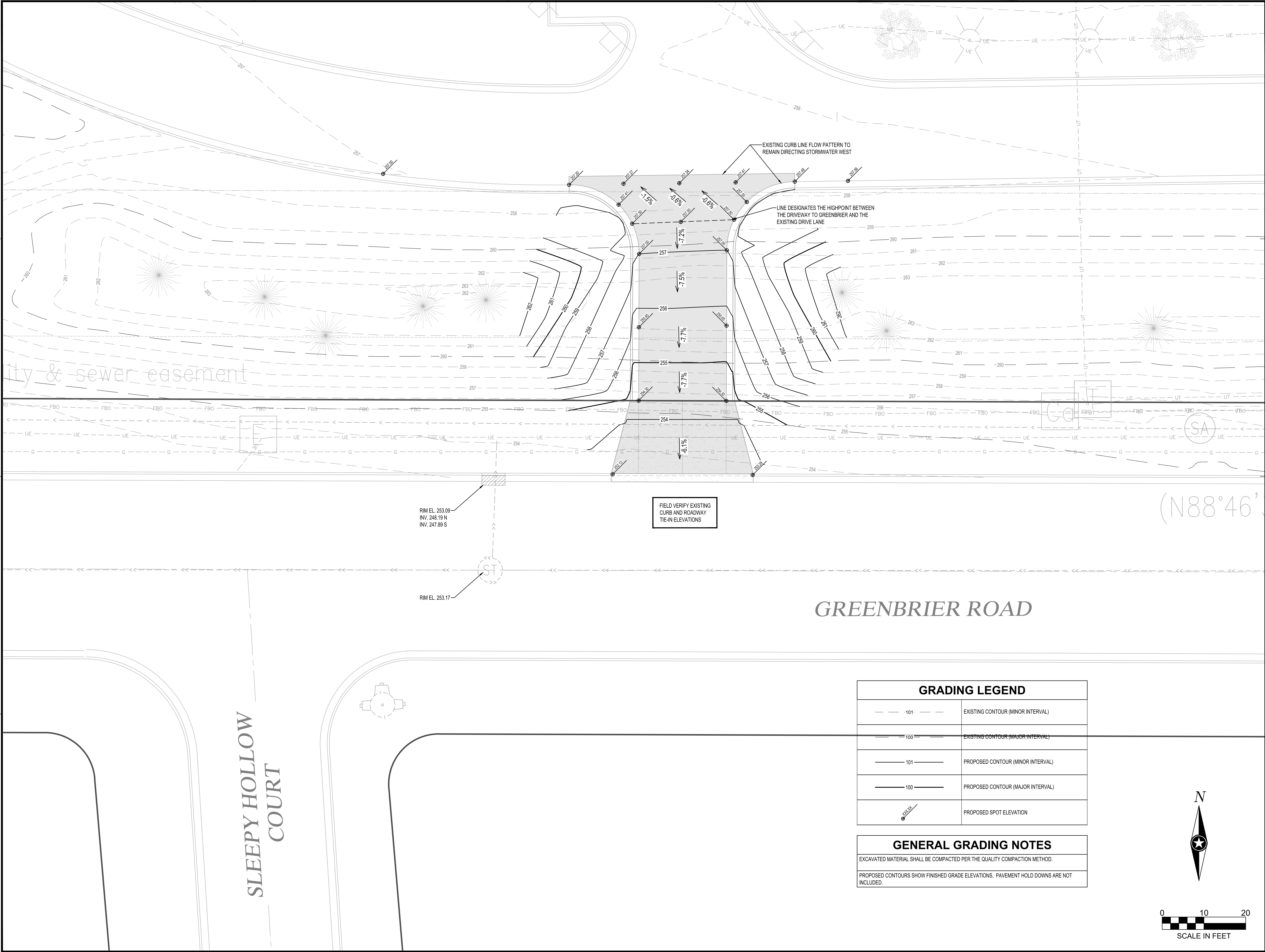
PROJECT NO. 19-22286
FILE NAME GREENBRIER C2 EXIST
DRAWN BY T. KATERS
DESIGNED BY --
REVIEWED BY K. ROPPE
ORIGINAL ISSUE DATE --/--/--
CLIENT PROJECT NO. --

TITLE
EXISTING SITE & REMOVAL PLAN

SHEET
C2-10

- DEMOLITION KEY:
- 1 REMOVE PORTION OF EXISTING CONCRETE CURB. REFERENCE CITY STANDARD DETAIL ON SHEET C0-20.
 - 2 REMOVE PORTION OF EXISTING ASPHALT PAVING.
 - 3 REMOVE EXISTING TREES.

REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE ASPHALT PAVING
	REMOVE CONCRETE CURBING
CONTRACTOR SHALL VERIFY QUALITY OF EXISTING CURBLINE TO DETERMINE EXTENT OF REPLACEMENT. CONSULT WITH OWNER & ENGINEER PRIOR TO REMOVAL.	
CONTRACTOR TO REPLACE ANY PAVING IF DAMAGED DURING CONSTRUCTION, MATCHING EXISTING PAVEMENT SECTION.	



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PROJECT

AURORA BAYCARE MEDICAL CENTER

GREENBRIER DRIVEWAY

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22286
FILE NAME	GREENBRIER C4 GRADE
DRAWN BY	T. KATERS
DESIGNED BY	--
REVIEWED BY	K. ROPPE
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

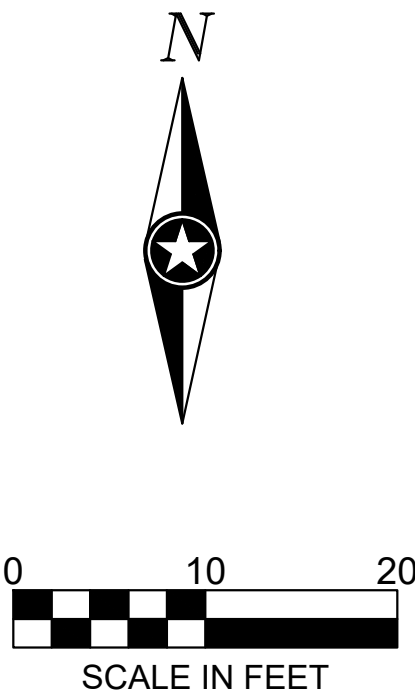
PROPOSED SITE GRADING PLAN

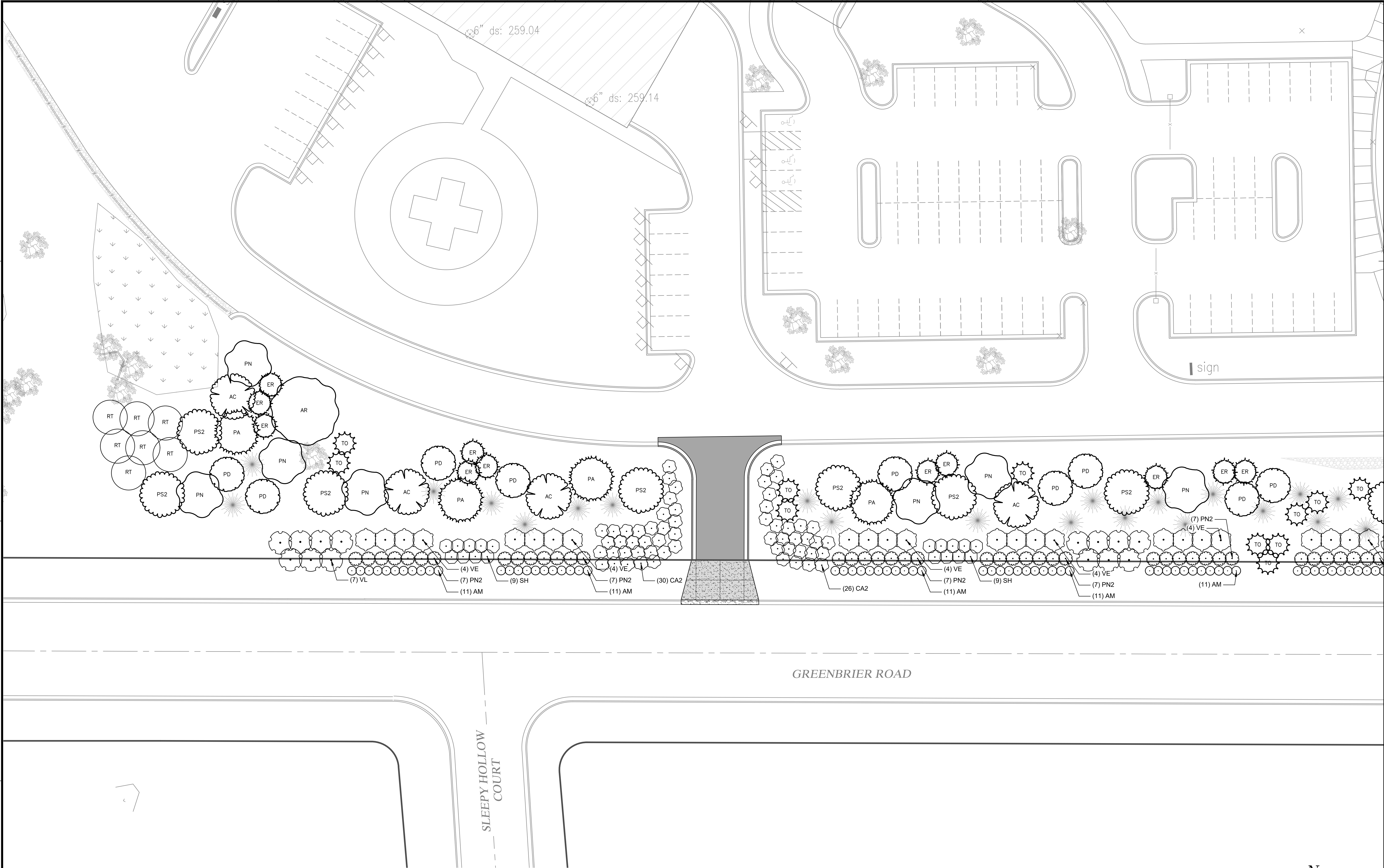
SHEET

C4-10

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION

GENERAL GRADING NOTES	
EXCAVATED MATERIAL SHALL BE COMPACTED PER THE QUALITY COMPACTION METHOD.	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. PAVEMENT HOLD DOWNS ARE NOT INCLUDED.	





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Aurora Health Care BayCare Clinic

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PROJECT
AURORA BAYCARE MEDICAL CENTER GREENBRIER DRIVEWAY
GREEN BAY WISCONSIN

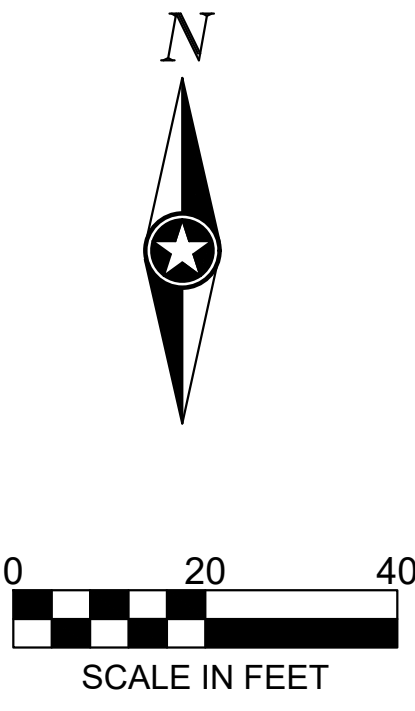
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22286
FILE NAME	GREENBRIER CS LAND
DRAWN BY	T. KATERS
DESIGNED BY	--
REVIEWED BY	K. ROPPE
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
SITE RESTORATION PLAN

SHEET
C5-10

GENERAL NOTE:
THE LANDSCAPE PLANS REPRESENT AURORA BAYCARE MEDICAL CENTER (ABMC) GREENBRIER ROAD LANDSCAPING MASTER PLAN. ABMC RESERVES THE RIGHT TO MODIFY PLANT TYPES AND QUANTITIES, AND COMPLETE AS FUTURE BUDGETS ALLOW.





Aurora BayCare Medical Center



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PROJECT

**AURORA BAYCARE
MEDICAL CENTER**

**GREENBRIER
DRIVEWAY**

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

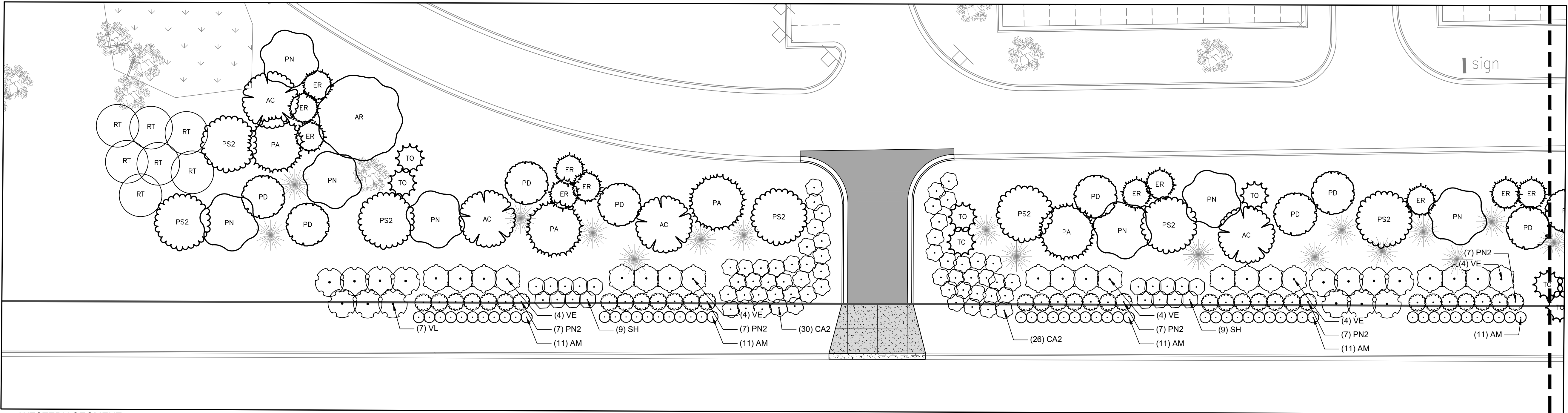
PROJECT NO.	19-22286
FILE NAME	GREENBRIER CS LAND
DRAWN BY	T. KATERS
DESIGNED BY	--
REVIEWED BY	K. ROPPE
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	--

TITLE

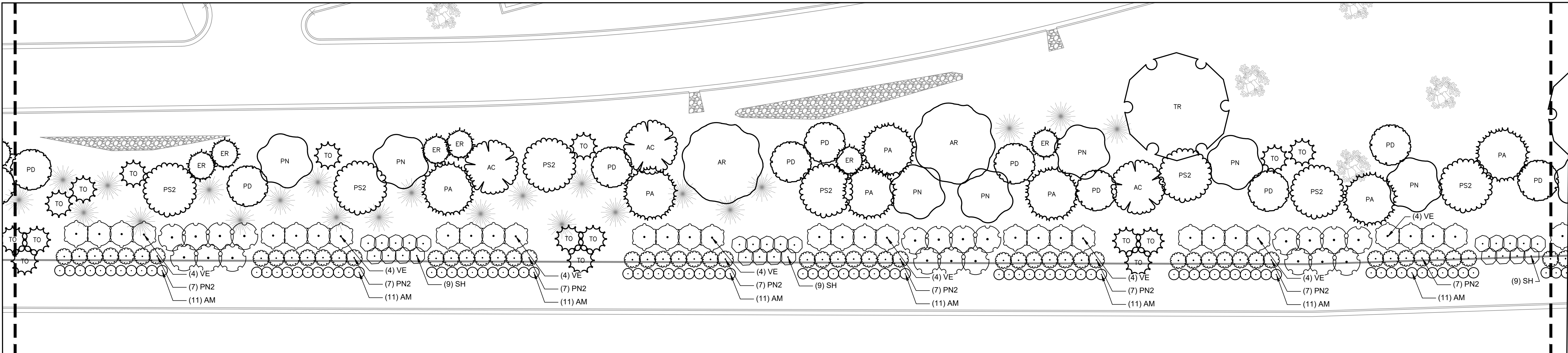
PLANTING PLAN

SHEET

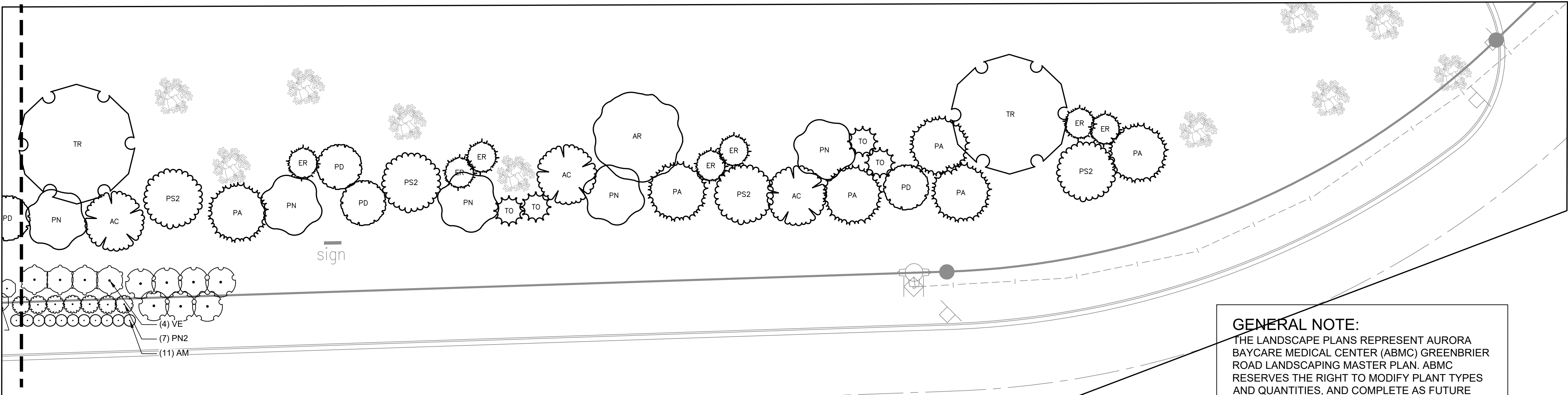
C5-20



WESTERN SEGMENT
SCALE 1" = 20'

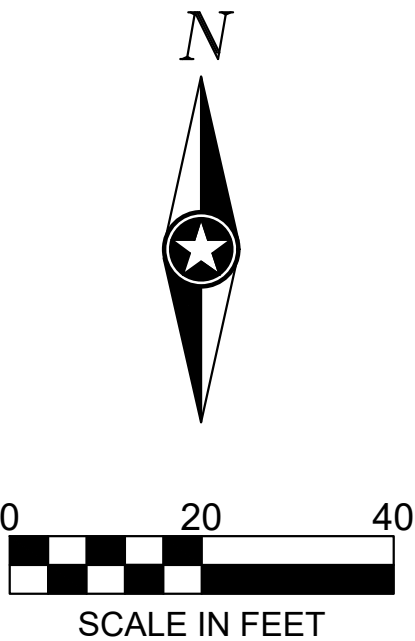


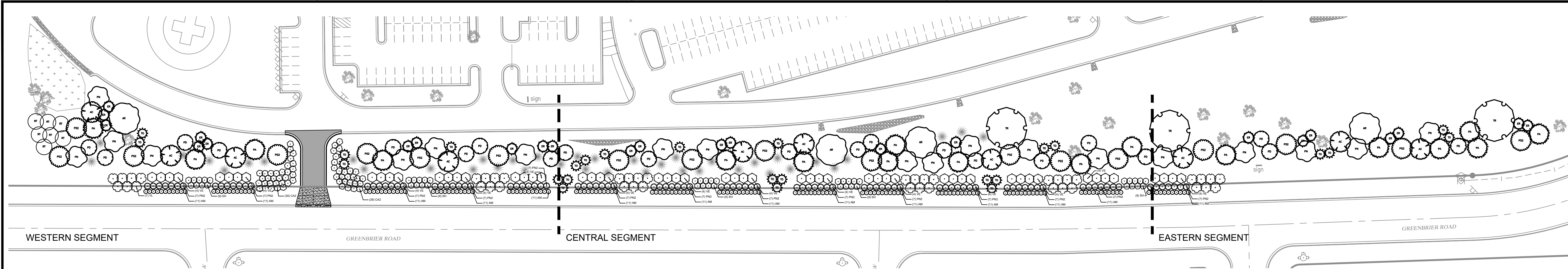
CENTRAL SEGMENT
SCALE 1" = 20'



EASTERN SEGMENT
SCALE 1" = 20'

GENERAL NOTE:
THE LANDSCAPE PLANS REPRESENT AURORA BAYCARE MEDICAL CENTER (ABMC) GREENBRIER ROAD LANDSCAPING MASTER PLAN. ABMC RESERVES THE RIGHT TO MODIFY PLANT TYPES AND QUANTITIES, AND COMPLETE AS FUTURE BUDGETS ALLOW.



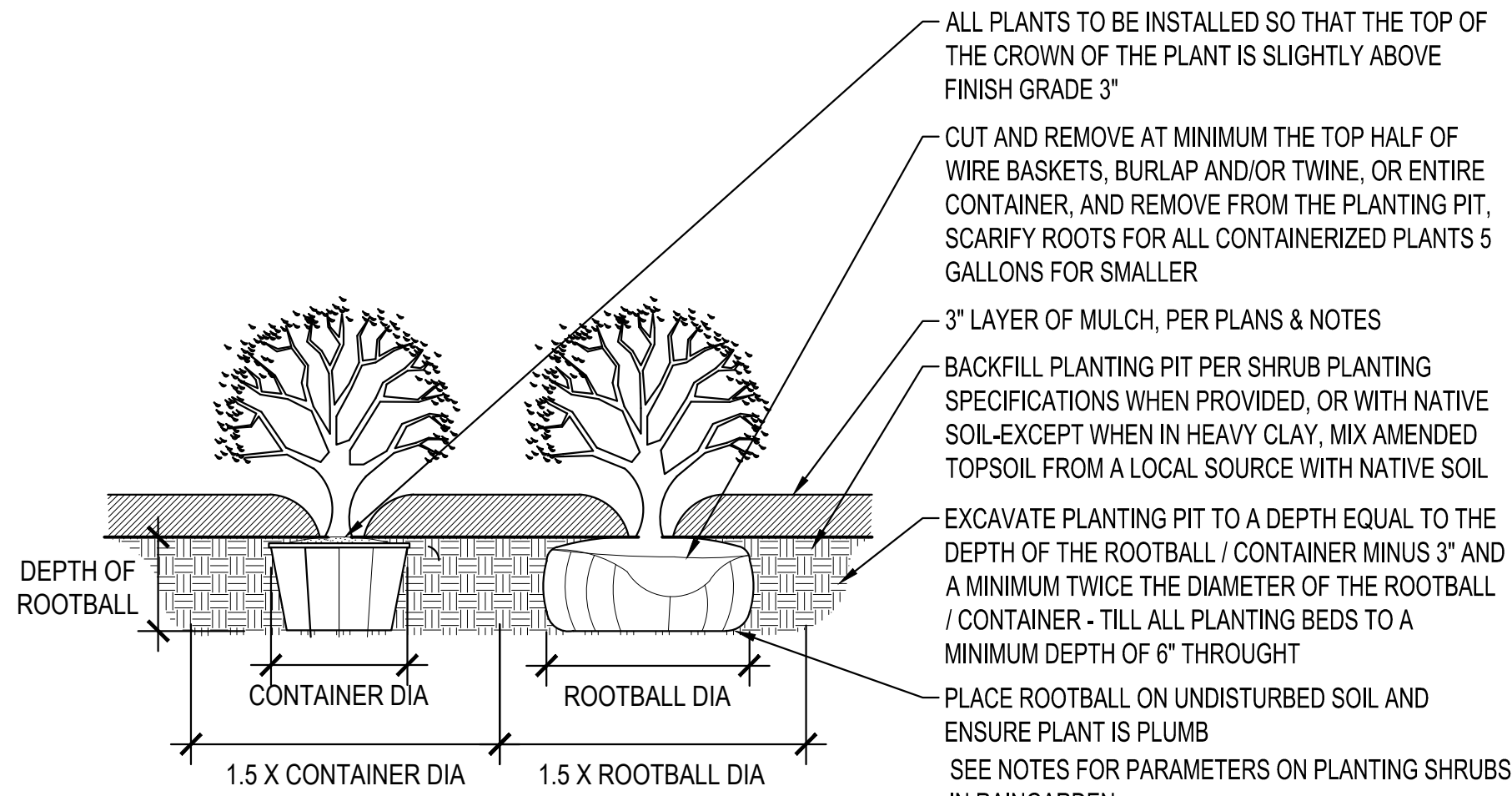


PLANT SCHEDULE

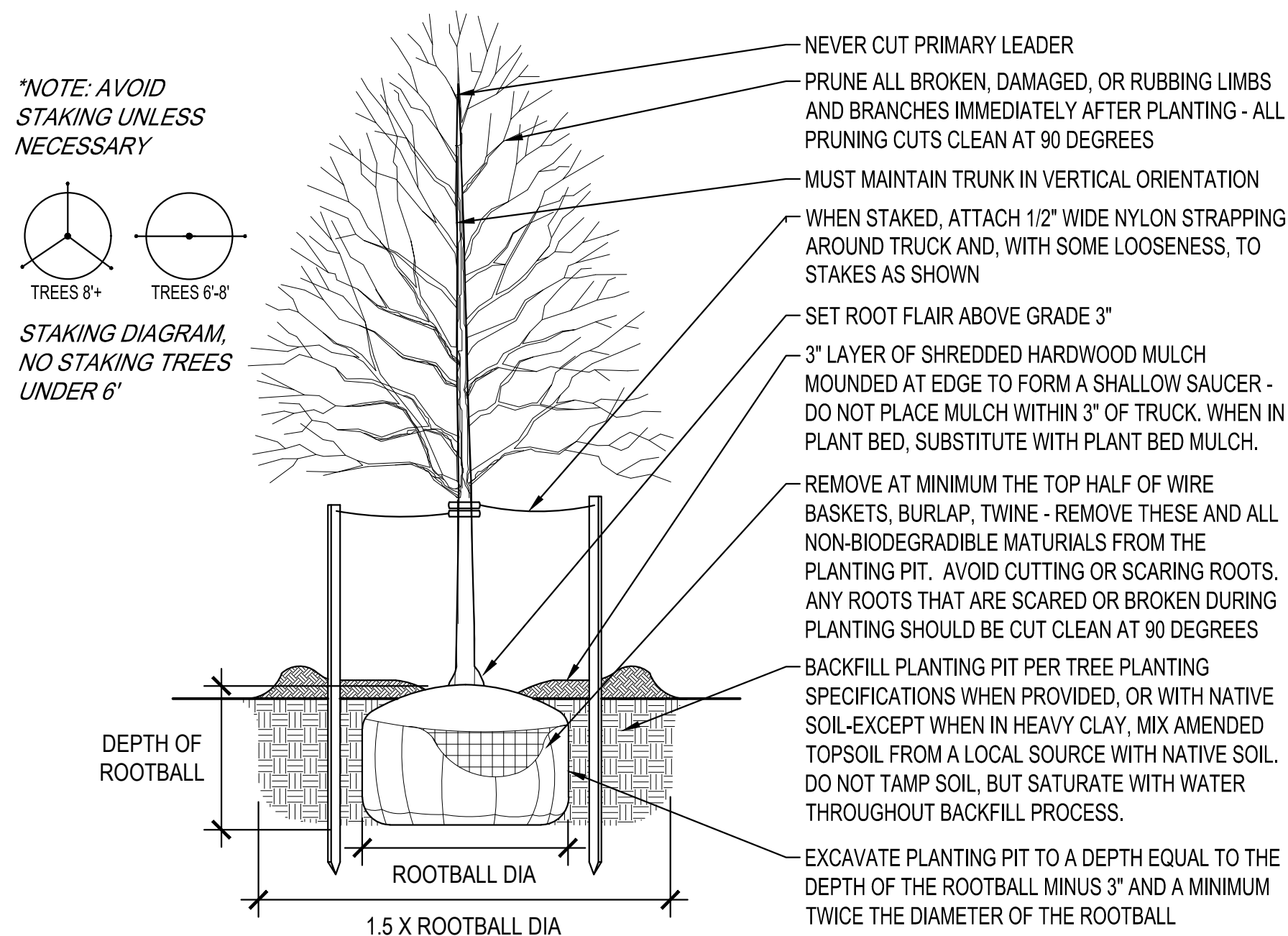
TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	REMARKS
	AC	10	White Fir Abies concolor	6" HT MIN	B & B	Mix of 6'-8'
	AR	4	Red Maple Acer rubrum	1.5" Cal.	B & B	
	ER	24	Eastern Red Cedar Juniperus virginiana	6" HT MIN	B & B	
	PA	17	Norway Spruce Picea abies	6" HT MIN	B & B	Mix of 6'-8'
	PD	21	Black Hills Spruce Picea glauca 'Densata'	6" HT MIN	B & B	Mix of 6'-8'
	PN	19	Austrian Black Pine Pinus nigra	6" HT MIN	B & B	Mix of 6'-8'
	PS2	18	White Pine Pinus strobus	6" HT MIN	B & B	Mix of 6'-8'
	TO	25	American Arborvitae Thuja occidentalis	4" HT MIN	B & B	
	TR	3	Redmond American Linden Tilia americana 'Redmond'	1.5" Cal.	B & B	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	REMARKS
	AM	154	Chokeberry Aronia melanocarpa	5 GAL	CONT	
	CA2	57	Tatarian Dogwood Cornus alba	5 GAL	CONT	
	PN2	98	Ninebark Physocarpus opulifolius	5 GAL	CONT	
	RT	7	Staghorn Sumac Rhus typhina	5 GAL	CONT	
	SH	45	Albert F. Holden Lilac Syringa vulgaris 'Albert F. Holden'	5 GAL	CONT	
	VE	56	European Cranberrybush Viburnum opulus	5 GAL	CONT	
	VL	42	Nannyberry Viburnum lentago	5 GAL	CONT	

GENERAL NOTE:
THE LANDSCAPE PLANS REPRESENT AURORA
BAYCARE MEDICAL CENTER (ABMC) GREENBRIER
ROAD LANDSCAPING MASTER PLAN. ABMC
RESERVES THE RIGHT TO MODIFY PLANT TYPES
AND QUANTITIES, AND COMPLETE AS FUTURE
BUDGETS ALLOW.

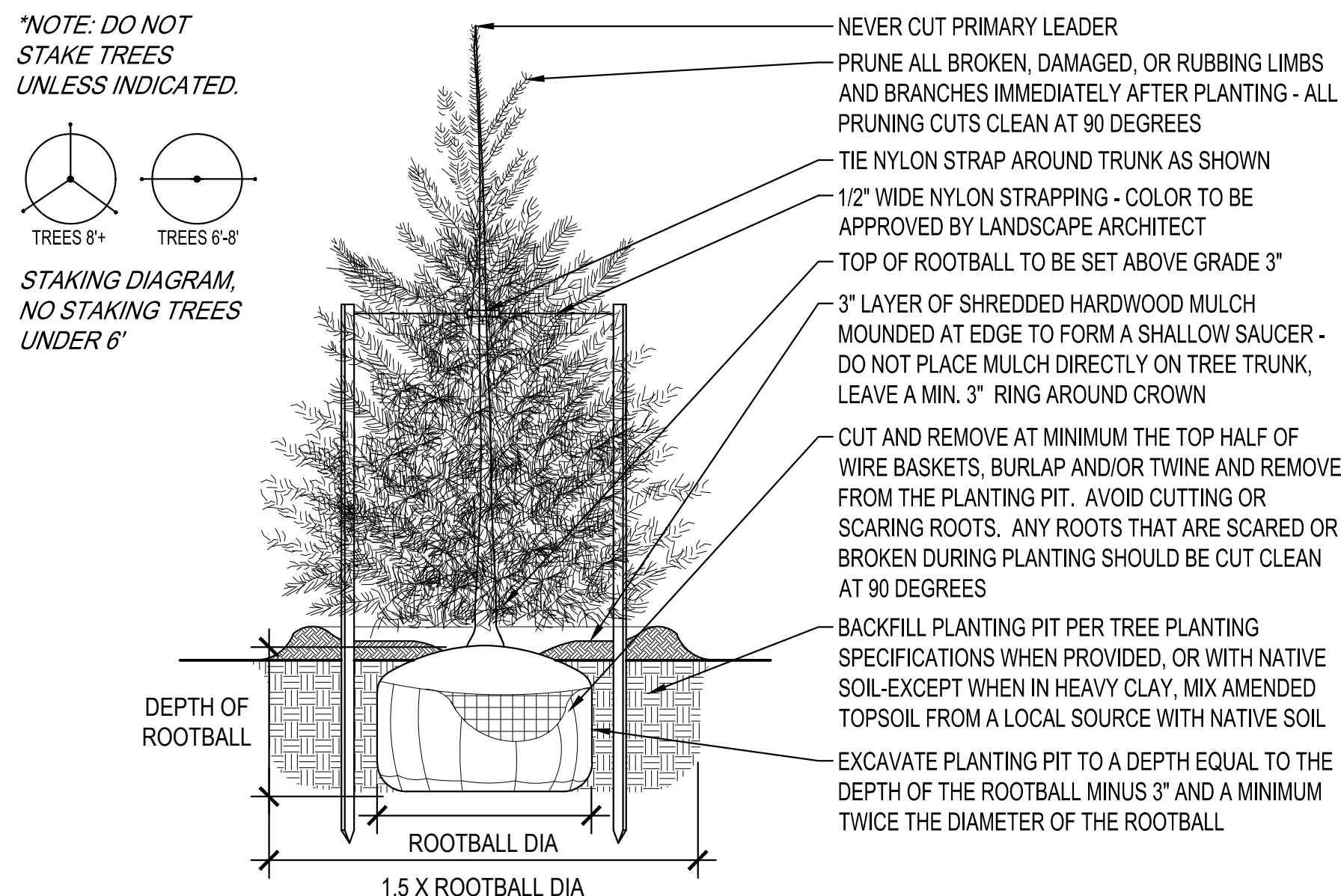
- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES AND LANDSCAPE PLANTINGS NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- LAWN AREAS SHALL HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL BE COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- OWNER RESERVES THE RIGHT TO REVISE QUANTITIES TO SUIT BUDGET LIMITATIONS. CONTRACTOR'S UNIT BID PRICES SHALL PREVAIL FOR ANY CHANGES IN QUANTITIES.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
- PLANTING MIXTURE FOR TREES AND SHRUBS SHALL BE PER WISDOT SECTION 632.
- PROVIDE SHREDDED HARDWOOD MULCH TO A 4" DIAMETER AROUND TREES AND INDIVIDUALLY PLACED SHRUBS. FOR SHRUBS IN MASSES OR ROWS, MULCH IN A UNIFYING BED TO AID LAWN MAINTENANCE. IN ALL CASES, PROVIDE MULCH WITHOUT WEED BARRIER TO A 4 INCH DEPTH..
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL TURFGRASS AND NATIVE SEED AREAS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO WISDOT SECTION 630 - SEEDING, EXCEPT THAT ALL TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED, AND MAINTAINED FOR 90 DAYS OR UNTIL TURFGRASS OBTAINS A MINIMUM OF 90% SURFACE COVERAGE THAT IS GENERALLY WEED FREE. UNSATISFACTORY AREAS SHALL BE RESEEDED WITHIN AN ACTIVE GROWING SEASON. NATIVE SEED AREAS SHALL BE MAINTAINED FOR ONE YEAR FROM DATE OF ACCEPTANCE.



SHRUB PLANTING DETAIL
SCALE: 1" = 1'-0"



TREE PLANTING DETAIL
SCALE: 1" = 1'-0"



CONIFER / EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 1'-0"



Aurora BayCare Medical Center



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PROJECT

AURORA BAYCARE
MEDICAL CENTER

GREENBRIER
DRIVEWAY

GREEN BAY WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	19-22286
FILE NAME	GREENBRIER CS LAND
DRAWN BY	T. KATERS
DESIGNED BY	--
REVIEWED BY	K. ROPPE
ORIGINAL ISSUE DATE	11/1/19
CLIENT PROJECT NO.	--

TITLE

PLANTING
DETAILS AND
NOTES

SHEET

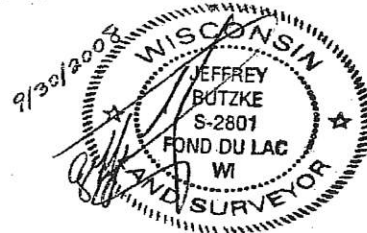
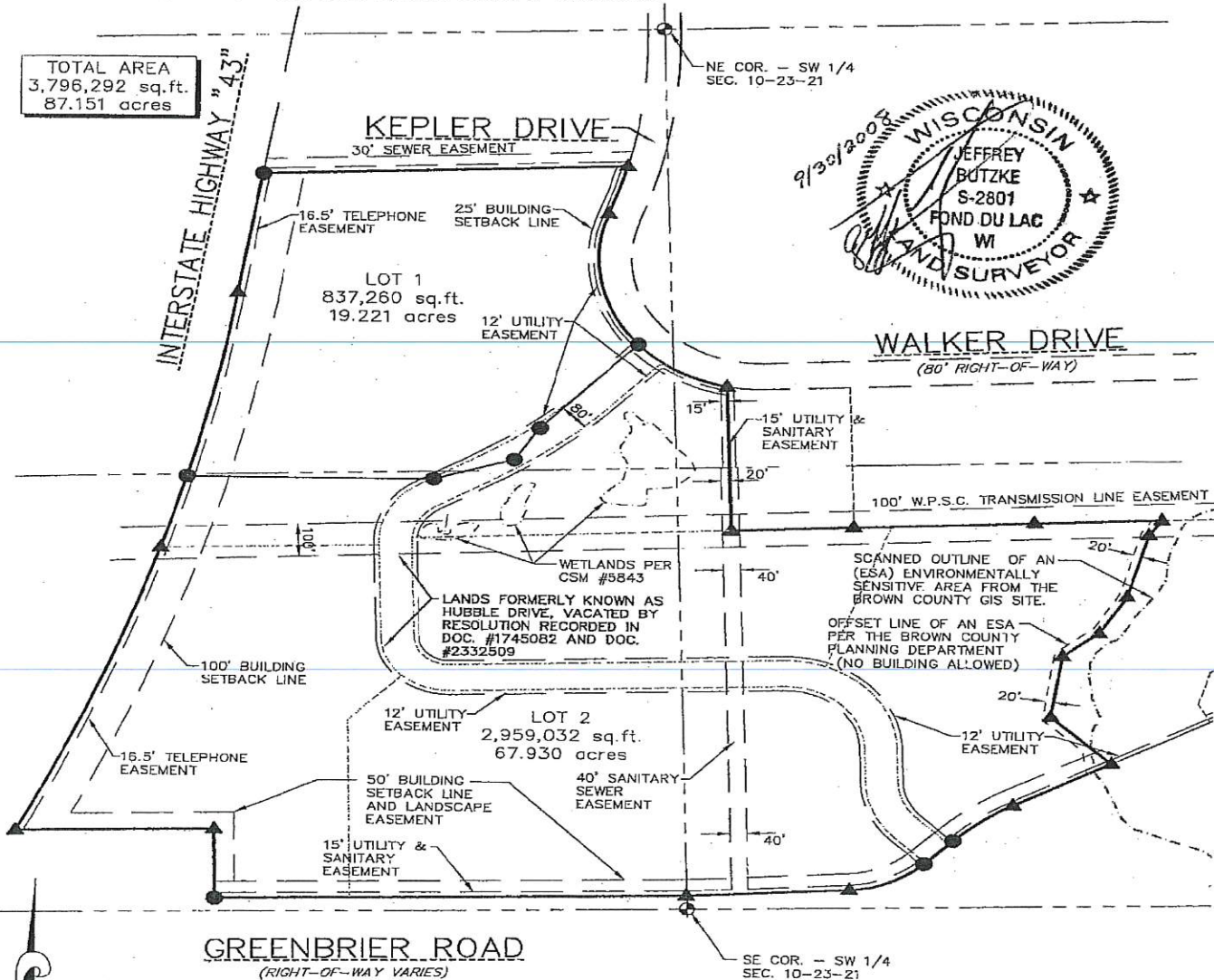
C5-21

CERTIFIED SURVEY MAP

FOR
BAYCARE AURORA, LLC

ALL OF LOT 1, 2 AND 3, VOLUME 38, CERTIFIED SURVEY MAPS, PAGE 228,
ALL OF LOT 1, VOLUME 40, CERTIFIED SURVEY MAPS, PAGE 114, ALL OF LOTS
2 AND 3, VOLUME 48, CERTIFIED SURVEY MAPS, PAGE 360, ALL OF LOT 1,
VOLUME 36, CERTIFIED SURVEY MAPS, PAGE 126, AND THAT PART OF HUBBLE
DRIVE VACATED BY RESOLUTION RECORDED IN DOC. NO. 1745082 AND DOC.
NO. 2332509, ALL IN BROWN COUNTY RECORDS, AND BEING PART OF THE NE
1/4 OF THE SW 1/4, SE 1/4 OF THE SW 1/4, SW 1/4 OF THE SE 1/4 AND
THE NW 1/4 OF THE SE 1/4, SECTION 10, T. 23 N.-R. 21 E.,
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

TOTAL AREA
3,796,292 sq.ft.
87.151 acres

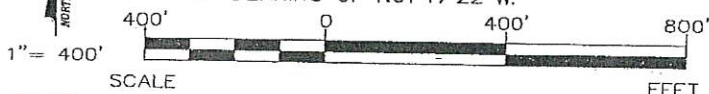


GREENBRIER ROAD
(RIGHT-OF-WAY VARIES)

LEGEND

- - 1 1/4" x 18" IRON PIPE WITH
CAP SET WEIGHING 1.63 LBS/FT.
- ▲ - 1" IRON PIPE FOUND.
- ⊕ - CAST ALUMINUM MON. FOUND.

NORTH POINT REFERENCED TO THE EAST
LINE OF THE SOUTHWEST 1/4 HAVING A
RECORDED BEARING OF N01°47'22"W.



SHEET 2 OF 6 SHEETS

VOL 54 PAGE 100

OWNER:
BAYCARE AURORA, LLC
2875 HUBBLE DRIVE
GREEN BAY, WI
PROJECT NO. 610830

EXCEL
ENGINEERING INC.

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PH: (920) 926-9800
FAX: (920) 926-9801

Aurora BayCare Medical Center



2845 Greenbrier Road
P.O. Box 8900
Green Bay, WI 54308-8900

AuroraBayCare.com

6/18/19

To Whom it May Concern,

On behalf of Aurora BayCare Medical Center, I would like to voice my support for an additional driveway into our campus from Greenbrier Road, west of the main hospital entrance. This driveway is intended and will be used solely for emergency vehicle entrance and provide easy access to our ambulance garage and Emergency Department.

A potential benefit identified during our analysis was the reduction in traffic congestion at the main hospital entrance on Greenbrier Road. In the current situation, an ambulance entering our facility campus at the main entrance will encounter traffic from up to eight directions. During a critical transport, each of these encounters not only increase the time of transport, but also expose the patient and crews to additional risk. The proposed driveway will reduce these encounters to two with a plan to install sensor activated signage granting right of way to the EMS vehicle as it enters the campus.

Our analysis has shown that the addition of this driveway will not only enhance safety but may also positively impact clinical outcomes for those most critically ill patients being transported by EMS agencies from around our region by reducing total transport time.

Our campus is also enjoyed by our staff and neighbors as a destination to walk, run, and bike accessing our trails around the campus. Most of this access is done via our driveway system and provides another potential for accidents as vehicles and pedestrians yield to emergency vehicles. The proposed new access point will eliminate most of these encounters.

Please contact me with any questions regarding this proposal.

A handwritten signature in black ink, appearing to read "Gemma C.L. Bornick", with a large, stylized flourish extending from the end.

Gemma C.L. Bornick MD, FACEP
Aurora BayCare Medical Center
Emergency Department
Medical Director and Clinical Chair

**RESOLUTION AUTHORIZING
RELEASE OF LANDSCAPE EASEMENT FOR
2845 GREENBRIER ROAD
(ED 20-01)**

August 18, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, a request has been filed with the Common Council requesting a partial landscape easement be discontinued at 2845 Greenbrier Road.

WHEREAS, the Plan Commission of the City of Green Bay has given approval to such discontinuance, subject to the following conditions:

1. AT&T has fiber optic cables in this area and they may be in conflict with the driveway proposal. A solution must be met between the applicant and AT&T prior to recording this discontinuance.
2. In the event that sidewalks are required to be constructed along Greenbrier Road, the adjacent owner(s) shall, at their expense, regrade the area to conform to the established sidewalk grade ordinance.

NOW, THEREFORE, BE IT RESOLVED, pursuant to Easement Discontinuance 20-01 and the recommendation of the Plan Commission on August 10, 2020, the City of Green Bay does authorize the requested easement discontinuance for the following parcel located along Gray Court:

Tax Parcels: 21-161-2

Legal Description: ALL OF LOTS 1 & 2, VOLUME 54, CERTIFIED SURVEY MAPS, PAGE 99, MAP

NUMBER 7838, DOCUMENT NO. 2387917, AND LOTS 1 & 2, VOLUME 41, CERTIFIED SURVEY MAPS, PAGE 340, MAP NO. 6285, DOCUMENT NO. 1786049, ALL BROWN COUNTY RECORDS, BEING LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 10, T23N-R21E, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

Area contains 2,959,030 sq. ft. / 67.93 acres more or less

Adopted _____

Approved _____

Mayor

Clerk

SJH

Attachment –Map



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

AGENDA ITEM # E.7

(TA 20-02) Public Hearing on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TA 20-02 Class 2 Pub PC Mtg

For Official Notice:

Public Notification
Proposed Text Amendment Parking for Single and Two Family Uses
Chapter 13-1716(e), Green Bay Municipal Code
(TA 20-02)

The Green Bay Plan Commission will hold a public hearing on **Monday, August 10, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

A request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: Paul Neumeyer
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or paulne@greenbaywi.gov.

Publication Date: July 27, 2020 and August 3, 2020



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.8

(TA 20-02) Consideration with possible action on a request to amend Chapter 13-1716(e), Green Bay Zoning Code regarding game day parking.

BACKGROUND

Aldersperson/District: All

Reason for Request: To expand game day parking requirements to include mixed use, commercial and industrial zoning districts.

Report: The proposed amendment would allow for an expanded zoning district that would permit game day parking. Currently, game day parking is limited to residential zoned parcels.

Current language:

(e) The Director of Community and Economic Development and/or Director of Public Works may permit residential vehicles to be parked on the front, side, and rear yards of single- and two-family dwellings as follows:

- (1) On the days games are played in Green Bay by professional football teams of the National Football League.
- (2) During the day of a special event held at Lambeau Field when the event is expected to exceed an estimated attendance of 20,000 or more individuals.

Revised Language:

(e) The Director of Community and Economic Development and/or Director of Public Works may permit vehicles to be parked on the front, side, and rear yards of residential, mixed-use, commercial, and industrial zoned parcels, on the days games are played in the City of Green Bay by professional football teams of the National Football League and/or during the day of a special event held at Lambeau Field when the event is expected to exceed an estimated attendance of twenty thousand (20,000) individuals, provided, however, that all parking shall occur outside the vision triangle as required in Section 13-510, GMBC.

Staff feels the proposed amendment would equitable for those parcels that are in and around Lambeau Field that utilize game day parking.

RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

AGENDA ITEM # E.9

(TA 20-03) Public Hearing on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TA 20-03 Class 2 Pub PC Mtg

For Official Notice:

Public Notification
Proposed Text Amendment Temporary Uses - Game Day Camping
Chapter 13-522, Green Bay Municipal Code
(TA 20-03)

The Green Bay Plan Commission will hold a public hearing on **Monday, August 10, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

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Dial by your location

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+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

A request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: Paul Neumeyer
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or paulne@greenbaywi.gov.

Publication Date: July 27, 2020 and August 3, 2020



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.10

(TA 20-03) Consideration with possible action on a request to amend Chapter 13-522, Green Bay Zoning Code regarding game day camping.

BACKGROUND

Aldersperson/District: All

Reason for Request: To allow limited camping or over-night stay as the result of game day events.

Report: The proposed amendment would allow for limited game day camping/overnight stay as a result of game day events related to Lambeau Field. Staff has discovered that some parcel owners in and around Lambeau Field have been utilizing their parcels for temporary uses of camping during game days. Due to their limited nature, game day or weekend camping may be considered appropriate. However, staff feels there should be some standards for those property owners considering such a use. The new language is included below:

On the days games are played in the City of Green Bay by professional football teams of the National Football League and/or by collegiate teams at Lambeau Field, areas zoned commercial and industrial may permit the temporary stay of recreational camping vehicles, not to exceed two (2) days prior to nor two (2) days after the game, provided that a site plan is filed by the property owner in accordance with Chapter 13-1800 and all of the following requirements are met:

- Each individual camp site is to be located and identified by a site number.
- Each camp site has direct access to a minimum twenty (20)-ft. aisle space.
- The plan for electrical hook-ups for guests is code-compliant.
- The site plan identifies the availability of restrooms for guests.
- Fire pits and open flames shall be regulated by the Green Bay Fire Department.
- The site plan designates refuse and recycling areas.

Staff feels the proposed amendment would benefit those wishing to expand their parcels on a temporary use for camping in conjunction to events at Lambeau Field.

RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

None

