



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 10, 2021, 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: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels and Autumn Linsmeier.

C. Approval of the Agenda.

1. Approval of the Agenda for the May 10, 2021, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the April 12, 2021, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (ZP 21-03) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for the reconstruction of an off-premise digital and static message billboard in a General Industrial (GI) district, 1030 Block S. Ashland Avenue, submitted by Renee St. Laurent, Lamar Advertising, Wisconsin Central, Ltd., property owner (Ald. B. Johnson, District 9).
2. (ZP 21-03) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for the reconstruction of an off-premise digital and static message billboard in a General Industrial (GI) district, 1030 Block S. Ashland Avenue, submitted by Renee St. Laurent, Lamar Advertising, Wisconsin Central, Ltd., property owner (Ald. B. Johnson, District 9).
3. (ZP 21-09) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for the

number of the maximum allowable parking stalls per Chapter 13-1714(f) along the 800 Block of S. Huron Road, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Mason-Huron Properties, Inc., property owner (Ald. V. Corpus-Dax, District 2).

4. (ZP 21-09) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for the number of the maximum allowable parking stalls per Chapter 13-1714(f) along the 800 Block of S. Huron Road, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Mason-Huron Properties, Inc., property owner (Ald. V. Corpus-Dax, District 2).
5. (ZP 21-11) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a motor vehicle repair, minor in a Downtown One (DI) district located at 533 E. Walnut Street, submitted by Murray D. Wikol, Green Bay Business Center III, LLC., property owner (Ald. R. Scannell, District 7).
6. (ZP 21-11) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a motor vehicle repair, minor in a Downtown One (DI) district located at 533 E. Walnut Street, submitted by Murray D. Wikol, Green Bay Business Center III, LLC., property owner (Ald. R. Scannell, District 7).
7. (ZP 21-12) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for an expansion of an existing substation in the 2040 Block Morrow Avenue, submitted by Robert Mach, Mach IV Engineering, on behalf of WPS, property owner (Ald. C. Stevens, District 5).
8. (ZP 21-12) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for an expansion of an existing substation in the 2040 Block Morrow Avenue, submitted by Robert Mach, Mach IV Engineering, on behalf of WPS, property owner (Ald. C. Stevens, District 5).

F. Informational.

1. 2020 Annual Report, Safe Walk & Bike Plan.
2. Director's Report.
3. Date of next meeting: May 24, 2021.

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

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)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 841 3767 5822

Password: 483400

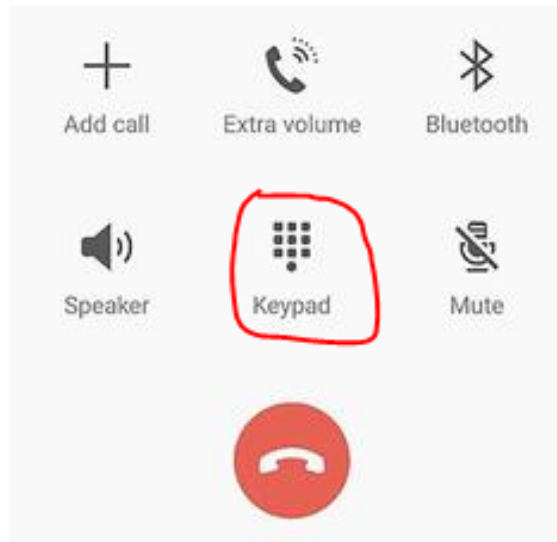
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Additional Information

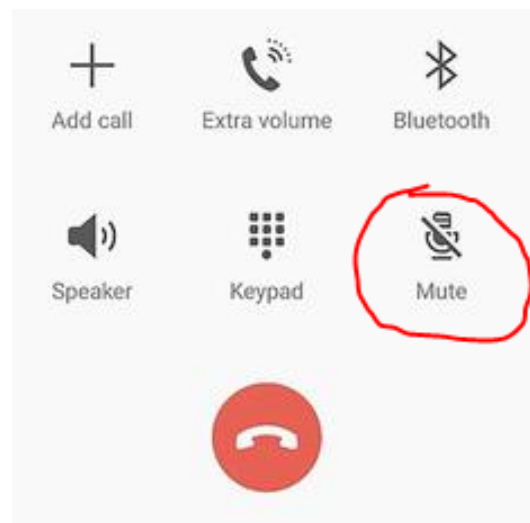
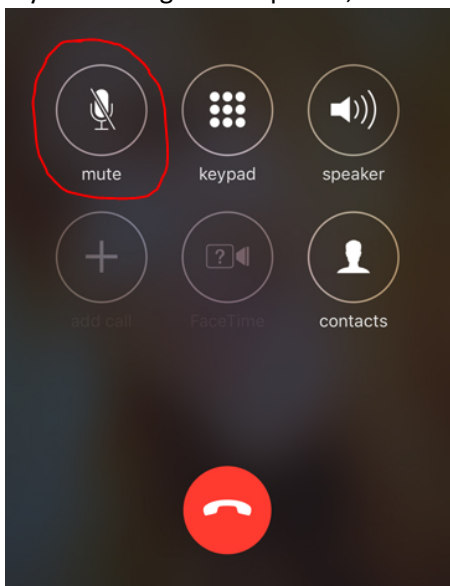
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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





Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.1

(ZP 21-03) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for the reconstruction of an off-premise digital and static message billboard in a General Industrial (GI) district, 1030 Block S. Ashland Avenue, submitted by Renee St. Laurent, Lamar Advertising, Wisconsin Central, Ltd., property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-03 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1030 Block South Ashland Avenue
(ZP 21-03)**

The Green Bay Plan Commission will hold a public hearing on **Monday, May 10, 2021**, 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

[Dial by your location](#)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for the reconstruction of an off-premise digital and static message billboard in a General Industrial (GI) district, 1030 Block South Ashland Avenue, submitted by Renee St. Laurent, Lamar Advertising, Wisconsin Central, Ltd., property owner. (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: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

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

Publication Dates: April 26, 2021 and May 3, 2021



Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(ZP 21-03) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for the reconstruction of an off-premise digital and static message billboard in a General Industrial (GI) district, 1030 Block S. Ashland Avenue, submitted by Renee St. Laurent, Lamar Advertising, Wisconsin Central, Ltd., property owner (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: To permit the reconstruction of an off-premise billboard.

Surrounding Zoning and Land Uses:

SUBJECT	General Industrial (GI), existing billboard/vacant railroad property.	
NORTH	General Industrial (GI)	Vacant railroad property
SOUTH		Vacant public right-of-way
EAST	General Industrial (GI)	Railroad right-of-way/industrial uses
WEST	General Industrial (GI)/ Low Density Residential (RI)	Vacant railroad property/low density residential uses

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Park.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject property is located immediately east and near the apex of the South Ashland Avenue overpass. The site is a vacant portion of the Wisconsin Central Railroad abandon rail yard. The parcel contains three (3) fragment parcels each having the same tax parcel number, 1-1404 and are split by the railroad right-of-way on the east and South Ashland Avenue in the middle. The parcel has a General Industrial (GI) along with like zoning to the north and southeast with residential zoning to the southwest of the subject site.

The site currently contains a two-sided static message billboard approximately 60 ft. in overall height with a height of the sign at approximately 30 ft. above the road grade. The proposal would be to reconstruct the sign in its current location, maintain the static message on the north side of the sign panel and add a digital message panel on the south facing sign panel. Each side of the sign would be a 14 ft. x 48 ft. sign panel approximately 672 Sq. ft. A copy of the engineered plans are attached within this agenda packet as well as

correspondence from the applicant regarding the lease agreement with the property owner regarding the installation of the sign.

The existing sign is approximately south 285 ft. from another two-sided static message billboard on the west side of S. Ashland Avenue, southbound lane; S. Ashland Avenue is also a State connecting highway, STH 32.

In the review of the proposed reconstructed billboard, the requirements of Chapter 13-2013, in addition to the requirements of Chapter 13-2013(i), related to multiple message signs. Multiple message billboard signage is only permitted as a Conditional Use Permit (CUP) under Chapter 13-2013(i). The proposed static message panel on the north of the structure is compliant with the requirements of Chapter 13-2013.

The standards for the multiple message sign proposed on the south side of the building board is subject to the following requirements found in Chapter 13-2013(i):

(i) Multiple message sign operation. (Amd. GO 13-09) Multiple message signs are permitted as a conditional use. To be considered for a conditional use permit, such signs must meet all regulations of this chapter and the following:

(1) Standards for multiple message signs.

a. The transition time, or the time it takes to change the message (electronically, via louver rotation, or other means), shall be one second or less.

b. The time the message remains in a fixed position shall be eight seconds or more, and movement or animation is prohibited.

c. Audio speakers and all forms of pyrotechnics are prohibited.

d. Electronic multiple message signs (digital billboards) shall be equipped with automatic dimming capability, and light produced by such signs shall not exceed 0.3 foot candles over ambient light levels. The ambient light reading is taken at least 30 minutes past sunset with the sign turned off or displaying all black copy. The fully lit reading is taken with the sign displaying all white copy. Measurement of light levels should be taken perpendicular to the face of the sign, and the following distances should be used as guidelines to determine where to take measurements:

i. 100 square foot or smaller sign to be measured 100 feet from source

ii. Greater than 100 to 350 square foot sign to be measured 150 feet from source

iii. Greater than 350 to 650 square foot sign to be measured 200 feet from source

iv. Greater than 650 to 700 square foot sign to be measured 250 feet from source

e. Spill-over light exceeding 0.2 foot candles as measured at a residential property line is prohibited.

(2) Mitigation of multiple message signs. Since the maximum number of off-premise signs permitted in the City is fixed at the number in the current sign inventory, and because multiple message signs can display multiple messages, a new multiple message sign (whether new construction or sign replacement) shall be mitigated. In addition to meeting the requirements of subpar. (j), a new multiple message sign must earn at least 5 mitigation points per sign face. One or more existing billboards will be removed as part of the mitigation process.

a. Mitigation points can be earned in the following ways. Note that points are assessed and required per sign face.

i. Five (5) points per sign face for the removal of a billboard that is nonconforming due to location in the CBD, a natural area, or a historic district

ii. Four (4) points per sign face for the removal of any other nonconforming billboard *iii. Three (3) points per sign face for the removal of a conforming billboard that is capable in its existing structural condition of safely supporting a multiple message sign of the same area as the existing sign face* *iv. Two (2) points per sign face for the removal of any other existing billboard that is not capable in its existing structural condition of safely supporting a multiple message sign of the same area as the existing sign face*

v. One (1) additional point per sign face for the removal of a billboard visible from a street or highway with a functional classification of Interstate, Freeway, or Principal Arterial

vii. No points are awarded for the replacement of an existing billboard (While a digital billboard may be approved where an existing static sign has been removed from a conforming location, this sign removal does not count toward the required mitigation points. The points must be obtained from other sign sites.)

b. A mitigation plan shall be submitted for review by the Planning Department, and more than one new multiple message sign may be included in a single mitigation plan. The cumulative points earned for sign removal may be applied to multiple signs within a single mitigation plan and sign permit application. However, any excess points

remaining are not carried over or “banked” for future applications. In other words, mitigation points will not be tracked beyond a single sign project which may involve multiple new signs. The reason for this is to avoid conflicts between mitigation points and the existing cap on the total number of allowable off-premise signs.

c. If the cumulative result of a sign project and mitigation plan is a net reduction in signs, then the maximum allowable number of off-premise signs for the City as a whole will be reduced immediately. This means that signs removed under a mitigation plan can only be replaced with the multiple message sign(s) being mitigated. They cannot be replaced with other signs in the future.

(3) Permitted locations of multiple message signs

a. Sign message must be directed to a state or federal highway, or a designated connecting highway, as mapped by the Wisconsin Department of Transportation in accordance with Ch. 84.02(12), Wis. Stats.

b. Signs with a variable message face visible to drivers approaching an intersection, where drivers must also watch for cross traffic, bikes, and/or pedestrians, must comply with the following setbacks from that intersection as measured from the street right-of-way line.

i. 100 square foot or smaller sign to be set back at least 100 feet

ii. Greater than 100 to 350 square foot sign to be set back at least 150 feet

iii. Greater than 350 to 650 square foot sign to be set back at least 200 feet

iv. Greater than 650 to 700 square foot sign to be set back at least 500 feet

c. Such signs shall not be located within one hundred (100) feet of residential district boundaries, school property, or public parks and parkways (including those so designated on the Official Map) if said signs are perpendicular to or facing away from such uses. This distance increases to four hundred (400) feet if signs are facing (oriented with message side parallel) said uses.

(4) Hazard abatement.

a. If the Director of Public Works or his/her designee finds that an electronic multiple message sign (digital billboard) is causing interference with the visibility or effectiveness of a traffic signal or control, the sign shall be turned off without delay.

b. If the Director of Public Works or his/her designee finds that an electronic multiple message sign (digital billboard) is malfunctioning in a fashion that creates a hazardous glare or other traffic hazard, the sign shall be turned off without delay.

c. In such a situation, the owner of the sign must then meet with City staff to determine how to rectify the situation, and the sign shall not be turned back on without City staff approval.

d. Each sign owner is to maintain up-to-date contact information with the Department of Public Works for such purposes. The contact information is to provide 24-7 (24 hour per day, 7 days per week) access to a person or persons that is/are available at all times to respond to a hazardous sign situation.

(5) Standard conditions of approval. The following are the minimum conditions of approval that shall be applied to the conditional use permit. Other appropriate conditions of approval may also be required by the Plan Commission and City Council.

a. A site plan and applicable permit applications (sign permit, electrical permit, building permit) shall be required for erecting a new multiple message sign or for converting an existing static display sign to a multiple message sign.

b. The sign permit application shall not be valid unless approved by the Director of Public Works or his/her designee (Traffic Engineer).

c. A mitigation plan shall be submitted for review and approval by the Planning Department.

d. If the US Department of Transportation, Federal Highway Administration concludes before June 1, 2010 that digital billboards or their particular operation are detrimental to traffic safety, then the hazard posed by this sign shall be resolved. If the hazard can be effectively resolved by adjusting the brightness, length of display, or other such performance issue, then this shall be allowed as the course of action. If the hazard cannot be effectively resolved by adjusting the performance of the sign, then the sign shall be removed and may be replaced with an approvable sign.

e. The Department of Public Works shall be provided with the means to turn off a digital billboard in the case of hazardous glare, interference with the visibility or effectiveness of a traffic signal or control, or other traffic hazard caused by the sign.

The Zoning Ordinance Section 12-205(e) establishes seven standards for the Plan Commission to consider when reviewing a conditional use permit:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
3. *The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.*
4. *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
5. *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
6. *The conditional use shall have adequate parking facilities as specified in subchapter [13-1700](#).*
7. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.*

In the review of the requirements above in Chapter 13-205(e) and the standards found 13-2013(i), staff believes the applicant has demonstrate compliance with current requirements. The proposed CUP does not conflict with the current and future land uses as reflected in the City's Comprehensive Plan.

Regarding the standard 13-2013(i)(3)c), the proposed digital sign not located within 100 ft. of residential district boundaries, school property or public park/parkway. The sign is within 400 ft. of as residential district however, the sign face is perpendicular to the zoning district and does not prohibit the sign placement; signage parallel to or facing the zoning district would not be permitted.

Two sign faces that were approved under the raze permits for 842 S. Military Avenue total 6 points, enough to add a digital message panel on the south facing sign face and meet the mitigation requirements found in Chapter 13-2013(i)(2). The proposed sign does conflict with any street intersection and has preliminary consent from the City Traffic Engineer, see attached.

Ald. Brian Johnson and adjacent property owners within 400 ft. of the site have been notified of the request. As of the drafting of this report, staff has received no objections or and one call regarding this request.

RECOMMENDATION

Approval of the request, subject to:

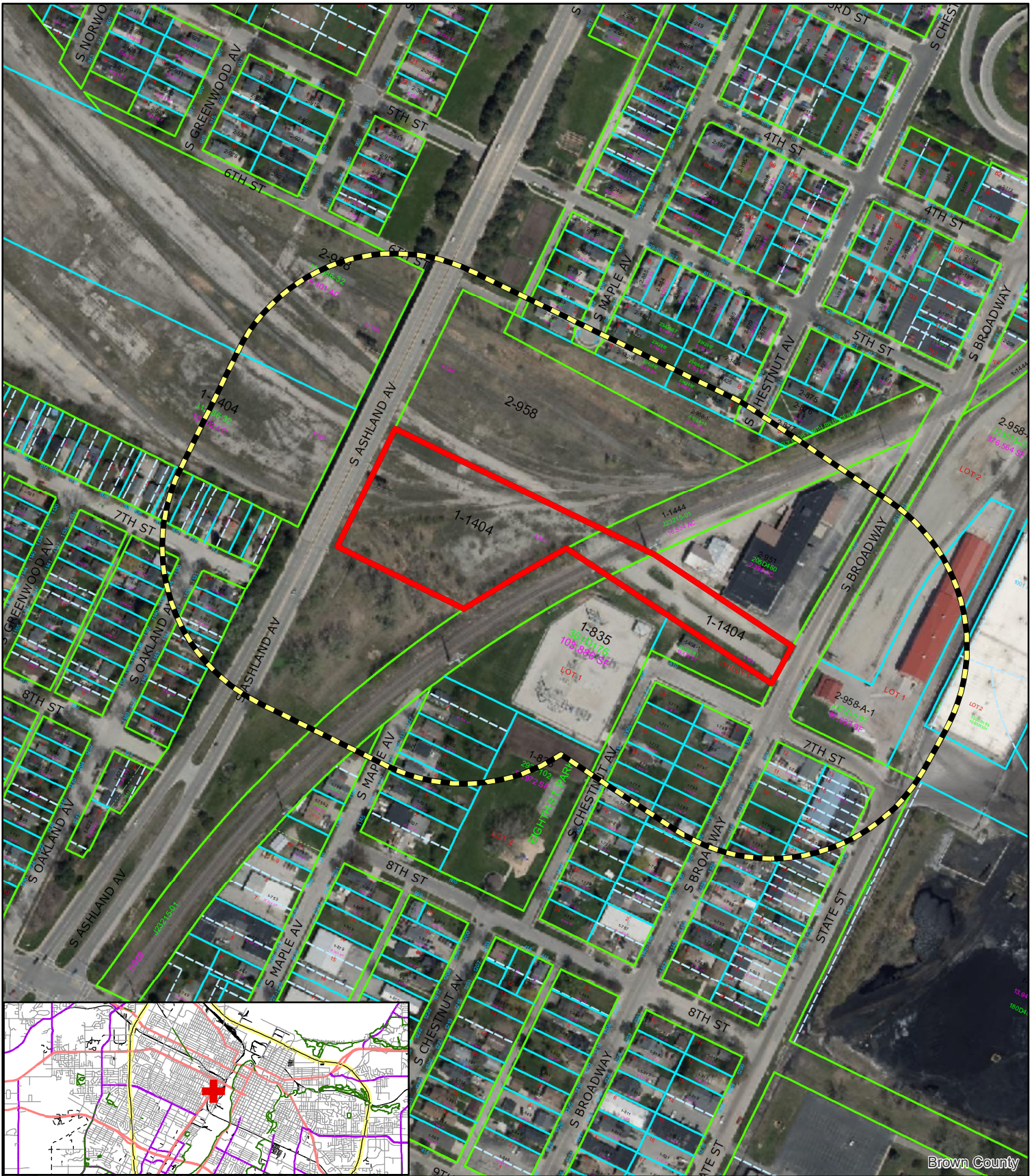
1. A site plan and applicable permit applications are submitted to the Department of Community and Economic Development (DCED) for review and approval.
2. The sign permit application shall not be valid unless approved by the Director of Public Works or his/her designee (Traffic Engineer).
3. The Department of Public Works shall be provided with the means to turn off a digital billboard in the case of hazardous glare, interference with the visibility or effectiveness of a traffic signal or control, or other traffic hazard caused by the sign.
4. The owner of the sign shall maintain up-to-date contact information with the Department of Public Works. The contact information is to provide 24 hours per day, 7 days per week access to a person or persons that is/are available at all times to respond to a hazardous sign situation.
5. The proposed signage shall meet all of the requirements of Chapter 13-2013(i), Green Bay Zoning Code.
6. Removal of the existing two billboard sign faces at 842 South Military Avenue, raze Project # 102966 prior to the issuance of permits related to this request.
7. No other off-premise sign owned or operated by Lamar Advertising within 350 feet of the subject

request shall be converted to an electronic multiple message sign along a south facing sign face.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-03 letter
2. Revised App Info
3. Lease Agreement
4. Engineered Plans
5. 20201120140214025 Raze App
6. Dave Hansen - 1030 Block South Ashland Avenue



Zoning Petition (ZP 21-03)
Proposed Conditional Use Permit (CUP)
1030 Block South Ashland Avenue

- Subject Area
- 200' Property Owner Notice

0 5,000 10,000
 Feet



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



Web Search - Brown County, Wisconsin - Property Summary

Property: 1-1404

Search powered by



Report/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021 ▼	Real Estate	1-1404	231 - CITY OF GREEN BAY	0 TENTH AVE	ATTN: PAUL SAUDER; CN RAILWAY WISCONSIN CENTRAL LTD 1607 W 2ND ST APPLETON WI 54914
Tax Year Legend: ⚡ = owes prior year taxes ☒ = not assessed Ⓢ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	1-1404
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	7/18/2006
Historical Date:	
Acres:	12.005
Area (sq ft):	522937.000

Property Addresses

Primary ▲	Address
☒	0 TENTH AVE
☐	0 S ASHLAND AVE

Owners

Name	Status	Ownership Type	Interest
WISCONSIN CENTRAL LTD	CURRENT OWNER		
WISCONSIN CENTRAL LTD	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

12.005 AC M/L R-O-W OVER PC5W BOUNDED AS FOLLOWS: N BY S/L OF PC 4, 205 D 460, 141 D 41, 4 CSM 117, 300 D 594 & 180 D 578; E BY FOX RIVER; S BY 180 D 466, 7TH ST, 2012380 & NICOLET ADD BLK 1; W BY W/L 11TH AV & PINECREST ADDN BLKS 5 & 6 EX THAT PRT LYG S OF 100 FT RR R-O-W LYG BETWEEN S BROADWAY & FV&W RR R-O-W AND LYG N OF 2012380 & 7TH ST EX RDS & EX 51 CSM 187

SITE PLAN

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line
- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete map legend
(map key) is available at:

Map printed
3/12/2021



1 inch = 200 feet*
1 inch = 0.0379 miles*
*original page size is 8.5" x 11"
Appropriate format depends on zoom level

**Brown County Wisconsin
Planning & Land Services
Department**



maps.gis.co.brown.wi.us



Brown County Municipalities, Brown County, Brown County WI

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

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

A complete map legend
(map key) is available at:

<https://tinyurl.com/BrownDogKey>

Map printed
4/12/2021



1:1,800

1 inch = 150 feet*

1 inch = 0.0284 miles*

*original page size is 8.5" x 11"

Appropriate format depends on zoom level

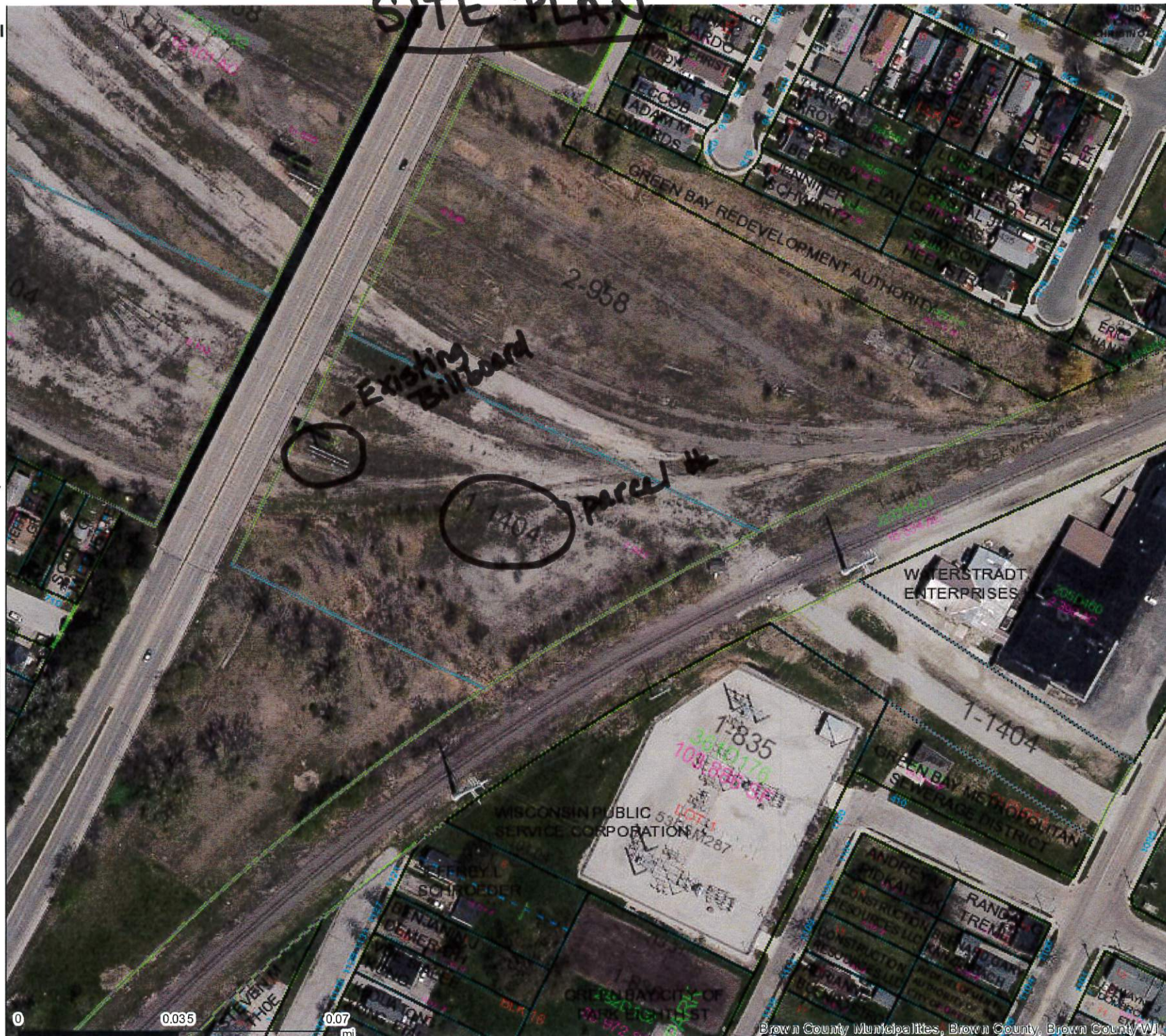
This is a custom web map created by an online user of the GIS map services provided by the

**Brown County Wisconsin
Planning & Land Services
Department**



(920) 448-6480

more like a brown wisteria



RIGHT ANGLE MEDIA, INC.

16 Scott Drive ~ Churchville, PA 18966-1393 ~ (215) 357-3908

419-01970-01

Outdoor Co. Lease # 419-01970-01

RAM License # WC-1970

RIGHT ANGLE MEDIA, INC. ADVERTISING LICENSE

RIGHT ANGLE MEDIA, INC., 16 Scott Drive, Churchville, PA 18966-1393 July 24, 2015

Hereinafter called **RAM**, hereby licenses LAMAR ADVERTISING COMPANY

hereinafter called the **Licensee**, to construct, maintain, and use, for advertising purposes only, outdoor advertising

location situated in Green Bay (Brown County), Wisconsin and described as follows:

Two paint bulletins located on the East Side of Ashland Avenue, at 7th Street.

RENT CLAUSE: \$4,500.00 per year, and/or 25% of the gross revenue after agency commission, whichever may be greater, but not less than \$4,500.00 per year.
Copies of contracts must be submitted upon request.

on property of CN / Wisconsin Central Ltd. hereinafter called the **Railroad Company**, for a period of (1) year from September 10, 2015, and thereafter for additional period of one (1) year unless terminated by either RAM or the Licensee on thirty (30) days written notice served prior to the end of any one license year, or unless terminated by RAM in accordance with Paragraph 4 for an annual fee of Four Thousand ~ Five Hundred * Dollars (\$ 4,500.00 *) payable by the Licensee to RAM in advance of each twelve (12) month period. The existence of any term in excess of one (1) year shall not prevent RAM from establishing an increase in fee at the end of any one (1) license year. * **SEE PERCENTAGE RENT CLAUSE LISTED ABOVE.**

THIS LICENSE IS SIGNED IN TRIPLICATE BY THE LICENSEE AND ACCEPTED BY RAM SUBJECT TO THE TERMS AND CONDITIONS PRINTED ON THE PAGES ATTACHED HERETO. RAM SHALL NOT BE BOUND BY ANY ORAL STATEMENT OR REPRESENTATION.

Accepted:

RIGHT ANGLE MEDIA, INC.
16 Scott Drive
Churchville, PA 18966-1393

By:

President

Date

Licensee

Signature

By (please print)

Title

Address

Phone

8/25/15

Lamar Advertising Company

[Signature]
DON SNYDER

Gen. Mgr / VP

1800 Scheuring Road, Suite C

DePere, WI 54115

(920) 347-3490

ADDENDUM
WC/1970

*Rental Terms: Static sign face 1 (14' x 48') sign facing north.

Years 1 to 5

Base Rental \$2,250.00 or 25% of the gross revenue less agency commission (not to exceed 162/3%), whichever is greater, but no less than \$2,250.00 per year.

Year 6 to 10

Rental will be adjusted according to market rates.

*Rental Terms: 15-year term of digital sign face 1 (14' x 48') LED sign facing south:

Years 1 to 2

Base Rental: \$7,750.00 or 20% of the gross revenue less agency commission (not to exceed 162/3%), whichever is greater, but no less than \$7,750.00 per year.

Years 3 to 5

Base Rental: \$10,000.00 or 20% of the gross revenue less agency commission (not to exceed 162/3%), whichever is greater, but no less than \$10,000.00 per year.

Years 6 to 10

Base Rental: \$12,000.00 or 20% of the gross revenue less agency commission (not to exceed 162/3%), whichever is greater, but no less than \$12,000.00 per year.

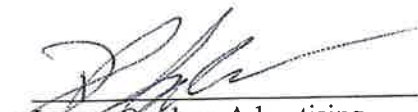
Years 11 to 15

Base Rental: \$15,000.00 or 20% of the gross revenue less agency commission (not to exceed 162/3%), whichever is greater, but no less than \$15,000.00 per year.

Notwithstanding the above term, the railroad shall maintain the right to terminate subject location for any purposes consistent with its core business but not to install or to allow another to install a signboard within 1,000' of this location on the same side of the road during the full 15-year term of said agreement. Said termination provisions will be as noted in the main license. In the event of a conflict between the license and the addendum the addendum will control.

During the first seven years of this Licensee shall have the option to convert the north face to an LED display at the same financial terms as the south face. The total length of said conversion shall be limited to the length of the initial agreement and run concurrently with terms of same.

This agreement shall commence on the first of the month closest to completion of construction however, licensor has right to terminate is construction does not commence in six months. This agreement is subject to receipt of railroad design and engineering approval prior to construction.


Lamar Outdoor Advertising

4/8/2021
Date

Robert F. Orlando
Right Angle Media, Inc.

04/07/2021
Date

March 15, 2021

Re: WC/1970 existing sign

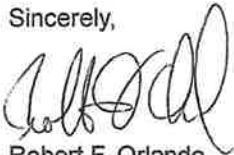
To whom it may concern:

Please be advised that Right Angle Media, Inc. is the authorized agent of the Wisconsin Central Ltd. Railroad Company with regard to its billboard portfolio.

In our capacity as agent, we authorize Lamar Outdoor Advertising, Inc. or its designee to apply for any and all permits necessary for the conversion of the existing advertising sign on railroad property in the City of Green Bay, State of Wisconsin. Kindly accept their applications on behalf of the railroad.

If you should have any questions, please do not hesitate to contact me at (215) 806-8214.

Sincerely,

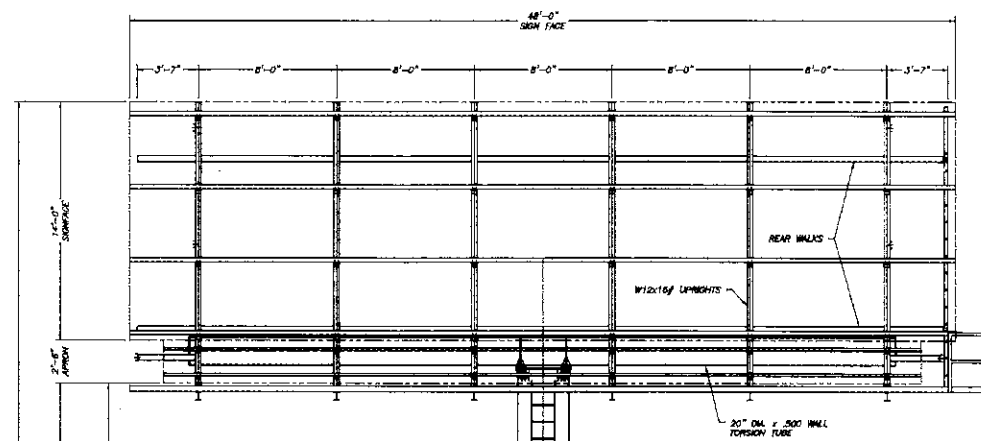


Robert F. Orlando
President

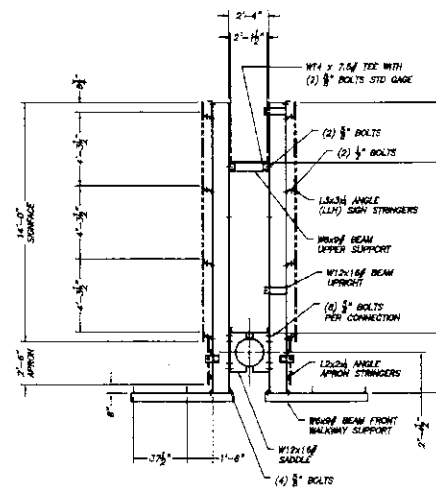
RIGHT ANGLE MEDIA, INC.

16 Scott Drive - Churchville, PA 18966-1393 - 215-357-3908 - www.RightAngleMediaInfo.com

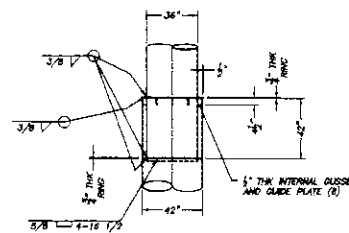
REV.	CHANGE	BY	DATE



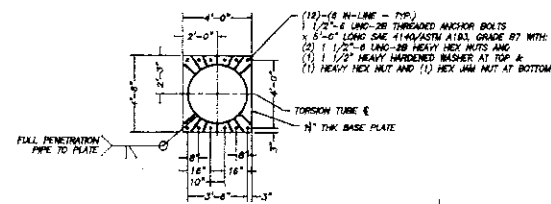
ELEVATION VIEW



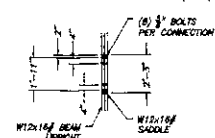
TYP CROSS SECTION VIEW



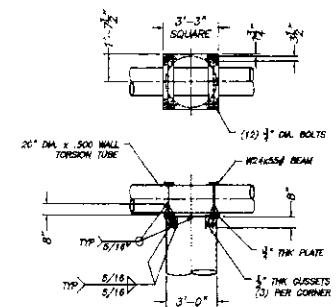
COLUMN SPLICE DETAIL



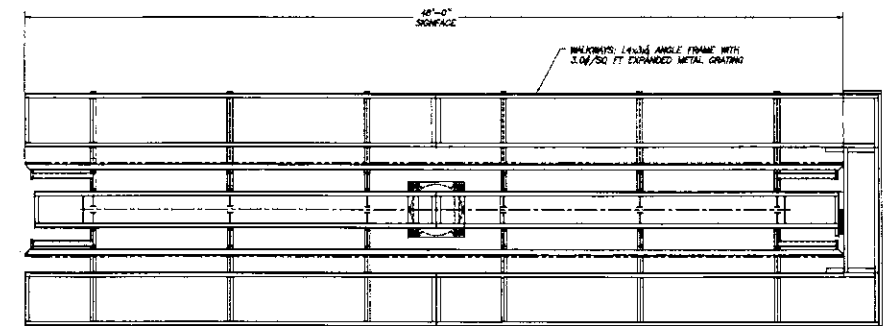
SECTION A-A



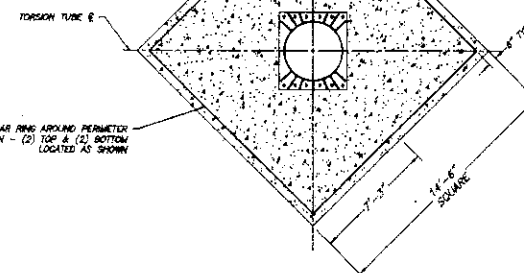
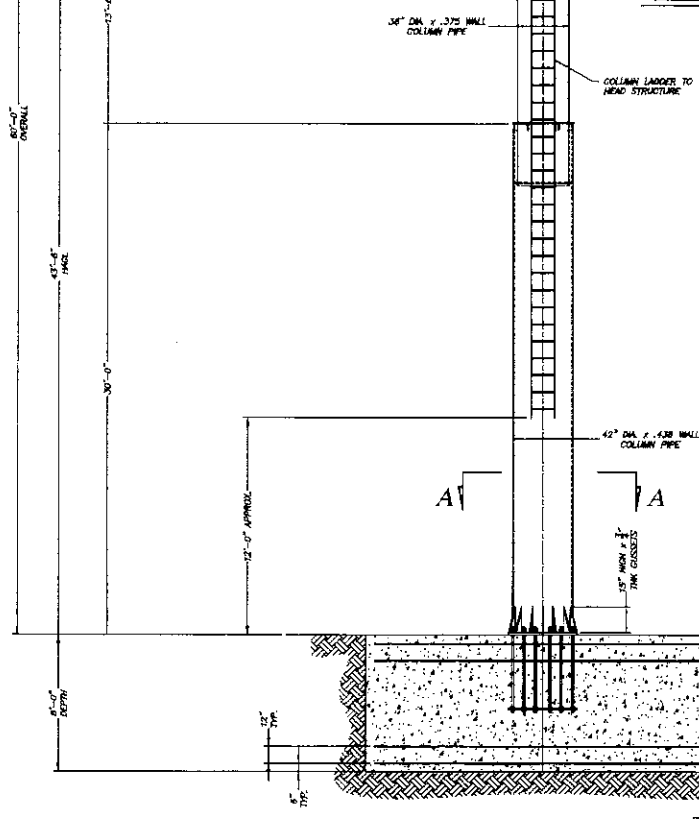
SADDLE BEAM TO UPRIGHT CONNECTION



TORSION TUBE CONNECTION



PLAN VIEW



BACKHOE FOUNDATION PLAN

SPECIFICATIONS:

- STEEL ROLLED "M" BEAM SECTIONS: ASTM A992
- ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
- PIPE SECTIONS: A.P.I. 5L X52
- BOLTS: MINIMUM 1/2" DIAMETER UNC. ALL BOLTS GRADE F3125 A325 UNLESS OTHERWISE SPECIFIED.
- CONCRETE: 3000 P.S.I. @ 28 DAYS.
- HORIZONTAL SOIL PRESSURE: 300#/11' FT.
- THIS DESIGN MEETS THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE FOR 115 M.P.H. (3 SEC GUST) WIND SPEED, RISK CATEGORY II, AND EXPOSURE "C".
- ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
- ALL WALKWAYS TO HAVE SAFETY CABLES
- REINFORCING BAR: ASTM A-615 GRADE 60
- WIND LOADING EXCEEDS SEISMIC LOADING.
- DESIGNED FOR WEIGHT OF (2) DIGITAL UNITS @ 7,600#/EA.



PRODUCTIVITY FABRICATORS

SCALE: NONE	DRAWN BY: S. DUNCAN
DATE: 12/22/20	
14' x 48' CM, BB, 60'-0" OVERALL	
LAMAR - DE PERE, WI	DRAWING NUMBER 66-9689

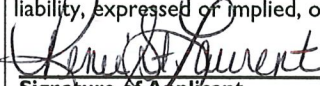


www.greenbaywi.gov

PROJECT PERMITS APPLICATION

All fields must be completed before permit will be processed.

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3300 - phone
(920) 448-3426 - fax
inspmail@greenbaywi.gov

Project Address 842 S. Military Ave		Parcel # 6-456		Project # (assigned by City)	
Property Owner		Contractor			
Name Gerald S. Miller		Name Nick Olp			
Company (if applies)		Company Lamar Advertising of Green Bay			
Address 670 Springbrook Drive		Address PO Box 5846			
City, State, Zip Oneida, WI 54155		City, State, Zip De Pere, WI 54115			
Phone # 920-869-2966		Phone # 920-347-1769			
Email		Email nolg@lamar.com			
Current Land Use, Flood Plain & Zoning (check which applies)					
Land Use: ☐ Vacant Lot ☐ 1-Family ☐ 2-Family ☐ Multi-Family # of units _____ ☐ Commercial (describe) <u>Billboard</u>					
Zoning: ☐ R-1 ☐ R-2 ☐ R-3 ☐ RR ☐ OR ☐ NC ☐ D ☒ C-1 ☐ C-2 ☐ C-3 ☐ LI ☐ GI ☐ BP ☐ PI ☐ CON ☐ TND					
Flood Plain: ☐ Yes Base Flood Elevation (BFE) _____ ☒ No					
Project Scope: ☐ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☒ Raze (demolish) ☐ Change-of-use					
(check all that apply) Height _____ Area: Finished _____ Unfinished _____ Total Bldg: _____					
Description of Project ↓:			Estimated Cost of Construction \$		
To remove the existing billboard located along side the building at 842 S Military Ave. Above ground portion only					
Plan Approvals					
☐ PLBG Plan # _____		☐ City ☐ SBD \$ _____		☐ Erosion Control # _____	
☐ SWR Plan # _____		☐ City ☐ SBD \$ _____		☐ Building Plan # _____	
☐ Foot & Found Only # _____		☐ City ☐ SBD \$ _____		☐ HVAC Plan # _____	
				☐ Site Plan # _____	
Contractors (UDC Numbers Required): DCC #					
☐ BLDG - Lamar Advertising				DCQ #	
				Bldg Fee \$ 70.00	
☐ ELEC -				Elec Fee \$	
☐ HVAC -				Hvac Fee \$	
☐ PLBG - _____ # of Fixtures				Plbg Fee \$	
☐ SWRS -		☐ Water Fee \$ _____		☐ Storm Fee \$ _____	
		Assessment \$ _____		☐ Sanitary Fee \$ _____	
				Assessment \$ _____	
☐ CERTIFICATE OF OCCUPANCY				C.O. \$	
☐ EROSION CONTROL				Erosion Ctrl \$	
☐ ADDITIONAL PERMITS (Sprinklers # _____, Curb Cut, Flood Plain, Temp. Occupancy, Etc.) (Please List)				Addl. Fee \$	
☐ DOUBLE FEE PERMIT [s.15.07(b)] If application for a building permit has not been obtained prior to commencement of the job, applicable permit fee shall be doubled.				Double Fee \$	
Application Signature The applicant certifies that information submitted herein is accurate; agrees to comply with the Wisconsin Administrative Code, Municipal Ordinance, and with the conditions of this permit; and understands that permit issuance creates no legal liability, expressed or implied, on the Department or Municipality.					
				11-20-20	
Signature of Applicant				Date	
For Office Use Only					
Reviewed By _____		Class Code _____		Census _____	
Credential # _____		Receipt No. _____		Total Fee _____	

To schedule an inspection, submit an online Inspection Request or call (920) 448-3300 at least one business day in advance. Final inspections are required for all projects.

PANEL #24161

S MILITARY AV 150 FT N/O 6TH ST



LOCATION #1

ADVERTISING STRENGTHS: This eye catching bulletin unit is located on the West Side of Green Bay. It is a major thoroughfare that connects the Northside to the Southside. It targets traffic heading to retail shops, restaurants and St. Mary's Hospital. It is also in a very diverse area of Green Bay.

WEEKLY IMPRESSIONS: 54,180*

MEDIA TYPE/STYLE: Permanent Bulletin - Regular

LAT/LONG: [44.521440489999996](#) / [-88.06614205](#)

MARKET: GREEN BAY

GEOPATH ID: 30642097

PANEL SIZE: 10' 6" x 36' 0" [View Spec Sheet](#)

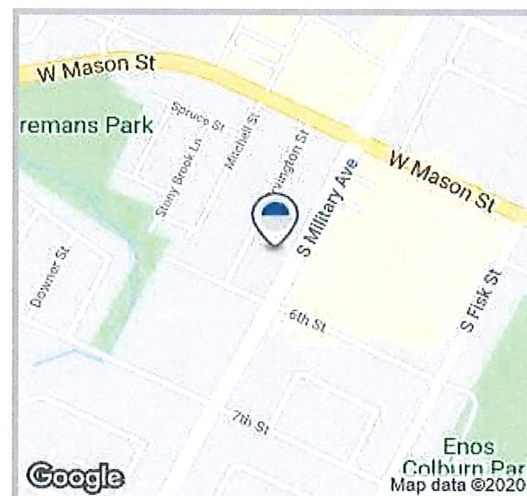
VINYL SIZE: 11' 6" x 37' 0"

FACING/READ: South / Left

ILLUMINATED: YES

ADVERTISER: "ONCE UPON A CRIME" SELAH FREEDOM & THE SELAH WAY FOUNDATION

SHIPPING ADDRESS: 1800 Scheuring Road De Pere, WI 54115



*Impression values based on Total Population

PANEL #24163

S MILITARY AVE 150 FT N/O 6TH ST



LOCATION #1

ADVERTISING STRENGTHS: This junior bulletin is side by side with a poster. This bulletin is situational in an area of Green Bay that is surrounded by shopping stores, fast food restaurants and many service stores. It is located along Military Avenue and heads right towards Lombardi Ave.

WEEKLY IMPRESSIONS: 51,635*

MEDIA TYPE/STYLE: Junior Bulletin - Regular

LAT/LONG: [44.521440489999996](#) / [-88.06614205](#)

MARKET: GREEN BAY

GEOGRAPHIC ID: 30809691

PANEL SIZE: 10' 6" x 12' 0" [View Spec Sheet](#)

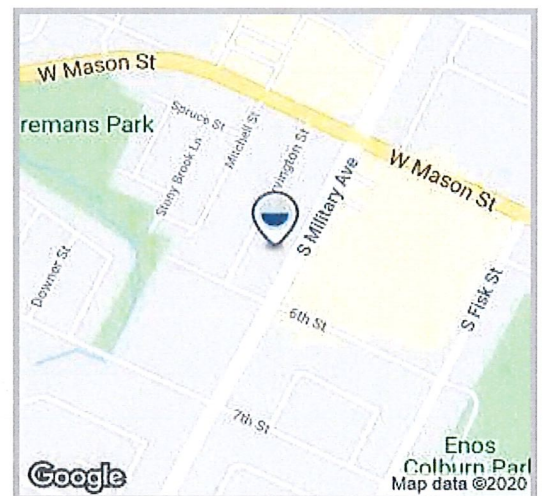
VINYL SIZE: 11' 6" x 13' 0"

FACING/READ: North / Right

ILLUMINATED: YES

ADVERTISER: AMERICAN FAMILY INSURANCE ZIARRA LINK

SHIPPING ADDRESS: 1800 Scheuring Road De Pere, WI 54115



*Impression values based on: Total Population

From: [Dave Hansen](#)
To: [Paul Neumeyer](#)
Cc: [Steven Grenier](#)
Subject: RE: Proposed Billboard Reconstruction - 1030 Block South Ashland Avenue
Date: Tuesday, May 4, 2021 2:32:38 PM
Attachments: [image001.png](#)

Paul,

I have no concerns with the billboard upgrade as submitted. I am curious though what would happen to this billboard if the City ever decides to remove the overpass structure and convert S Ashland Ave to an at-grade roadway.

Dave

From: Paul Neumeyer [mailto:Paul.Neumeyer@greenbaywi.gov]
Sent: Tuesday, May 04, 2021 2:16 PM
To: Dave Hansen
Subject: Proposed Billboard Reconstruction - 1030 Block South Ashland Avenue

Dave:

Lamar Advertising is proposing to reconstruct a billboard structure and convert an existing off-premise billboard sign panel from a static display to a digital one for the south facing sign face in the 1030 Block of South Ashland Avenue, see attached. Section 13-2013 of the Zoning Code allows for the Director of Public Works or his designee (Traffic Engineer) to review proposed placement of digital billboards. Please review this location for potential traffic hazards or concerns.

This request will be presented to the Green Bay Plan Commission on Monday, May 10, please provide comments no later than the end of the day Thursday, May 6.

Best Regards,

Paul Neumeyer
Zoning Administrator
City of Green Bay Department of
Community and Economic Development
100 North Jefferson St., Room 608
Green Bay, WI 54301-5026
Paul.Neumeyer@greenbaywi.gov
920.448.3405
www.greenbaywi.gov





Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 21-09) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for the number of the maximum allowable parking stalls per Chapter 13-1714(f) along the 800 Block of S. Huron Road, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Mason-Huron Properties, Inc., property owner (Ald. V. Corpus-Dax, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-09 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
800 Block S Huron Road
(ZP 21-09)**

The Green Bay Plan Commission will hold a public hearing on **Monday, May 10, 2021**, 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

[Dial by your location](#)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

(ZP 21-09) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for the number of the maximum allowable parking stalls per Chapter 13-1714(f) along the 800 Block of S. Huron Road, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying LLC, on behalf of Mason-Huron Properties, Inc., property owner. (Ald. V. Corpus-Dax, District 2)

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 (920) 448-3424 or

Stephanie.Hummel@greenbaywi.gov.

Publication Dates: April 26, 2021 and May 3, 2021



Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(ZP 21-09) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for the number of the maximum allowable parking stalls per Chapter 13-1714(f) along the 800 Block of S. Huron Road, submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, LLC, on behalf of Mason-Huron Properties, Inc., property owner (Ald. V. Corpus-Dax, District 2).

BACKGROUND

Primary Address: 800 Block S. Huron Road

Reason for Request: To allow more than 200 percent of the required parking stalls for a restaurant.

Surrounding Zoning and Land Uses:

SUBJECT	Highway Commercial (C2)	Vacant/Farmland
NORTH	Varied Density Residential (R3)	Vacant/Farmland
SOUTH	Planned Unit Development (PUD)	Gas Station
EAST	Planned Unit Development (PUD)	Commercial
WEST	Varied Density Residential (R3)	Vacant/Farmland

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area for Commercial uses. Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject property is a new parcel (#21-172-4) created along the 800 Block of S. Huron Road for the development of a restaurant. This parcel is 33,974 square feet. The approval of the request would allow for the new restaurant, Scott's Subs, to exceed the maximum number of parking stalls allowed on their parcel per Section 13-1714(f) of the Zoning Code. The site plan is compliant aside from parking.

Section 13-1714 determines minimum parking required for a site based on their use. For the size of their proposed building and outdoor seating area, Scott's Subs is required to have 12 parking stalls. They initially proposed 35 parking stalls. To get their Site Plan approved, they removed 11 stalls to meet their maximum of 24 stalls (see "approved site plan" attachment). The CUP is required to allow the original 35 stalls (see "proposed site plan" attachment). Section 13-1714(f) reads as follows:

(f) Limit on the Number of Off-Street Parking Spaces Provided. No site plan may be approved for a multiple-family or

nonresidential use which contains more than two (2) times the development's minimum number of required parking spaces, except as granted through a conditional use permit. Parking facilities containing 20 stalls or less are exempt from this regulation. The following criteria shall be reviewed in considering a conditional use permit request:

- (1) The proposed development has unique or unusual characteristics (such as high sales volume or low parking turnover) which creates a parking demand that exceeds the maximum ratio and does not typically apply to comparable uses.
- (2) The lot is designed to allow for more intensive future site development that will create and utilize the additional parking demand.
- (3) The need for additional parking cannot be reasonably met through provision of shared parking with nearby uses.

In the review of the Conditional Use Permit (CUP), the Zoning Ordinance Section 12-205(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. The conditional use shall have adequate parking facilities as specified in subchapter 13-1700.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.

When considering the request in relation to the standards, planning staff believes there is a deficiency with the sixth standard:

Standard 6: Section 13-1714(f) is not met with this application. Subsection 1 is not met as there is no excessive need for the use proposed. A sub shop is a mix of dine-in and grab-and-go, neither would require excessive parking times for customers. Subsection 2 is not met as this site is a new parcel with no room for future expansion that may need the excess parking. Subsection 3 is met as there is no reasonable shared parking solution.

Staff feels the proposed restaurant is a proper use for this area. However, the excessive parking is not supported by our criteria in Section 13-1714(f). Ald. Veronica Corpus-Dax and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no inquiries regarding this request.

RECOMMENDATION

Denial of request.

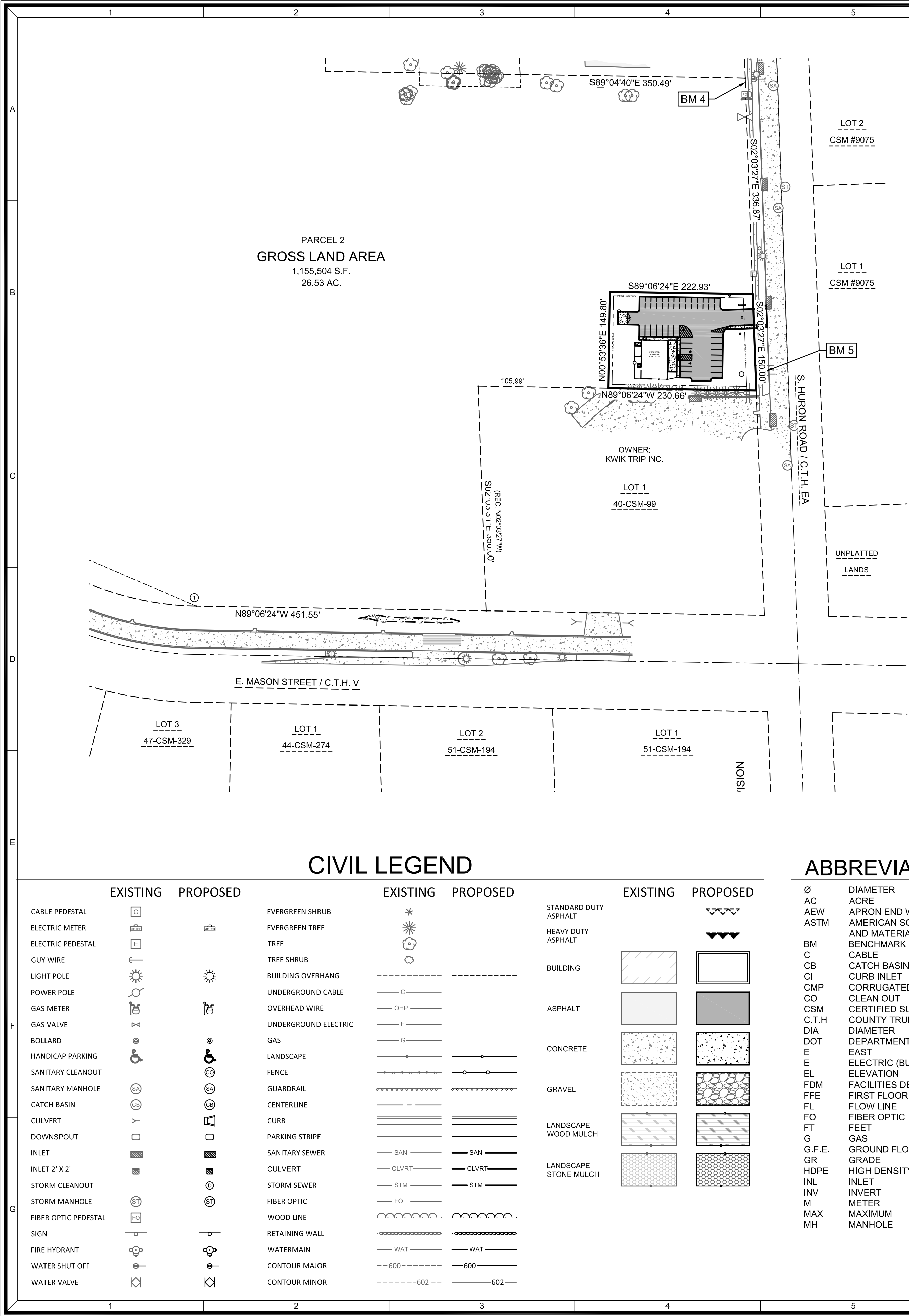
FISCAL IMPACT

ATTACHMENTS

1. ZP 21-09 Map
2. ZP 21-09 Proposed Site Plan, Scott's Subs

3. ZP 21-09, Approved Site Plan, Scott's Subs

R:\Jobs\1649-10-20 SCOTTS SUBS\DRAWINGS\1649-10-20 Eng.dwg 3/24/2021 2:08:33 PM



LOCATION MAP

3200 HURON ROAD
GREEN BAY, WI 54311

NOT TO SCALE

Benchmarks		
Label	Elevation	Description
BM 4	292.57	HYDRANT TAG BOLT
BM 5	290.05	HYDRANT TAG BOLT

LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY/GRADING DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

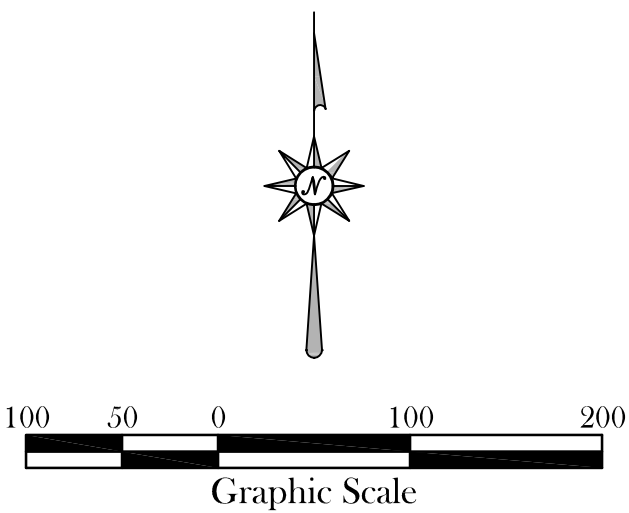
- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC OCTOBER 1ST AND 3RD 2019.
- SURVEY VERTICAL DATUM IS CITY OF GREEN BAY DATUM.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, ", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3
WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

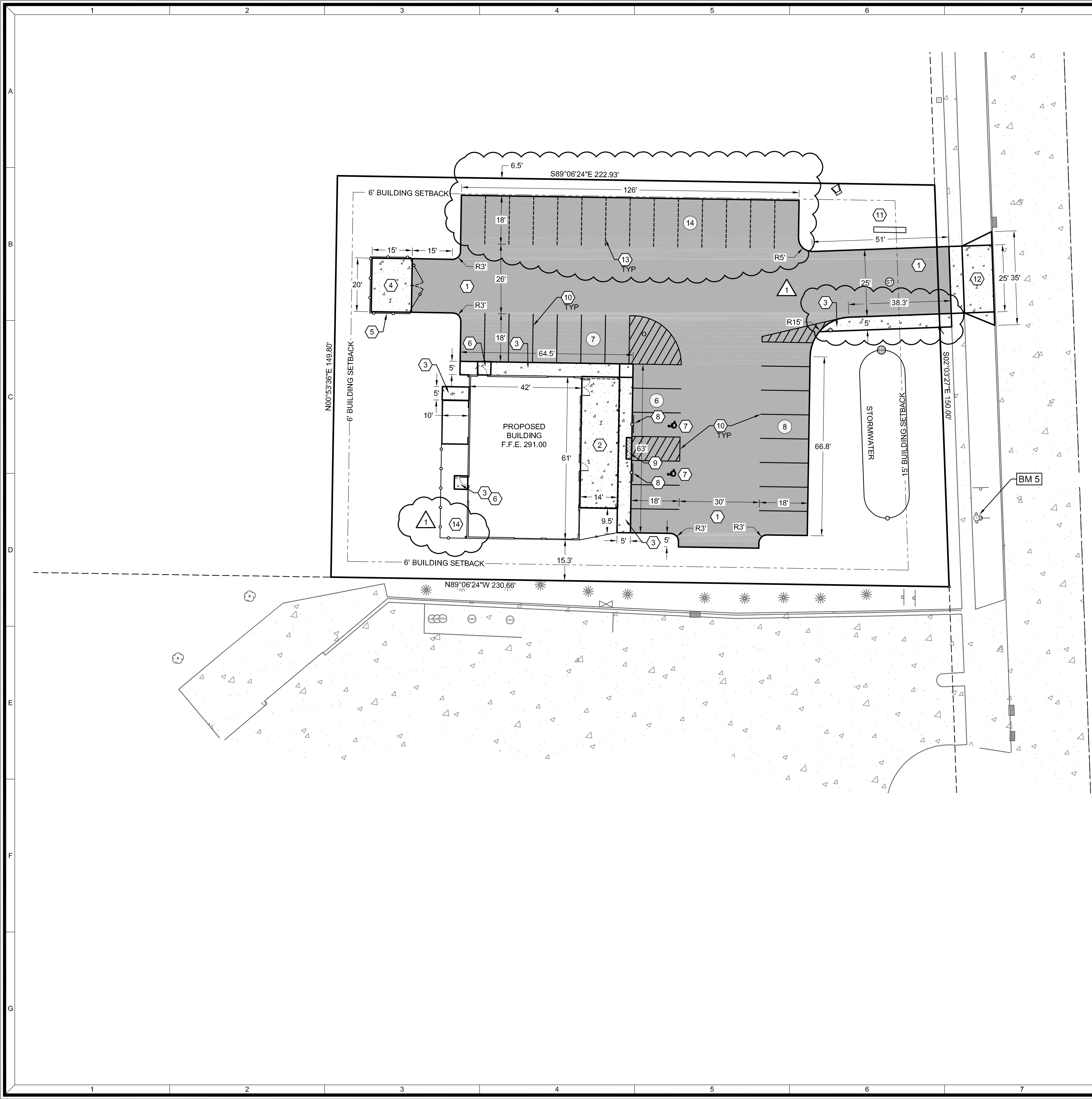
I-43 SUB SHOP

COVER SHEET

REVISION DESCRIPTION

							NO.
DATE: FEBRUARY 24, 2021							
DRAFTED BY: SAH / RPH							
CHECKED BY: JE							
PROJECT NO.: 1649-10-20							
DRAWING NUMBER							
SHEET NUMBER							
C0.1							
OF 10							

R:\Jobs\1649-10-20 SCOTT'S SUBS\DRAWINGS\1649-10-20 Eng.dwg 3/3/2021 1:02:54 AM



SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PATIO; SEE DETAIL B SHEET C6.0
- 3 CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- 4 DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- 5 DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- 6 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 7 ADA HANDICAP STALL; SYMBOL
- 8 ADA HANDICAP SIGN; SEE DETAIL E SHEET C6.0
- 9 ADA HANDICAP WARNING
- 10 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 11 MONUMENT SIGN
- 12 CONCRETE DRIVEWAY APRON; SEE DETAIL F SHEET C6.0
- 13 PARKING STALLS UPON APPROVAL OF CONDITIONAL USE PERMIT REQUEST
- 14 GROUND MOUNTED MECHANICALS

SITE STATISTICS

PARCEL ADDRESS: 3200 HURON ROAD
PARCELS NUMBER: 21-172-2
PARCEL SIZE: 33,974 SF (0.78 AC)
ZONING: C-2; GENERAL COMMERCIAL

EXISTING SITE
GREEN SPACE: 33,974 SF (100%)
IMPERVIOUS AREA
BUILDING: 0.0 SF (0%)
PAVEMENT: 0.0 SF (0%)
TOTAL IMPERVIOUS: 0.0 SF (0%)

PROPOSED SITE
TOTAL DISTURBED AREA: 34,816 SF (0.80 AC)
GREEN SPACE PROVIDED: 15,646 SF (46%)
IMPERVIOUS AREA
BUILDING: 3,413 SF (10%)
PAVEMENT: 14,915 SF (44%)
TOTAL IMPERVIOUS: 18,328 SF (54%)

PARKING PROVIDED
PARKING SPACES REQ'D/CALCS: 1 / 300 SF NET FLOOR AREA
PLUS 1 / 500 SF EXTERIOR SEATING
2,727 SF / 300 SF + 686 SF / 500 SF = 10 + 2 = 12 STALLS
35 STALLS; INCLUDES 2 ADA STALLS

PARKING SPACES PROVIDED:

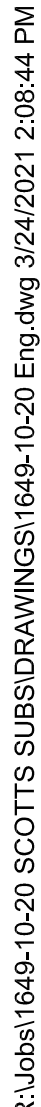
BUILDING INFORMATION
NUMBER OF STRUCTURES: 1
CLASS OF CONSTRUCTION: TYPE VB
HEIGHT: 22' - 2 1/8"
NUMBER OF STORIES: 1 STORY
FLOOR AREA RATIO (F.A.R.): 0.1 F.A.R. MINIMUM
F.A.R. PROVIDED: 0.1 F.A.R.

I-43 SUB SHOP

SITE PLAN

REVISION DESCRIPTION	
NO.	

DATE: FEBRUARY 24, 2021	
DRAFTED BY: SAH / RPH	
CHECKED BY: JE	
PROJECT NO.: 1649-10-20	
DRAWING NUMBER	
SHEET NUMBER	
C2.0	
OF 10	





STONE TRACKING PAD

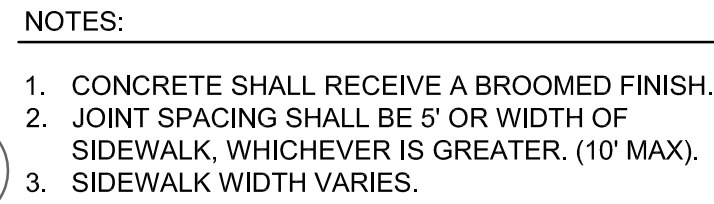




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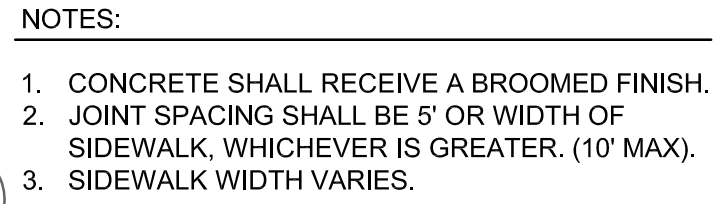
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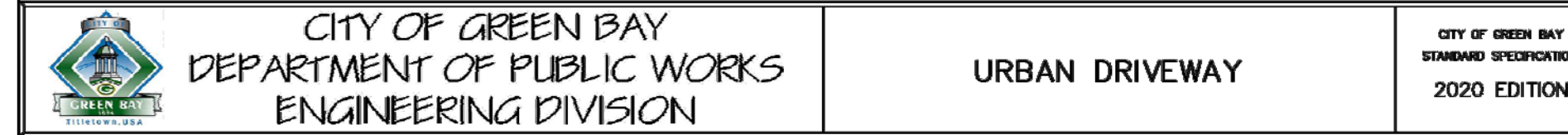
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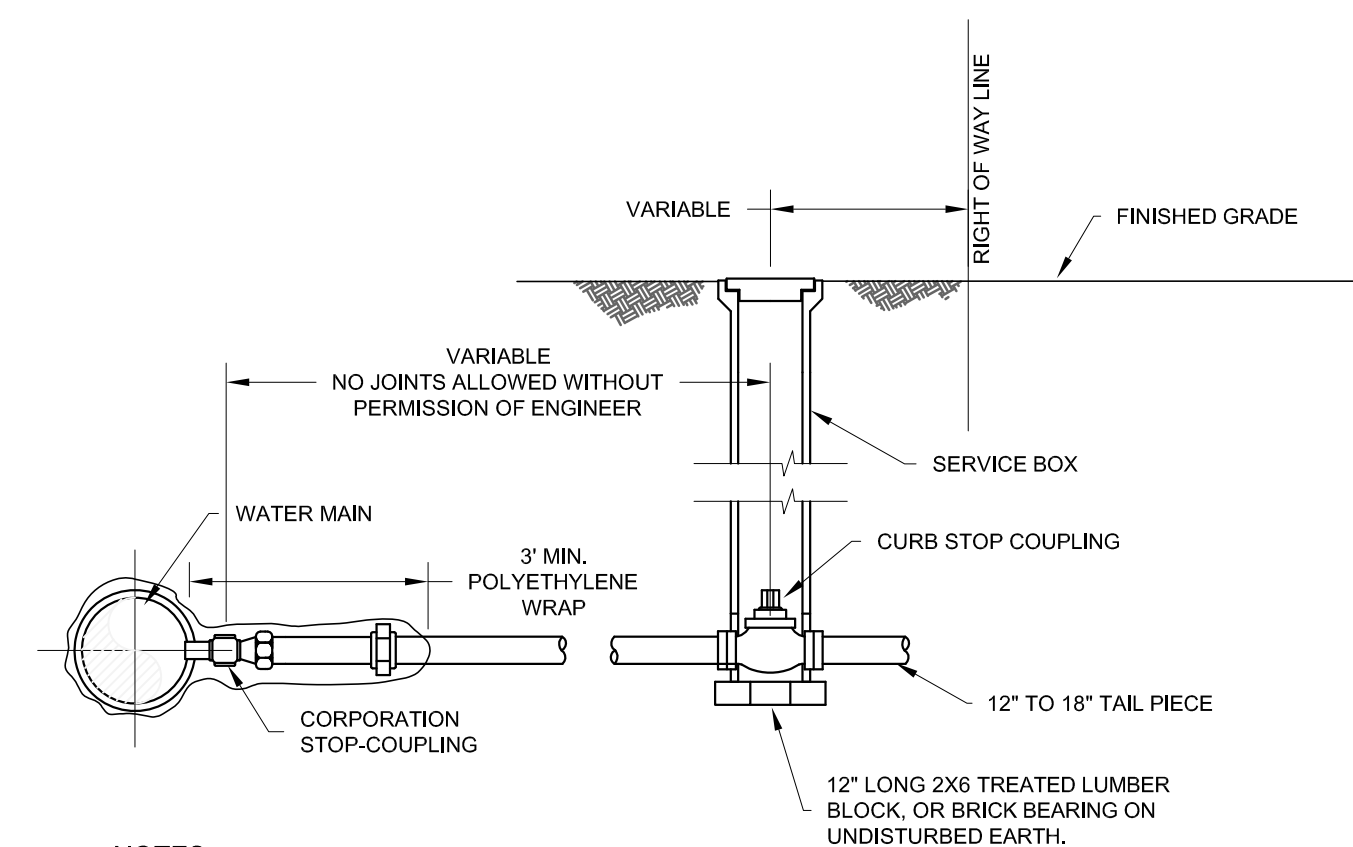
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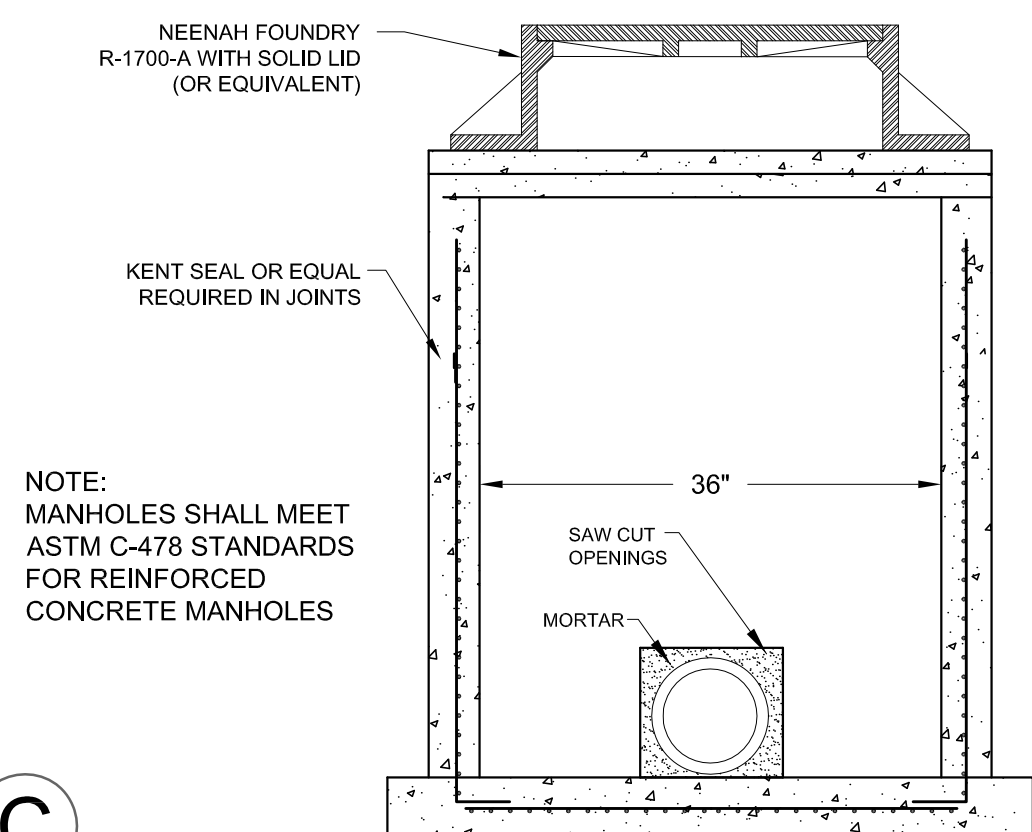
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NOTES:

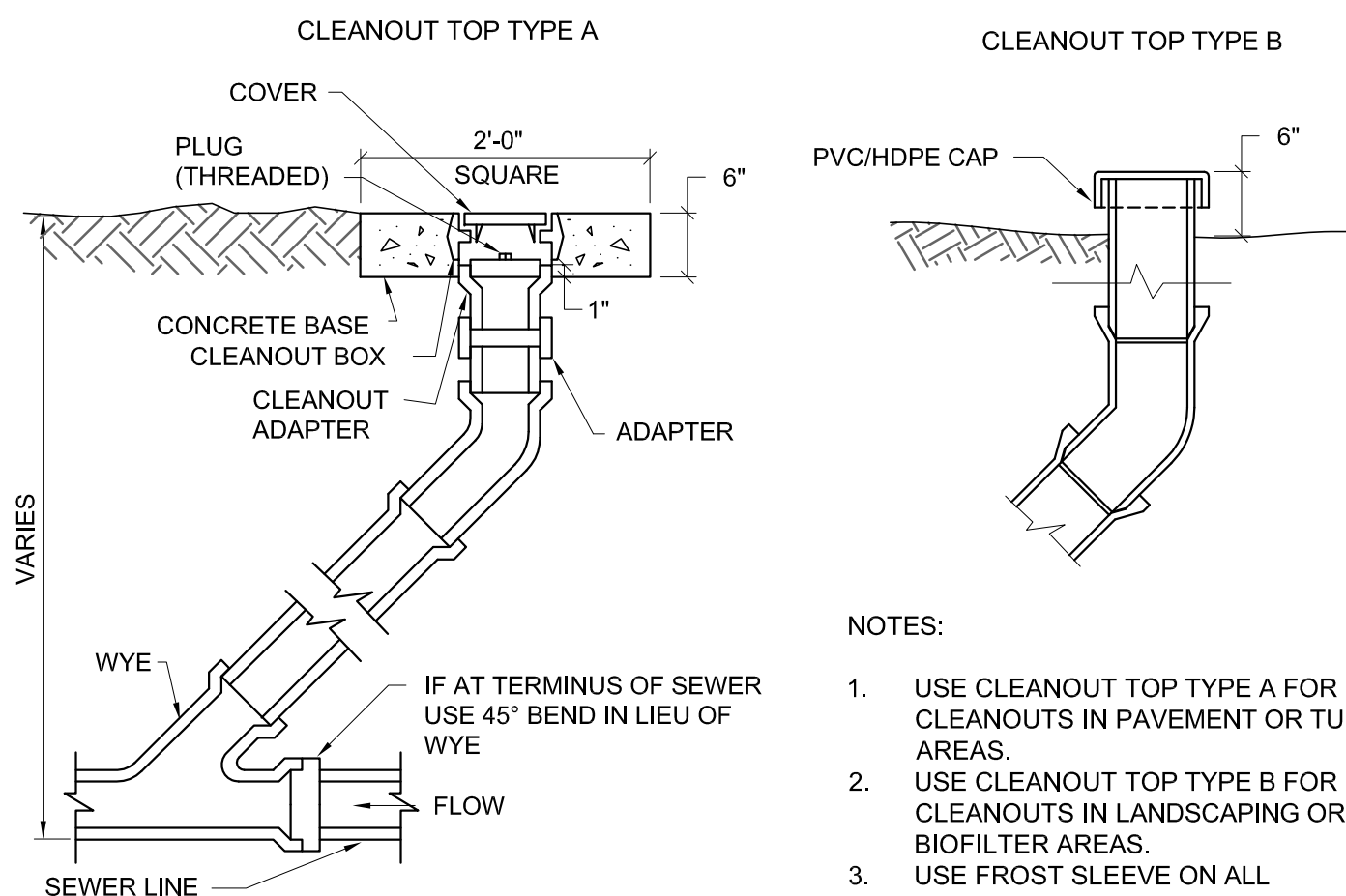
1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.
4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD. IF NO STANDARD IS PRESENT, PIPE SHALL BE EITHER TYPE K COPPER, OR SDR 9 PE.

WATER SERVICE CONNECTION



NOTE:
MANHOLES SHALL MEET
ASTM C-478 STANDARDS
FOR REINFORCED
CONCRETE MANHOLES

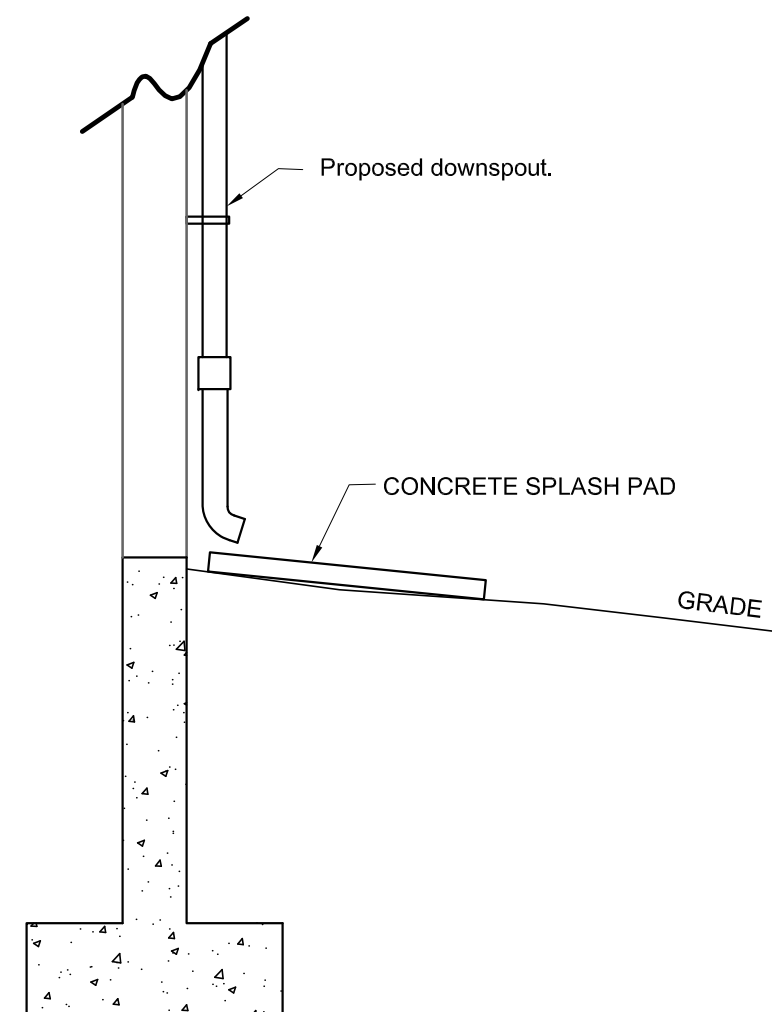
PRECAST CONCRETE STORM MANHOLE



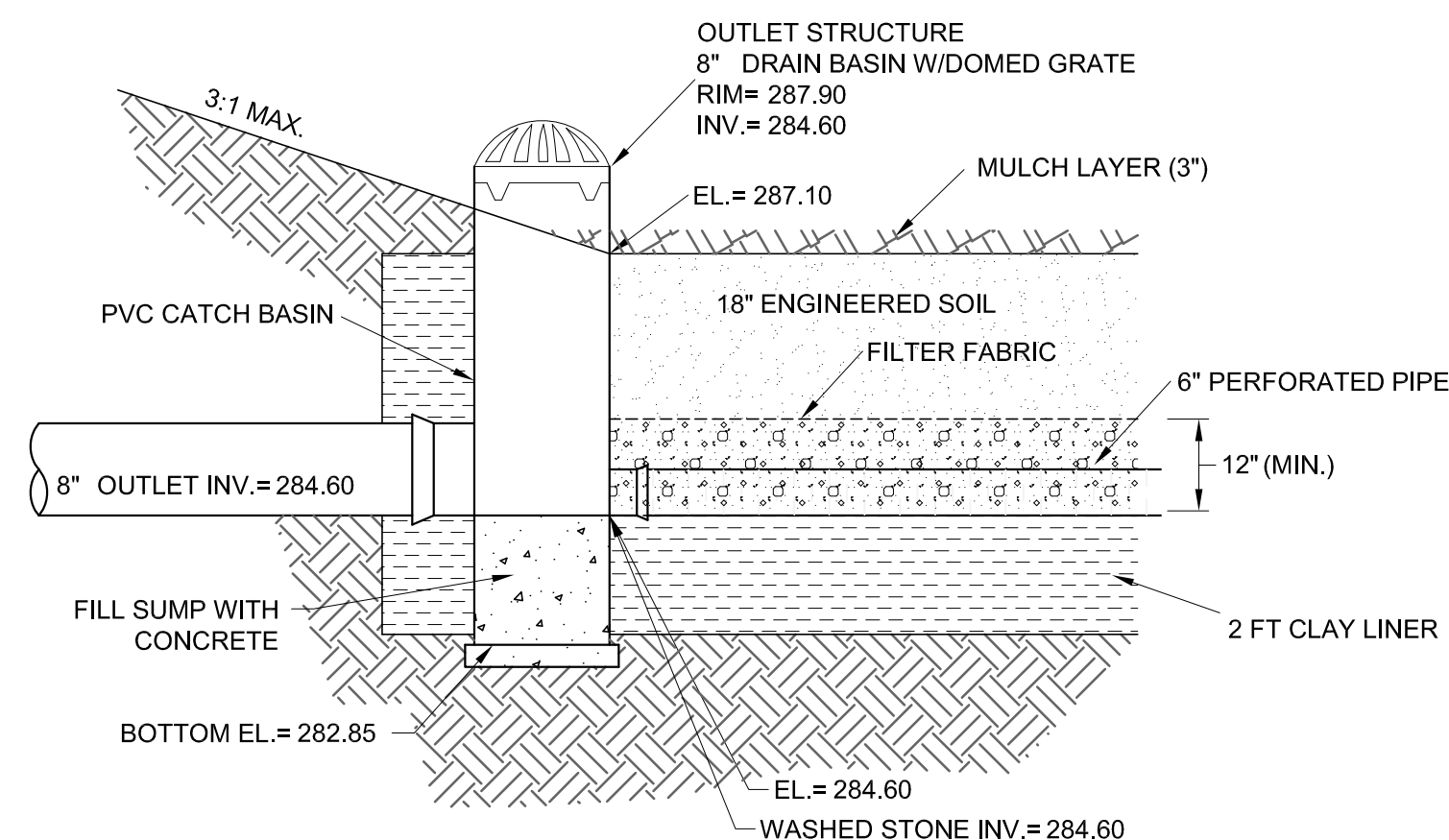
NOTES:

1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS

CLEANOUT

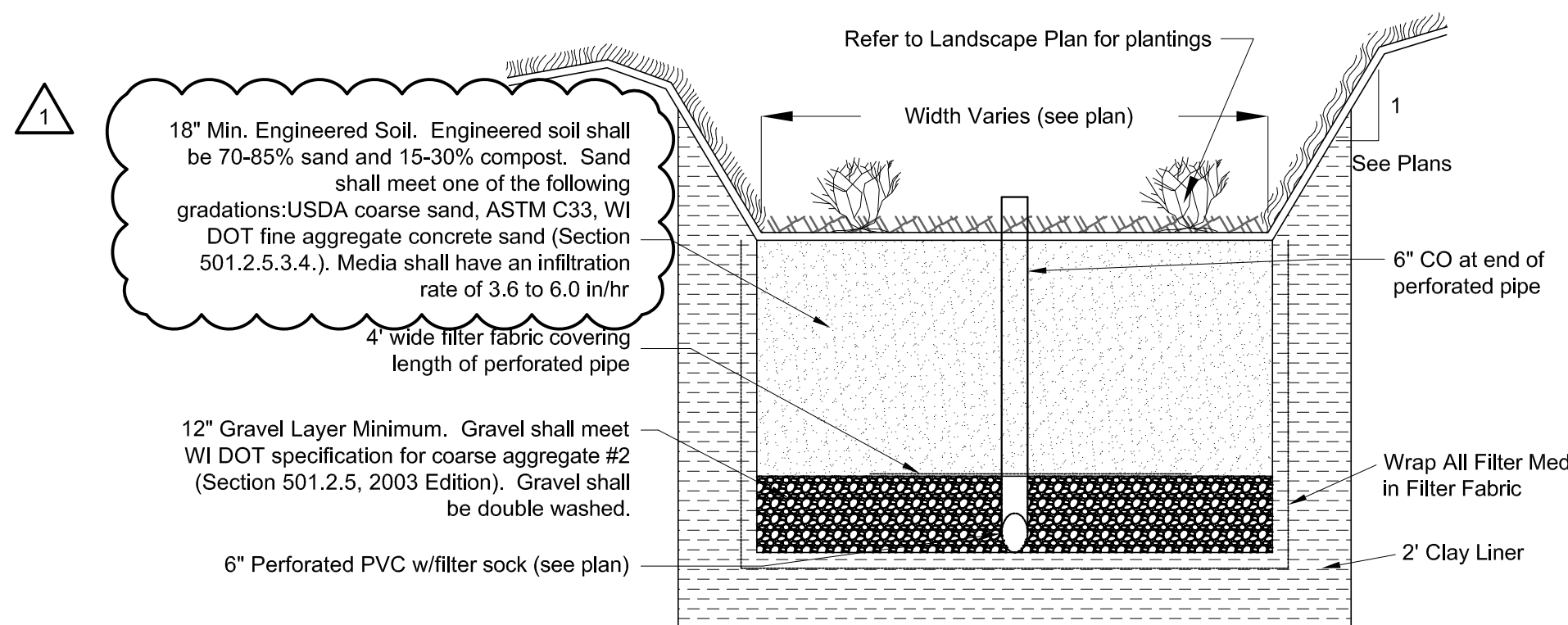


DOWNSPOUT DETAIL



SCALE: N.T.S.

BIOFILTER OUTLET STRUCTURE



TYPICAL BIOFILTER CROSS SECTION

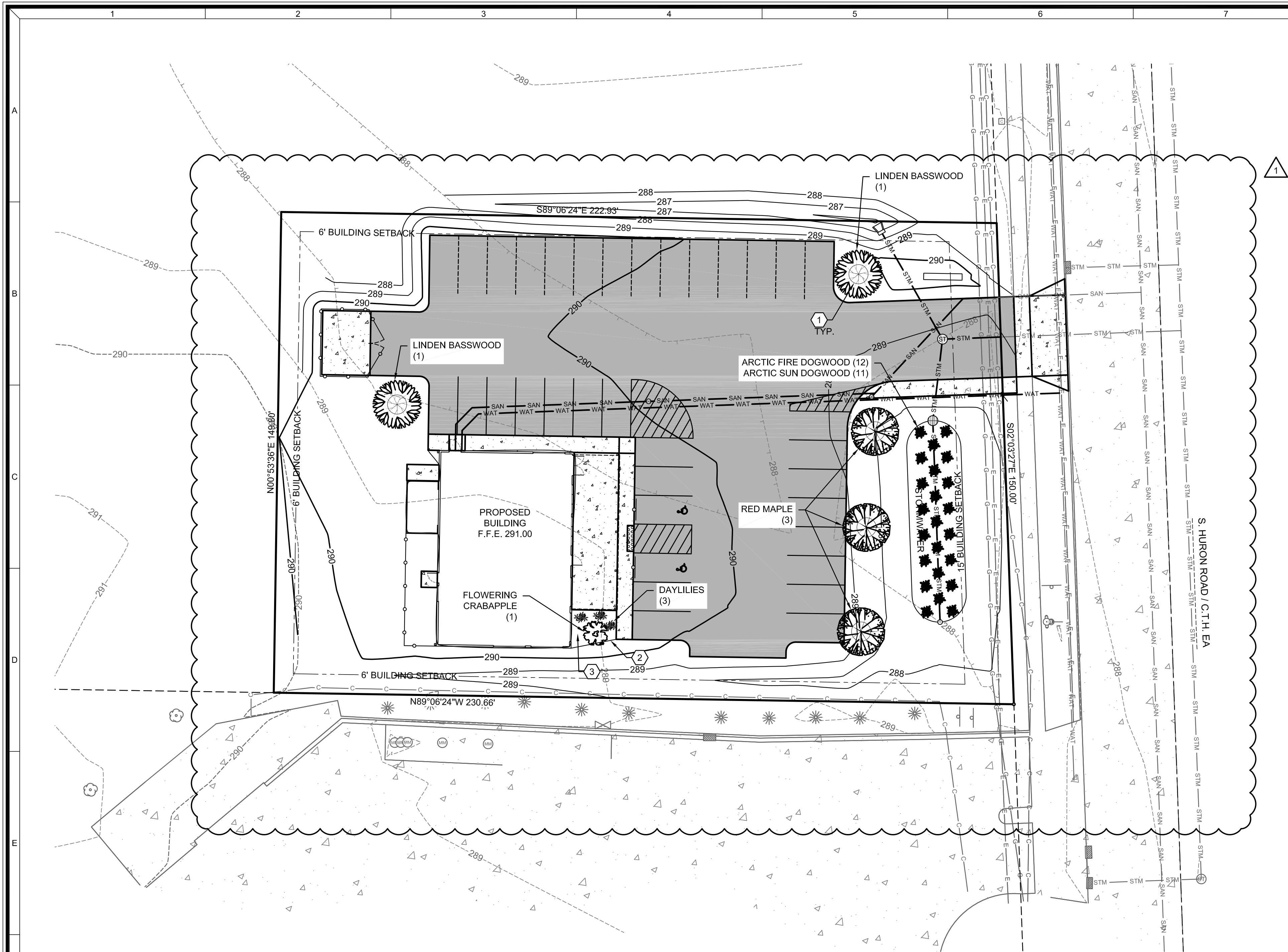
BIOFILTER CONSTRUCTION SEQUENCING AND OVERSIGHT

- A person trained and experienced in the construction, operation and maintenance of infiltration devices shall be responsible for construction of the device. The following apply:

1. Construction Site Stabilization - Construction site runoff from disturbed areas shall not be allowed to enter the bioretention device. Runoff from pervious areas shall be diverted from the device until the pervious areas have undergone final stabilization.
2. Suitable Weather - Construction shall be suspended during periods of rainfall or snowmelt. Construction shall remain suspended if ponded water is present or if residual soil moisture contributes significantly to the potential for soil smearing, clumping or other forms of compaction.
3. Compaction Avoidance - Compaction and smearing of the soils beneath the floor and side slopes of the bioretention area, and compaction of the soils used for backfill in the soil planting bed, shall be minimized. During site development, the area dedicated to the bioretention device shall be cordoned off to prevent access by heavy equipment. Acceptable equipment for constructing the bioretention device includes excavation hoes, light equipment with turf type tires, marsh equipment or wide-track loaders.

4. Compaction Remediation - If compaction occurs at the base of the bioretention device, the soil shall be refractured to a depth of at least 12 inches. If smearing occurs, the smeared areas of the interface shall be corrected by raking or roto-tilling.
5. Placement and Settling of Engineered Soil - The following apply:
 - a. Prior to placement in the bioretention device, the engineered soil shall be remixed and the moisture content shall be low enough to prevent clumping and compaction during placement.
 - b. The engineered soil shall be placed in multiple lifts, each approximately 12 inches in depth.
 - c. Steps may be taken to induce mild settling of the engineered soil bed as needed to prepare a stable planting medium and to stabilize the ponding depth. Vibrating plate-style compactors shall not be used to induce settling.
6. Planting - The entire soil planting bed shall be mulched prior to planting vegetation to help prevent compaction of the planting soil during the planting process. Mulch shall be pushed aside for the placement of each plant.

R:\Jobs\1649-10-20 SCOTT'S SUBS\DRAWINGS\1649-10-20 Eng.dwg 3/24/2021 2:09:51 PM

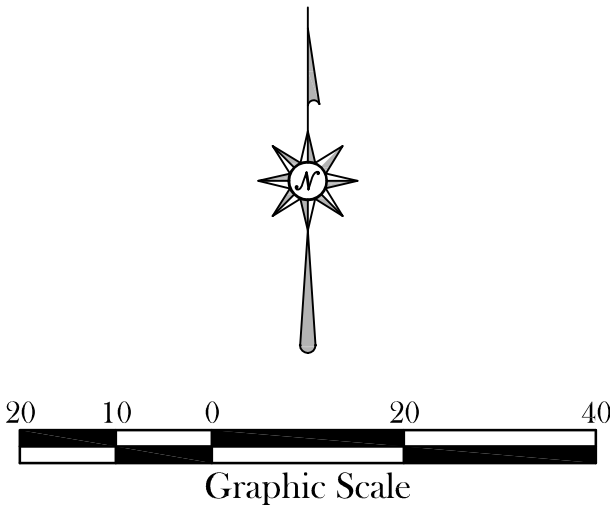


SHEET KEY NOTES:

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ 1½" RIVER ROCK WITH WEED BARRIER FABRIC

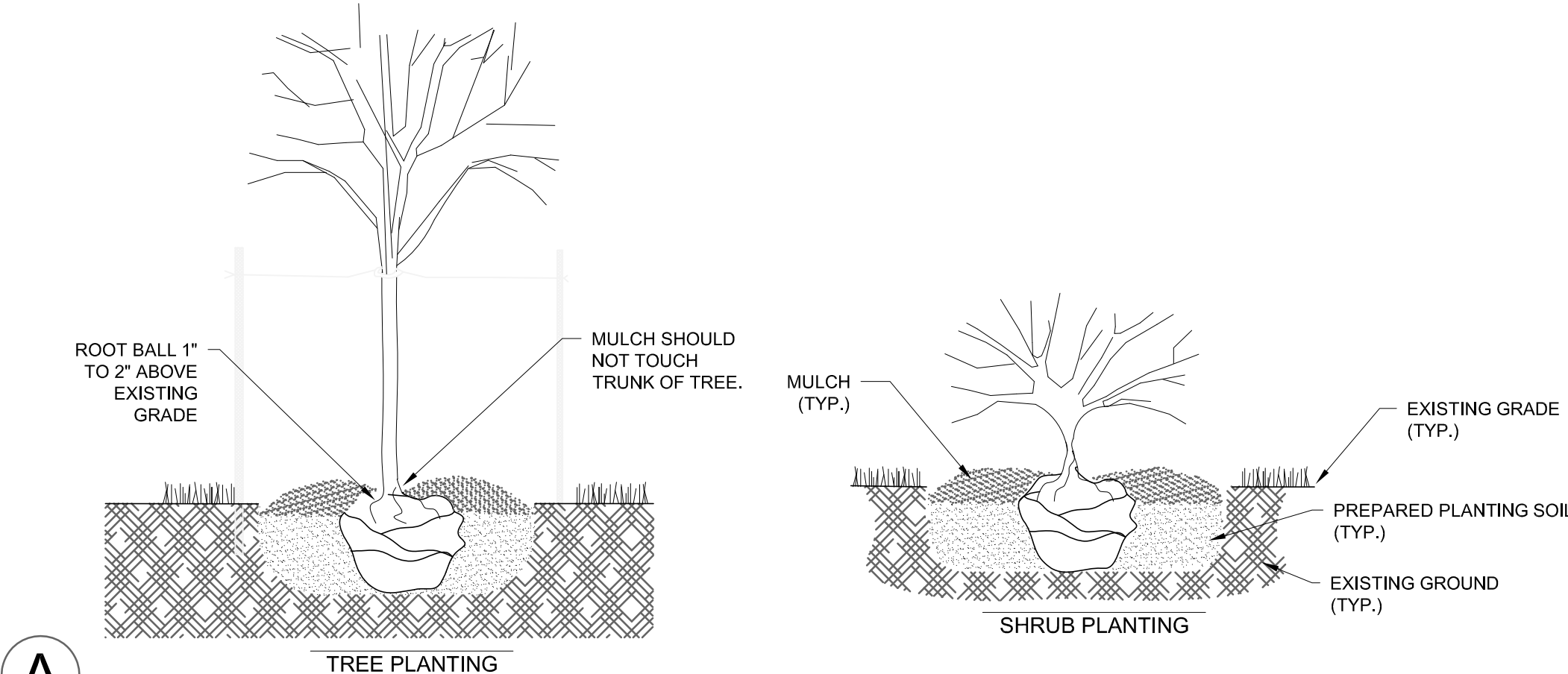
PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	12	1 GAL.
	ARCTIC SUN DOGWOOD	CORNUS SANGUINEA 'CATO'	11	1 GAL.
	RED MAPLE	ACER RUBRUM	3	1.5" DIA.
	LINDEN BASSWOOD	TILIA AMERICANA	2	1.5" DIA.
	FLOWERING CRABAPPLE	MALUS 'PRAIRIFIRE'	1	0.75" DIA.
	DAYLILIES	HEMEROCALLIS	3	1 GAL



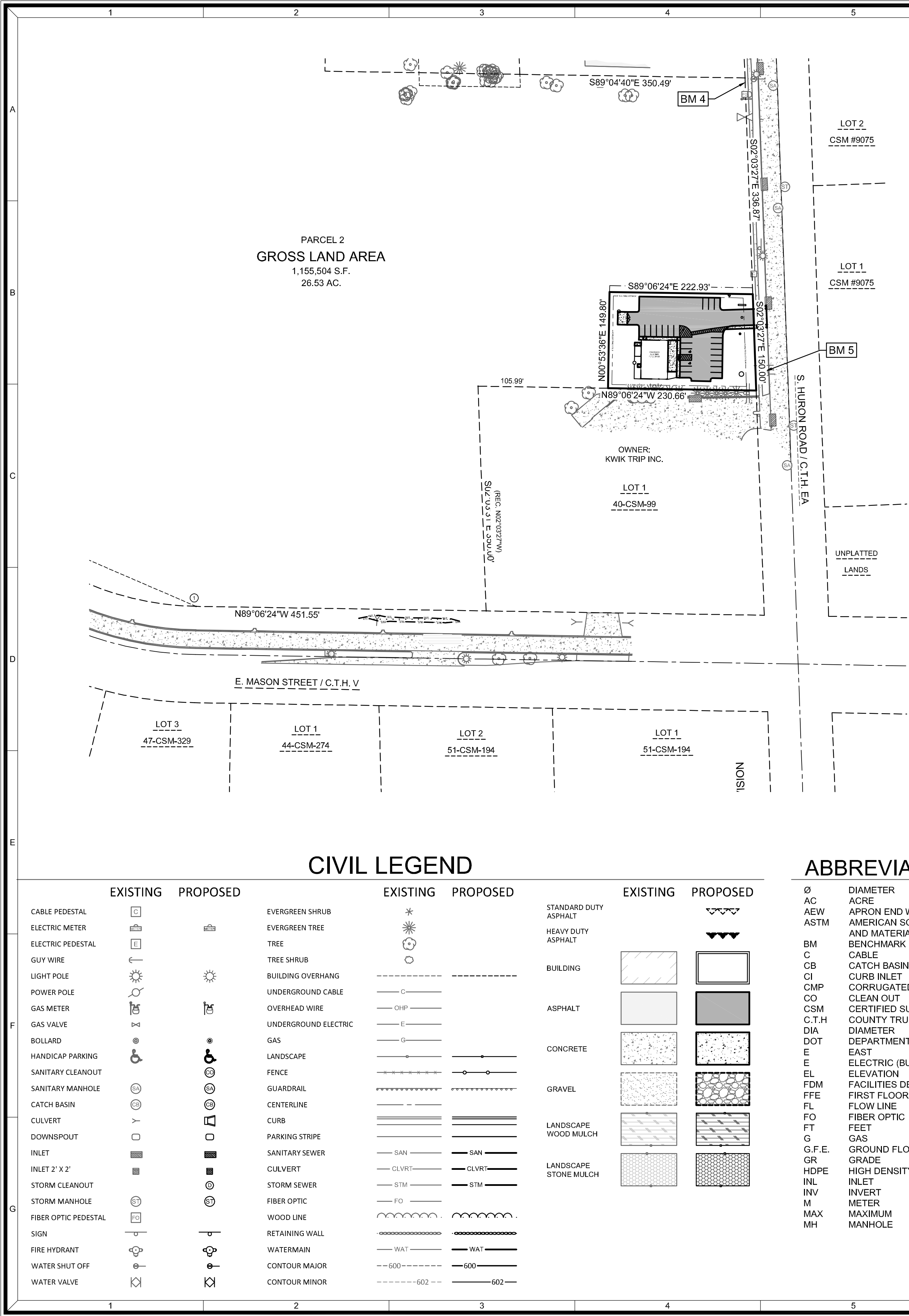
LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDoT No. 40 GRASS MIX.



PLANTING DETAIL

R:\Jobs\1649-10-20 SCOTTS SUBS\DRAWINGS\1649-10-20 Eng.dwg 4/16/2021 9:26:24 AM



LOCATION MAP

3200 HURON ROAD
GREEN BAY, WI 54311

NOT TO SCALE

Benchmarks		
Label	Elevation	Description
BM 4	292.57	HYDRANT TAG BOLT
BM 5	290.05	HYDRANT TAG BOLT

LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 11,
T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY/GRADING DETAILS
- L1.0 LANDSCAPE PLAN

GENERAL NOTES:

- THE CITY OF GREEN BAY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED THREE (3) WORKING DAYS BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY, CONTACT MATT WOICEK (920) 448-3100.
- A TRAFFIC CONTROL PLAN AND PERMITS MUST BE OBTAINED FROM THE CITY OF GREEN BAY TRAFFIC ENGINEER BEFORE THE START OF ANY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY, CONTACT DAVE HANSON (920) 448-3100.

CIVIL GENERAL NOTES:

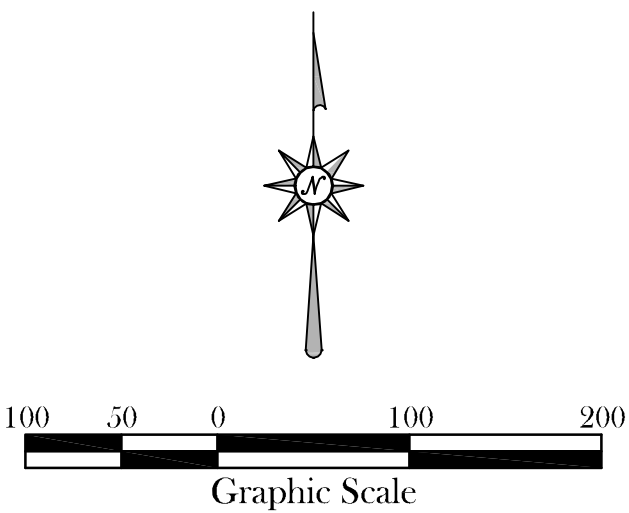
- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC OCTOBER 1ST AND 3RD 2019.
- SURVEY VERTICAL DATUM IS CITY OF GREEN BAY DATUM.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
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CALL DIGGERS HOTLINE
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TOLL FREE

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AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
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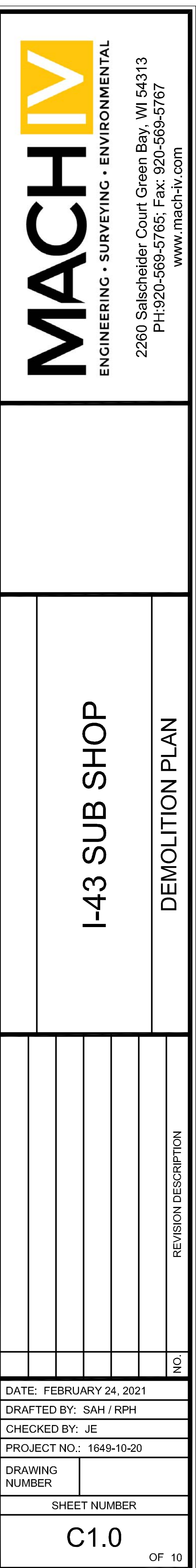
2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

I-43 SUB SHOP

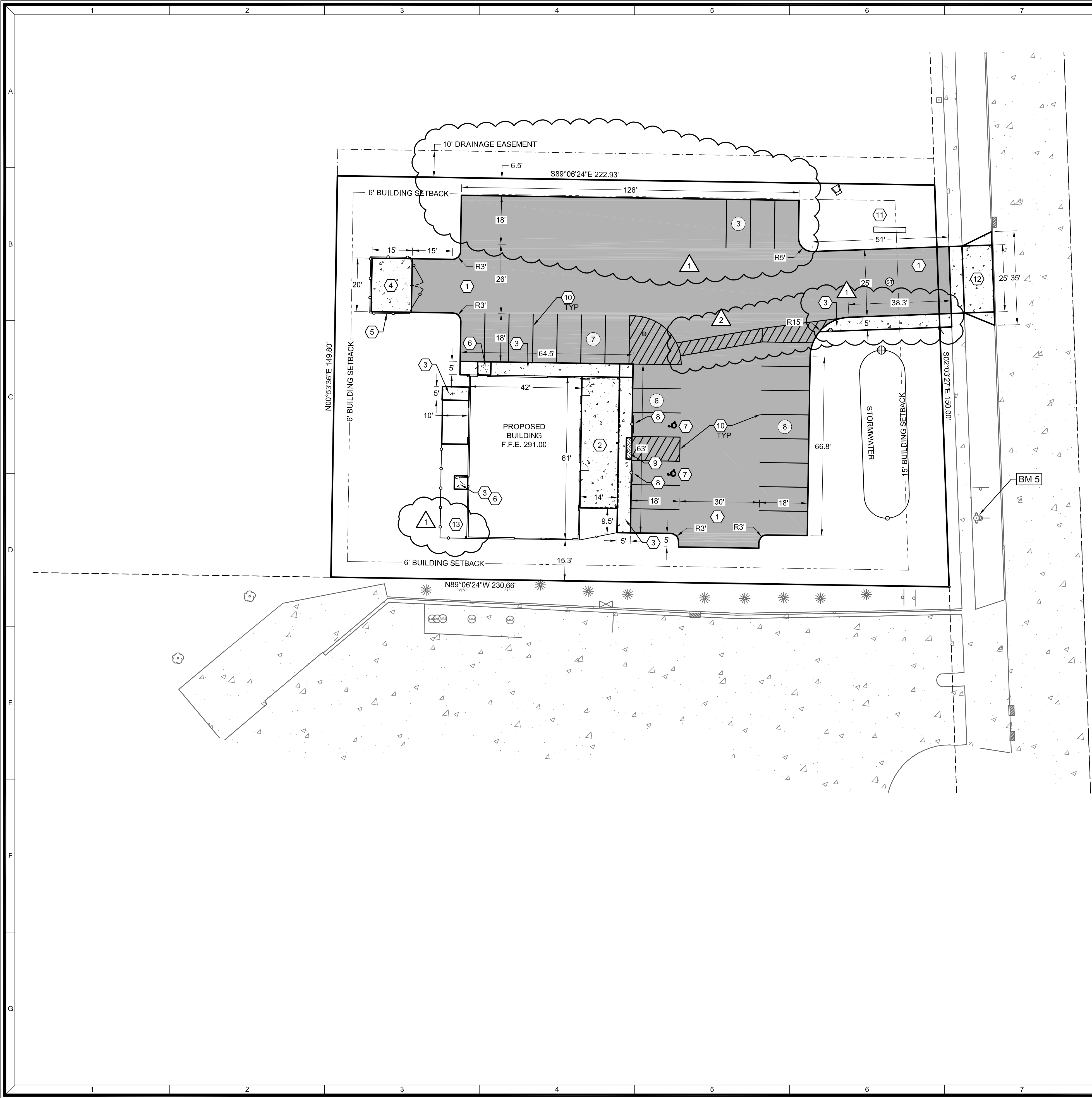
COVER SHEET

REVISION DESCRIPTION

NO.						NO.
DATE: FEBRUARY 24, 2021						
DRAFTED BY: SAH / RPH						
CHECKED BY: JE						
PROJECT NO.: 1649-10-20						
DRAWING NUMBER						
SHEET NUMBER						
C0.1						
OF 10						



R:\Jobs\1649-10-20 SCOTT'S SUBS\DRAWINGS\1649-10-20 Eng.dwg 4/16/2021 9:26:29 AM



SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PATIO; SEE DETAIL B SHEET C6.0
- 3 CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- 4 DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- 5 DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
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- 7 ADA HANDICAP STALL; SYMBOL
- 8 ADA HANDICAP SIGN; SEE DETAIL E SHEET C6.0
- 9 ADA HANDICAP WARNING
- 10 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 11 MONUMENT SIGN
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SITE STATISTICS

PARCEL ADDRESS: 3200 HURON ROAD
PARCELS NUMBER: 21-172-2
PARCEL SIZE: 33,974 SF (0.78 AC)
ZONING: C-2; GENERAL COMMERCIAL

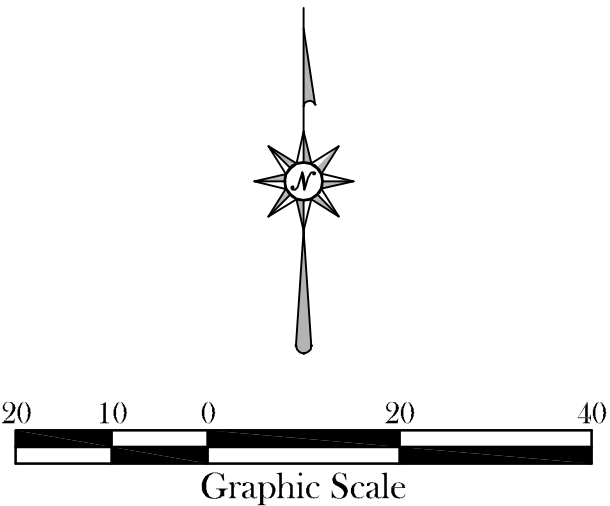
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IMPERVIOUS AREA
BUILDING: 0.0 SF (0%)
PAVEMENT: 0.0 SF (0%)
TOTAL IMPERVIOUS: 0.0 SF (0%)

PROPOSED SITE
TOTAL DISTURBED AREA: 34,816 SF (0.80 AC)
GREEN SPACE PROVIDED: 15,646 SF (46%)
IMPERVIOUS AREA
BUILDING: 3,413 SF (10%)
PAVEMENT: 14,915 SF (44%)
TOTAL IMPERVIOUS: 18,328 SF (54%)

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PARKING SPACES REQ'D/CALCS: 1 / 300 SF NET FLOOR AREA
PLUS 1 / 500 SF EXTERIOR SEATING
2,727 SF / 300 SF + 686 SF / 500 SF = 10 +2 = 12 STALLS
24 STALLS; INCLUDES 2 ADA STALLS

PARKING SPACES PROVIDED:

BUILDING INFORMATION
NUMBER OF STRUCTURES: 1
CLASS OF CONSTRUCTION: TYPE VB
HEIGHT: 22' - 2 1/8"
NUMBER OF STORIES: 1 STORY
FLOOR AREA RATIO (F.A.R.): 0.1 F.A.R. MINIMUM
F.A.R. PROVIDED: 0.1 F.A.R.

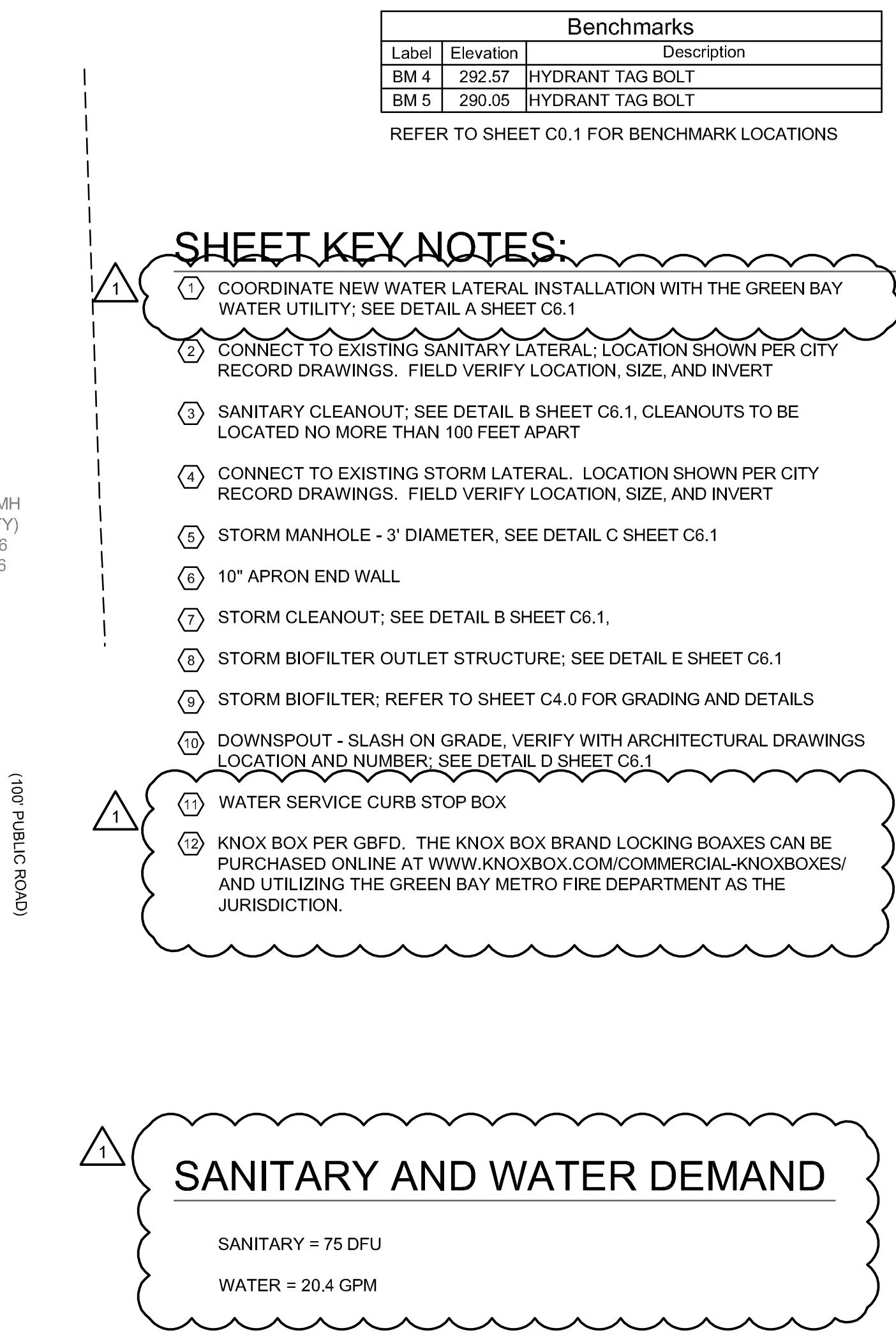


I-43 SUB SHOP

SITE PLAN

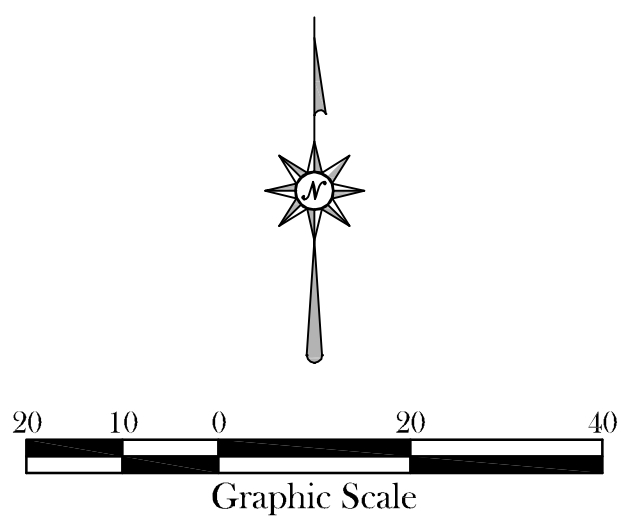
REVISION DESCRIPTION	
NO.	
1	CITY COMMENTS
2	4/14/2021 CITY COMMENTS

DATE: FEBRUARY 24, 2021	
DRAFTED BY: SAH / RPH	
CHECKED BY: JE	
PROJECT NO.: 1649-10-20	
DRAWING NUMBER	
SHEET NUMBER	
C2.0	
OF 10	



SANITARY = 75 DFL
WATER = 20.4 GPM

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE HDPE OR COPPER. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40 UNLESS OTHERWISE NOTED.
7. NOTIFY THE CITY OF GREEN BAY WATER DEPARTMENT THREE (3) WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL AT 920-448-3480.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.



Benchmarks		
Label	Elevation	Description
BM 4	292.57	HYDRANT TAG BOLT
BM 5	290.05	HYDRANT TAG BOLT

REFER TO SHEET C0.1 FOR BENCHMARK LOCATIONS

SHEET KEY NOTES:

- ① COORDINATE NEW WATER LATERAL INSTALLATION WITH THE GREEN BAY WATER UTILITY; SEE DETAIL A SHEET C6.1
- ② CONNECT TO EXISTING SANITARY LATERAL; LOCATION SHOWN PER CITY RECORD DRAWINGS. FIELD VERIFY LOCATION, SIZE, AND INVERT
- ③ SANITARY CLEANOUT; SEE DETAIL B SHEET C6.1. CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
- ④ CONNECT TO EXISTING STORM LATERAL. LOCATION SHOWN PER CITY RECORD DRAWINGS. FIELD VERIFY LOCATION, SIZE, AND INVERT
- ⑤ STORM MANHOLE - 3' DIAMETER, SEE DETAIL C SHEET C6.1
- ⑥ 10" APRON END WALL
- ⑦ STORM CLEANOUT; SEE DETAIL B SHEET C6.1.
- ⑧ STORM BIOFILTER OUTLET STRUCTURE; SEE DETAIL E SHEET C6.1
- ⑨ STORM BIOFILTER; REFER TO SHEET C4.0 FOR GRADING AND DETAILS
- ⑩ DOWNSPOUT - SLASH ON GRADE, VERIFY WITH ARCHITECTURAL DRAWINGS LOCATION AND NUMBER; SEE DETAIL D SHEET C6.1
- ⑪ WATER SERVICE CURB STOP BOX
- ⑫ KNOX BOX PER GBFD. THE KNOX BOX BRAND LOCKING BOAXES CAN BE PURCHASED ONLINE AT WWW.KNOXBOX.COM/COMMERCIAL-KNOXBOXES/ AND UTILIZING THE GREEN BAY METRO FIRE DEPARTMENT AS THE JURISDICTION.

MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL

22260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

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I-43 SUB SHOP

UTILITY PLAN

[illegible]

DATE: FEBRUARY 24, 2021

DRAFTED BY: SAH / RPH

CHECKED BY: JE

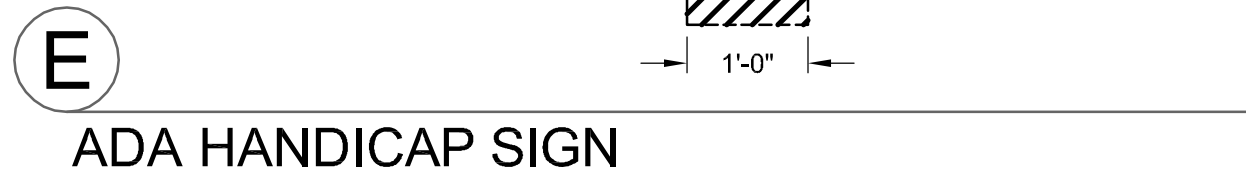
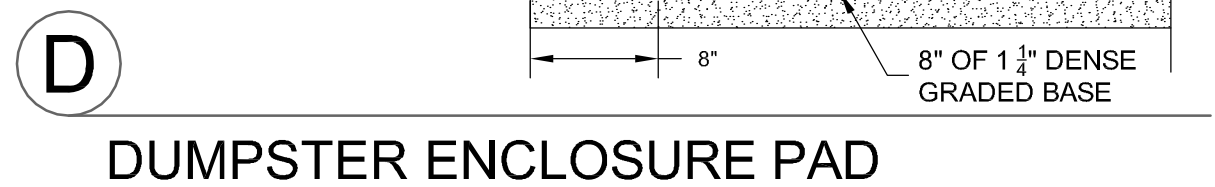
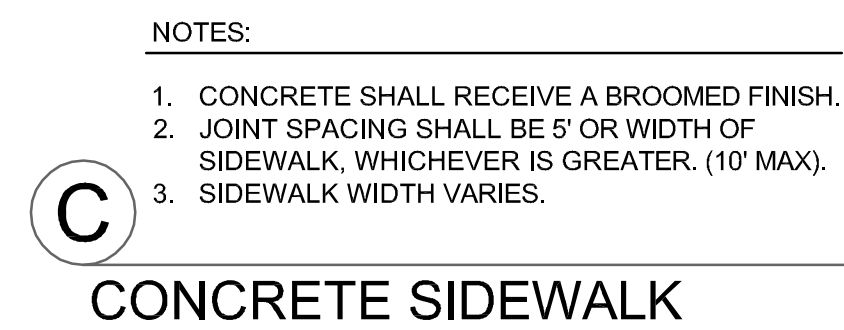
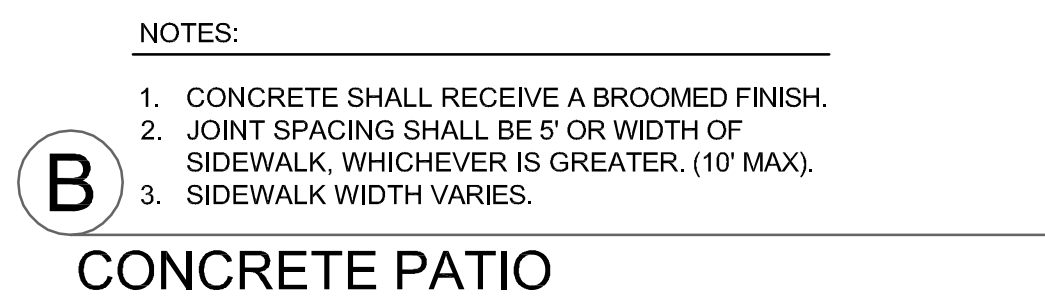
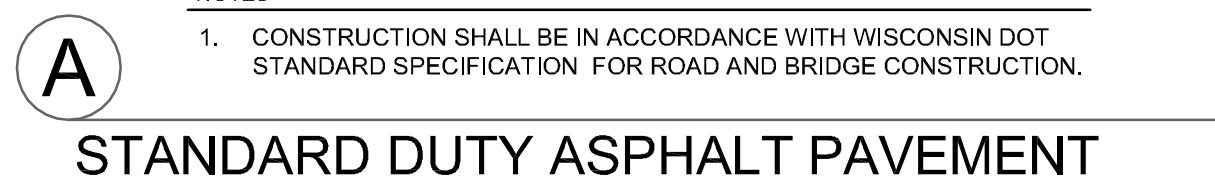
PROJECT NO.: 1649-10-20

DRAWING
NUMBER

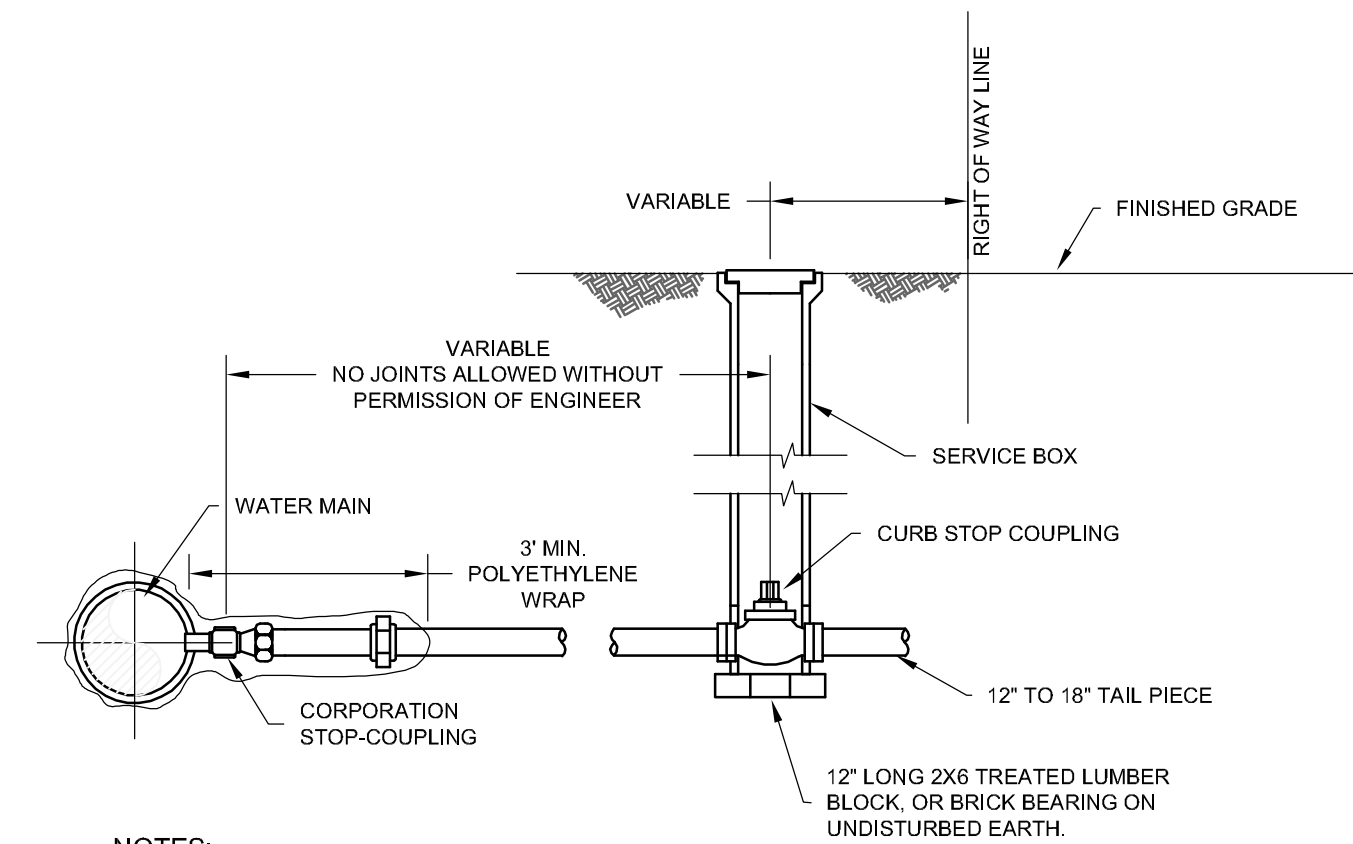
SHEET NUMBER

C3.0

OF 10



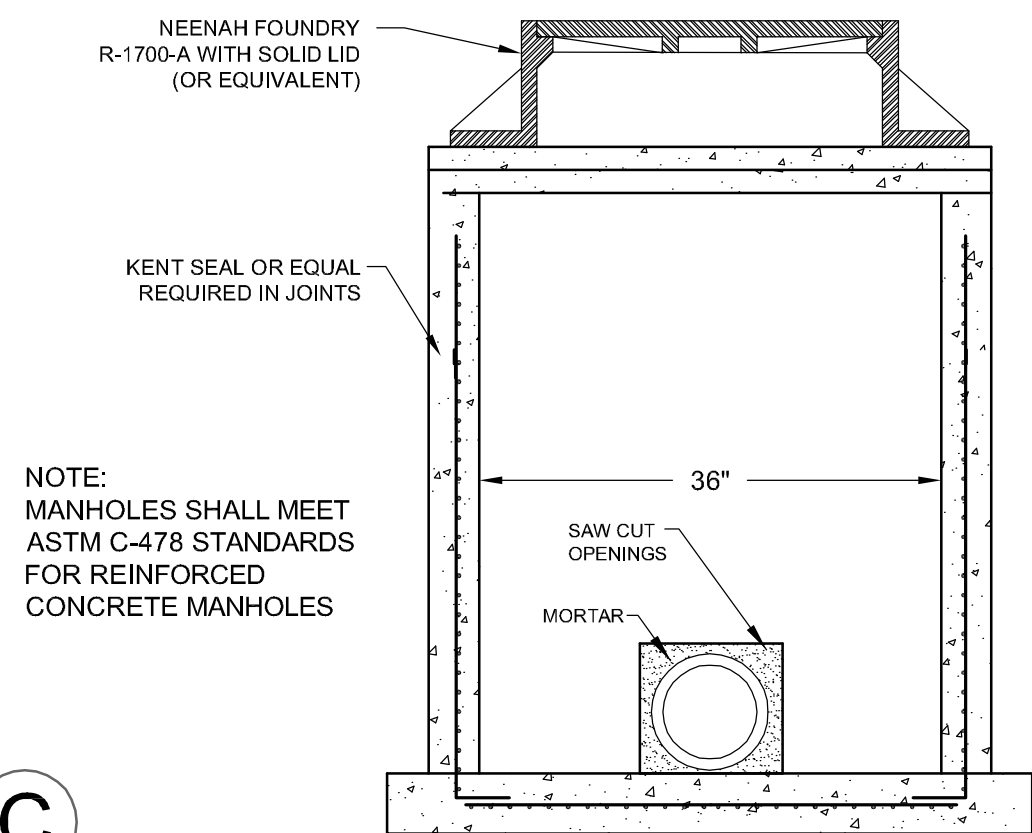
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NOTES:

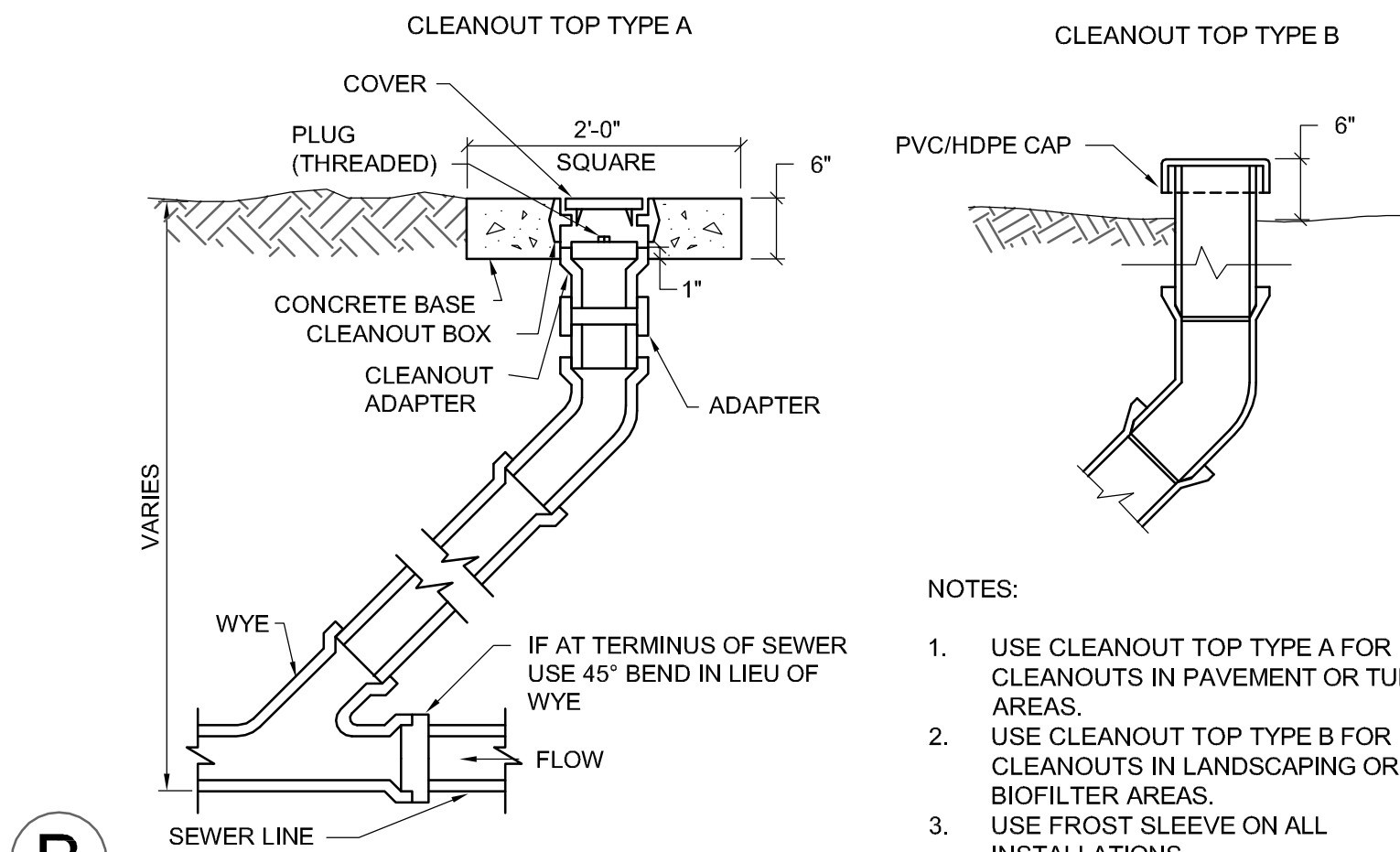
1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.
4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD. IF NO STANDARD IS PRESENT, PIPE SHALL BE EITHER TYPE K COPPER, OR SDR 9 PE.

WATER SERVICE CONNECTION



NOTE:
MANHOLES SHALL MEET
ASTM C-478 STANDARDS
FOR REINFORCED
CONCRETE MANHOLES

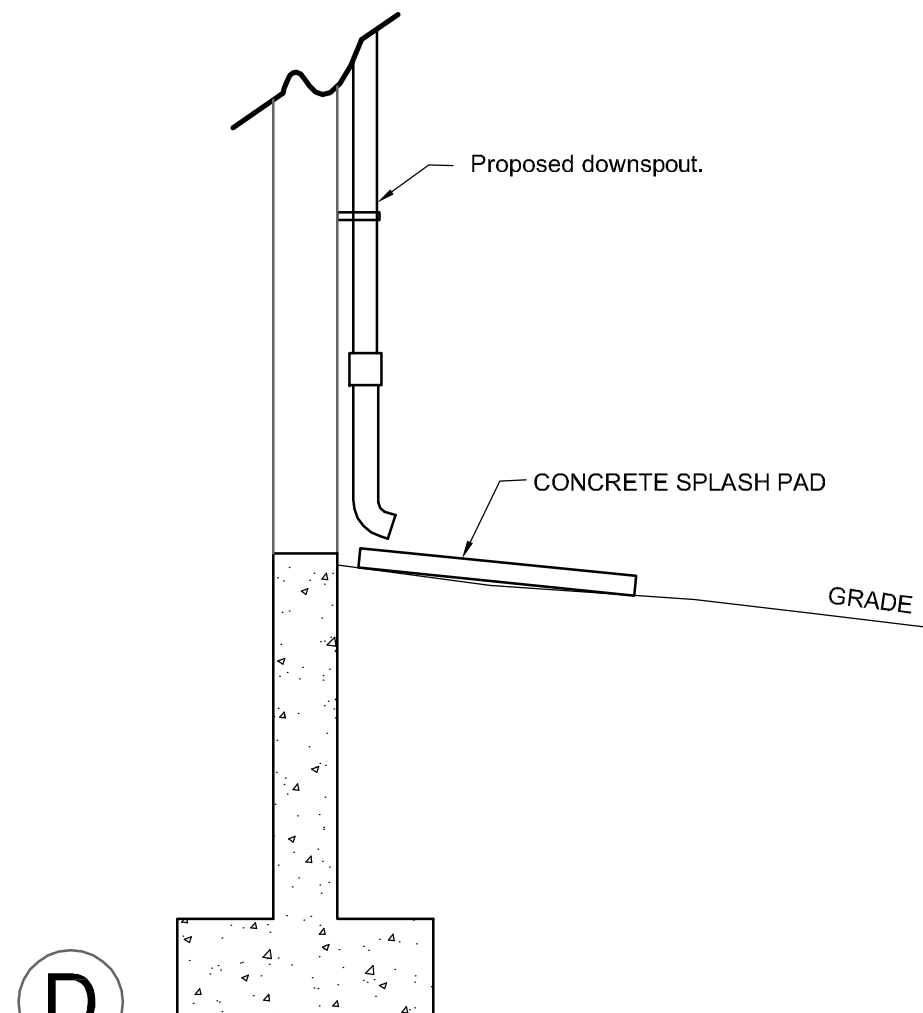
PRECAST CONCRETE STORM MANHOLE



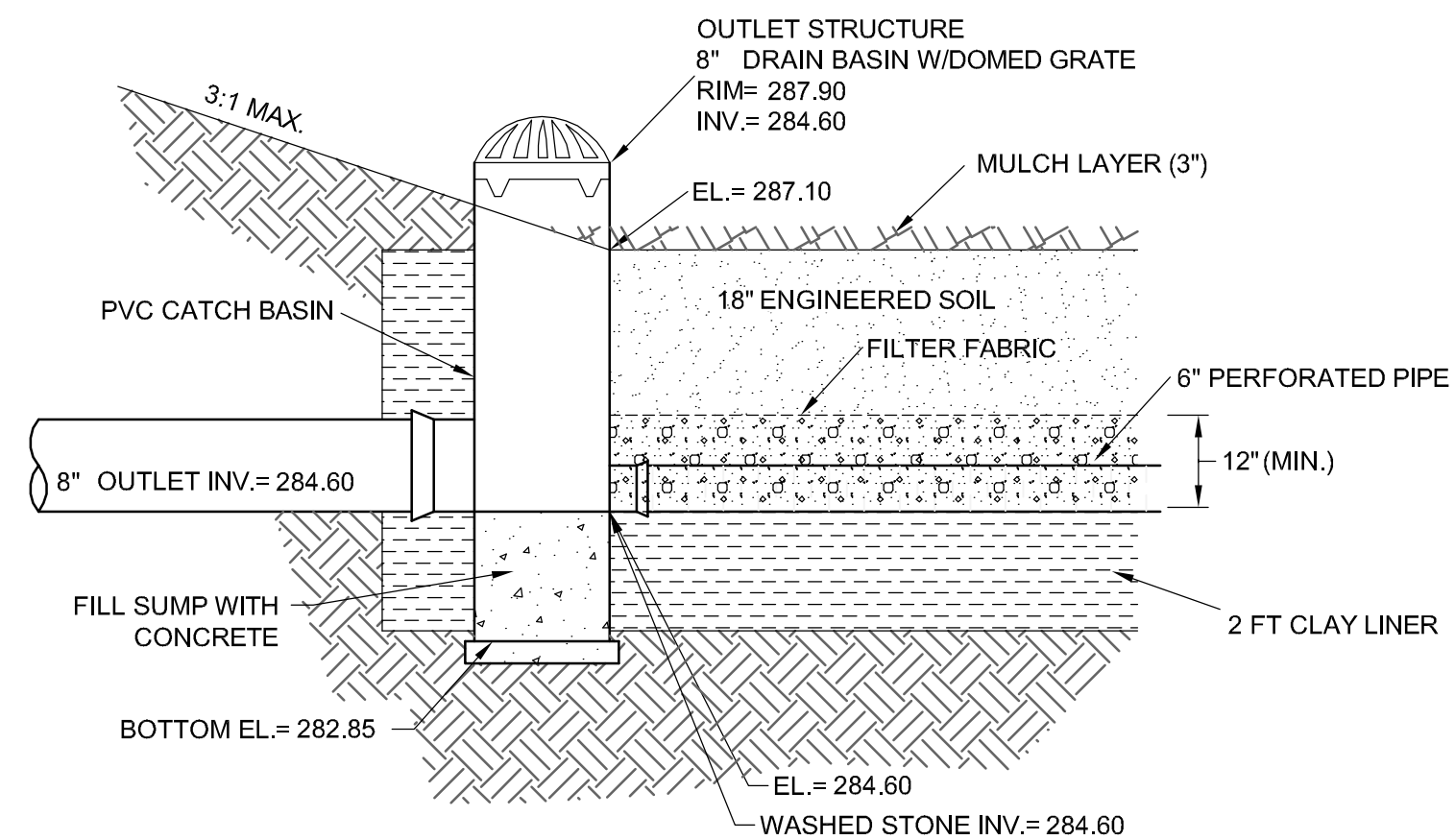
NOTES:

1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS

CLEANOUT

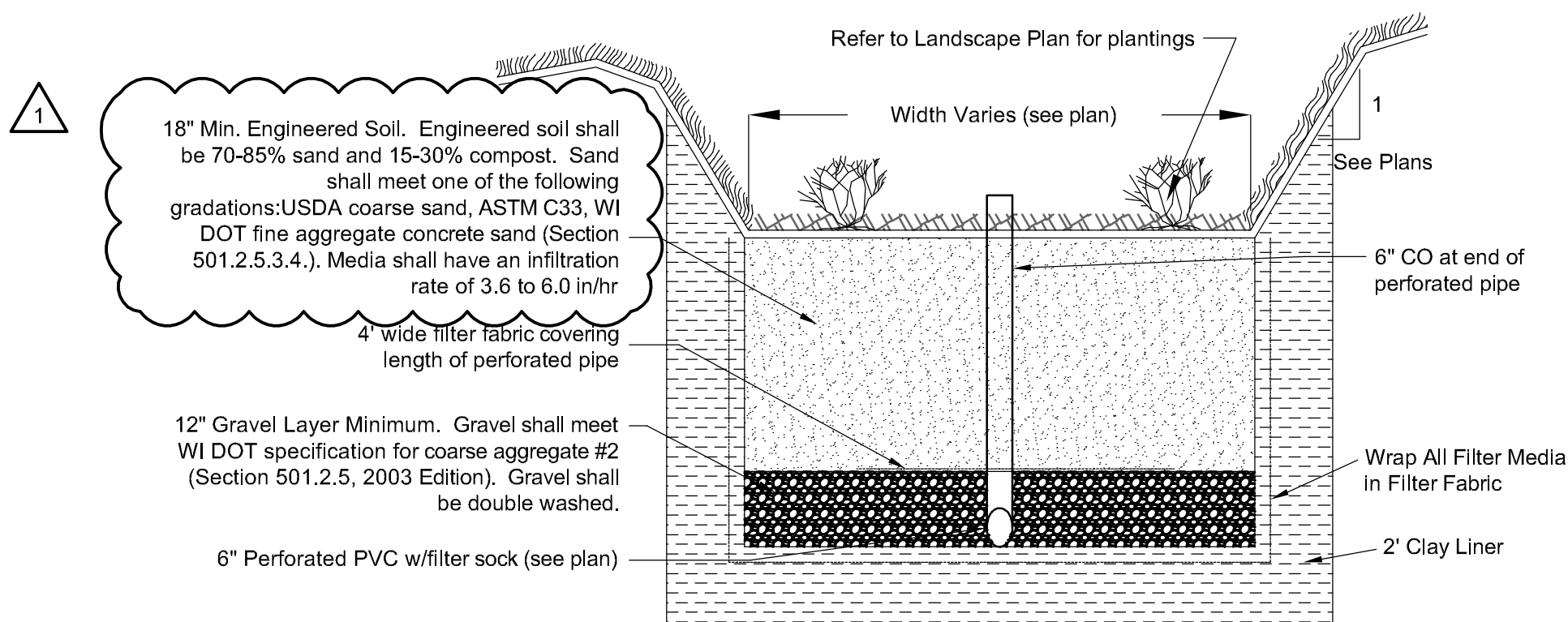


DOWNSPOUT DETAIL



BIOFILTER OUTLET STRUCTURE

SCALE: N.T.S.



TYPICAL BIOFILTER CROSS SECTION

BIOFILTER CONSTRUCTION SEQUENCING AND OVERSIGHT

- A person trained and experienced in the construction, operation and maintenance of infiltration devices shall be responsible for construction of the device. The following apply:

1. Construction Site Stabilization - Construction site runoff from disturbed areas shall not be allowed to enter the bioretention device. Runoff from pervious areas shall be diverted from the device until the pervious areas have undergone final stabilization.
2. Suitable Weather - Construction shall be suspended during periods of rainfall or snowmelt. Construction shall remain suspended if ponded water is present or if residual soil moisture contributes significantly to the potential for soil smearing, clumping or other forms of compaction.
3. Compaction Avoidance - Compaction and smearing of the soils beneath the floor and side slopes of the bioretention area, and compaction of the soils used for backfill in the soil planting bed, shall be minimized. During site development, the area dedicated to the bioretention device shall be cordoned off to prevent access by heavy equipment. Acceptable equipment for constructing the bioretention device includes excavation hoes, light equipment with turf type tires, marsh equipment or wide-track loaders.

4. Compaction Remediation - If compaction occurs at the base of the bioretention device, the soil shall be refractured to a depth of at least 12 inches. If smearing occurs, the smeared areas of the interface shall be corrected by raking or roto-tilling.
5. Placement and Settling of Engineered Soil - The following apply:
 - a. Prior to placement in the bioretention device, the engineered soil shall be remixed and the moisture content shall be low enough to prevent clumping and compaction during placement.
 - b. The engineered soil shall be placed in multiple lifts, each approximately 12 inches in depth.
 - c. Steps may be taken to induce mild settling of the engineered soil bed as needed to prepare a stable planting medium and to stabilize the ponding depth. Vibrating plate-style compactors shall not be used to induce settling.
6. Planting - The entire soil planting bed shall be mulched prior to planting vegetation to help prevent compaction of the planting soil during the planting process. Mulch shall be pushed aside for the placement of each plant.

DATE: FEBRUARY 24, 2021

DRAFTED BY: SAH / RPH

CHECKED BY: JE

PROJECT NO.: 1649-10-20

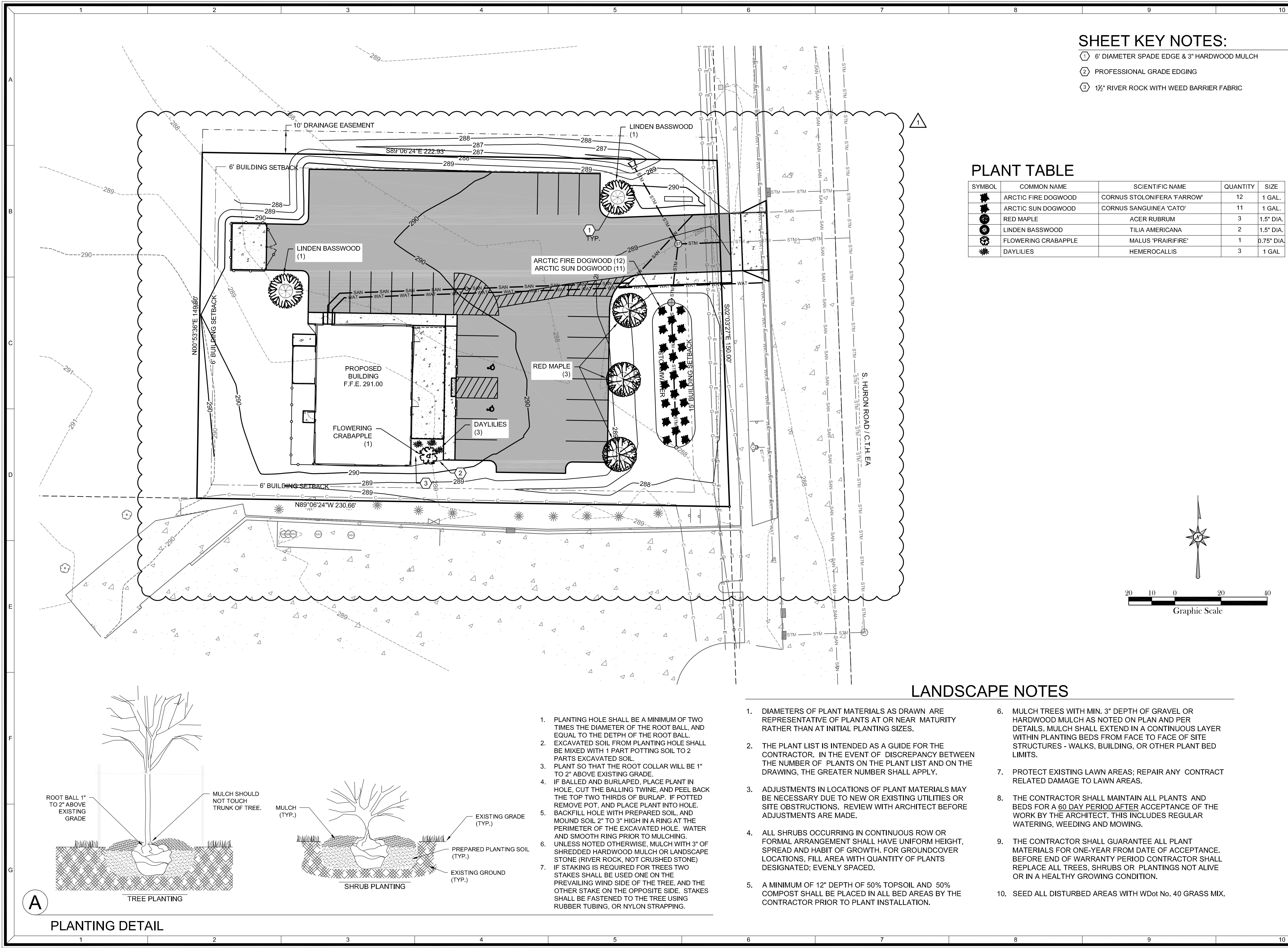
DRAWING
NUMBER

SHEET NUMBER

C6.1

OF 10

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SHEET KEY NOTES:

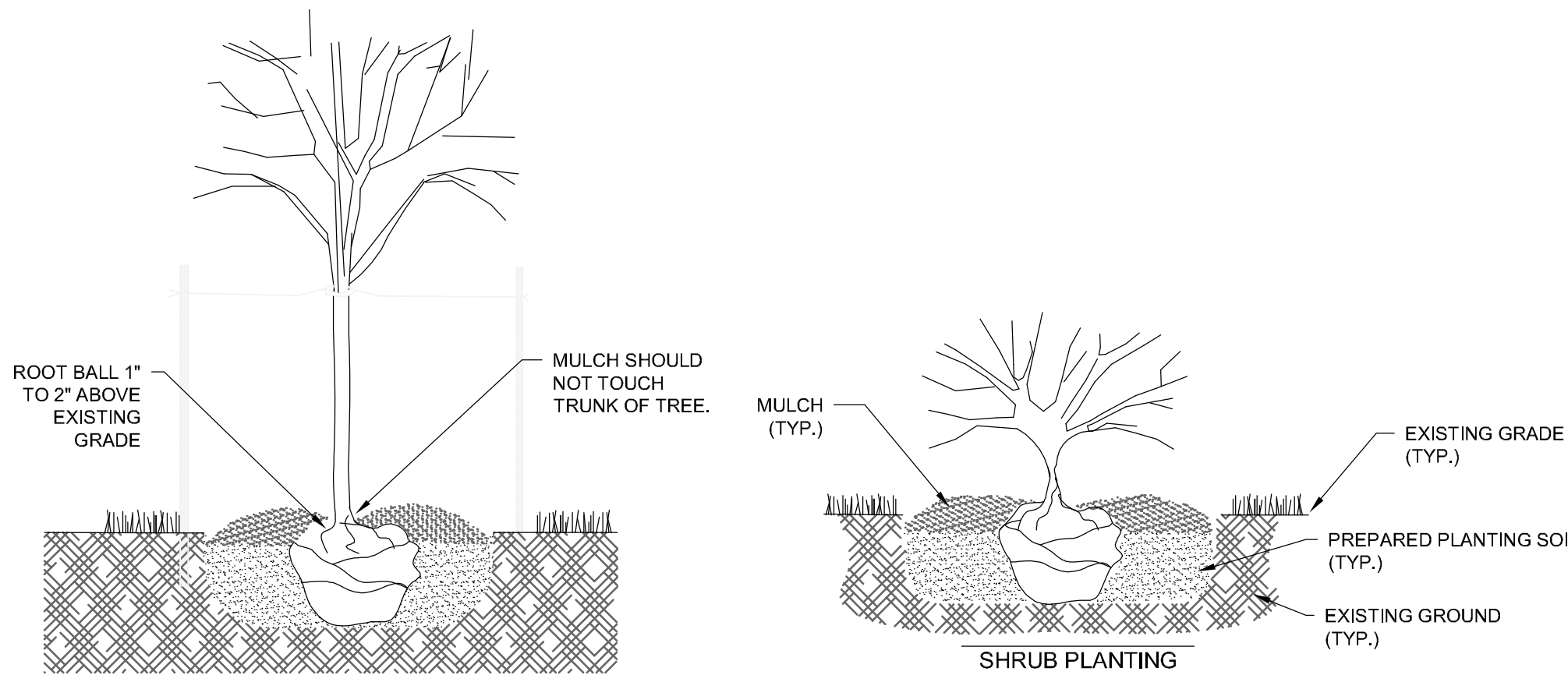
- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ 1½" RIVER ROCK WITH WEED BARRIER FABRIC

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	12	1 GAL.
	ARCTIC SUN DOGWOOD	CORNUS SANGUINEA 'CATO'	11	1 GAL.
	RED MAPLE	ACER RUBRUM	3	1.5" DIA.
	LINDEN BASSWOOD	TILIA AMERICANA	2	1.5" DIA.
	FLOWERING CRABAPPLE	MALUS 'PRAIRIFIRE'	1	0.75" DIA.
	DAYLILIES	HEMEROCALLIS	3	1 GAL

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WDoT No. 40 GRASS MIX.



PLANTING DETAIL

REVISION DESCRIPTION	
1	CITY COMMENTS
NO.	
DATE: FEBRUARY 24, 2021	
DRAFTED BY: SAH / RPH	
CHECKED BY: JE	
PROJECT NO.: 1649-10-20	
DRAWING NUMBER	
SHEET NUMBER	
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OF 10	



Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(ZP 21-11) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a motor vehicle repair, minor in a Downtown One (D1) district located at 533 E. Walnut Street, submitted by Murray D. Wikol, Green Bay Business Center III, LLC., property owner (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-11 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
533 East Walnut Street
(ZP 21-11)**

The Green Bay Plan Commission will hold a public hearing on **Monday, May 10, 2021**, 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

[Dial by your location](#)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a motor vehicle repair, minor in a Downtown One (DI) district located at 533 East Walnut Street, submitted by Murray D. Wikol, Green Bay Business Center III, 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: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

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

Publication Dates: April 26, 2021 and May 3, 2021



Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.6

(ZP 21-11) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a motor vehicle repair, minor in a Downtown One (DI) district located at 533 E. Walnut Street, submitted by Murray D. Wikol, Green Bay Business Center III, LLC., property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 533 E. Walnut Street

Aldersperson/District: Ald. Randy Scannell / District 7

Reason for Request: To permit a motor vehicle repair, minor use.

Surrounding Zoning and Land Uses:

SUBJECT	Downtown One (DI), vacant commercial building.	
NORTH	Downtown One (DI)	Motel
SOUTH	Downtown One (DI)/ Highway Business (C2)	Surface parking Convenience Store/Fuel sales
EAST	Downtown One (DI)	Surface parking/Post Office
WEST	Downtown One (DI)	Surface parking

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Downtown.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject property is located on the northwest corner of E. Walnut Street and N. Monroe Avenue. The parcel contains approximately 15,791 sq. ft. or 0.36 acres. The parcel has a Downtown One (DI) along with like zoning to the north, south and west with mixed use zoning to east. The site has had a variety of commercial use over the years, including motor vehicle repair however, most recently was used as office space for the 2020 Census.

The story and a half building has a rounded corner at the street intersection with larger overhead doors with corresponding driveway openings on both E. Walnut Street and N. Monroe Avenue. The site is under one ownership with the potential of two tenant spaces in the building, the northern portion of the building, along N. Monroe Avenue, would be the location of the motor vehicle repair.

The applicant has indicated that they have an offer to purchase the adjoining parcels to the west, 519 and 521 E. Walnut Street to allow for access to the west side of building at 533 E. Walnut Street and for additional parking. A narrative, conceptual site plan and façade elevations from the applicant are attached within this agenda.

The Zoning Ordinance Section 12-205(e) establishes seven(7) standards for the Plan Commission to consider when reviewing a conditional use permit:

1. *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
3. *The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.*
4. *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
5. *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
6. *The conditional use shall have adequate parking facilities as specified in subchapter [13-1700](#).*
7. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.*

The proposed CUP does not conflict with the current and future land uses as reflected in the City's Comprehensive Plan. Staff feels the proposed CUP for a motor vehicle repair may be considered appropriate with it given the history of the site and building and is in reasonable compliance with the standards for CUP approval above.

Based on the conceptual site plan provided, access to the site will be along E. Walnut Street via the existing alley/private drive to new overhead doors on the west side of the building with egress from the site towards the east via N. Monroe Avenue. As proposed, this would make the acquisitions of both 519 & 521 E. Walnut Street critical to the function of the site at 533 E. Walnut Street as there is no known legal access beyond its west property line. Acquisition of these parcels will allow for adjacent additional customer parking and stacking on the west side of the building as well. Without the acquisition of these parcels, there is no access to the west side of the building which, may prohibit the functional use of 533 East Walnut Street as proposed.

As of the drafting of this report, staff was unable to verify if the applicant had control of the both 519 & 521 E. Walnut Street therefore, staff is recommending that this item be held until the ownership of the subject properties can be confirmed, their possible consolidation into the subject CUP request and the future need to combine the all parcels into one Tax Parcel.

Ald. Randy Scannell and adjacent property owners within 200 ft. of the site have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

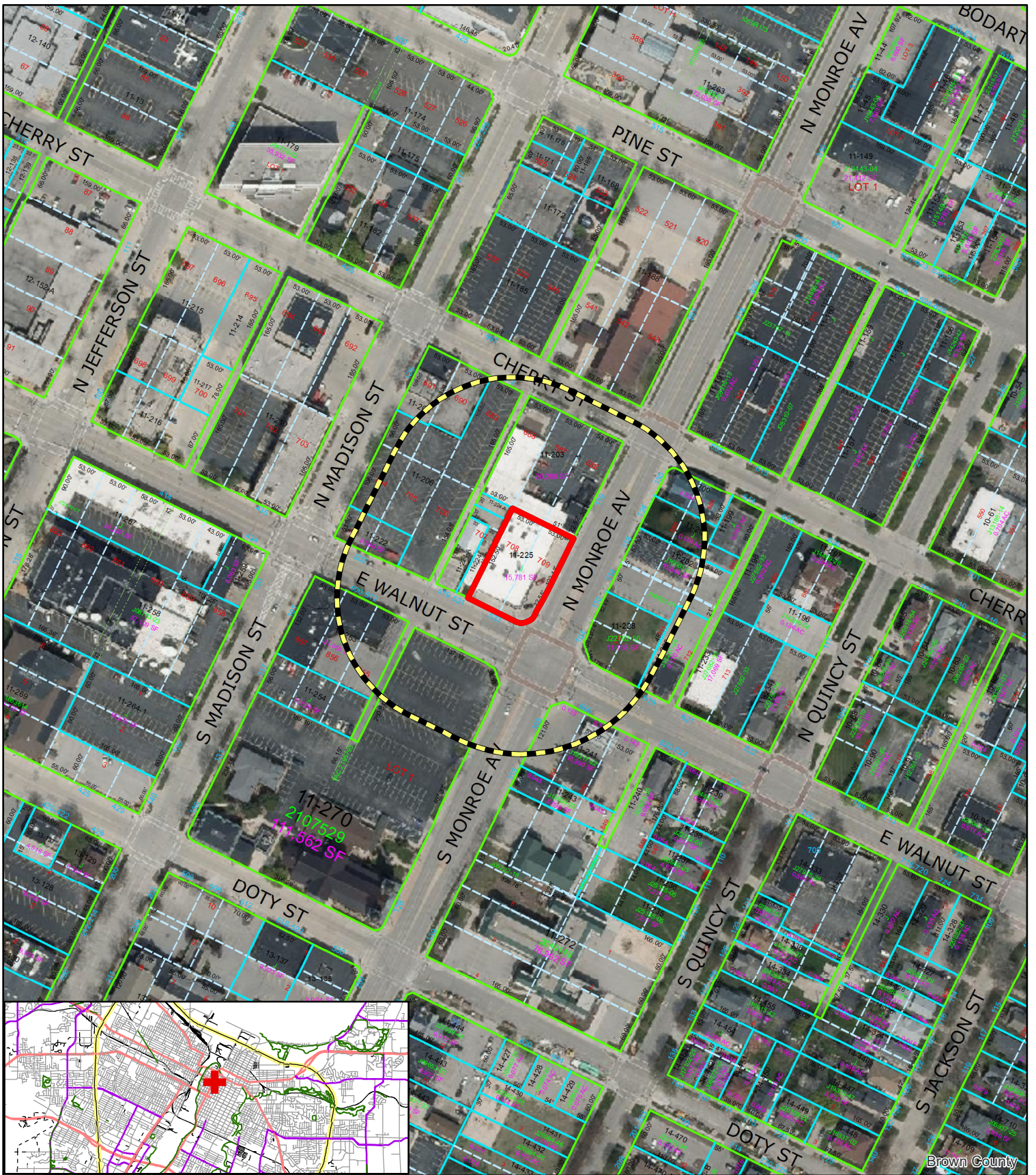
RECOMMENDATION

Hold the request for further information from the applicant regarding the acquisition of 519 and 521 E. Walnut Street.

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-11 letter
2. Attachments 533 E Walnut St
3. 2019-Franchise-Information-Report 11.19.19
4. AAMCO Transmission Site Flow
5. Ron Franklin 533 Walnut St



Zoning Petition (ZP 21-11)
Proposed Conditional Use Permit (CUP)
533 East Walnut Street

- Subject Area
- 200' Property Owner Notice

0 5,000 10,000
 Feet



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

Green Bay Business Center III, LLC

April 14, 2021

Submitted via email to inspmail@greenbaywi.gov and paulne@greenbaywi.gov

Paul Neumeyer
Zoning Administrator
Department of Community and Economic Development
100 N Jefferson Street, Room 608
Green Bay, Wisconsin 54301-5026

**RE: Request for City Action Plan Commission
Conditional Use Permit
533 East Walnut, Green Bay, Wisconsin
Parcel Number 11-224**

Dear Paul,

We are the proud owners of the Green Bay Retail Center located at the corner of East Walnut and Monroe Street, 533 East Walnut, Green Bay, Wisconsin. In 2019, we performed a number of capital improvements including new HVAC systems, renovated roof, upgrade to LED lighting throughout, new restrooms, flooring, etc. Now in 2021, AAMCO is interested in leasing space for their retail automotive transmission services at the Green Bay Retail Center. Based on the following property attributes, zoning district, and historic uses, we are requesting a Conditional Use Permit for AAMCO to offer automotive repair services at the Green Bay Retail Center.



Earl Schieb Auto Painting Photo of Property

Zoning and Historical Use

The property is in Green Bay's Downtown "D1" Zoning District. This Downtown "D1" zoning district allows for the use of automotive repair under a Conditional Use Permit. Please find enclosed a copy of the Zoning Code Sections 13.700-Mixed Used Districts as well as Section 13-1600 – Land Use Development for Motor Vehicle Repair. This property has a history of automotive service use with Firestone, Earl Schieb Auto Painting and later used as a garage for Press-Gazette's delivery vehicles up until the

renovations in 2019. We are requesting for this automotive use to continue with AAMCO occupying half of the property for their automotive repair services.

6632 Telegraph Road
Suite 350
Bloomfield Hills, Michigan, 48301
Telephone: 248-988-9341
Fax: 248-723-3341

Neighboring Properties

Please find enclosed a copy of the property's site plan. The neighboring properties to the Green Bay Retail Center are Village Inn Motel to the north, St. Francis Xavier Cathedral's parking lot to the south, the United States post office to the northeast and the Marathon Gas Fuel Station to the southeast. The property rest next to two smaller vacant commercial buildings to the west that we have under contract to purchase.



Photo of 533 East Walnut Property

Property Attributes

Considering the property was constructed for automotive use, the building is recessed along North Monroe and E Walnut to allow for a larger sidewalk for vehicles to pull up to the five (5) drive-in overhead doors along North Monroe Street and three (3) drive-in overhead doors along East Walnut Street. This placement of the building on the property provides easy of ingress and egress of motor vehicles while maintaining a clearance of the sidewalk along North Monroe and East Walnut.

AAMCO Transmission has requested to occupy the portion of the building featuring the five (5) drive-in overhead doors along North Monroe Street. Parking for this property is located adjacent at 503 East Walnut and 501 Cherry Street. Our proposed acquisition of 519 and 521 East Walnut to the west may provide additional parking and/or vehicle access if necessary.

Based on the described property attributes, zoning, and historic uses, we believe AAMCO is well suited to occupy the Green Bay Retail Center. Therefore, we have enclosed our Zoning Petition Form to request the City Action Plan Commission to consider a Conditional Use Permit for our 533 East Walnut property.

Thank you in advance for your consideration and we look forward to participating in the permitting process.

Best Regards

Green Bay Business Center III, LLC



Murray D. Wikol

President

Enclosed: Request for City Action Plan Commission Zoning Petition Form
Survey and Site Map of 533 East Walnut, Green Bay, Wisconsin
Conceptual Render of AAMCO Transmission at 533 East Walnut, Green Bay, Wisconsin
Zoning Code Section 13.700-Mixed Used Districts
Zoning Code Section 13-1600 – Land Use Development for Motor Vehicle Repair

Cc: David Buck, Principal Planner, davidbu@greenbaywi.gov

"ALTA/NSPS LAND TITLE SURVEY"

435, 503 & 533 E. WALNUT STREET AND 512 CHERRY STREET

CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS:

- 3) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER 55009CD169F, EFFECTIVE DATE: AUGUST 18, 2009.
- 4) PARCEL 1 CONTAINS 52,782 SQUARE FEET (1.2217 ACRES) OF LAND MORE OR LESS, PARCELS 2 & 4 CONTAIN 40,013 SQUARE FEET (0.9206 ACRES) OF LAND MORE OR LESS AND PARCEL 5 CONTAINS 16,172 SQUARE FEET (0.3712 ACRES) OF LAND MORE OR LESS.
- 6) PROPERTY IS ZONED D1 AND D2 (DOWNTOWN ONE AND DOWNTOWN TWO) ZONING DISTRICTS (CITY OF GREEN BAY ZONING ORDINANCE CHAPTER 13-700)
- MINIMUM LOT AREA: NONE FOR NON RESIDENTIAL OR MIXED USE, 1000 SQUARE FEET PER UNIT FOR MULTIFAMILY AND 2,000 SQUARE FEET PER UNIT FOR SINGLE FAMILY ATTACHED AND LIVE-WORK UNITS
 - MINIMUM LOT WIDTH: 24 FEET FOR SINGLE FAMILY ATTACHED AND LIVE-WORK UNITS AND NONE FOR MULTIFAMILY DWELLING AND OTHER USES
 - MAXIMUM HEIGHT: 45 FEET FOR D1 AND NONE FOR D2
 - MAXIMUM IMPERVIOUS LOT COVERAGE: 100 PERCENT
- BUILDING SETBACKS: RESIDENTIAL USES**
- MINIMUM FRONT YARD SETBACK: 10 FEET
 - MAXIMUM FRONT YARD SETBACK: 20 FEET
 - MINIMUM SIDE YARD SETBACK: 12 FEET TOTAL
 - MINIMUM REAR YARD SETBACK: 25 FEET
- BUILDING SETBACKS: NON-RESIDENTIAL AND MIXED-USES**
- MINIMUM FRONT YARD SETBACK: NONE
 - MAXIMUM FRONT YARD SETBACK: 15 FEET
 - MINIMUM SIDE YARD SETBACK: NONE
 - MINIMUM REAR YARD SETBACK: NONE
- 9) PARCEL 1/PARCEL I HAS 37 REGULAR, 1 HANDICAPPED STALL & 2 LOADING DOCK PARKING STALLS
PARCELS 2 & 4/PARCELS III & V HAVE 102 REGULAR PARKING STALLS
PARCEL 5/PARCEL IV HAS NO PARKING STALL STRIPING
- 16) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT TIME SURVEY WORK WAS COMPLETED.
- 17) NO STREET CONSTRUCTION PLANNED AT THIS TIME
- 18) THERE WERE NO MARKERS OBSERVED AT TIME OF SURVEY WORK INDICATING THE DELINEATION OF WETLANDS.

LEGEND:

- = HARRISON/BERNTSEN MONUMENT FOUND
 - = 3/4" SOLID ROUND IRON REBAR FOUND
 - = 1" X 18" I.D. IRON PIPE WITH WITH CARROW
 - = CAP SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - = 1" I.D. ROUND IRON PIPE FOUND
 - = CUT CROSS SET
 - = CUT "Y" SET
 - = 5" NAIL SET
 - = P.K. NAIL FOUND
 - = SANITARY MANHOLE
 - = STORM MANHOLE
 - = STORM CATCH BASIN
 - = CULVERT
 - = WATER VALVE
 - = CURB STOP
 - = FIRE HYDRANT
 - = POWER POLE
 - = DOWN GUY
 - = GAS VALVE
 - = GAS METER
 - = ELECTRICAL PEDESTAL
 - = TELEPHONE PEDESTAL
 - = COMMUNICATION PEDESTAL
 - = LIGHT
 - = PRIVATE LIGHT
 - = SIGN
 - = HANDICAPPED STALL
 - = BOLLARD
 - = PARKING METER POST ONLY
 - = POSSIBLE ABANDONED MONITORING WELL
 - = RECORDED AS BEARING/DISTANCE
 - OE = OVERHEAD ELECTRICAL
 - OC = OVERHEAD COMMUNICATIONS
 - DEG = OVERHEAD ELECTRICAL & COMMUNICATIONS
 - FO = UNDERGROUND FIBER OPTICS
 - UE = UNDERGROUND ELECTRICAL
 - UT = UNDERGROUND TELEPHONE
 - UC = UNDERGROUND COMMUNICATIONS
 - UEC = UNDERGROUND ELECTRICAL & COMMUNICATIONS
- BEARINGS SHOWN PER THE WISCONSIN COUNTY COORDINATE SYSTEM (BROWN COUNTY)
- Scale: 1" = 30'

NOTES:

- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE ITS, ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION. DIGGERS HOTLINE WAS CONTACTED UNDER TICKET NO. 20170804802, 20170804804, 20170804807, 20170804810, 20170804815, 20170804819, 20170804830, 20170804832, 20170804853, 20170804855, SURVEY DRAWING REPRESENTS THE LOCATION OF ALL UTILITIES MARKED.
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- PROPERTIES HAVE DIRECT ACCESS TO CHERRY STREET, E. WALNUT STREET, N. MADISON STREET, S. MONROE AVENUE AND 2 ALLEYS

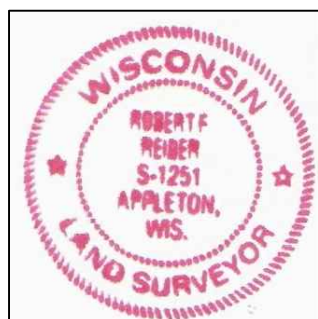
TO: GREEN BAY BUSINESS CENTER III, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, GREEN BAY BUSINESS CENTER IV, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BC33, LLC, AND ITS RESPECTIVE SUCCESSORS, ASSIGNS AND/OR AFFILIATES, FIRST AMERICAN TITLE INSURANCE COMPANY AND WISCONSIN TITLE SERVICE COMPANY, INC.

- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE WITHIN THE MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY.
- THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.
- THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
- ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND.
- THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 20 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2019.

DATE OF PLAT OR MAP: 4-10-2019

Robert F. Reider
ROBERT F. REIDER, PLS 1251



CURVE TABLE:				
CURVE	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	22.00	68°56'50"	26.47	S60°50'10"W (S71°20'41"W)

PARCEL 1 (PARCEL I):

LOTS 692, 693, 694, 701, 702 AND 703, PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN.

TAX PARCEL NUMBER: 11-210

STREET ADDRESS: 435 E. WALNUT STREET

PARCEL 2 (PARCEL V):

THE SOUTH 59 FEET OF LOTS 704 AND 705, EXCEPT THE SOUTH 6 FEET THEREOF DESCRIBED IN VOLUME 975 RECORDS, PAGE 456 AND EXCEPT THAT PART OF LOT 705 DESCRIBED IN JACKET 7369, IMAGE 4, PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN.

TAX PARCEL NUMBER: 11-222

STREET ADDRESS: 503 E. WALNUT STREET

PARCEL 4 (PARCEL III):

ALL OF LOT 689, THE SOUTH 60 FEET OF LOT 690, THE SOUTH 56 FEET OF LOT 691, THE NORTH 106 FEET OF LOTS 704 AND 705, ALL OF LOT 706, EXCEPT THE SOUTH 6 FEET THEREOF AND EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN JACKET 6187 IMAGE 26, ALL IN THE PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN.

TAX PARCEL NUMBER: 11-206

STREET ADDRESS: 512 CHERRY STREET

PARCEL 5 (PARCEL IV):

LOTS 708 AND 709, PLAT OF NAVARINO, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPTING THEREFROM THAT PART THEREOF AS DESCRIBED IN VOLUME 975 AT PAGE 447 AS DOCUMENT NUMBER 748038 AND FURTHER EXCEPTING THEREFROM THAT PART THEREOF AS DESCRIBED IN JACKET 7609, IMAGE 21 AS DOCUMENT NUMBER 1011655.

TAX PARCEL NUMBER: 11-225

STREET ADDRESS: 533 E. WALNUT STREET

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE NO. 2851927 EFFECTIVE APRIL 2, 2017 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO SURVEYOR HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
NOTE: ROMAN NUMERAL PARCEL NUMBER IS FROM COMMITMENT NUMBER: 2851927, LENDER'S TITLE POLICY

SCHEDULE B-II

FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY INC.

FILE NO.: 1701A0273, EFFECTIVE DATE: MARCH 30, 2017 (OWNER'S POLICY-OP)

AND

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT NUMBER 2851927, EFFECTIVE DATE: APRIL 2, 2017 (LENDER'S POLICY-LP)

OP11) RESTRICTIVE COVENANT FOR PACKER HISTORY PLAQUE AS DOCUMENT NO. 2582347, DOES AFFECT PARCEL 1 AS SHOWN. (ITEM LP18 (PARCEL I))

OP12) EASEMENT FOR TRAFFIC SIGNAL EQUIPMENT PER DOCUMENT NO. 2319267, DOES AFFECT PARCELS 4 AS SHOWN. (ITEM LP20, PARCEL IV)

OP13) HIGHWAY EASEMENT IN DOCUMENT NO. 2840463, DOES AFFECT PARCEL 5 AS SHOWN. (ITEM LP22, PARCEL IV)

OP14) TERMS, PROVISIONS AND OBLIGATION AS DOCUMENT NO. 2602130, DO NOT AFFECT THE GROUND SURVEY

OP15) NOTICE OF CONTAMINATION PER DOCUMENT NO. 1747379 AND CORRECTED BY DOCUMENT NO. 1750797, DOES AFFECT PARCEL 5 AS SHOWN. (ITEM LP19, PARCEL IV)

LP17) RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLATS OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY DOES NOT AFFECT THE SUBJECT PROPERTY AS THERE ARE NONE.

LP22) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PROPERTY AS PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES AS SHOWN.

LP26) RIGHTS OF TENANTS, IF ANY DOES NOT AFFECT THE GROUND SURVEY.

LP27) RIGHTS OR INTERESTS OF THE ADJOINING OWNERS IN AND RELATING TO A PARTY WALL LOCATED ALONG OR ADJACENT TO THE SUBJECT PROPERTY, DOES NOT AFFECT PARCEL V.

LP31) ENCROACHMENT AND/OR INFRINGEMENT TO PARCEL V BY BUILDING TO THE NORTHWEST, AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.21 AS SHOWN.

LP32) ENCROACHMENT AND/OR INFRINGEMENT TO PARCEL VI BY PARTY WALL OF BUILDING TO THE NORTHWEST, AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY CAROW LAND SURVEY CO., INC. UNDER A DATE OF APRIL 17, 2017, AS PROJECT NO. C1702.21 AS SHOWN.

- SEE DOCUMENTS FOR ADDITIONAL DETAILS.

DESIGNED
DRAWN
MR
CHECKED
RFR

PROVISIONS, LLC
ATTENTION: MURRAY WIKOL
6632 TELEGRAPH ROAD, SUITE 350
BLOOMFIELD HILLS, MICHIGAN 48301
PROJECT: 435, 503 & 533 E. WALNUT ST. & 512 CHERRY ST., CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SCALE
1" = 30'

DATE
4-17-2017

PROJECT NO.
C1702.21

SHEET NO.

REVISIONS

DATE
4/27/17

ADDRESS
4-28-2017

REVISION
CORRECTION

DATE
4-10-2019

ADDRESS
4-10-2019

REVISION
UPDATED ALTA SURVEY

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE
APPLETON, WISCONSIN 54912-1297
PHONE: (920) 731-4168 FAX: (920) 731-5673



AAMCO Transmissions Concept at 533 East Walnut, Green Bay, Wisconsin





FRANCHISE INFORMATION REPORT



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WHAT IS AAMCO FRANCHISE?

AN ICONIC AMERICAN BRAND FOR THE PAST 50 YEARS, AAMCO IS WELL POSITIONED TO BECOME THE DOMINANT PLAYER IN COMPLEX CAR REPAIR GOING FORWARD

For half a century, the American public imagination has linked the word “transmission” to AAMCO — and for good reason. Our proven expertise in fixing the most technically challenging part of a car is heralded far and wide, and as a result, we remain the leading brand for transmission work. Rather than rest on our laurels, AAMCO has prepared for the radical

shift in automotive repair.

As cars become more like computers on wheels, and as hybrid and electric vehicles become mainstream, AAMCO is making significant strides toward becoming the only brand capable of fixing them.

In recent years, AAMCO has invested significantly in new technology and ongoing education to ensure that our franchise owners and their technicians have the skill set to meet the demands of modern vehicles with the expertise for which our brand is known. In 2014, we launched AAMCO University, a state-of-the-art training facility in Newnan, Georgia, which offers more than 300 hours of classes for franchisees and their technicians, as well a high-tech garage where technicians can learn how to repair electric and hybrid vehicles.

To make the business easier to run and more profitable, AAMCO recently launched a new Point of Sale system that provides franchisees with executive-class analytics, helping to make

“

*In recent years, **AAMCO** has made significant investments in technology and training that have made **AAMCO** easier to run and easier to scale than ever. Our existing franchisees are submitting deposits to open new centers in record numbers.*

Kim Robinson

Director of Franchise Development

and retain technicians when the rest of the industry is struggling to hire qualified personnel. Most importantly, existing franchisees are reinvesting in record numbers as a direct result of these initiatives, and entrepreneurs without any experience in auto repair are rapidly joining our franchise family.”

scaling to multi-unit ownership easier than ever before. AAMCO also invested in new CRM software, which gives franchise owners access to the entire support network.

As part of the Icahn Automotive Group, AAMCO franchise owners enjoy enormous benefits. Icahn Automotive Group is one of the largest franchisors in the auto repair industry, with over 2,000 locations across four different brands. The brands in the Icahn Automotive Group network specialize in different aspects of car repair, and can therefore support each other and refer business back and forth. For example, if a customer visits one of the 1,000 Pep Boys locations across the country, and the vehicle requires transmission repair, that Pep Boys shop will refer that customer to their local AAMCO. Icahn Automotive Group also helps AAMCO franchise owners keep ongoing inventory costs low, due to the strength of the brand's spending power.

“These initiatives have had a tremendous impact. In an interview with Franchise Times,” Brian O'Donnell, Senior Vice President of Franchise Development with AAMCO, said, “Centers training at the highest levels are seeing 15 to 20 percent sales increases, and the ability to offer training helps franchise owners attract

“It could not be a more exciting time to be an AAMCO franchisee,” says Jim Gregory, President of AAMCO. “We're lucky to be a part of an incredibly large industry that's profitable and recession-resistant, and our ability to become the dominant brand for complex car repair positions us to make the future brighter than ever before. Our main goal is to help our franchisees thrive and prosper, and we have made significant investments on our franchisees' behalf to increase profitability over the long term. AAMCO is going to continue to grow, and we cannot wait to help more entrepreneurs realize their dreams of owning a business that has the potential to be financially and personally rewarding.”





AAMCO FRANCHISE OWNERS ENJOY HIGH MARGINS AND LITTLE COMPETITION

There aren't many worldwide leaders in transmission repair — there's only one — and being associated with a brand that has spent decades building consumer trust and loyalty comes with several advantages. The first advantage is immediate: when you open your doors to your new business, your community already will know where to take their vehicles for complex car repair. The other advantage is that the automotive industry is changing so rapidly that other brands are far behind in terms of being able to repair complex vehicles. So the market is wide open.

One other advantage in being the worldwide leader in transmission repair is that complex car repair is lucrative. According to Angie's List, the average cost of transmission repair can range from \$2,800 to \$3,800 for a rebuilt transmission and up to \$8,000 for a transmission replacement. Higher tickets means that AAMCO centers can thrive on a much lower volume than brands that specialize in common car repair, such as oil changes and brake pad replacement. The cost of replacing batteries on electric

vehicles also is lucrative. In the Nissan Leaf, one of the most popular electric vehicles on the road, a new battery will cost upwards of \$5,499. More importantly, putting a new battery in is too dangerous to do at home or at your typical auto repair shop. Doing it safely requires a significant amount of training and expertise.

While no one likes to be alarmed by the check-engine light, AAMCO goes above and beyond to make the experience easier on the consumer. Last year, we rolled out a consumer financing platform, which approves customers of all credit ratings in minutes, and offers them the ability to budget an expensive repair. In turn, the ability to offer consumer financing helps AAMCO franchise owners generate more revenue and better serve their communities.

"55 years ago, a single AAMCO center started servicing transmissions in the Philadelphia market," said Brian O'Donnell, Senior Vice President of Franchise Development with AAMCO. "Before that, consumers had really one choice: going back to the dealer, which was expensive and inconvenient. That created the need for this transmission shop. In turn, it created an entire industry, and the industry boomed."



"Roll forward to 2018, and AAMCO is positioned to take advantage of a new boom in a new era: hybrids, electric vehicles, complex repair, CVT transmissions — they're coming into our stores right now. And right now, hybrid and electric vehicle owners think that they have to take their cars back to the dealer. We're going to own that market. We offer better pricing and a better consumer experience, and we're right there today, just as we were 55 years ago, when the transmission industry opened up and we created this great brand."

BRING THE ICONIC AUTO REPAIR FRANCHISE TO YOUR COMMUNITY

AAMCO's network of locally owned and independently operated automotive service centers employs the latest technology. Expert technicians diagnose a repair, fix it right the first time and back it with a nationwide warranty. Known as the world's leading transmission expert, AAMCO enjoys enormous brand equity, decades of consumer trust and enormous growth potential.

With more than 600 centers across North America, AAMCO is actively seeking single- and multi-unit operators who are passionate about the brand and committed to providing the highest-quality service. Interested candidates should have a minimum net worth of \$250,000

and liquid assets of at least \$65,000 per unit. Depending on the real estate site selected, franchisees can expect the total investment to be \$223,600 to \$330,500, with a \$39,500 initial franchise fee. Reduced franchise fees are available for honorably discharged veterans.

"There is no question that the interest in AAMCO is incredibly strong," says Kim Robinson, Director of Franchise Development with AAMCO. "As an investment opportunity, AAMCO truly makes sense for entrepreneurs who want to join a brand that is committed to their success. In recent years, AAMCO has made significant investments in technology and training that have made AAMCO easier to run and easier to scale than ever. Our initiatives to simplify our business model are working, because our existing franchisees are submitting deposits to open new centers in record numbers."

WHAT ARE MY START-UP COSTS?

INVEST IN YOUR AAMCO FRANCHISE CENTER WITH CONFIDENCE

The total investment to open a new AAMCO auto franchise ranges from \$223,600 to \$330,500. This figure includes a \$39,500 franchise fee, as well as the costs for equipment, training, leasing a property, and other items.

Franchise candidates should have a **minimum of \$60,000 in liquid capital** and a **net worth of at least \$250,000 to get started**. The decision to open an AAMCO franchise is a major investment, which is why we offer several financing options that make it possible for us to partner with the most passionate owners in the industry.



AAMCO FRANCHISE

ITEM 7

Type of Expenditure	Amount	Method of Payment	When due	To whom payment is to be made
Initial License Fee <i>(including credit of application fee received under Deposit Agreement)</i>	\$39,500	Installments	Upon Signing Franchise Agreement	AAMCO
Business Coach Training	\$10,000	Lump Sum	Upon Signing Franchise Agreement	AAMCO
AAMCO Security Deposit	\$5,000	Lump Sum	Upon Signing Franchise Agreement	AAMCO
Grand Opening Advertising Expenses	\$3,000	Lump Sum	Upon Signing Franchise Agreement	AAMCO
Travel Expenses for Training Program	\$2,000 - \$4,000	As Incurred	Before Opening	Third Parties
Real Estate & Utility Deposits	\$14,000 - \$43,000	As Incurred	Before Opening	Landlord, Utility Companies, other Third Parties
Leasehold Improvements	\$8,500 - \$12,000	As Arranged	As Arranged	Landlord, other Third Parties
Signs <i>(included in Center Opening Package)</i>	\$7,500 - \$19,000	As Agreed	Before Opening	AAMCO
Shop Equipment, Supplies, Lifts & Installation, plus freight & Taxes <i>(included in Center Opening Package, See Item 5)</i>	\$78,400 - \$98,000	As Agreed	As Arranged	AAMCO and Third Parties
POS System	\$500	Lump Sum	Before Opening	AAMCO
Computers and Phone System - Hardware	\$6,500 - \$10,000	As Incurred	As Arranged	Suppliers you choose <i>(may include AAMCO)</i>
Office Furniture	\$5,500 - \$7,000	As Incurred	As Arranged	Suppliers you choose <i>(may include AAMCO)</i>
Sales Materials	\$500 - \$1,000	Lump Sum	Before Opening	AAMCO
Miscellaneous Costs & Professional Fees <i>(Legal and Accounting Advice, Personnel recruitment, etc)</i>	\$4,000 - \$10,000	As Incurred	As Arranged	Third Parties
Insurance	\$1,500 - \$2,500	As Incurred	Before Opening	Third Parties
Advertising Costs <i>(13 weeks)</i>	\$4,700 - \$13,500	As agreed	Periodically (weekly or monthly) and As arranged	AAMCO, Ad Pool, regional monthly internet search program (or national program if applicable) and Yellow Page agency
Additional Funds	\$30,000 - \$50,000	As Incurred	As Arranged	
TOTAL ESTIMATED INITIAL INVESTMENT	\$223,600 - \$330,500			

* Start-up costs can vary depending on the market and individuals' financial needs.

AAMCO

is **#1** in Category on
Entrepreneur Magazine's
"Best of the Best" List for 2018

Entrepreneur

FRANCHISE

500

RANKED

— 2018 —



in vehicles after crossing the 80,000- to 90,000-mile mark.

This is a tremendous advantage that helps AAMCO franchise owners enjoy much higher margins than traditional auto repair shops that specialize in oil changes — which means they need a much higher customer

volume to thrive. AAMCO, as the industry specialist in transmission repair, requires a low volume of customers in comparison.

"The average age of the vehicles that come into our shop is 11-13 years old or older," says Jim Gregory, President of AAMCO. "Consumers want to hang onto their vehicles longer, and those vehicles need to be repaired. The good news for AAMCO is that we are widely known for complex repair. We fix the powertrain, the engine and, of course, the transmission. We're a 55-year-

HOW MUCH CAN I MAKE?

AAMCO IS A PROVEN, TOP-RATED BRAND WITH A CLEAR PATH TOWARD A PROFITABLE FUTURE

One of the biggest positives in partnering with a nationally known brand with a 50-year history of expertise and customer trust is that the groundwork already is laid. We have spent decades establishing ourselves as a preeminent brand, and franchisees benefit from that legacy the day they open their doors.

AAMCO enjoys overwhelming brand recognition in the lucrative transmission segment, which is the direct result of our winning the nation's trust to fix the most complicated part of the car. This ability is a huge boon to our franchisees, as transmission repair is one of the most expensive parts to fix. It ranges from \$2,800 to \$3,800 for a rebuilt transmission and up to \$8,000 for a transmission replacement, according to Angie's List, which notes that wear and tear is common



old brand, and we've fixed over 45 million transmissions in that time. As the car industry shifts toward electric and hybrid vehicles, we have the high ground in that we already are known for complex repair. We are poised to dominate this fast-growing segment."

According to Hybrid Cars, there are 4 million hybrids on the road, and this number is poised to go up. A new AAA survey reports that 20% of car owners want to buy an electric car or a hybrid in the future, citing environmental accountability and better gas mileage among their reasons. When their warranty runs out at the dealership, owners of these vehicles will have very few repair options outside of the expensive and inconvenient dealerships. This is where AAMCO is primed to thrive.

The cost of repairing hybrid and electric vehicles is one of the most promising revenue streams for AAMCO franchise owners. Replacing the battery of a Nissan Leaf will cost \$5,499, and only a

It costs

\$3,300

on average for a **rebuilt transmission** and up to

\$8,000

for a **transmission replacement***

*Angie's List, "How Much Does It Cost To Repair My Transmission?"



qualified and skilled technician will be able to do the job safely. AAMCO invested in hybrid and electric vehicles for technicians to receive hands-on training at our state-of-the-art training facility, AAMCO University. Since we launched the program, we already have trained hundreds of technicians and are introducing marketing campaigns to get the word out that AAMCO is ready, qualified and competent in hybrid and electric vehicle repair.

"We are extremely well positioned in today's marketplace," Gregory says. "We've spent over \$800 million in advertising in marketing the brand over 55 years, and no other brand even comes close to matching that or matching our reputation for complex repair."

The investments AAMCO made in new technologies extend directly to our franchisees, who now have industry-leading tools to help manage their businesses and increase profitability. Our new



Point of Sale system provides AAMCO franchisees with executive-class analytics that are updated to the minute and are accessible from anywhere in the world. AAMCO also launched a consumer financing platform, which allows franchise owners to make more high-ticket sales without burdening their customers.

"We are a data-driven company," says Brian O'Donnell, Senior Vice President of Franchise Development with AAMCO. "While technology has been a challenge to our competitors, it is an advantage for AAMCO because we do have the skill set and capability inside our franchise centers. We have the ability to diagnose electric problems and perform high-quality repairs. Most importantly, we have the capability to be the specialist in the consumer's mind, because they understand that their vehicles are so complicated that they require a specialist. Our POS system provides KPIs that allow our franchisees to make good business decisions based on real data. Technology is a part of our growth, and we're able to see the benefits of it today."



WHAT TRAINING AND SUPPORT IS PROVIDED?

AAMCO OFFERS ELITE TRAINING AND SUPPORT FOR ALL PARTS OF FRANCHISEES' BUSINESSES

The AAMCO leadership team believes that it's absolutely paramount that we are perceived as the industry's technical experts. That is how we will maintain the leadership position that our wonderful brand has earned over the past 50 years.

We recognize that the automotive industry is becoming more complex, and to ensure that our owners and technicians achieve the level of expertise they need, we have made a significant investment in creating a state-of-the-art education and training center, which we call AAMCO University.

AAMCO UNIVERSITY

While we don't require that our owners have automotive experience before partnering with us, they will know the second they walk through the doors of AAMCO University that we take our training seriously.



Our top-of-the-line programs and equipment have provided consistent benefit to franchisees, staff and loyal customers who trust the AAMCO name like no other in the automotive world. Franchise owners can work with our expert instructors in more than 300 courses, ranging from basic shop safety to master-level diagnostics, transmission rebuilding, and electric and hybrid vehicle repair. These modules are offered in classroom, online and interactive settings.

WHAT YOU'LL LEARN

AAMCO center owners receive more than 250 hours of training at AAMCO University, as well as more than 200 hours of online coursework. Here's a basic overview of what you'll learn:

+ CUSTOMER CARE

From first contact to vehicle delivery, franchisees become experts at ensuring lasting and positive experiences for customers, leading to a positive reputation you can leverage for word-of-mouth and future sales.

+ KEY PERFORMANCE INDICATORS

It's important to be able to analyze your business and identify areas where you can grow and improve. We will help you understand the key metrics that drive your business and how to interpret the data.

+ CENTER GROWTH STRATEGIES

We'll explore short-term and long-term plans for expanding your customer base and offering additional services to

drive repeat business. Special attention is given to pooled promotional advertising opportunities and marketing to existing customers to serve their scheduled maintenance needs.

+ QUALITY CONTROL

We will teach you how to work with key team members to solve challenges related to parts, production and workflow. This isn't a theoretical exercise: We'll play out common scenarios you can expect as a business owner.

+ UTILIZING BUSINESS NETWORKS

We'll discuss opportunities for building and maintaining community ties and the effect these relationships can have on the top and bottom line.

+ LEADERSHIP

We'll study ways to build and enhance leadership skills, which will help you build a more cohesive team, create attractive career paths for your employees and retain valuable team members.

AAMCO UNIVERSITY SERVES AS A RECRUITMENT TOOL TO HELP YOU ATTRACT AND RETAIN THE MOST QUALIFIED TECHNICIANS IN YOUR AREA

AAMCO University serves your employees, too. It provides them training opportunities that help them build skills, which makes them more



valuable employees and enhances their earning potential. The end result is that you are more likely to hang on to your best people.

AAMCO University offers courses for general technicians, certified technicians, master certified diagnosticians, repair technicians, master transmission rebuilders, center service managers and general managers. This ability to educate technicians in a way that advances their skill set and career opportunities is a tremendous asset for AAMCO franchise owners.

"I am a technician, and one of the things that a technician is looking for in a place of work is someone that's going to take care of them, train them and provide opportunities for the future," says Bruce Chidsey, Vice President of Technical Support with AAMCO. "If I go to a place that is a major brand that I can be proud of, that emphasizes my advancement, I am going to gravitate to that brand over an independent shop or another brand that doesn't have those resources."

Our university is broken into four parts: a school of franchise ownership, school of management, school of technical excellence, and school of franchise support. That fourth school is just as

important to us as the first three, because it reflects our ongoing commitment to training the team that will be supporting you. Each school has a growing list of custom coursework designed to create growth opportunities and help AAMCO maintain the excellence that customers have come to expect for more than 50 years.

HOW DO I FINANCE AN AAMCO?

HIGHLY RATED FRANCHISE HAS SEVERAL FUNDING OPTIONS

There are several ways you can finance your AAMCO franchise business. As you explore your options, here are some of the most popular financing avenues to consider:

1. HOME-EQUITY LOANS

If you've owned a home for many years, there's a good chance you can get a home equity line of credit (HELOC) or a home equity installment loan (HEIL) to finance your business.

Advantages: They usually have a very low interest rate; they are highly flexible and sometimes have no specific repayment schedule; and they don't require a lot of documentation, such as a formal business plan or an accounting of how the funds will be used. This provides more flexibility for your business.

Things you should know: You'll need to show enough income to repay the



loan through your existing sources of income — your projected earnings as a franchise owner won't count when the lender calculates your ability to repay. A real estate appraisal will be required to establish your home's value.

2. LEVERAGE RETIREMENT FUNDS TAX-FREE AND PENALTY-FREE

If you have a 401(k) or an individual retirement account (IRA), it can be converted into a self-directed IRA to fund your business. This financing option became extremely popular during the recession, when depressed real estate prices eliminated home equity loans as an option for many franchise buyers.

Advantages: Once you set up a self-directed IRA, you can tap into your retirement funds without paying penalties. Since it's your money, not the bank's, you don't have to worry about a long loan-approval process. As your business succeeds, you make payments back into your retirement account without having to pay interest to a bank. This option also allows you to keep cash in your bank accounts to be available for starting and growing your business.

Things you should know: Your business becomes your retirement plan, which brings risks and rewards. You should be confident that you can beat the stock market by building the value of your business, as well as by avoiding interest payments on a loan.

3. SBA LOANS

U.S. Small Business Association (SBA) lending has made a strong comeback as the economy has improved, and it is much easier to obtain an SBA loan than it was a few years ago. These are government-backed loans at low-market rates, which eliminates most of the risk for banks.

Advantages: You can finance a percentage of the cost of your business, which allows you to conserve cash; the interest rates tend to be fairly low; there is no prepayment penalty; and you can obtain better loan terms once you have a proven track record.

Things you should know: It can take three months or more to obtain an SBA loan, and the documentation process is extensive. The loan also requires 100 percent collateral. If most of your collateral comes from home equity, you may want to consider a home equity loan instead.



4. FRIENDS AND FAMILY

You may have friends or relatives who are willing to invest in your success.

Advantages: They know you, they are typically flexible on repayment terms and they may have expertise that they can offer your business. They may not require collateral.

Things you should know: If the business doesn't meet expectations, it may strain your relationships. Family and friends also may seek equity in exchange for your investment, which would create a partnership arrangement.

5. PARTNERSHIPS

Partnerships can allow two or more people to combine their resources to purchase an AAMCO franchise. If partners complement one another's skill sets and add value to the business, it can be a great arrangement.

Advantages: You can split management and leadership duties, which gives you greater capacity and flexibility. Because you have multiple people to oversee operations and marketing, you may be able to grow faster.

Things you should know: Partners must have clear guidelines for who handles what and how profits are divided. In addition, to get the most out of your partnership and avoid disputes, clear communication and a shared commitment to the business are essential.





MEET THE MANAGEMENT TEAM

OUR MANAGEMENT TEAM WORKS HARD TO IMPROVE OUR OWNERS' LIVES — BECAUSE THEY'VE BEEN IN YOUR SHOES



JIM GREGORY, President & CEO

Jim joined American Driveline Systems in 2014 as he was passionate about the Company's brand heritage and long-term growth opportunity in the automotive aftermarket. Prior to joining ADS, Jim was a Principal investor at American Capital, a private equity and asset management company with over \$20 billion in assets under management. During his tenure at American Capital, Jim served as a Board member for businesses across a variety of industries. His experience includes controlling equity investments and successful exits in consumer, service, and manufacturing businesses, capital raising, new product development, geographical expansion and executive team building.



MARY SHETZLINE, CFO

Mary has served as American Driveline Systems' CFO since October 2017. From April 2014 to September 2017, she was Controller and a manager at ADS. Previously, Mary was a financial manager at Globus Medical in Audubon, Pennsylvania, and was an auditor at Ernst & Young in Philadelphia, Pennsylvania.



ZACH PETERS, COO

Zach brings to AAMCO over 20 years of operations leadership, execution, training, and team building experience. He previously served in the Marine Special Operations Command ("MARSOC") and most recently at Kattera, a global technology based vertically integrated construction business. While in MARSOC Zach served in many leadership roles including Operations Chief, Team Chief, and Reconnaissance Team Leader where he successfully built teams, executed critical operations in difficult and politically sensitive environments, and served as a key liaison with other DoD and Special Operations forces. Zach is the recipient of many awards including the Bronze Star, Combat Action Ribbon, and Force Recon Team Leader of the Year. After leaving MARSOC, Zach joined Kattera during a time of rapid growth from 700 to 7,000 employees. At Kattera, Zach successfully developed many operations, team building, and training initiatives.



AMY JOHNSON, CMO

Amy joined American Driveline Systems in 2019 with a deep respect for the brand and passion for supporting AAMCO franchisees. Growing up just north of Birmingham, Alabama on her family's cattle farm, she saw first-hand the impact of small business owners on the life of the community. Having owned several small businesses herself, she has a strong drive to create opportunities for franchisees and deliver value for consumers. Prior to joining American Driveline Systems, Amy led Global Demand Generation for the world's largest cybersecurity integrator. She has also worked in Finance for a \$750 Billion global bank, Healthcare, Higher Education, and on the 300-acre family farm. One of her fondest memories is the old AAMCO hat her grandfather wore while teaching her to drive a tractor on the farm that she still visits frequently with her husband and their six children.



ADAM BAUMGARDNER, CIO

Adam joined American Driveline Systems in March 2019 as CIO. Adam has a deep technology background, demonstrated leadership ability, and expertise in Business Intelligence and Analytics. Prior to joining ADS, Adam worked at ConnectiveRx as VP of Product Management, Analytics. He also spent over 10 years at inVentiv Health as a Director of Product Management and Director of Software Development. Adam received his B.S. in Finance at King's College and his M.S. in Information Science at Penn State University.



BRIAN O'DONNELL, Senior Vice President of Franchise Development

Brian has been with us since 1985 and has served as our Senior Vice President of Franchise Sales and Support since February 2014. Prior to Brian's role in Franchise Development, he was Senior Vice President of Operations from 1997 to February 2014.



BRUCE CHIDSEY, Vice President of Technical Services

Bruce joined AAMCO in September 2007 as Vice President of Technical Services and New Product Development. Prior to AAMCO, Bruce spent 27 years with Pep Boys Auto, most recently as the Corporate Vice President of Service Operations and Customer Relations. He brings a rare combination of technical and sales expertise with his current certifications as ASIA/ASE World Class Technician, Master Automotive, Master HD Truck, Master Engine Machinist, and Master Refinishing.



JOHN BETHUNE, Dean of AAMCO University

John Bethune directs all training programs for AAMCO University since April 2017. He has been involved in automotive aftermarket businesses for over 30 years, including as an AAMCO Center franchisee from 1987 to 2008. After selling those businesses to successor franchisees, he remained in the industry and became Director of National Accounts for Transtar, a major aftermarket parts supplier, from 2008 to 2016. Earlier in his career, he was an educator in New Zealand and Australia.



NEXT STEPS

READY TO BECOME A PART OF AN ICONIC TRANSMISSION AND LEADER IN COMPLEX CAR REPAIR FRANCHISE?

A member of our franchising staff will reach out to you by phone. The first call usually lasts just a few minutes and gives us a chance to introduce ourselves to one another and address initial questions.

We are looking forward to speaking with you and are excited that you're interested in getting in on the ground floor of AAMCO as we continue to expand across the nation.

Thank you for your interest in becoming an AAMCO franchise owner!



Proposed Site Flow for AAMCO Transmissions
533 East Walnut, Green Bay, Wisconsin





TOTAL CAR CARE EXPERTS

Ron Franklin

533 Walnut Street, Green Bay, WI 54301

Operational Plan:

Prior to my AAMCO business opening, the AAMCO home office team will assist me in the following:

- Facility Layout and Design
- Launching my AAMCO website
- Make recommendations and initiate my Grand Opening Marketing Package
- Recruit, interview and make recommendations on hiring Customer Service Manager and Technicians.

All employees will be registered for AAMCO University.

- Creating Vendor Relationship with local Auto Parts suppliers
- Complete 3 weeks of Owner Training at AAMCO University
- Complete full owner Set Up Procedures, Labor Rates and Pricing

On the first day my AAMCO business is open, AAMCO will provide a Business Coach who will spend the first Five Weeks of operation inside of my AAMCO center. The business coach will provide ongoing coaching for myself, Customer Service Manager and technicians. The coach will also start working in the community to raise awareness for my new business and to generate some outside sales.

After five full weeks with an AAMCO Business Coach, My Regional Operations Manager will continue to offer operational guidance, support and recommendations during the life of my business. The ROM will layout a step-by-step playbook which I will be responsible for executing with the knowledge learned during my ongoing AAMCO training.

My Marketing Manager at AAMCO home office will continue to offer ongoing support and recommendations on my marketing plan.

Business Hours:

M-F 8am-5pm

Number of Employees:

AAMCO of Green Bay will initially employ three people involved in specific functions plus the full-time owner. As business activity increases, additional technical staff can be added to keep the work process streamlined.

We will have up to 7 lifts in the store and will plan to have at least 1 person per lift as the business grows.

Listed below are the clearly defined roles of the opening staff:

- Owner - will manage and operate their AAMCO center overseeing resources and personnel in accordance with the Mission Statement.

- Customer Service Manager (CSM) – Working directly with the customer, he / she are principally responsible for the sales of the company and collecting revenues at the completion of the job. Duties include: writing repair orders, prioritizing shop scheduling, customer follow-up, acceptance and delivery of vehicles.
- Remove & Replace Technician (R&R Tech) - Primarily does heavy line work to remove and re-install transmissions. May be called upon to perform light line service work as required such as external diagnostics services.
- General Technician/Diagnostician – Works on mainly non transmission-based work which would include oil changes, brakes, wheel work and others as well as conducting diagnostics services
- Master Rebuild Tech- This is a professional journeyman level technician with an especially strong

Plans for disposing of waste oil:

We will use a waste oil disposal company who specializes in oil recycling opposed to oil waste. The oil will be stored in 55gl drums, on an oil spill pad to ensure no oil dripped and then washed away, and picked up on an as needed basis, planned to be bi-weekly.



Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.7

(ZP 21-12) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for an expansion of an existing substation in the 2040 Block Morrow Avenue, submitted by Robert Mach, Mach IV Engineering, on behalf of WPS, property owner (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-12 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
2040 Block Morrow Avenue
(ZP 21-12)**

The Green Bay Plan Commission will hold a public hearing on **Monday, May 10, 2021**, 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

[Dial by your location](#)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

(ZP 21-12) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for an expansion of an existing substation in the 2040 Block Morrow Avenue, submitted by Robert Mach, Mach IV Engineering, on behalf of WPS, property owner. (Ald. C. Stevens, District 5)

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 (920) 448-3424 or

Stephanie.Hummel@greenbaywi.gov.

Publication Dates: April 26, 2021 and May 3, 2021



Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.8

(ZP 21-12) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for an expansion of an existing substation in the 2040 Block Morrow Avenue, submitted by Robert Mach, Mach IV Engineering, on behalf of WPS, property owner (Ald. C. Stevens, District 5).

BACKGROUND

Primary Address: 2040 Block Morrow Avenue.

Alderson/District: Ald. Craig Stevens / District 5

Reason for Request: To permit rebuilding and the expansion of an existing substation.

Surrounding Zoning and Land Uses:

SUBJECT Varied Density Residential (R3) Substation

NORTH Right-of-Way Morrow Street

SOUTH Planned Unit Development (PUD) Vacant Residential

EAST Varied Density Residential (R3) Single- and Two-Family Homes

WEST Right-of-Way Highland Park Avenue

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area for Medium/High Density Housing.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject properties are located along Morrow Street and Highland Park Avenue. There are currently two parcels owned by Wisconsin Public Service Corp that make of this substation area. The expansion will use both parcels and will account for an expansion of the building, the fenced in area, and the addition of a stormwater management facility. See attached site plan.

In the review of the Conditional Use Permit (CUP), the Zoning Ordinance Section 12-205(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

3. *The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.*
4. *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
5. *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
6. *The conditional use shall have adequate parking facilities as specified in subchapter 13-1700.*
7. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.*

When considering the request in relation to the standards, planning staff believes these standards have been met. As this is an existing use, it will have no changes to impacts on the community or surrounding neighbors. The addition of a stormwater management facility will be a positive addition to this site.

Staff feels the proposed substation expansion is agreeable. Ald. Craig Stevens and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no inquiries regarding this request.

RECOMMENDATION

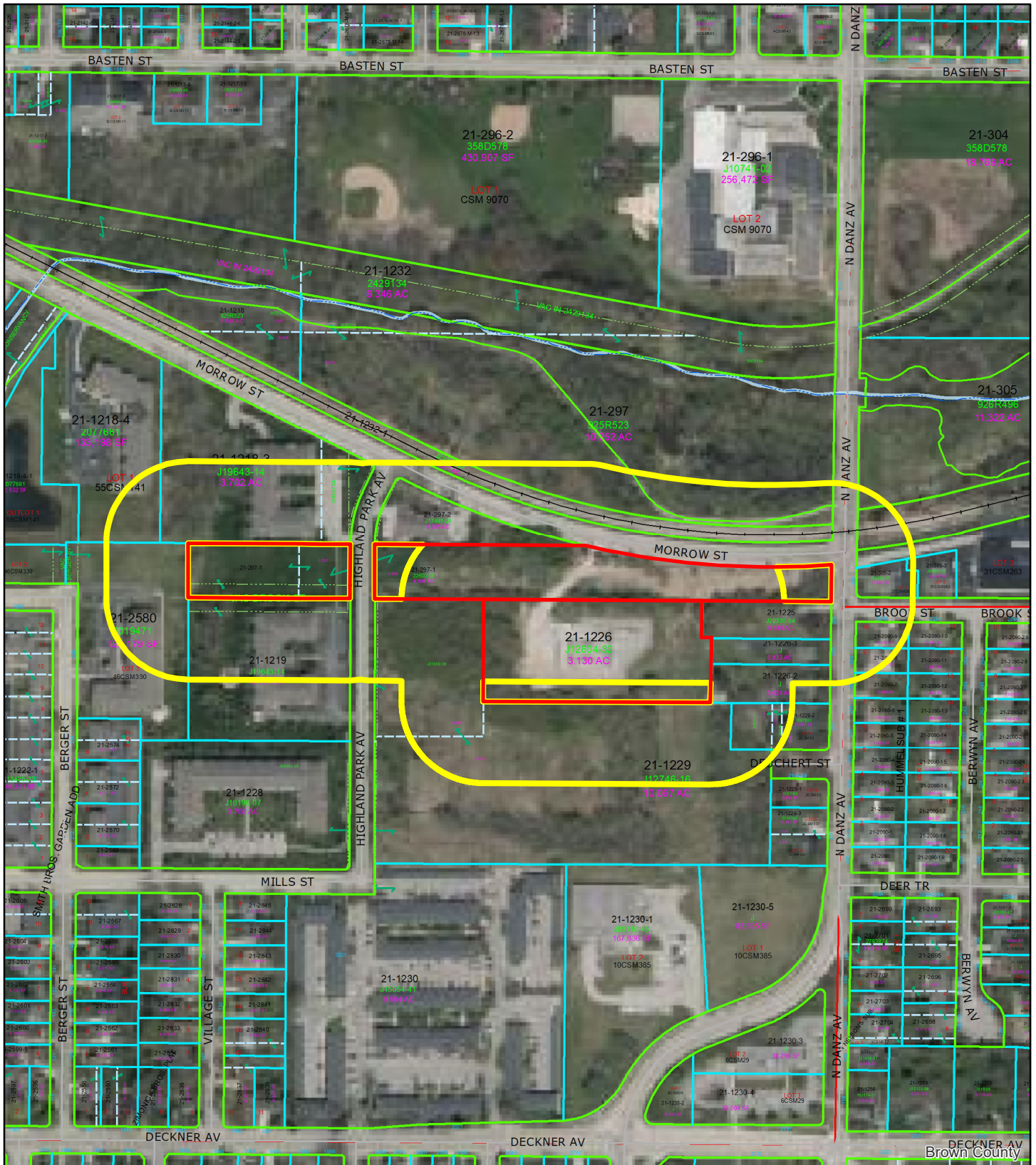
Approval of request, subject to:

- a) The combination of parcels 21-1226 and 21-297-1 for better site cohesion and access from Morrow Street. Note parcel 21-297-1 extends between Highland Park Avenue and this will have to be split properly between the right-of-way.
- b) 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

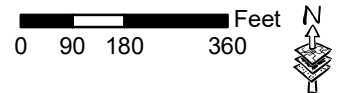
FISCAL IMPACT

ATTACHMENTS

1. ZP 21-12 Map
2. ZP 21-12 Exhibits
3. ZP 21-12 Elevations
4. ZP 21-12 Fence Exhibit



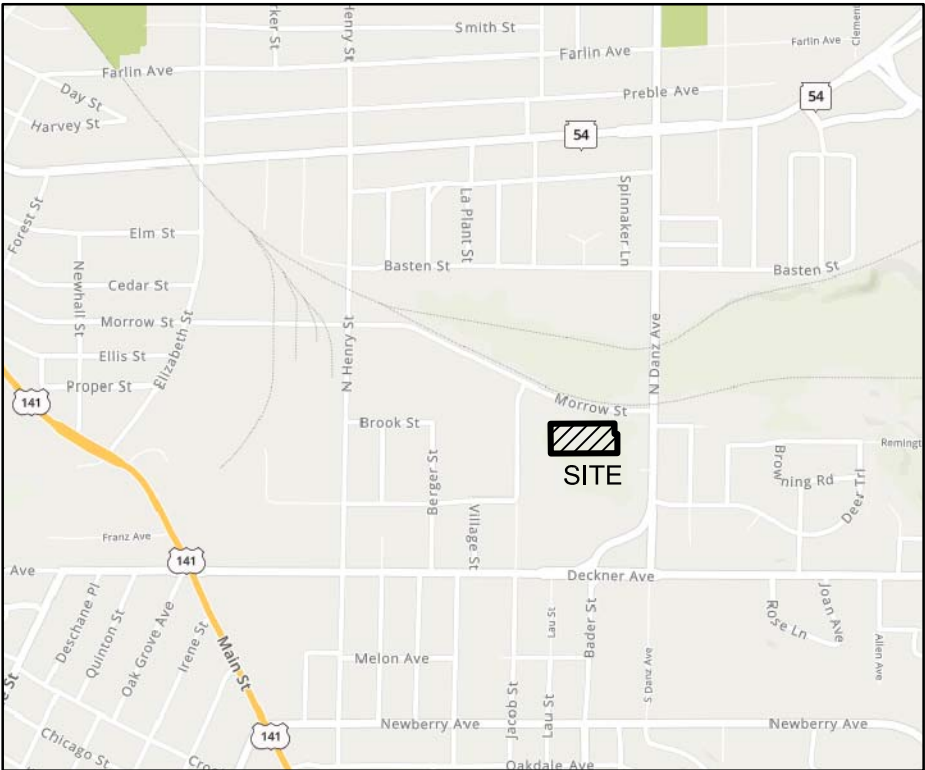
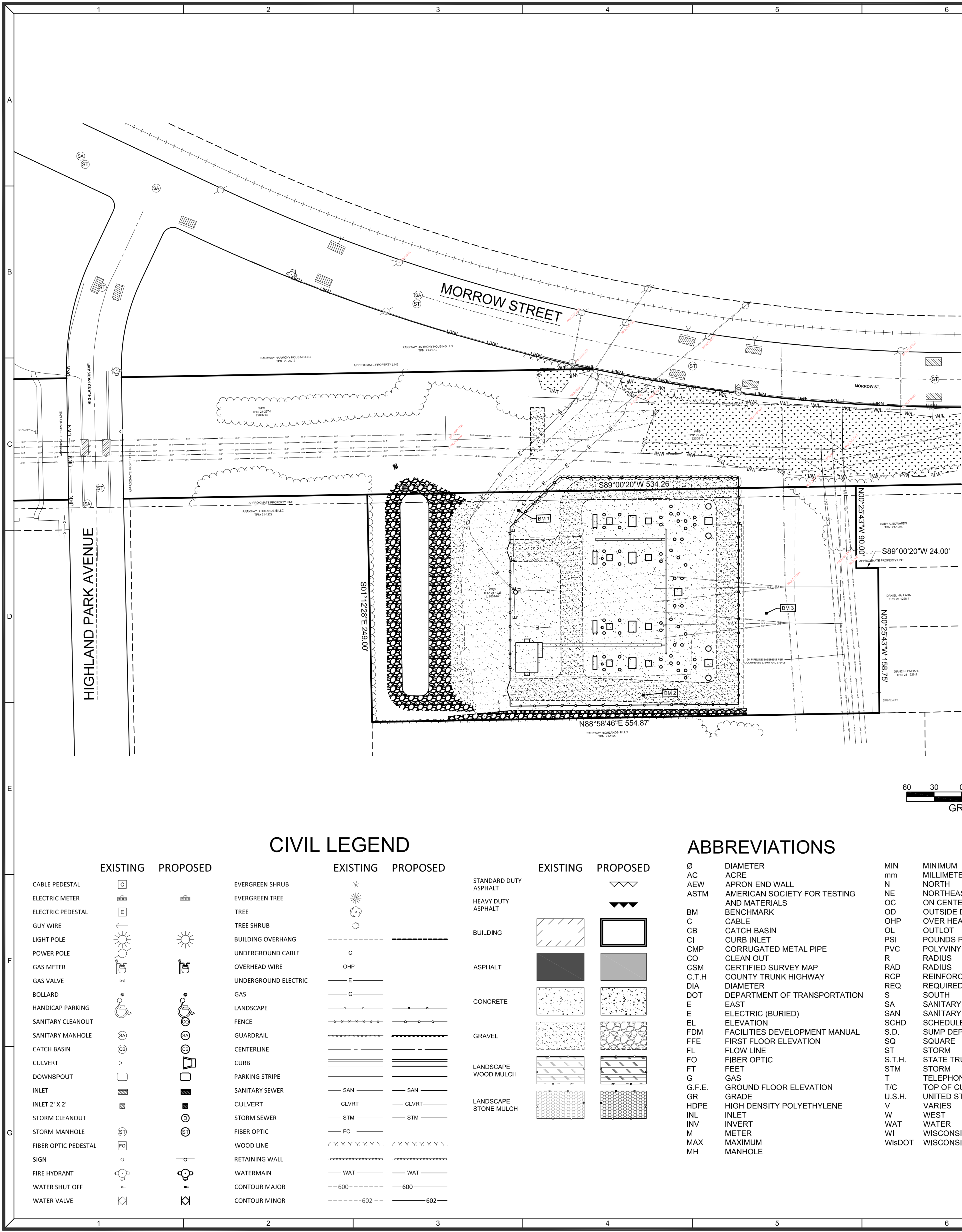
(ZP 21-12) Conditional Use Permit for Substation Expansion along 2040 Block Morrow Street



- Subject Parcel
- 200-ft. Notification Area

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development, E.R. 28 Apr 2021 | I:\DeptData\Planning\City\CityActions\Zoning_Petitions\ZoningPetitions2021\ZP 21-09 CUP for max number of stalls-800 Block S Huron Rd\ZP 21-09.mxd

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LOCATION MAP
BROOK STREET
GREEN BAY, WI 54311

Benchmarks		
Label	Elevation	Description
BM 1	125.80	REBAR WITH CAP
BM 2	131.27	REBAR WITH CAP
BM 3	134.84	REBAR WITH CAP

CIVIL SHEETS INDEX

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS / DEMOLITION PLAN
- C3.0 SITE & UTILITY PLAN
- C4.0 GRADING & EROSION CONTROL PLAN
- C5.0 DETAILS

EXHIBITS BY OTHERS

PBL-05-004-06	W.P.S.	24' X 30' CONTROL HOUSE ELEVATIONS
PBL-03-009-01	W.P.S.	CONCRETE CAST CABLE TRENCH PLAN
MHS-08-018-01	W.P.S.	SECURITY FENCE DETAIL

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY WPS AND SUPPLEMENTED BY MACH IV ENGINEERING & SURVEYING LLC JANUARY 2021.
- SURVEY VERTICAL DATUM IS NAVD88.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C3.0 AND C4.0.
- FOR NOTES SHOWN THUS, (1)*, SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

DIGGERS HOTLINE
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3
WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

CIVIL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL		EVERGREEN SHRUB		STANDARD DUTY ASPHALT	
ELECTRIC METER		EVERGREEN TREE		HEAVY DUTY ASPHALT	
ELECTRIC PEDESTAL		TREE		BUILDING	
GUY WIRE		TREE SHRUB		ASPHALT	
LIGHT POLE		BUILDING OVERHANG		CONCRETE	
POWER POLE		UNDERGROUND CABLE		LANDSCAPE WOOD MULCH	
GAS METER		OVERHEAD WIRE		LANDSCAPE STONE MULCH	
GAS VALVE		UNDERGROUND ELECTRIC			
BOLLARD		GAS			
HANDICAP PARKING		LANDSCAPE			
SANITARY CLEANOUT		FENCE			
SANITARY MANHOLE		GUARDRAIL			
CATCH BASIN		CENTERLINE			
CULVERT		CURB			
DOWNSPOUT		PARKING STRIPE			
INLET		SANITARY SEWER			
INLET 2' X 2'		CULVERT			
STORM CLEANOUT		STORM SEWER			
STORM MANHOLE		FIBER OPTIC			
FIBER OPTIC PEDESTAL		WOOD LINE			
SIGN		RETAINING WALL			
FIRE HYDRANT		WATERMAIN			
WATER SHUT OFF		CONTOUR MAJOR			
WATER VALVE		CONTOUR MINOR			

ABBREVIATIONS

Ø	DIAMETER	MIN	MINIMUM
AC	ACRE	mm	MILLIMETER
AEW	APRON END WALL	N	NORTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	NE	NORTHEAST
BM	BENCHMARK	OC	ON CENTER
C	CABLE	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	OHP	OVER HEAD POWER
CI	CURB INLET	OL	OUTLOT
CMP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CSM	CERTIFIED SURVEY MAP	R	RADIUS
C.T.H	COUNTY TRUNK HIGHWAY	RAD	RADIUS
DIA	DIAMETER	ROP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	EAST	S	SOUTH
E	ELECTRIC (BURIED)	SA	SANITARY
EL	ELEVATION	SAN	SANITARY
FDM	FACILITIES DEVELOPMENT MANUAL	SCHD	SCHEDULE
FFE	FIRST FLOOR ELEVATION	S.D.	SUMP DEPTH
FL	FLOW LINE	SQ	SQUARE
FO	FIBER OPTIC	ST	STORM
FT	FEET	S.T.H.	STATE TRUNK HIGHWAY
G	GAS	STM	STORM
G.F.E.	GROUND FLOOR ELEVATION	T	TELEPHONE
GR	GRADE	T/C	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	U.S.H.	UNITED STATES HIGHWAY
INL	INLET	V	VARIES
INV	INVERT	W	WEST
M	METER	WAT	WATER
MAX	MAXIMUM	WI	WISCONSIN
MH	MANHOLE	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

WISCONSIN PUBLIC SERVICE

WPS PREBLE SUBSTATION

COVER SHEET

REVISION DESCRIPTION

NO.

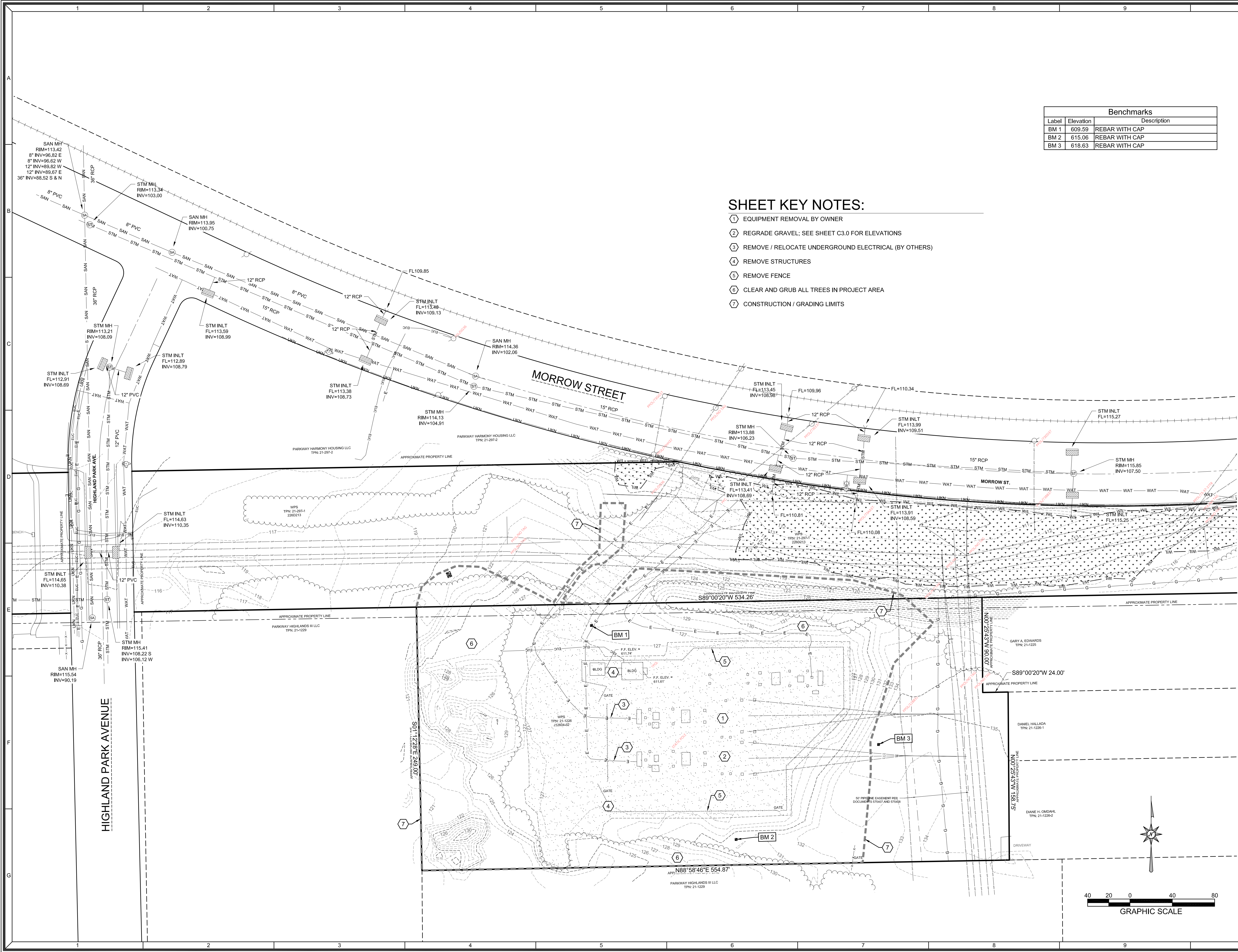
DATE: MARCH 31, 2021
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 1819-01-20
DRAWING NUMBER

SHEET NUMBER

C1.0

OF 1

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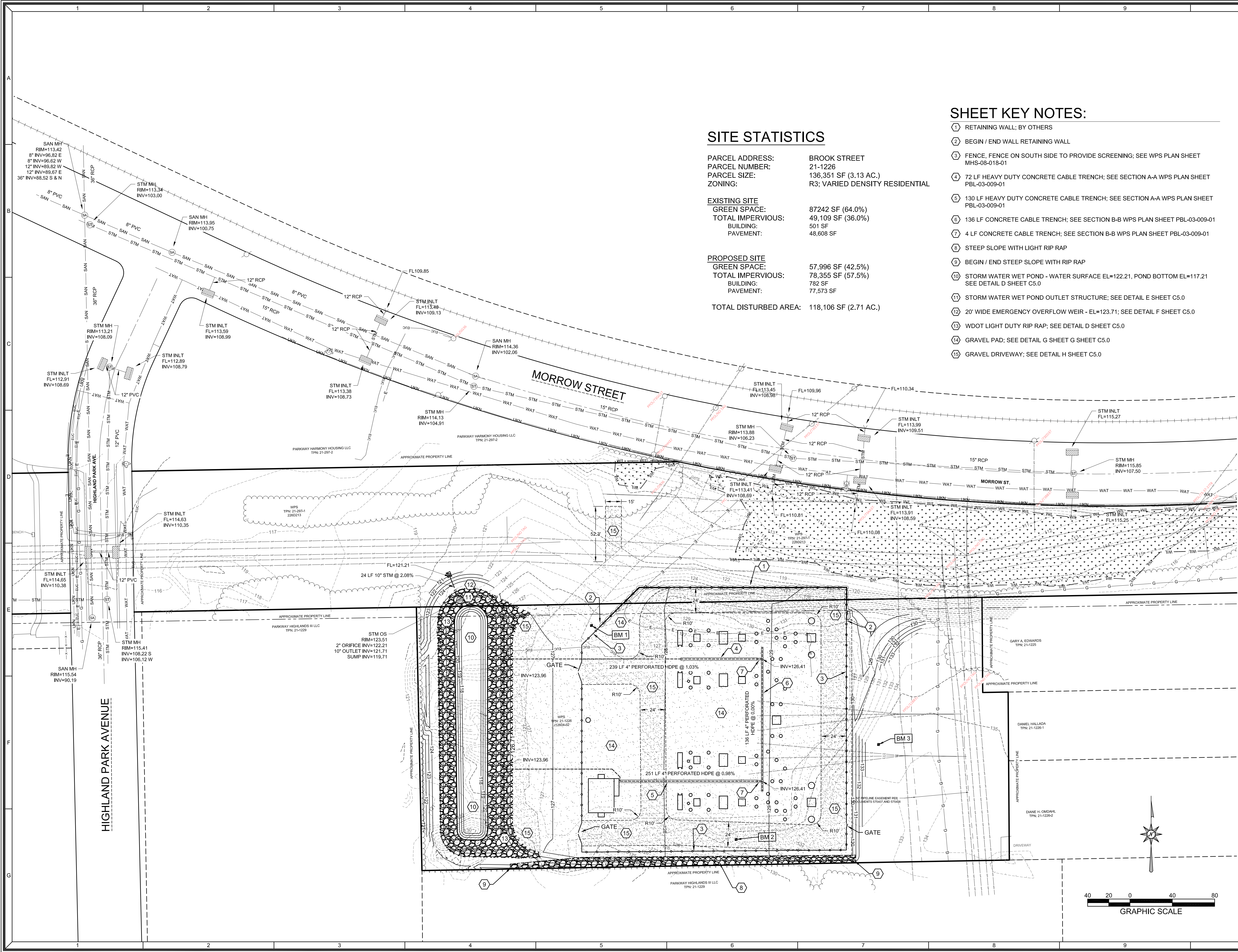
Benchmarks		
Label	Elevation	Description
BM 1	609.59	REBAR WITH CAP
BM 2	615.06	REBAR WITH CAP
BM 3	618.63	REBAR WITH CAP

SHEET KEY NOTES:

- 1 EQUIPMENT REMOVAL BY OWNER
- 2 REGRADE GRAVEL; SEE SHEET C3.0 FOR ELEVATIONS
- 3 REMOVE / RELOCATE UNDERGROUND ELECTRICAL (BY OTHERS)
- 4 REMOVE STRUCTURES
- 5 REMOVE FENCE
- 6 CLEAR AND GRUB ALL TREES IN PROJECT AREA
- 7 CONSTRUCTION / GRADING LIMITS

REVISION DESCRIPTION	
NO.	
	DATE: MARCH 31, 2021
	DRAFTED BY: RPH
	CHECKED BY:
	PROJECT NO.: 1819-01-20
	DRAWING NUMBER
	SHEET NUMBER
	C2.0
	OF 1

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SITE STATISTICS

PARCEL ADDRESS: BROOK STREET
PARCEL NUMBER: 21-1226
PARCEL SIZE: 136,351 SF (3.13 AC.)
ZONING: R3; VARIED DENSITY RESIDENTIAL

EXISTING SITE
GREEN SPACE: 87242 SF (64.0%)
TOTAL IMPERVIOUS: 49,109 SF (36.0%)
BUILDING: 501 SF
PAVEMENT: 48,608 SF

PROPOSED SITE
GREEN SPACE: 57,996 SF (42.5%)
TOTAL IMPERVIOUS: 78,355 SF (57.5%)
BUILDING: 782 SF
PAVEMENT: 77,573 SF

TOTAL DISTURBED AREA: 118,106 SF (2.71 AC.)

SHEET KEY NOTES:

- 1 RETAINING WALL; BY OTHERS
- 2 BEGIN / END WALL RETAINING WALL
- 3 FENCE, FENCE ON SOUTH SIDE TO PROVIDE SCREENING; SEE WPS PLAN SHEET MHS-08-018-01
- 4 72 LF HEAVY DUTY CONCRETE CABLE TRENCH; SEE SECTION A-A WPS PLAN SHEET PBL-03-009-01
- 5 130 LF HEAVY DUTY CONCRETE CABLE TRENCH; SEE SECTION A-A WPS PLAN SHEET PBL-03-009-01
- 6 136 LF CONCRETE CABLE TRENCH; SEE SECTION B-B WPS PLAN SHEET PBL-03-009-01
- 7 4 LF CONCRETE CABLE TRENCH; SEE SECTION B-B WPS PLAN SHEET PBL-03-009-01
- 8 STEEP SLOPE WITH LIGHT RIP RAP
- 9 BEGIN / END STEEP SLOPE WITH RIP RAP
- 10 STORM WATER WET POND - WATER SURFACE EL=122.21, POND BOTTOM EL=117.21 SEE DETAIL D SHEET C5.0
- 11 STORM WATER WET POND OUTLET STRUCTURE; SEE DETAIL E SHEET C5.0
- 12 20' WIDE EMERGENCY OVERFLOW WEIR - EL=123.71; SEE DETAIL F SHEET C5.0
- 13 WDOT LIGHT DUTY RIP RAP; SEE DETAIL D SHEET C5.0
- 14 GRAVEL PAD; SEE DETAIL G SHEET C5.0
- 15 GRAVEL DRIVEWAY; SEE DETAIL H SHEET C5.0

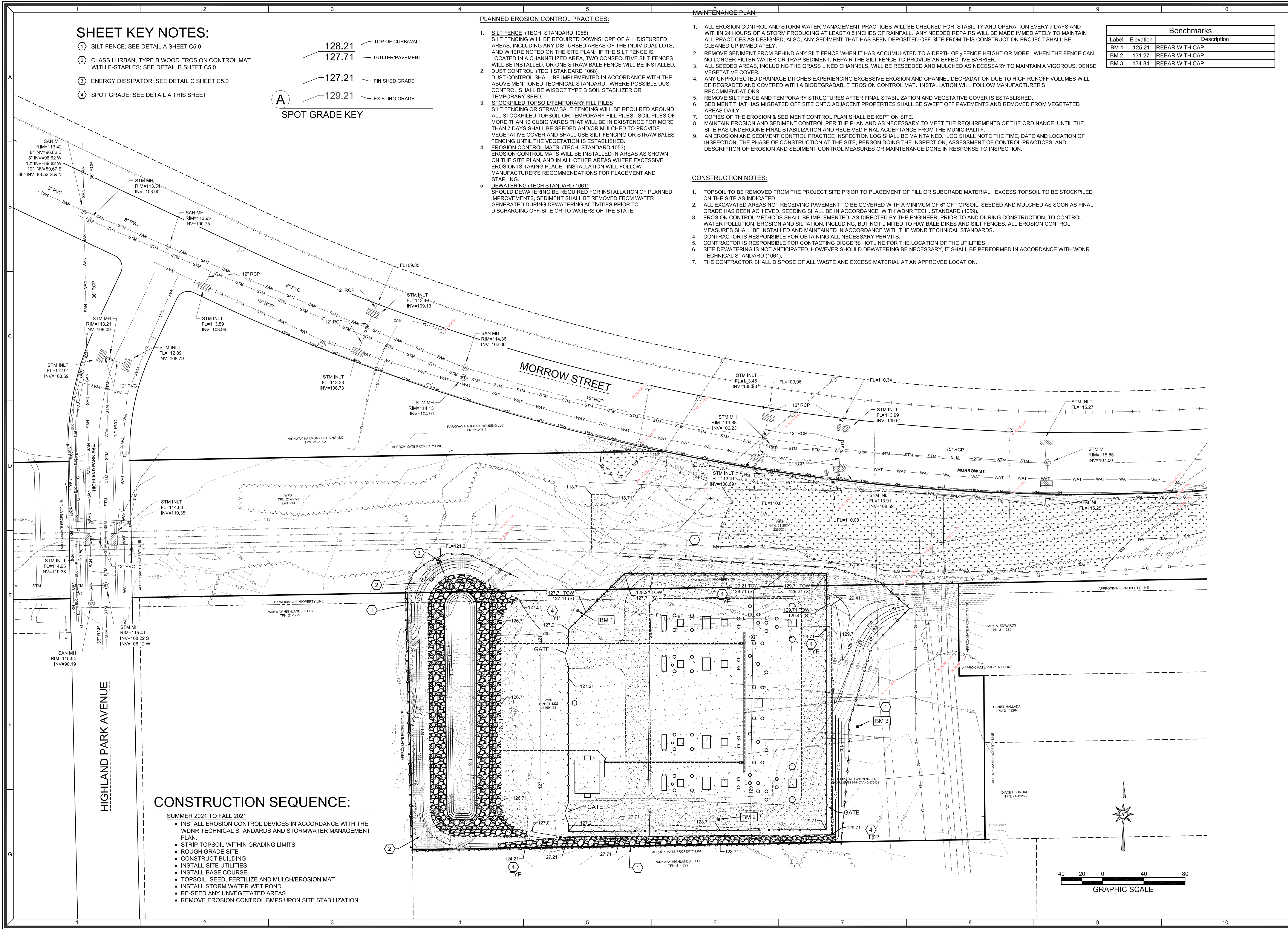
WISCONSIN PUBLIC SERVICE

WPS PREBLE SUBSTATION

SITE & UTILITY PLAN

REVISION DESCRIPTION		NO.
DATE: MARCH 31, 2021		
DRAFTED BY: RPH		
CHECKED BY:		
PROJECT NO.: 1819-01-20		
DRAWING NUMBER		
SHEET NUMBER		
C3.0		OF 1

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WISCONSIN PUBLIC SERVICE

WPS PREBLE SUBSTATION

GRADING & EROSION CONTROL PLAN

REVISION DESCRIPTION

NO.

DATE: MARCH 31, 2021
DRAFTED BY: RPH
CHECKED BY:
PROJECT NO.: 1819-01-20

DRAWING
NUMBER

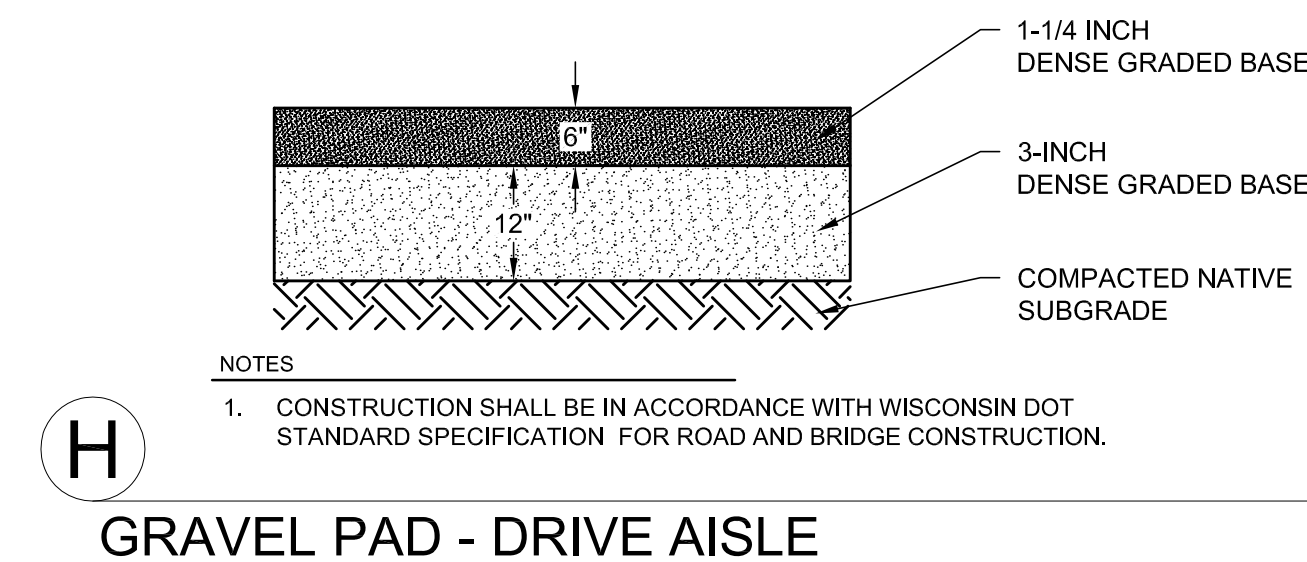
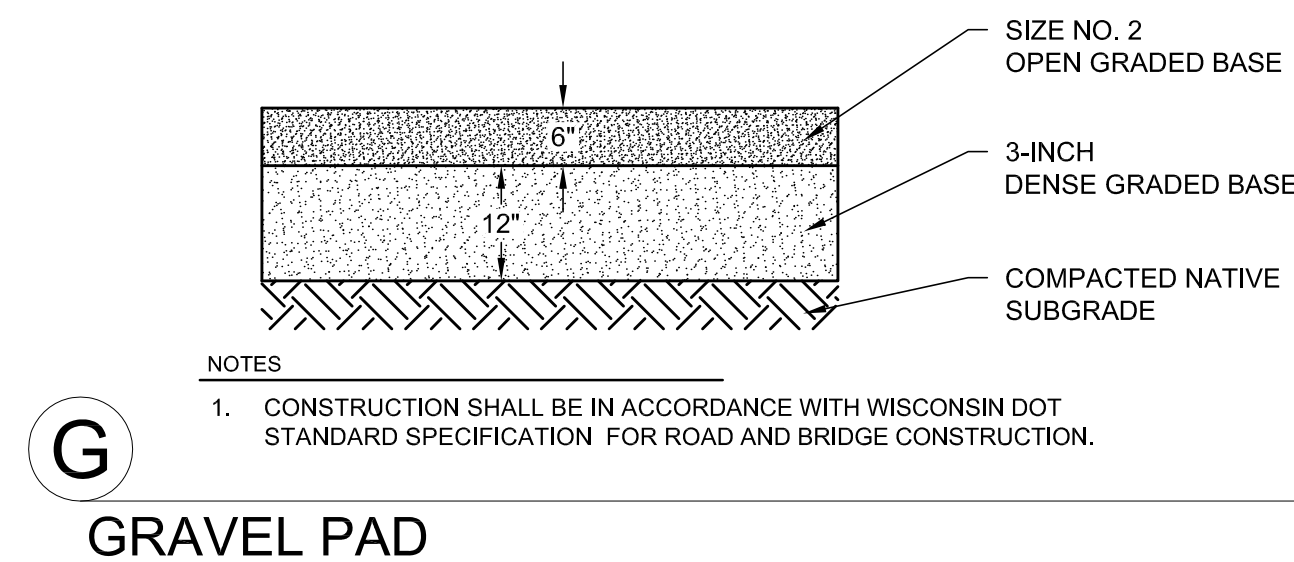
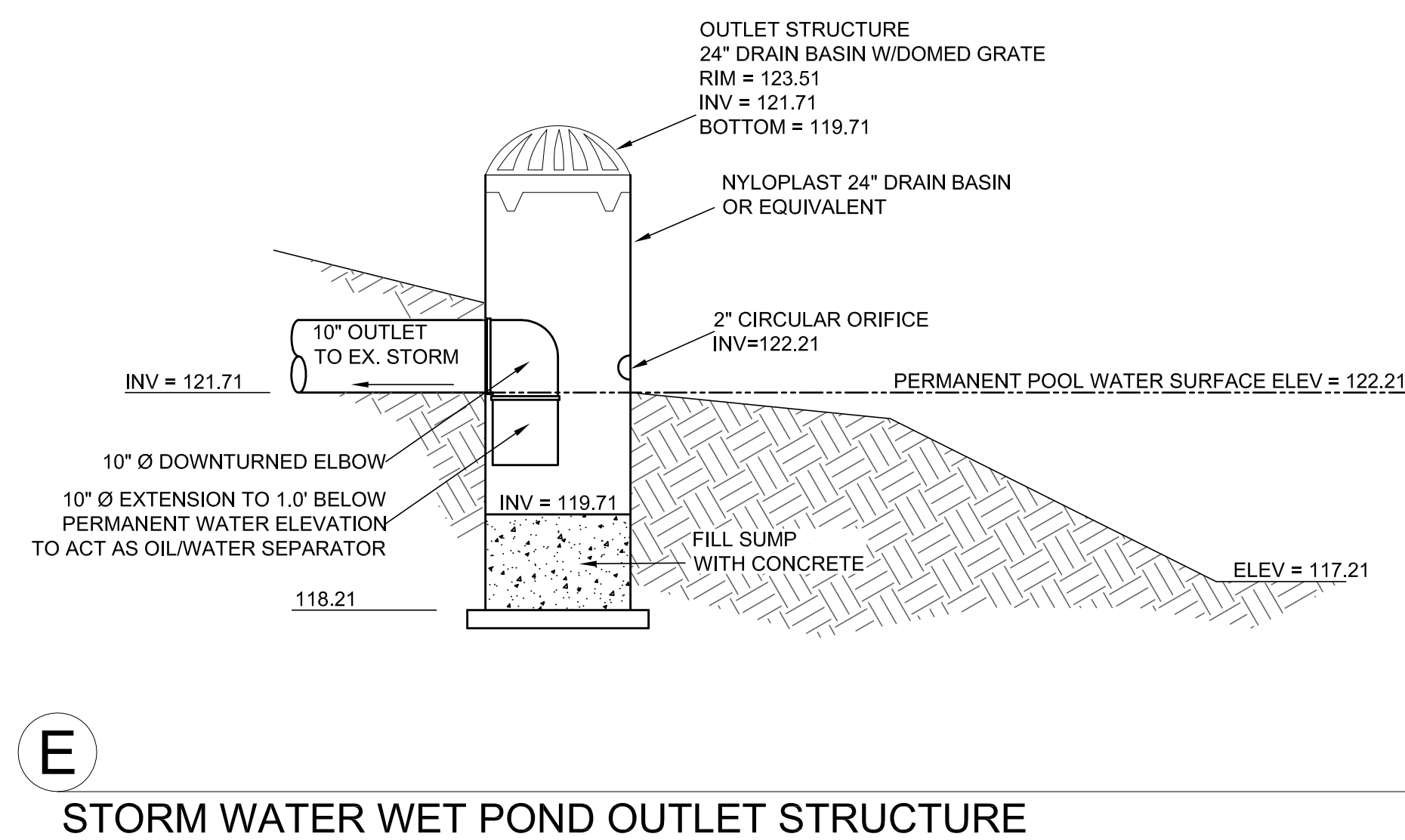
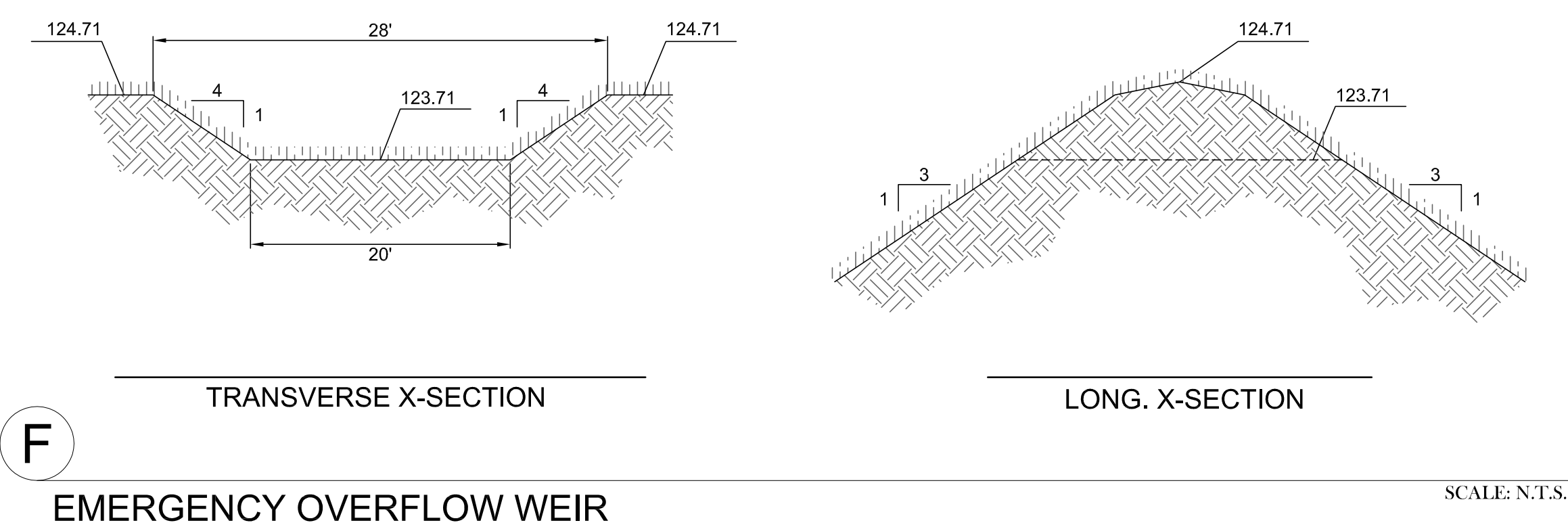
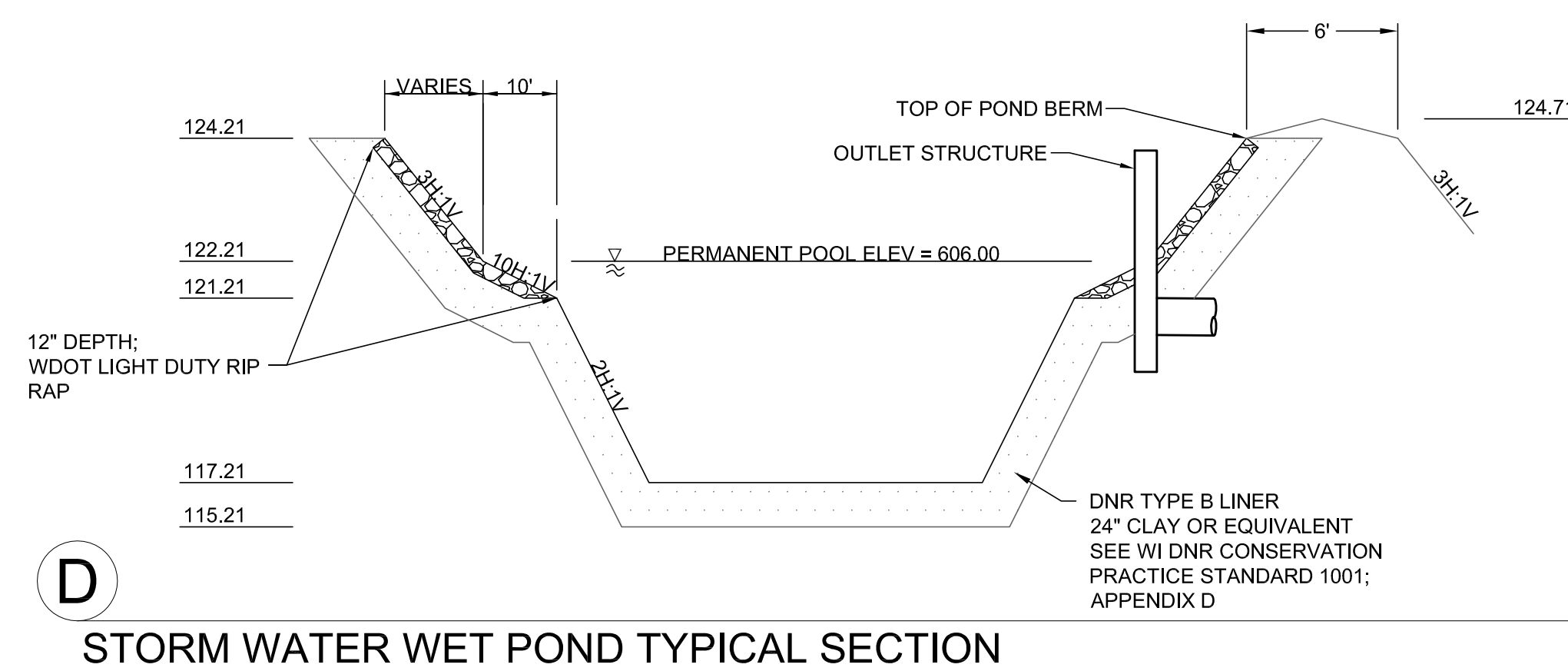
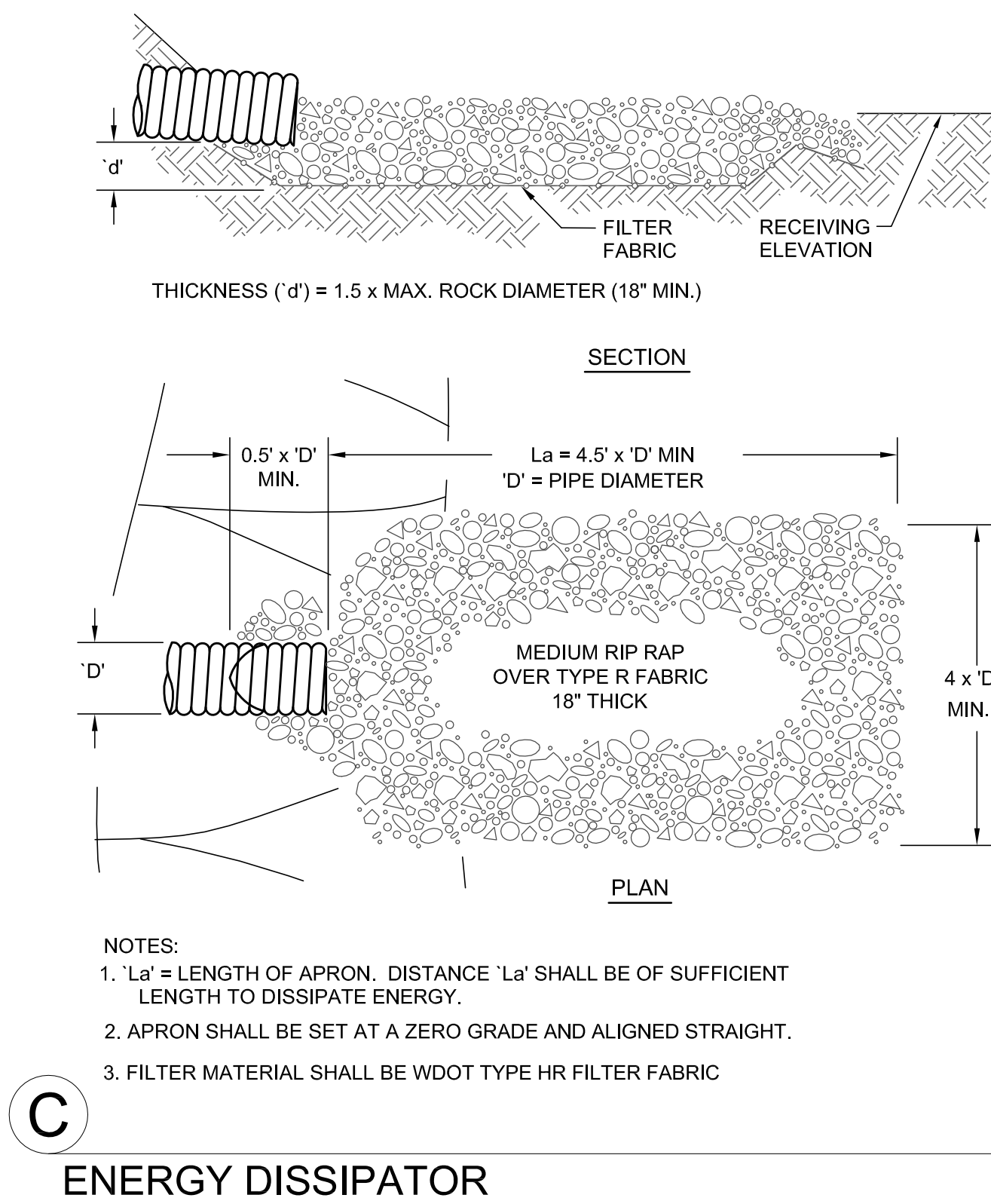
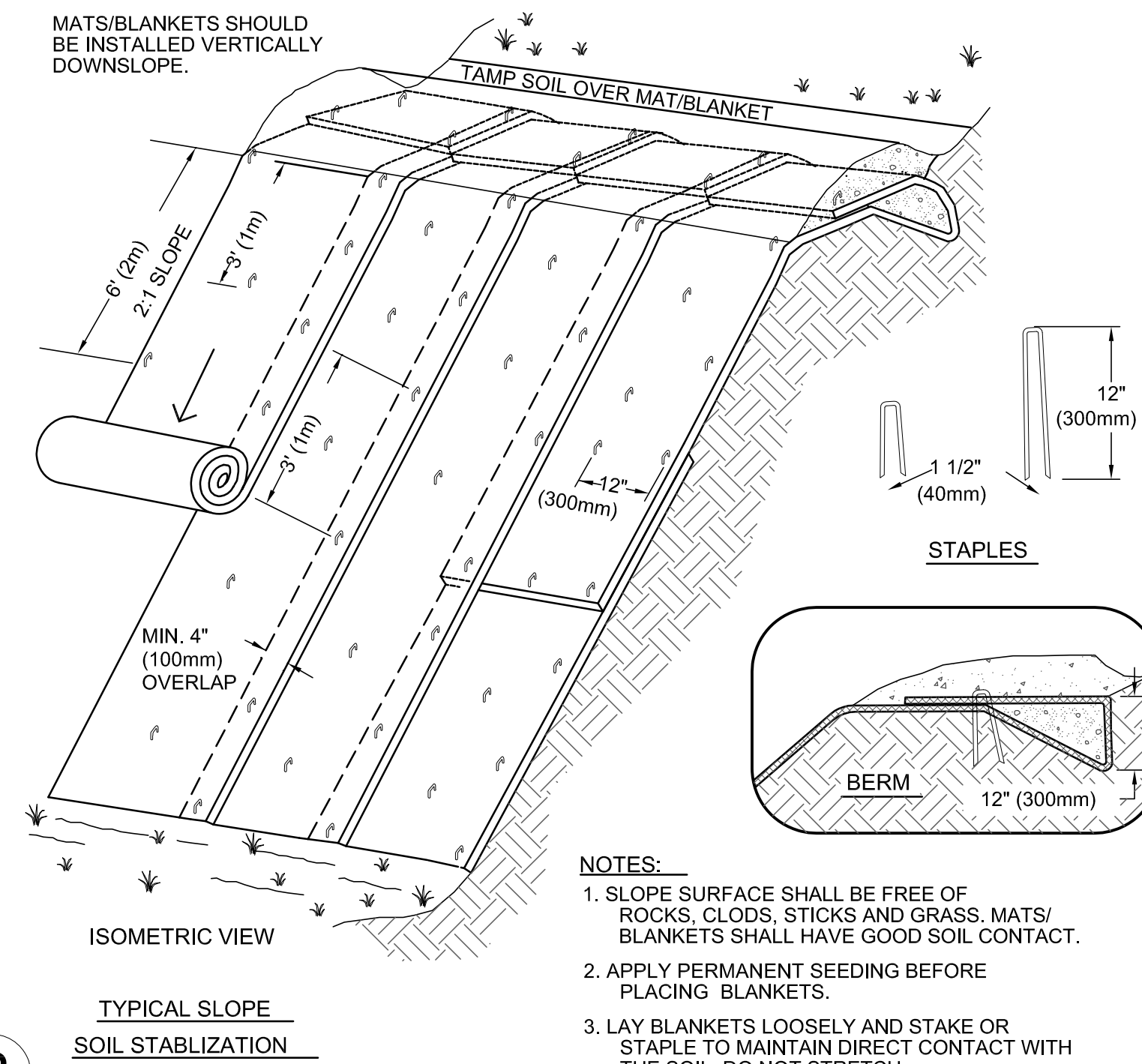
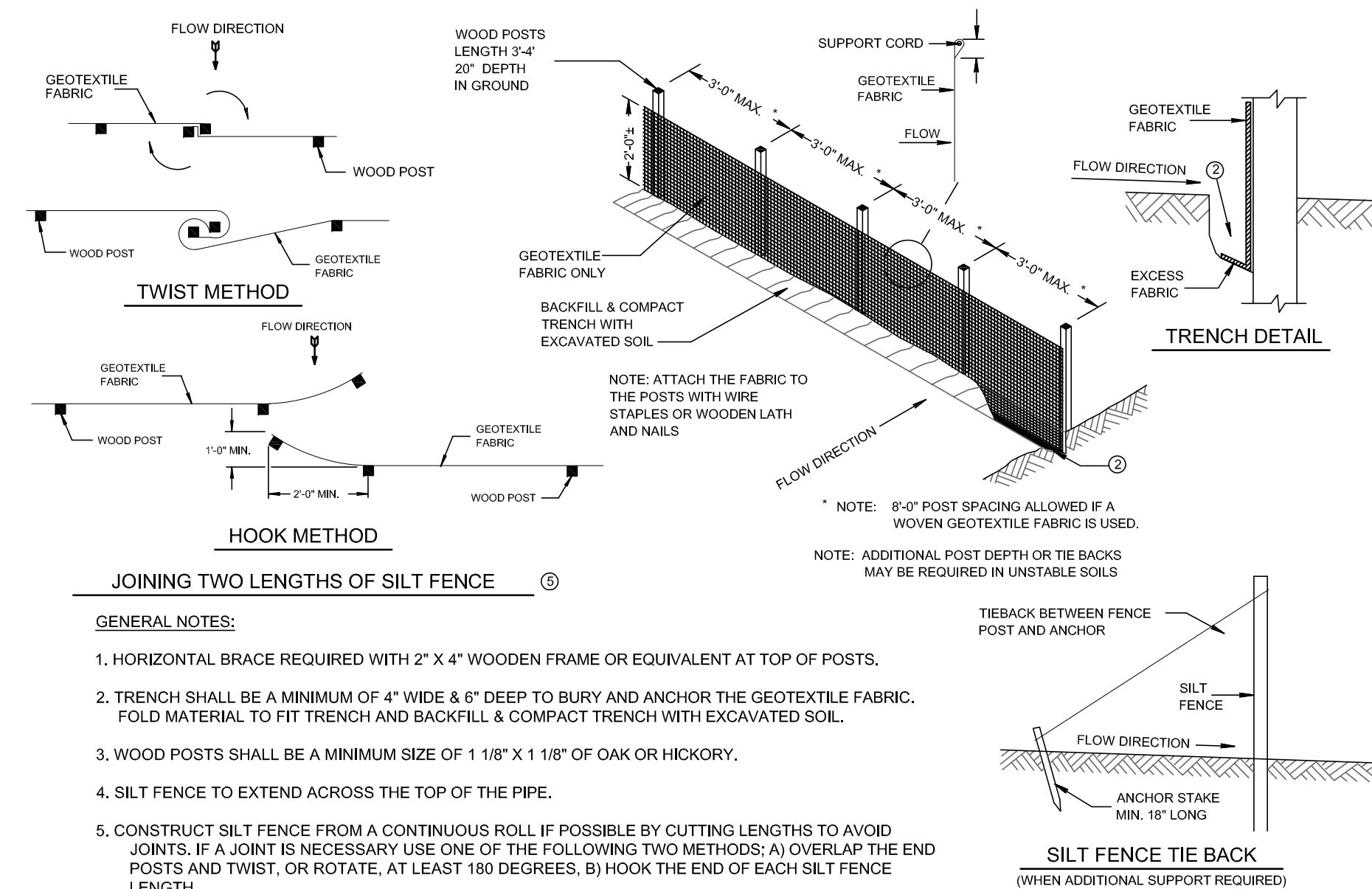
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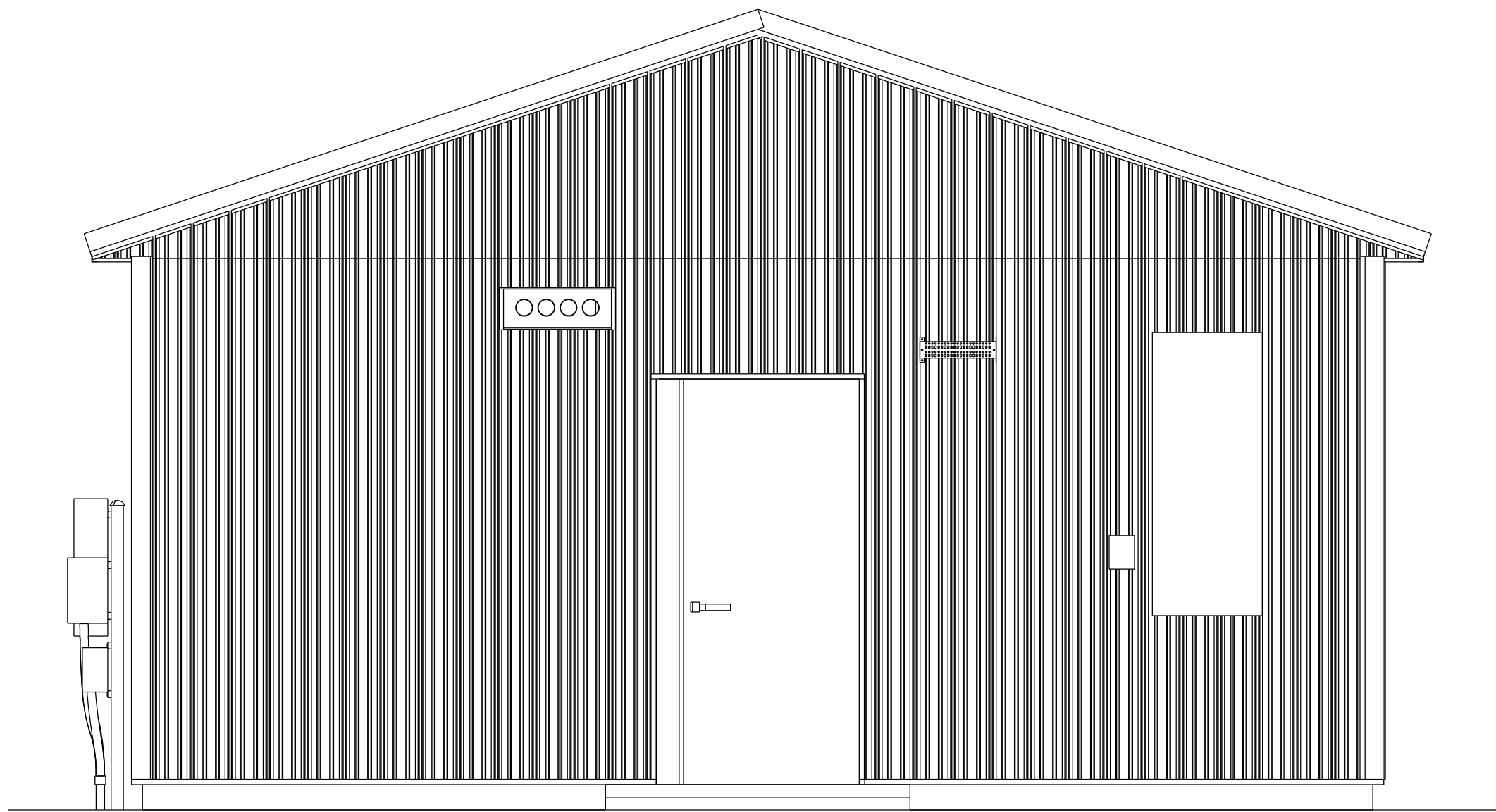
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OF 1

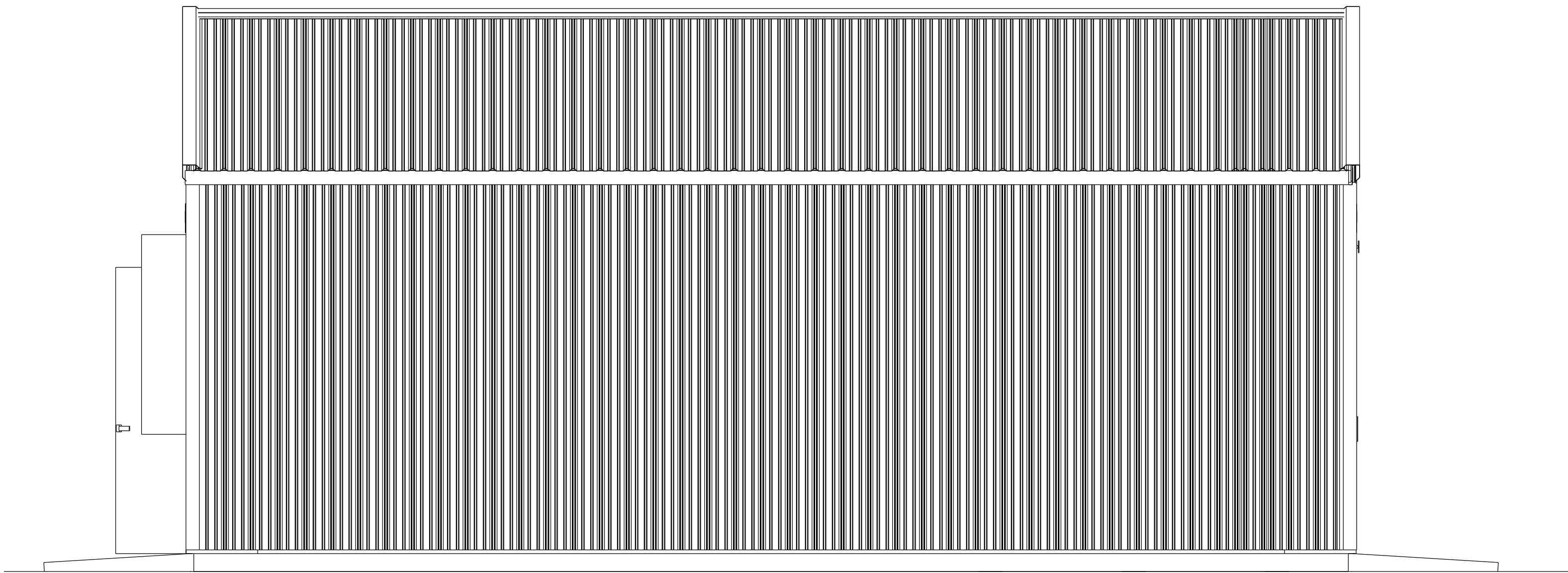
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PH: 920-569-5765; Fax: 920-569-5767
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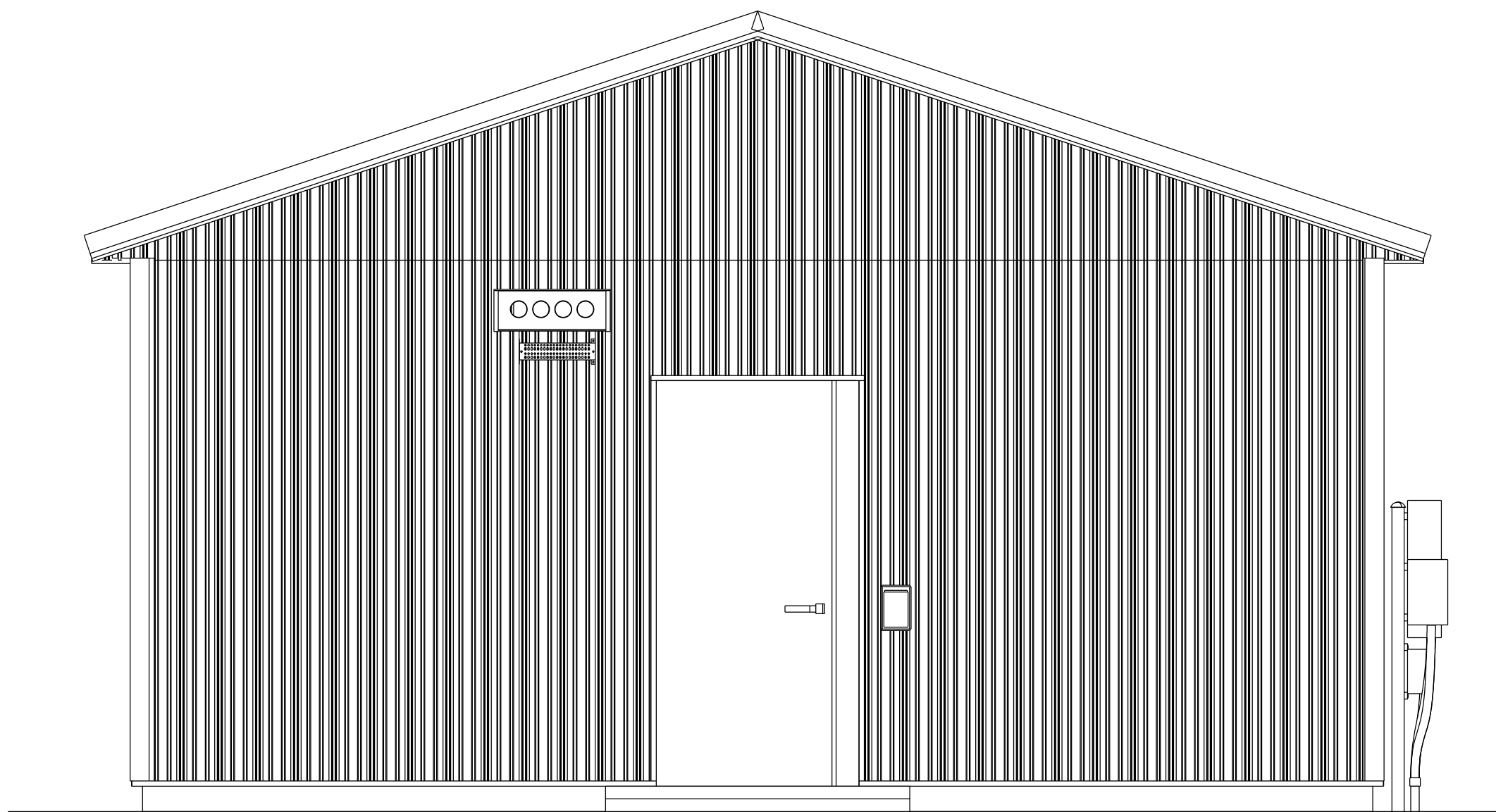




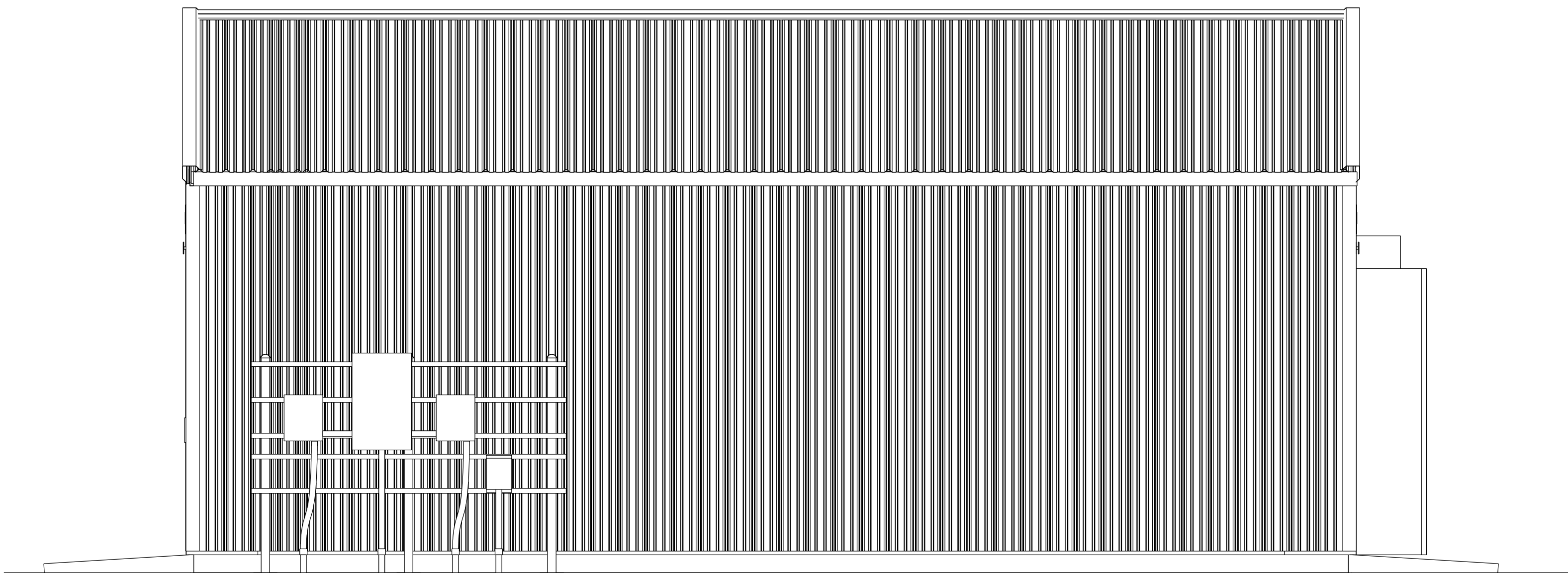
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

DRAWING APPROVAL
PLEASE CIRCULATE DRAWING(S)
IN ORDER SHOWN BELOW:

Comments are needed by : , / /

	Name	Initial	Code
PLN	_____	_____	_____
OPS	_____	_____	_____
PROT	_____	_____	_____
SCADA	_____	_____	_____
MAINT	_____	_____	_____
DE	_____	_____	_____
PM	_____	_____	_____
OTHER	_____	_____	_____

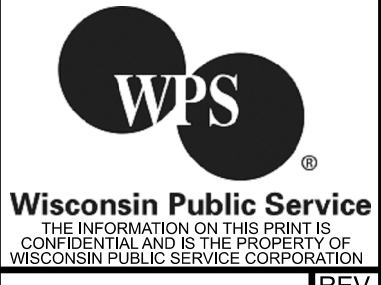
Codes: A = Approved for final
B = Approved with comments
C = Revise and resubmit

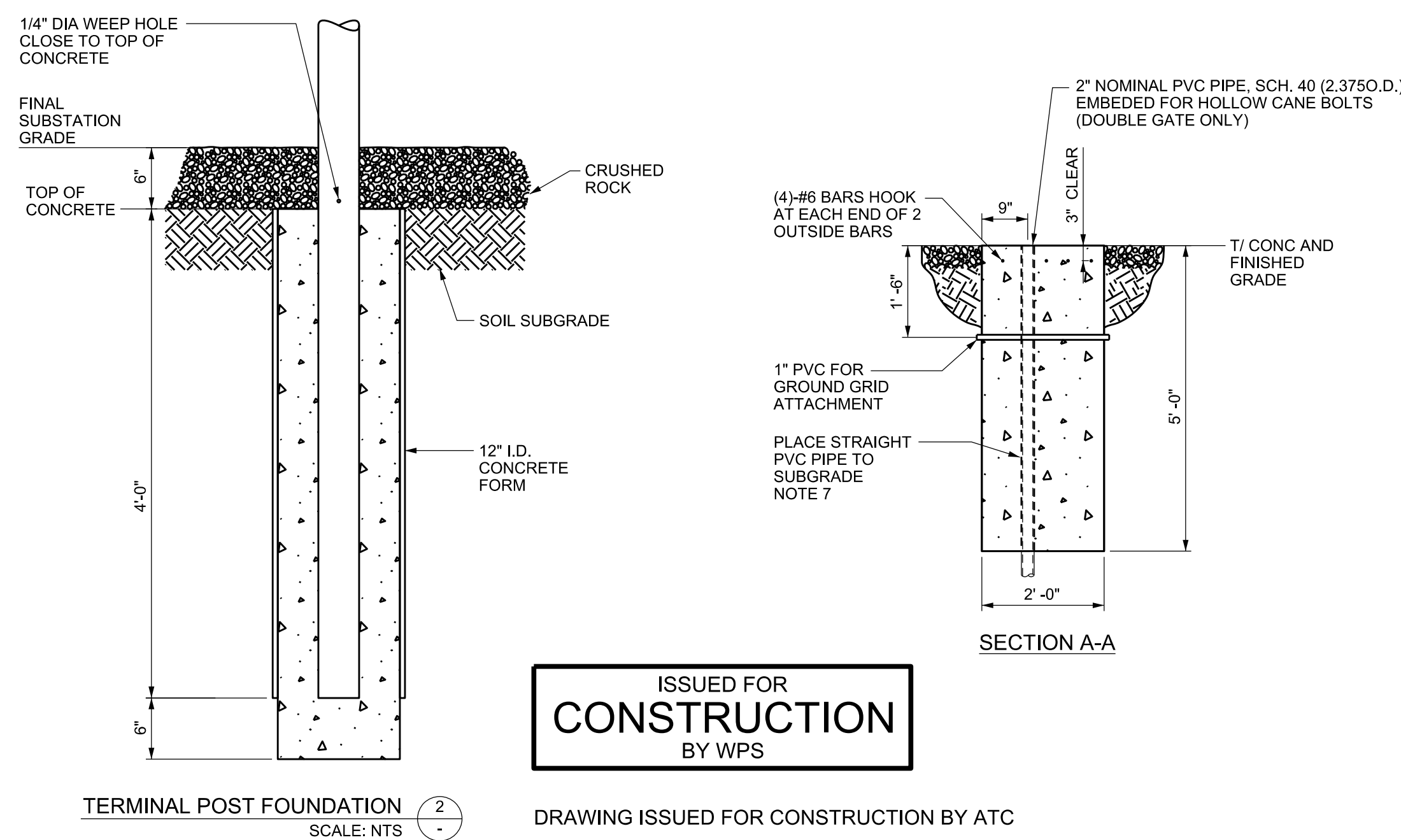
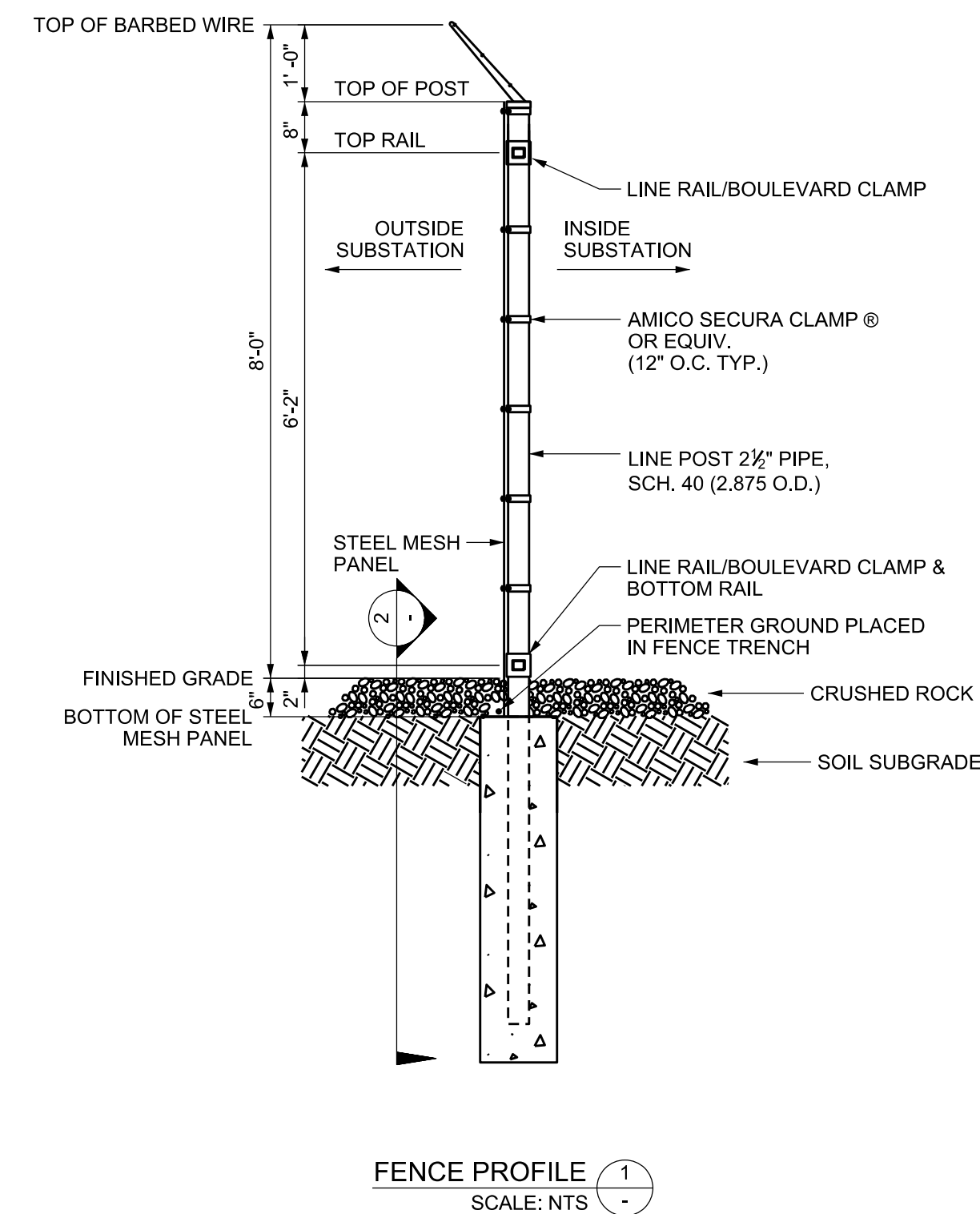
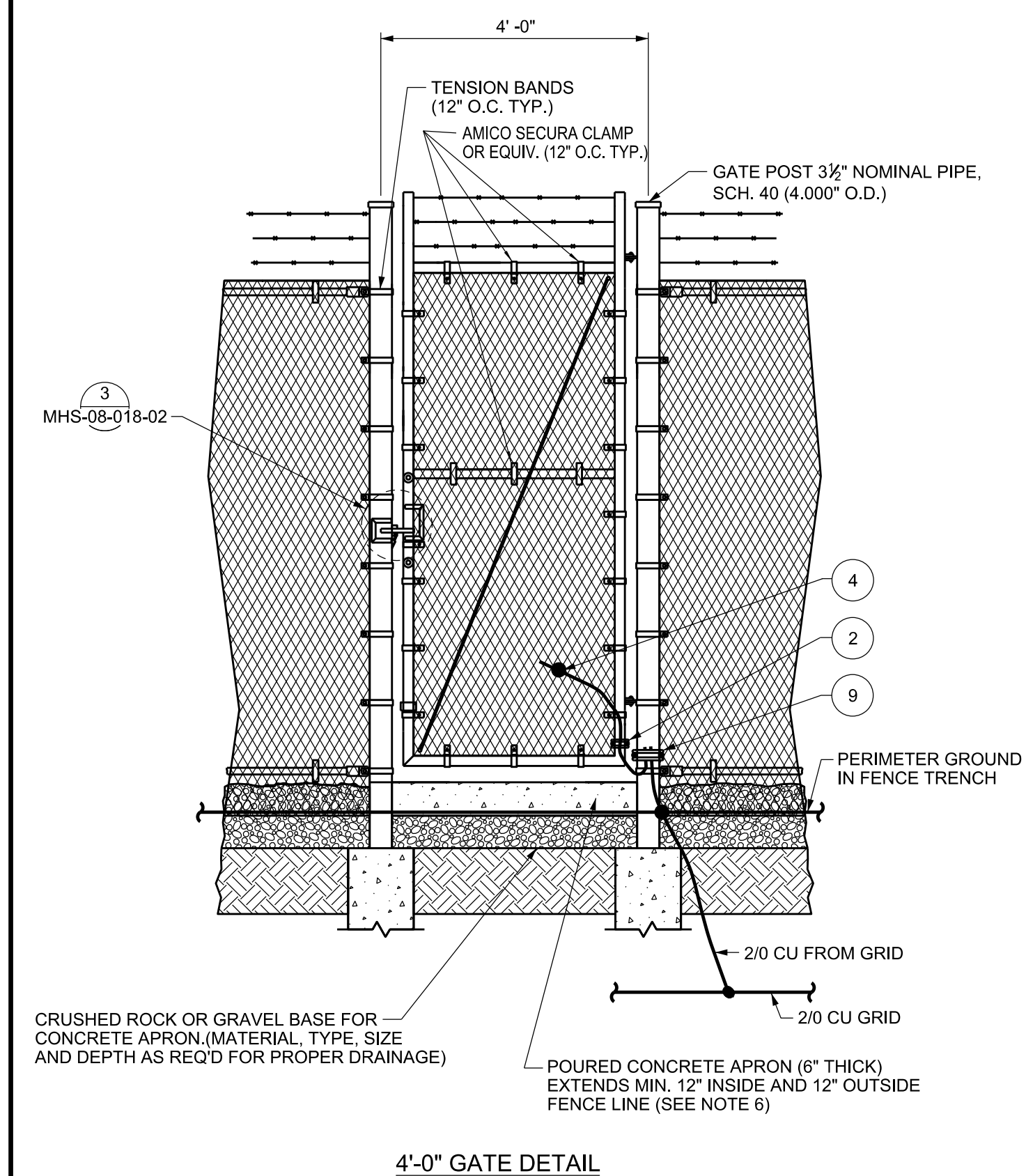
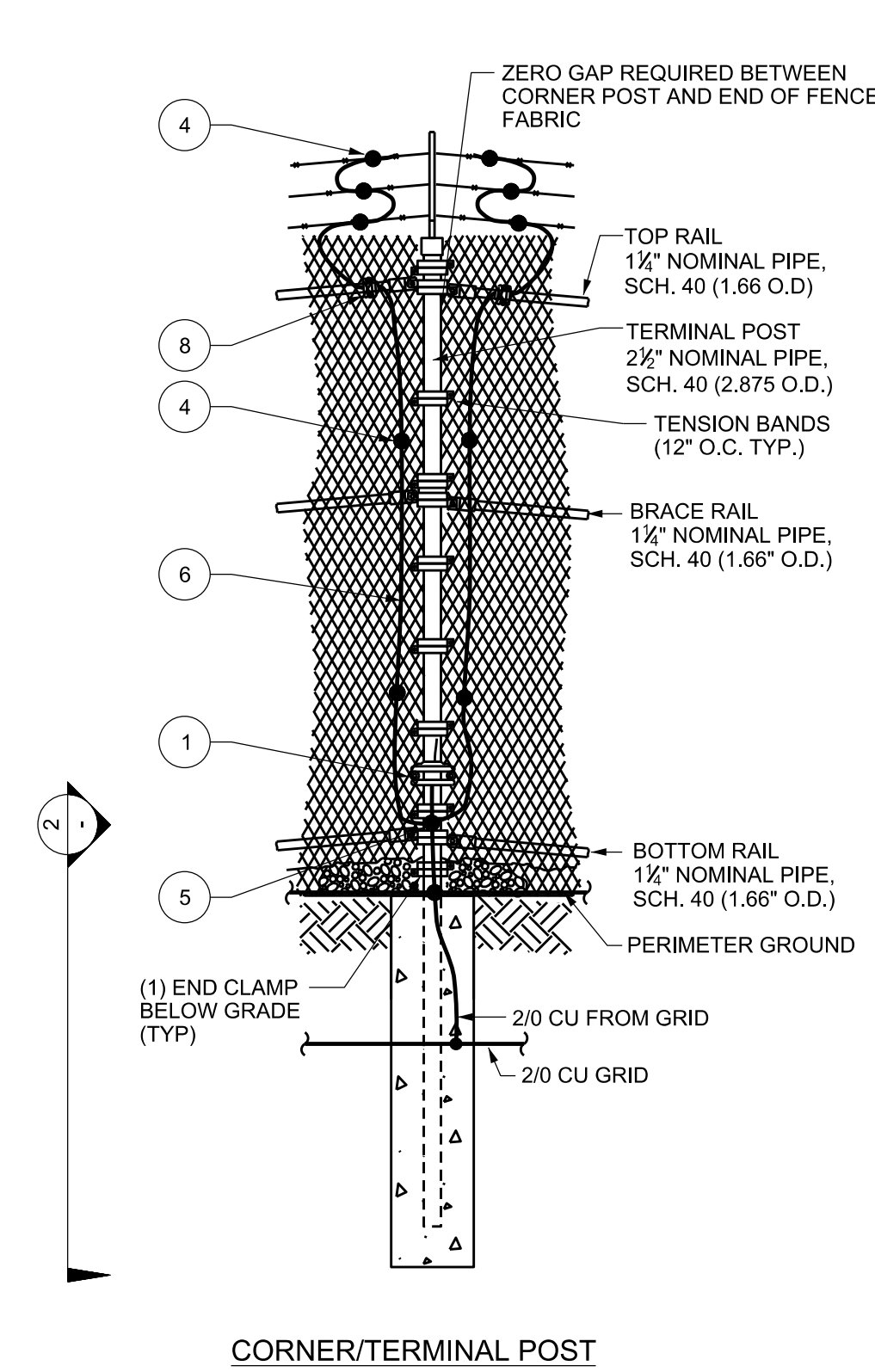
ISSUED BY WPS FOR			
REVIEW			
INITIAL	APP'D	REVISE	
DE	_____	☐	☐
PROT.	_____	☐	☐
COMM.	_____	☐	☐
DA	_____	☐	☐
IT	_____	☐	☐

REVISIONS
- ATC W.O. # 603987 ATC ENG I/O # T1051740082 ATC CONST I/O # T1051740083 REBUILD SUBSTATION.
WPS CAP I/O # 6001910 REBUILD SUBSTATION.
DATE: 03-24-21 DESIGNED BY: AMH REVIEWED BY: DEW ENGINEER: DEW

ENGINEERING STAMP	
ENGINEER: DEW	DATE: 03-24-21
REVIEWED BY: DEW	SCALE: 3/8"=1'-0"
DESIGNED BY: AMH	

24' x 30' CONTROL HOUSE
ELEVATIONS
PREBLE SUBSTATION





1. FENCE CONTRACTOR TO INSTALL WPS SUPPLIED GROUND CLAMP AT SPECIFIED LOCATIONS AS FENCE MESH FABRIC IS BEING APPLIED (SEE APPROPRIATE DETAILS) WPS FIELD PERSONNEL WILL ASSIST IN LOCATION INTERVALS FOR ITEM'S 1 & 8 LOCATION ALONG FENCE LINE. (SEE DETAIL LINE POST DETAIL).
2. FENCE CONTRACTOR NOT RESPONSIBLE FOR GROUNDING DESIGN OR MATERIAL.
3. WHERE SPACE FOR CLAMPS IS LIMITED, SECURE STEEL MESH TO GATE FRAME WITH TAMPER RESISTANT SCREW TYPE FASTENERS.
4. INSTALL SHARP EDGE PROTECTION TO CUT EDGE OF STEEL MESH AROUND GATE LATCH AREAS.
5. SEE MHS-08-018-02 FOR ADDITIONAL FENCE FABRICATION DETAILS.
6. FENCE CONTRACTOR TO DRILL 1/4" WEEP HOLES & COLD GALVANIZE AFTER. (SEE DETAIL TERMINAL POST FDN. 2).
7. PVC PIPE SHALL BE IN POCKET OF LOOSE GRAVEL TO MINIMIZE FREEZING.
8. FABRIC SHALL BE CUT/FABRICATED SO NO SHARP EDGES ARE EXPOSED.

1. ELEVATIONS SHOWN AS VIEWED FROM OUTSIDE SUBSTATION FENCE. GROUNDING SHOWN AS VIEWED FROM INSIDE THE SUBSTATION.
2. FIELD CREW TO SUPPLY HIGH SECURITY FENCE GATE LOCKS, EITHER LARGE SHACKLE – WPS CODE T1420001 OR SMALL SHACKLE – WPS CODE T1420002.
3. SEE SS-403-15 FOR SIGN LOCATIONS AND SIGN ATTACHMENT METHOD ON FENCE AND GATES.
4. THIS DRAWING WAS CREATED FROM TEMPLATE WPS-08-016-01, REVISION 9.

1. TAKE APPROPRIATE PRECAUTIONS WHEN WORKING ON GROUNDING SYSTEM ELEMENTS IN A ENERGIZED SUBSTATION OR GROUNDING SYSTEM ELEMENTS ASSOCIATED WITH A NEARBY ENERGIZED LINE. REFER TO SAFETY RULE 719N. A POSSIBLE TOUCH VOLTAGE OR TRANSFERRED VOLTAGE HAZARD MAY BE PRESENT WHEN GROUND SYSTEM CONNECTIONS ARE SEPARATED. GROUNDING SYSTEM ELEMENTS INCLUDE: GROUND GRID FENCE AND GATES. COUNTER-POISE, WATER MAIN LEADS, TRANSMISSION LINE SHIELD WIRES AND DISTRIBUTION LINE NEUTRALS.
2. LOOP FENCE GROUND FOR FROST EXPANSION
3. GROUND TANGENT FENCE POSTS PER FENCE AND GROUNDING PLAN. MAXIMUM DISTANCE IS 30 FT BETWEEN GROUNDING POINTS WITH AT LEAST ONE MIDPOINT GROUND ON SHORT OR RANDOM FENCE SECTIONS. ALL GROUND POINTS WILL BE FENCE POST GROUNDING ONLY, WITH PIPE GROUND CLAMPS TO SUBSTATION GROUND GRID (SEE DETAILS ON THIS DWG).
4. RUN NO. 6 WIRE ON INSIDE OF FENCE AND ATTACH EVERY 3'.
5. USE HEAT SHRINK ON BOTH ENDS OF ITEM #7
6. CONCRETE APRON SHOULD EXTEND TO THE OUTSIDE OF GATEPOSTS.

REVISIONS	
-	ATC W.O. # 603676 ATC ENG I/O # T1051740054 ATC CONST I/O # T1051740055 REBUILD SUBSTATION.
WPS CAP I/O # 6001863 REBUILD SUBSTATION.	
DATE: 08-01-19 DESIGNED BY: AMH REVIEWED BY: DEW ENGINEER: DEW	
ENGINEERING STAMP	
DATE: 06/27/19	SCALE: 1/2"=1'-0"
DESIGNED BY: AMH	REVIEWED BY: DEW
ENGINEER: DEW	
INSTALLATION & GROUNDING DETAILS HIGH SECURITY FENCE MYSTERY HILLS SUBSTATION	
 Wisconsin Public Service THE INFORMATION ON THIS PRINT IS CONFIDENTIAL AND IS THE PROPERTY OF WISCONSIN PUBLIC SERVICE CORPORATION	
MHS-08-018-01	REV. -



Report to the Green Bay Plan Commission

MEETING DATE

May 10, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # F.I

2020 Annual Report, Safe Walk & Bike Plan.

BACKGROUND

Per the Green Bay Safe Walk & Bike Plan, an annual report for 2020 has been compiled by the Safe Walk & Bike Plan Working Group. See attached.

RECOMMENDATION

For Informational Review Only.

FISCAL IMPACT

ATTACHMENTS

- I. Safe Walk and Bike Green Bay, 2020 Annual Report

Safe Walk & Bike Plan 2020 Annual Report



Published By:

Safe Walk and Bike Green Bay Working Group

<https://greenbaywi.gov/1019/Safe-Walk-Bike-Plan>

The Green Bay Safe Walk & Bike Plan was passed unanimously by the Green Bay City Council and Green Bay Area Public School Board in spring of 2019 after a year-long planning and engagement process to collaboratively establish a Safe Walk and Bike Plan for the City and a Safe Routes to School Plan for the District. The plan actively identifies ways to help adults and kids of all ages and ability levels make walking and biking part of their daily routines. This is a major step forward that prioritizes projects that will provide years of health and economic benefits for the community.

The Safe Walk & Bike Green Bay Working Group was formed as a collaborative effort to seek funding, continue engagement, and implement the “Five E’s” (Education, Encouragement, Engineering, Enforcement, and Evaluation) from the Plan with an equity lens through partnerships, community engagement, accountability, and transparency. The goal is to accelerate change in our community by effectively implementing the goals of the Plan. We strive to provide equitable options that empower and make it easy for all people to walk and bike in our community.

Our working group represents a variety of stakeholders, including city staff, school district staff, technical experts, non-profit agencies, and elected officials. Current members include:

- Damaris Bahena, Green Bay Area Public Schools student
- Lori Blakeslee, Green Bay Area Public Schools
- Natalie Bomstad, Wello
- Jesse Brunette, Green Bay City Council
- Peter Flucke, WE BIKE, etc.
- Bill Galvin, Green Bay City Council
- Dave Hansen, City of Green Bay Engineering
- Kimberly Hess, Center for Childhood Safety
- Stephanie Hummel, City of Green Bay Planning
- Chad Jensema, Green Bay Area Public Schools
- Danyelle Pierquet, ISG
- Kristina Shelton, Wisconsin State Assembly
- Eric Vanden Heuvel, Green Bay Area Public Schools Board
- Ker Vang, Brown County Planning
- Stephanie Zander, Green Bay Area Public Schools

2020 Achievements by the Numbers

Engineering



There were **2.52 miles** of bike lanes added
bringing the City's **total bike lane miles to 17.58**
representing a **17% increase**

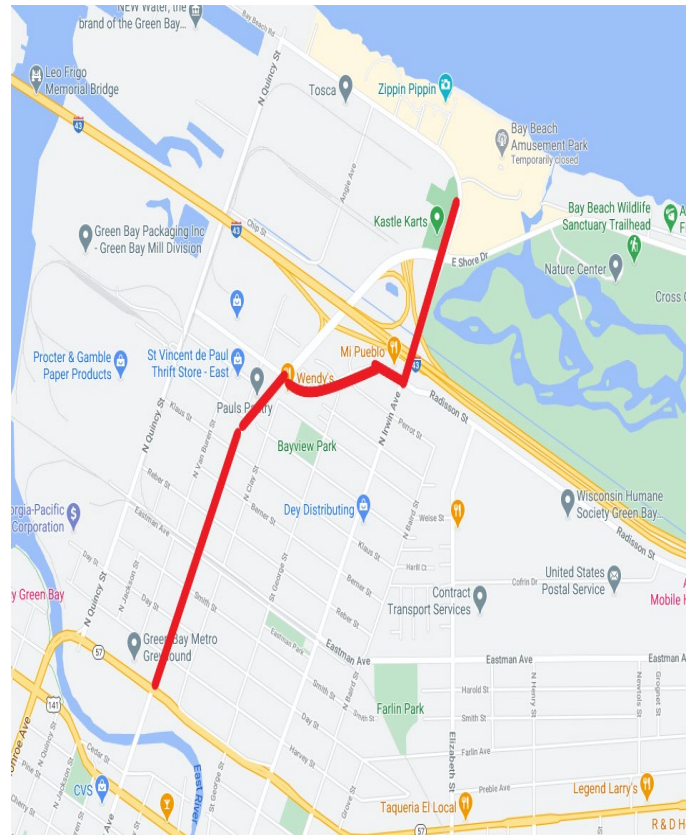


With recommendation from the Safe Walk and Bike Plan, the City was able to install many much-needed bike lanes throughout the City:

- Webster Avenue from University Avenue to Klaus Street (.62 miles)
- Webster Avenue from Klaus Street to Radisson Street (0.21 Miles)
- Radisson Street from Webster Avenue to N. Irwin Street (.36 miles)
- N. Irwin Street from Radisson Street to Bay Beach Road (.44 miles)
- Broadway from Dousman Street to Mather Street, completed in late 2019 (.37 miles)
- E. Walnut Street from Webster to S. Baird Street (0.53 miles)

What This Means for Residents & Visitors

The first four projects listed above created a connection from our downtown to Bay Beach, the Wildlife Sanctuary, and Green Bay's many neighborhoods. While this is a great connection for our residents, it will also certainly be a highlight for visitors. With bike rentals available downtown, these improvements give tourists a direct route to check out everyone's favorite roller-coaster: The Zippin' Pippin.



A project on East Walnut Street provided us with the City's first buffered bike lanes in Green Bay's history!

This project was pulled directly from a recommendation in the Safe Walk and Bike Plan and was relatively cheap; only paint and signage were needed to complete this historic project. With the ease of this transformation and great reception from our community, this gave us a template of how to transform other 4-lane roadways to create safer roadways for bicyclists.

What is a buffered bike lane?

A buffered bike lane is like a regular bike lane, but also includes a marked buffer between the bike lane and adjacent travel lanes (as seen in the picture to the right). The purpose of a buffered bike lane is to provide extra elbow room for bicyclists to increase safety. The buffer is placed between the bike lane and travel lane.



Webster Avenue added **0.83 miles of multi-use path** in 2020 building a gateway to the City. This path was a direct result of many bicycle and pedestrian advocates pushing for better accommodations along the newly reconstructed roadway to accommodate multiple users of the road.



Enforcement

Wello, a local nonprofit organization, coordinated a Regional Crosswalk and Enforcement effort, also known as “**Frogger**” in July 2020. There was participation from Green Bay Police Department, Brown County Sheriff’s Office, De Pere Police Department, City of Green Bay Public Works, and De Pere Public Works.

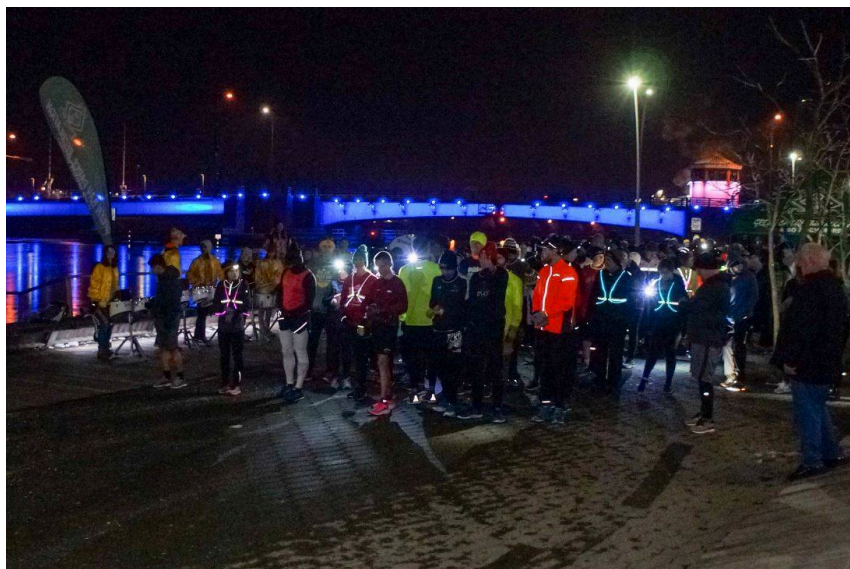


This coordinated effort builds greater awareness of the rules of the road throughout our region strengthening our collective efforts to improve accessibility and safety for residents walking, biking, and rolling. Three local news channels and one radio station ran stories about the effort.

Other speed enforcement efforts were performed by the City of Green Bay Police Department in areas specified as priorities for both neighborhoods and schools. One such area was at Mason Street and La Count where nearly 30 citations were issued.

Education and Encouragement

Frenzy on the Fox was held in winter of 2020 to celebrate the plowing of the Fox River Trail, creating needed connectivity between Brown County communities when the snow is falling.



The City of Green Bay received a **Bronze-Level Bike Friendly designation** from the League of American Bicyclists, with credit being given to the Safe Walk and Bike Plan for prioritizing and implementing community improvements to increase our designation from *Honorable Mention* to *Bronze*.



Evaluation

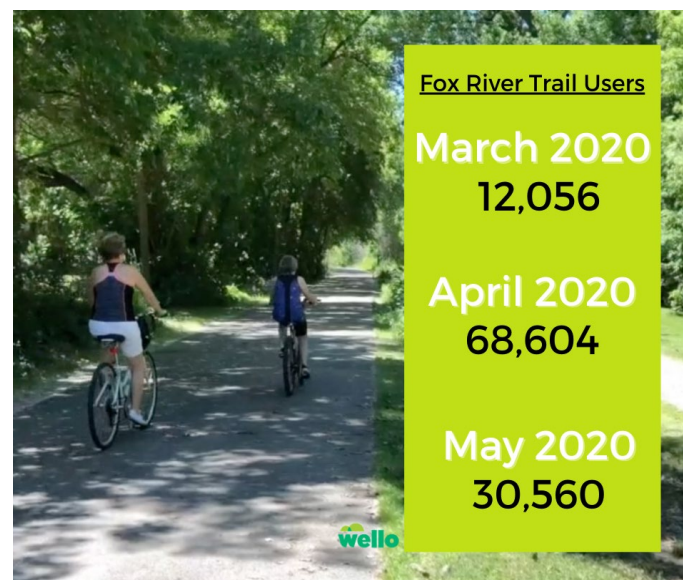
A significant focus of the Safe Walk and Bike Plan is the continued evaluation of our collective efforts as a community. The committee will continue to produce annual reports detailing accomplishments, outlining opportunities, and welcomes feedback. This Plan is in support of the people who live, work, learn, play, and visit our community.

The public can provide comments by contacting
 Stephanie Hummel, Planner II, City of Green Bay
Stephanie.Hummel@greenbaywi.gov or (920) 448-3424

COVID-19 Pandemic Impact

As with communities across the state, nation, and world, Green Bay was greatly impacted by the COVID-19 Pandemic. Many events, including two additional Frogger events, Open Streets, bike rodeos, and countless group rides were cancelled to keep our community safe. The pandemic brought with it schools moving to virtual learning, reduction in events and the ability for large groups to gather, and staff capacity pulled into emergency response. But we also saw some unanticipated results of the pandemic: more outdoor physical activity! Bike shops were sold out of equipment, trails and sidewalks were used at a much higher rate than we have seen before, and the air quality across the country improved. With an increase in a workforce working from home, the cancelling of events, and stay-at-home orders, there was reduced automobile traffic overall opening the streets up to bicyclists and pedestrians.

People were able to reconnect with lost habits of biking and walking for both transportation and leisure. We also saw an increase in people trying these activities for the first time. Numbers of users on the Fox River Trail truly painted this picture. Compared to a three-month time frame in 2019, Brown County Parks reported a 305% increase in Fox River Trail usage in March of 2020, 3200% increase in April of 2020, and 327% in May of 2020.



Looking Ahead

The Safe Walk and Bike Plan represents a multi-year effort with a goal to accelerate change in our community by effectively implementing the goals of the Plan. We look forward to continuing cross-sector, collaborative efforts that improve accessibility, safety, and livability for all residents.

