



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 7, 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, Autumn Linsmeier, and Ken Rovinski.

C. Approval of the Agenda.

1. Approval of the Agenda for the June 7, 2021, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the May 24, 2021, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. Election of Officers - Chair, Vice-Chair and Secretary.
2. (ZP 20-40) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street, submitted by Pat Drury, Drury Designs on behalf of the JNC Recovery House, property owner (Ald. R.Scannell, District 7).
3. (ZP 20-40) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street, submitted by Pat Drury, Drury Designs on behalf of the JNC Recovery House, property owner (Ald. R.Scannell, District 7).
4. (ZP 21-07) Consideration with possible action on a request to authorize a Conditional Use

Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).

5. (ZP 21-15) Public Hearing on a request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, submitted by Hayden Frank, Oak Park Properties of Green Bay, LLC, property owner (Ald. B. Dorff, District 1).
6. (ZP 21-15) Consideration with possible action on a request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, submitted by Hayden Frank, Oak Park Properties of Green Bay, LLC, property owner (Ald. B. Dorff, District 1).
7. (ZP 21-16) Public Hearing on a request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic, submitted by Jon LeRoy, Mau & Associates, on behalf of the NEW Community Clinic (Ald. R. Scannell, District 7).
8. (ZP 21-16) Consideration with possible action on a request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic, submitted by Jon LeRoy, Mau & Associates, on behalf of the NEW Community Clinic (Ald. R. Scannell, District 7).

F. Informational.

1. Director's Report.
2. Date of next meeting: June 21, 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

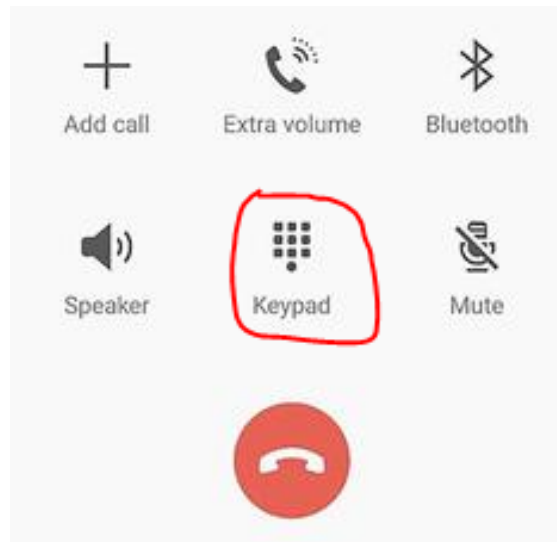
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Additional Information

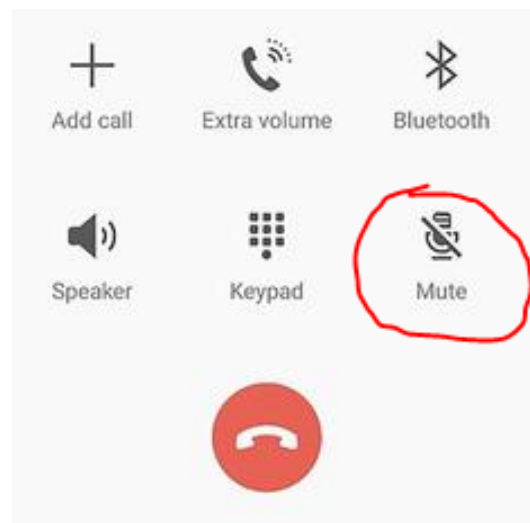
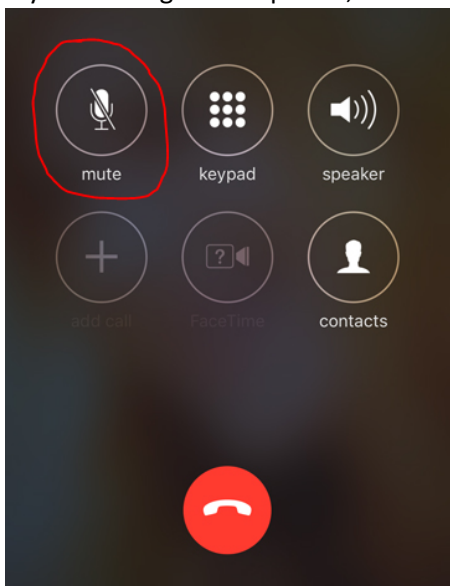
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.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

June 7, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(ZP 20-40) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street, submitted by Pat Drury, Drury Designs on behalf of the JNC Recovery House, property owner (Ald. R.Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 20-40 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
108 North Quincy Street
(ZP 20-40)**

The Green Bay Plan Commission will hold a public hearing on **Monday, June 7, 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 a shelter use in an Office/Residential (OR) district at 108 North Quincy Street, submitted by Pat Drury, Drury Designs on behalf of the JNC Recovery House, 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: May 24, 2021 and May 31, 2021



Report to the Green Bay Plan Commission

MEETING DATE

June 7, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(ZP 20-40) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) district at 108 N. Quincy Street, submitted by Pat Drury, Drury Designs on behalf of the JNC Recovery House, property owner (Ald. R.Scannell, District 7).

BACKGROUND

Primary Address: 108 N. Quincy

Aldersperson/District: Ald. Randy Scannell / 7

Reason for Request: To permit a shelter recovery facility.

Surrounding Zoning and Land Uses:

SUBJECT : Office/Residential (OR) - existing home.

NORTH: Office/Residential (OR) - Single-family home

SOUTH: Office/Residential (OR) - Office use

EAST: Office/Residential (OR) - Multi-family use

WEST: Neighborhood Commercial (NC) - Vacant commercial land

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Medium Intensity Retail, Office and Housing (MIROH).

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 northeast corner of E. Walnut Street and N. Quincy Street. The site is one lot with a flag shape totaling approximately 0.24 acres or 10,302 sq. ft. The approval of the request would allow for the construction of a second building on the site as a women's recover facility. The existing structure at 112 N. Quincy Street is used for housing for the Nitschke Center. However, there is no known Conditional Use Permit (CUP) for the site and would be considered nonconforming to current zoning. A copy of the site plan, building elevations and a narrative from the applicant is attached within this agenda packet.

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:

- I. *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 2 ½ story dwelling contains a total of 5 bedrooms, a shared kitchen and living spaces with two primary covered porches entries facing North Quincy Street. The conceptual site plan is compliant with established setbacks and heights; however, a proposed second driveway is not permitted to the site as it is not allow under Chapter 13-1700. It was felt by staff that this was not sufficient to prohibit the use but, may result in a redesign or a possible variance.

Staff feels the proposed use is an acceptable and consistent with existing land uses for the immediate neighborhood and meets the standards for CUP approval. Ald. Randy Scannell and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no informational calls regarding this request.

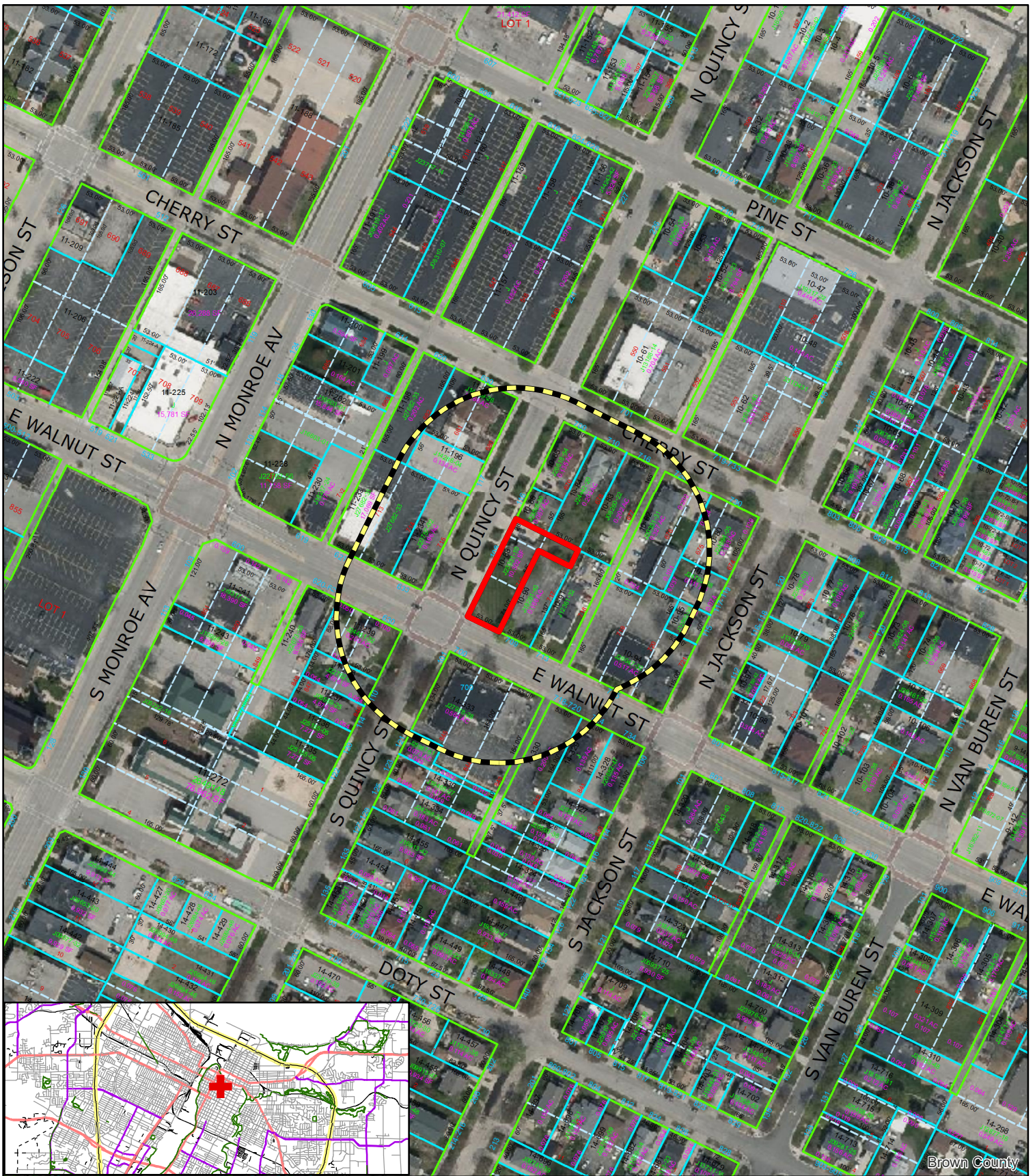
RECOMMENDATION

Approval of request, subject to 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 20-40 letter
2. Lawrence Connors Letter RNC
3. X-1110
4. 20-437-T JNC RECOVERY HOUSE



Zoning Petition (ZP 20-40)
Proposed Conditional Use Permit (CUP)
108 North Quincy 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



BOARD OF DIRECTORS

PRESIDENT

Tom Bartel

VICE PRESIDENT

D.J. Long Jr.

SECRETARY

Valarie Wunderlich

TREASURER

Rick Kellogg

Lawrence Connors

Jeff Greeneway

Ken Hujet, M.D.

Kerrith Kasel

Tiffany O'Day

Nancy Thompson

Ann Weiss

Jackie Nitschke Center, Inc.

630 Cherry St.
Green Bay, WI 54301

P 920-435-2093

F 920-435-2580

Mr. Paul Neumeyer
Zoning Administrator
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

Dear Mr. Neumeyer,

I am writing on behalf of the Jackie Nitschke Center in support of a Conditional Use Permit for the building of a proposed home on the northeast corner of Quincy Street and E. Walnut Avenue. The Jackie Nitschke Center currently owns the parcel on this corner and would like to build a Women's Recovery Home on this lot. Drury Designs, Inc. has agreed to serve as the general contractor for this project and will serve as the lead contact regarding design.

I hope that the following information is useful in providing information regarding the operations of this proposed home:

FOUNDATION

The Jackie Nitschke Center is a non-profit community organization whose mission is to serve adults and families facing the struggles of substance addiction and mental health challenges. We provide life-saving hope, healing, and recovery to create stronger families and healthier communities throughout Northeast Wisconsin. Jackie Nitschke Center Recovery Homes is a program that exists to provide support and a peer community to adults who are in recovery. Recovery houses are safe, healthy, family-like substance-free living environments that support individuals in recovery from addiction. Recovery housing benefits individuals in recovery by reinforcing a substance-free lifestyle and providing direct connections to other peers in recovery, mutual support groups and recovery support services. All admission decisions are made by JNC staff.

Residence at the recovery home is an opportunity to establish a sober lifestyle and a higher level of recovery, while giving back to the community. We encourage residents to strive to be on their own within 18 months of living in the house.

OPERATIONS

The proposed Women's Recovery Home would serve up to eight residents at a time. Residents pay rent to the Jackie Nitschke Center and receive housing, including utilities, as well as support services provided through the Recovery Home Coordinator employed by the Jackie Nitschke Center. One of the home's residents is selected to serve as House Liaison and coordinates weekly house meetings, random drug screening, and ensure that assigned household maintenance chores are completed.

Residents must maintain sobriety, attend community support meetings three times per week, and either be employed and/or enrolled in school at least 20 hours per week. Residents are also required to meet with the Recovery Home Coordinator once per month for a check-in. Strict curfew and visitor guidelines are in place and no children are allowed to remain in the home overnight.



BOARD OF DIRECTORS

PRESIDENT

Tom Bartel

VICE PRESIDENT

D.J. Long Jr.

SECRETARY

Valarie Wunderlich

TREASURER

Rick Kellogg

Lawrence Connors

Jeff Greenway

Ken Hujet, M.D.

Kerrith Kasel

Tiffany O'Day

Nancy Thompson

Ann Weiss

Jackie Nitschke Center, Inc.

630 Cherry St.

Green Bay, WI 54301

P 920-435-2093

F 920-435-2580

Residents are allowed one vehicle per resident and may use the driveway at the home or use the Jackie Nitschke Center parking lot across the street from the proposed home.

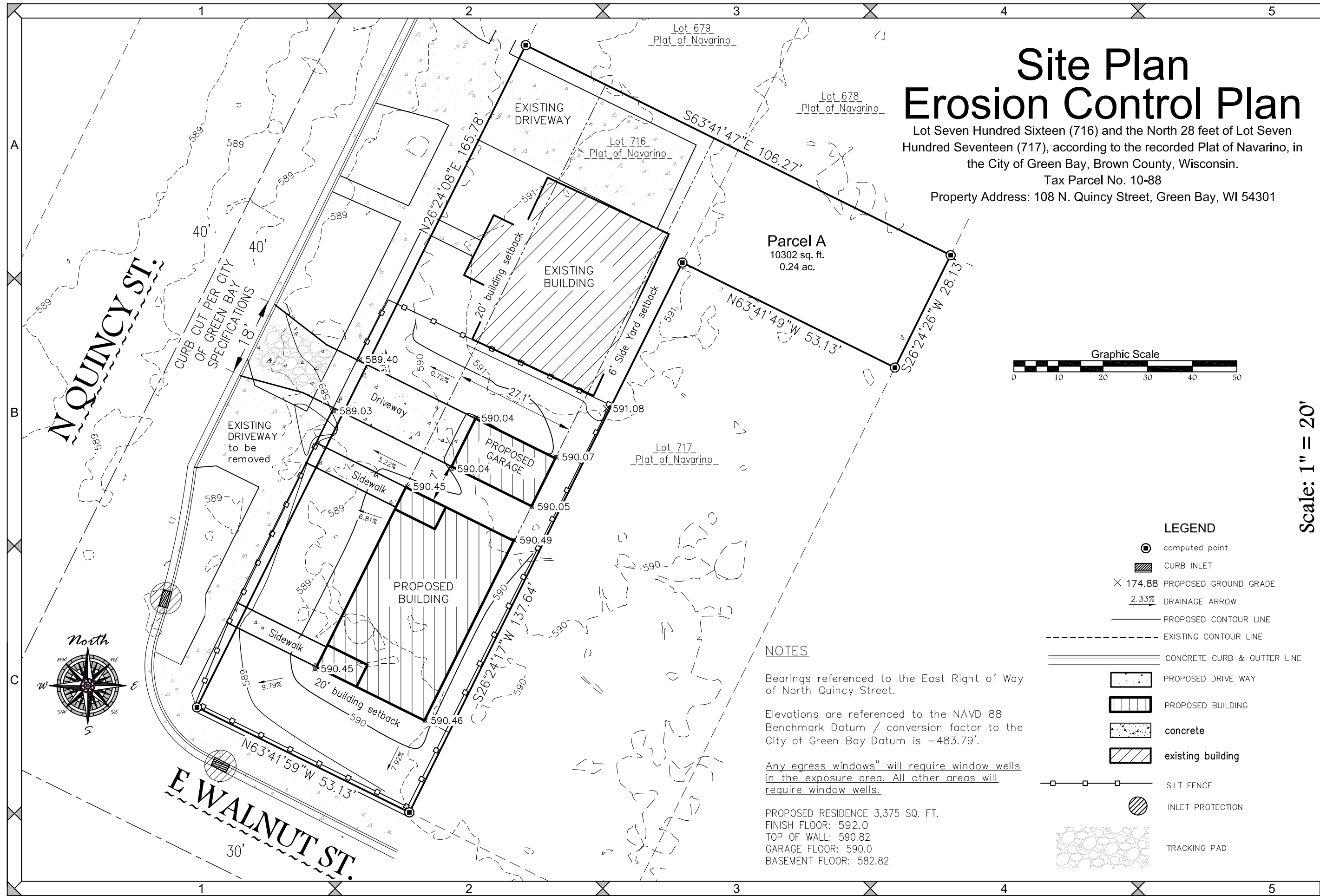
The proposed home would be adjacent to an identical Women's Recovery Home operated by the Jackie Nitschke Center at 112 N. Quincy Street (known as the Sandy Fabry Home). The Jackie Nitschke Center has owned the Sandy Fabry Home for over fifteen years. The Jackie Nitschke Center also operates a Men's Recovery Home at 700-702 Pine Street, approximately one block north of the proposed home.

I hope that this information is useful for any deliberations regarding zoning. If you need further information, please do not hesitate to call me at 920-435-2093 or contact me at lconnors@jackienitschkecenter.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lawrence J. Connors'.

Lawrence J. Connors
Chief Executive Officer



Sheet One of One
Project No.: F-14881
Drawing No.: X-1110

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

Client: Jackie Nitchke Center
Tax Parcel: 10-88
Drafted By: JRW
File: F-14881SitePlan 072020.DWG

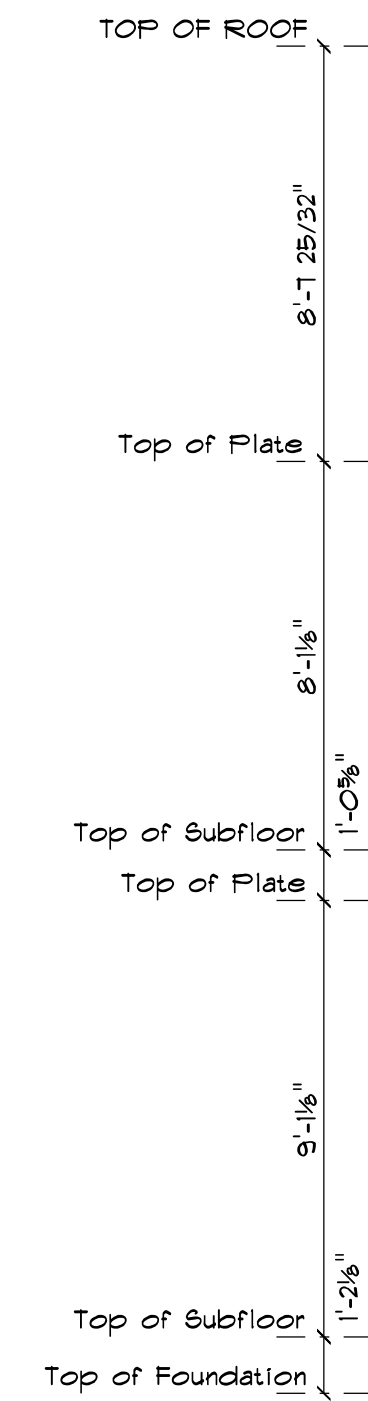
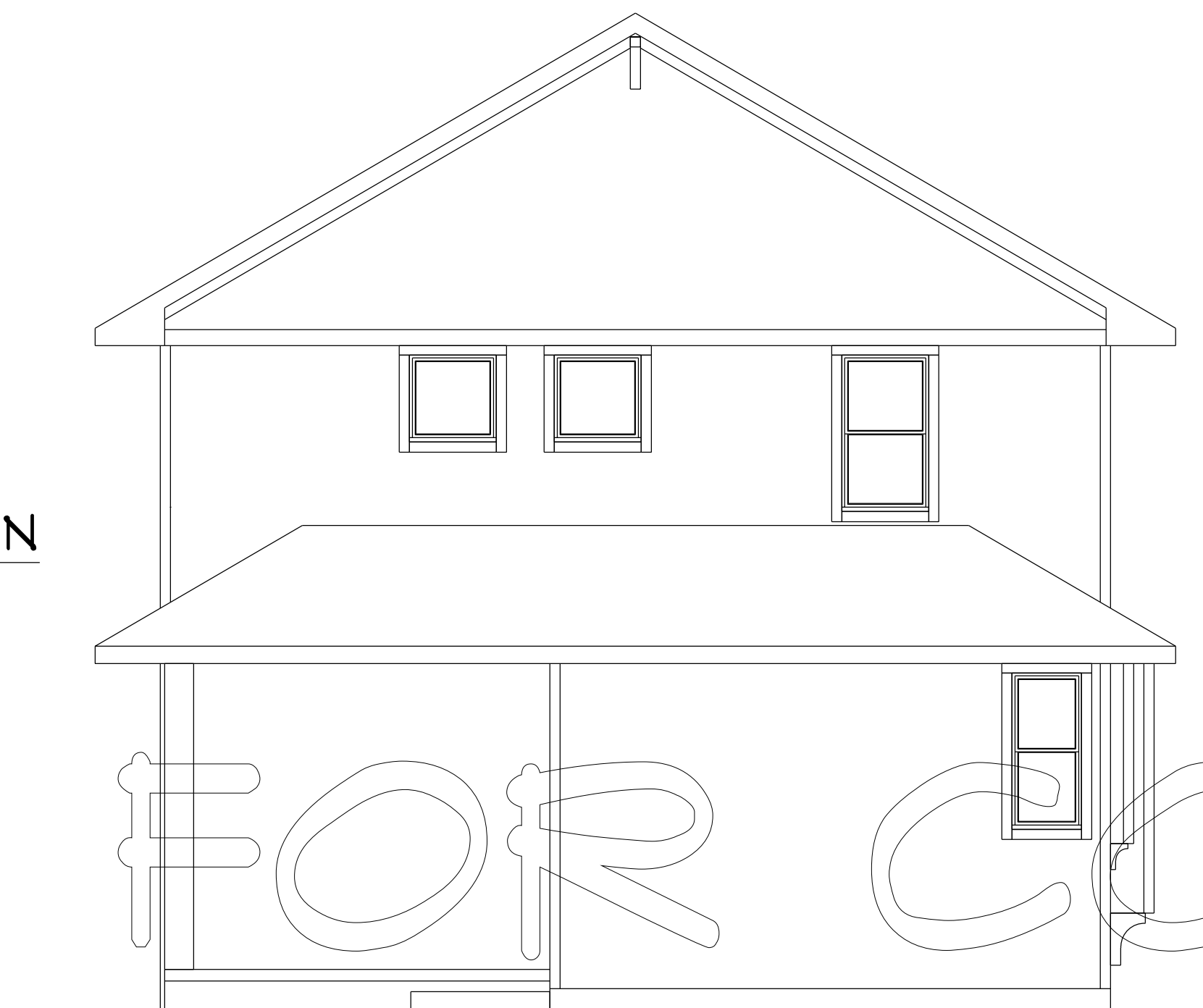


LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

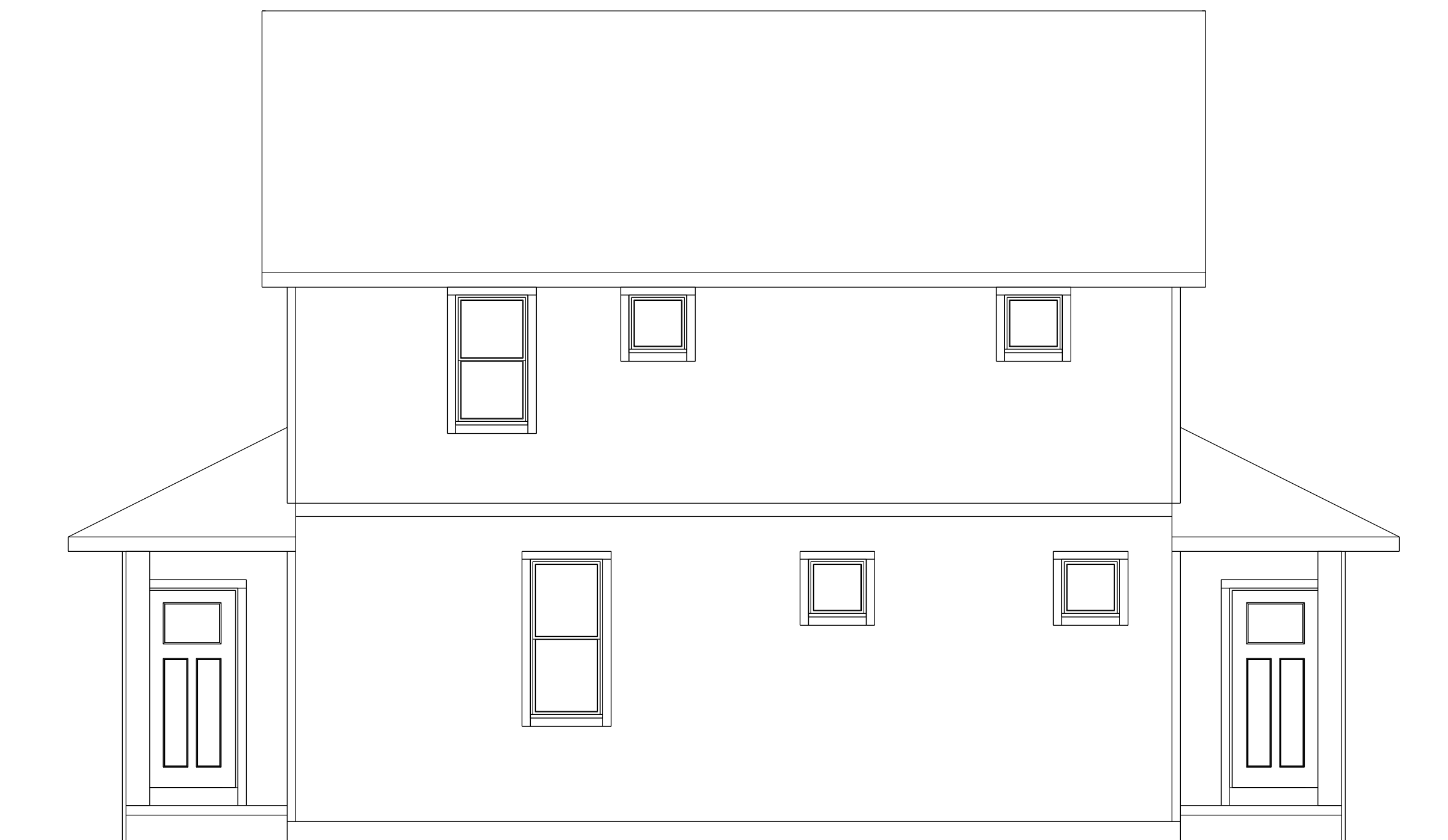


FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE:	
FIRST FLOOR:	1018
SECOND FLOOR:	831
FINISHED BASEMENT:	615
FRONT PORCH:	58
REAR PORCH:	64



RIGHT ELEVATION

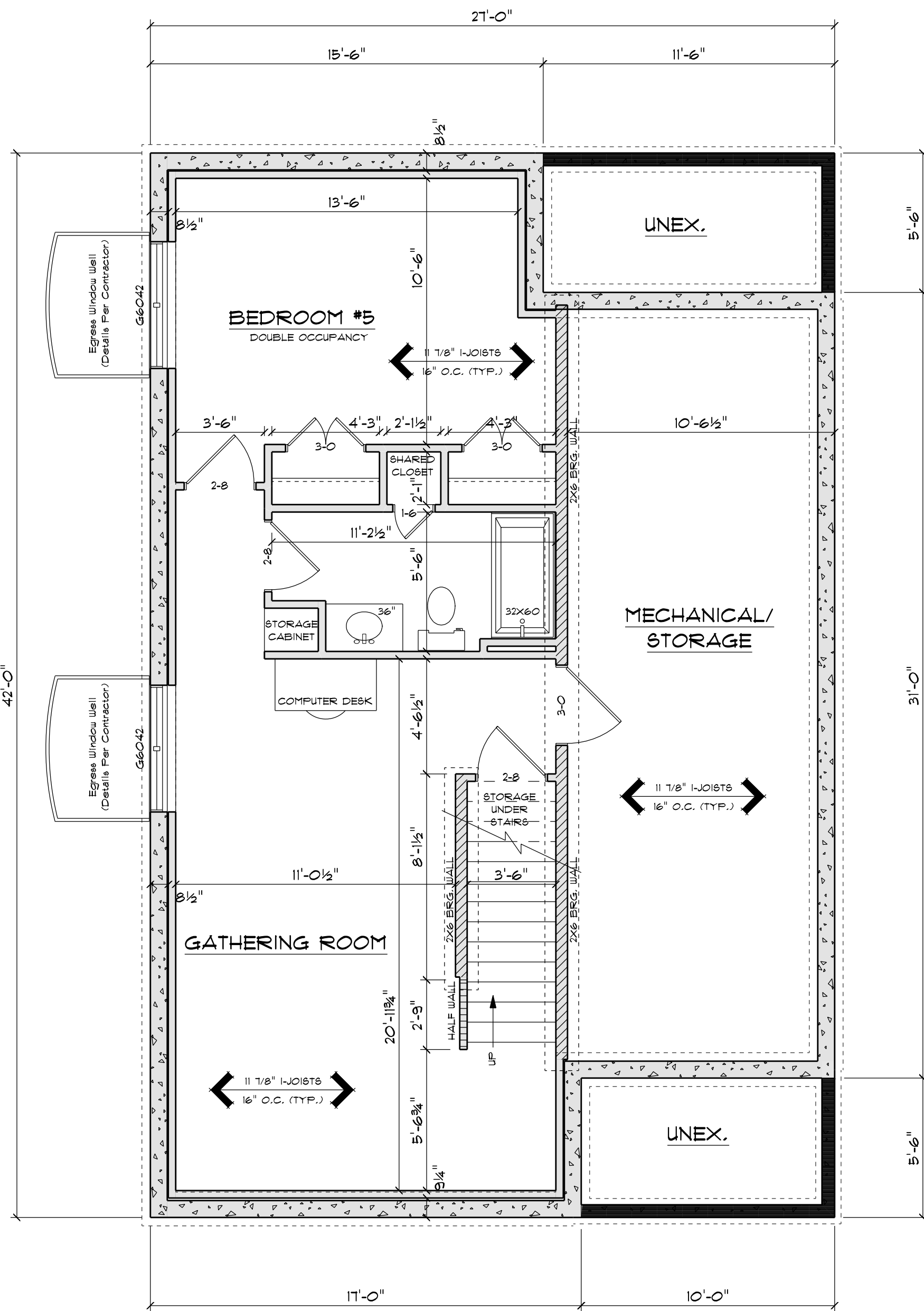
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
* IT IS AGREED THAT, ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

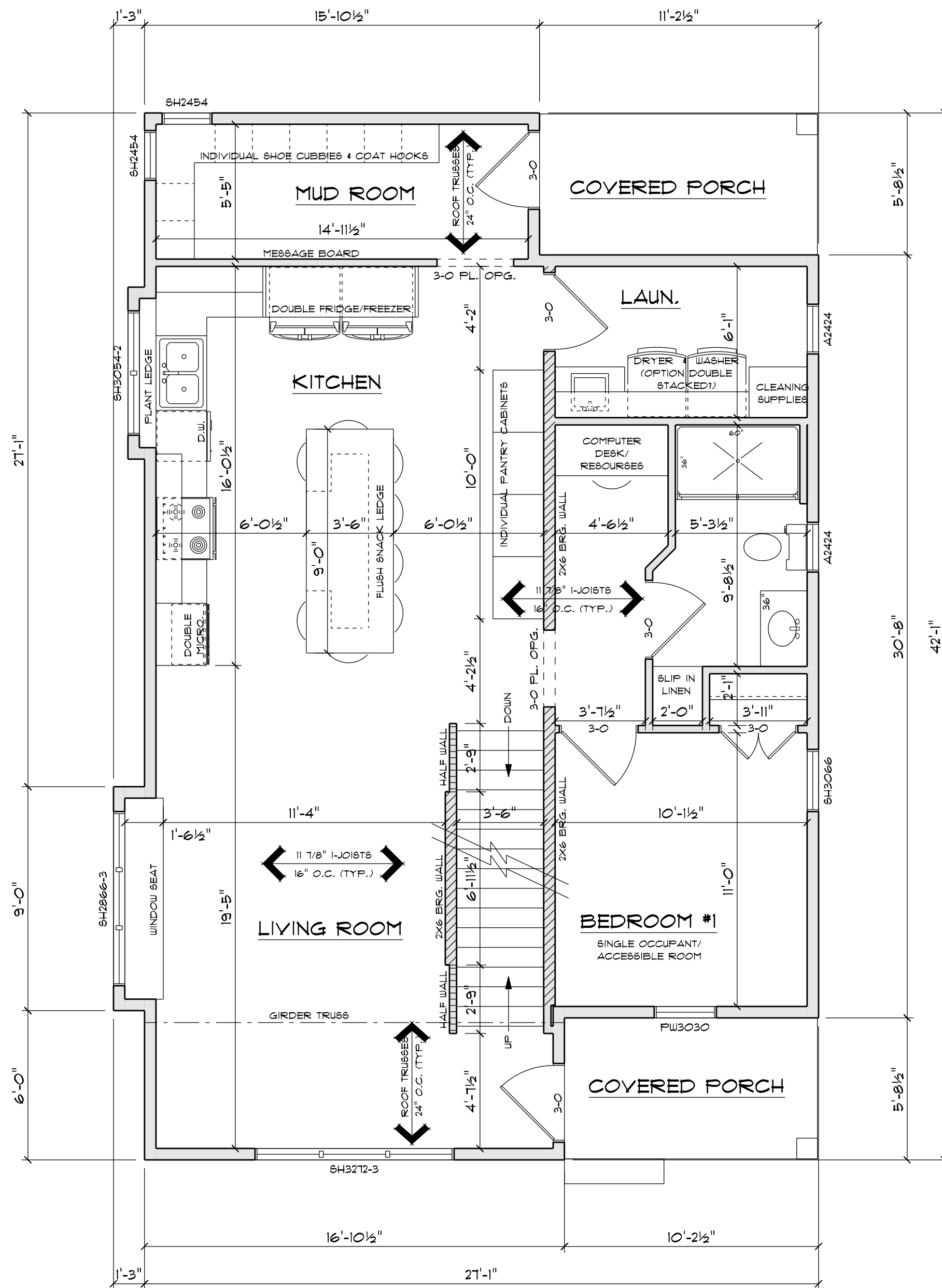
MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-10001
OFFICE:
GREEN BAY, WI 54303
GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)436-1080
COMPONENTS:
TERESA
GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)436-1080

Wisconsin
BUILDING SUPPLY

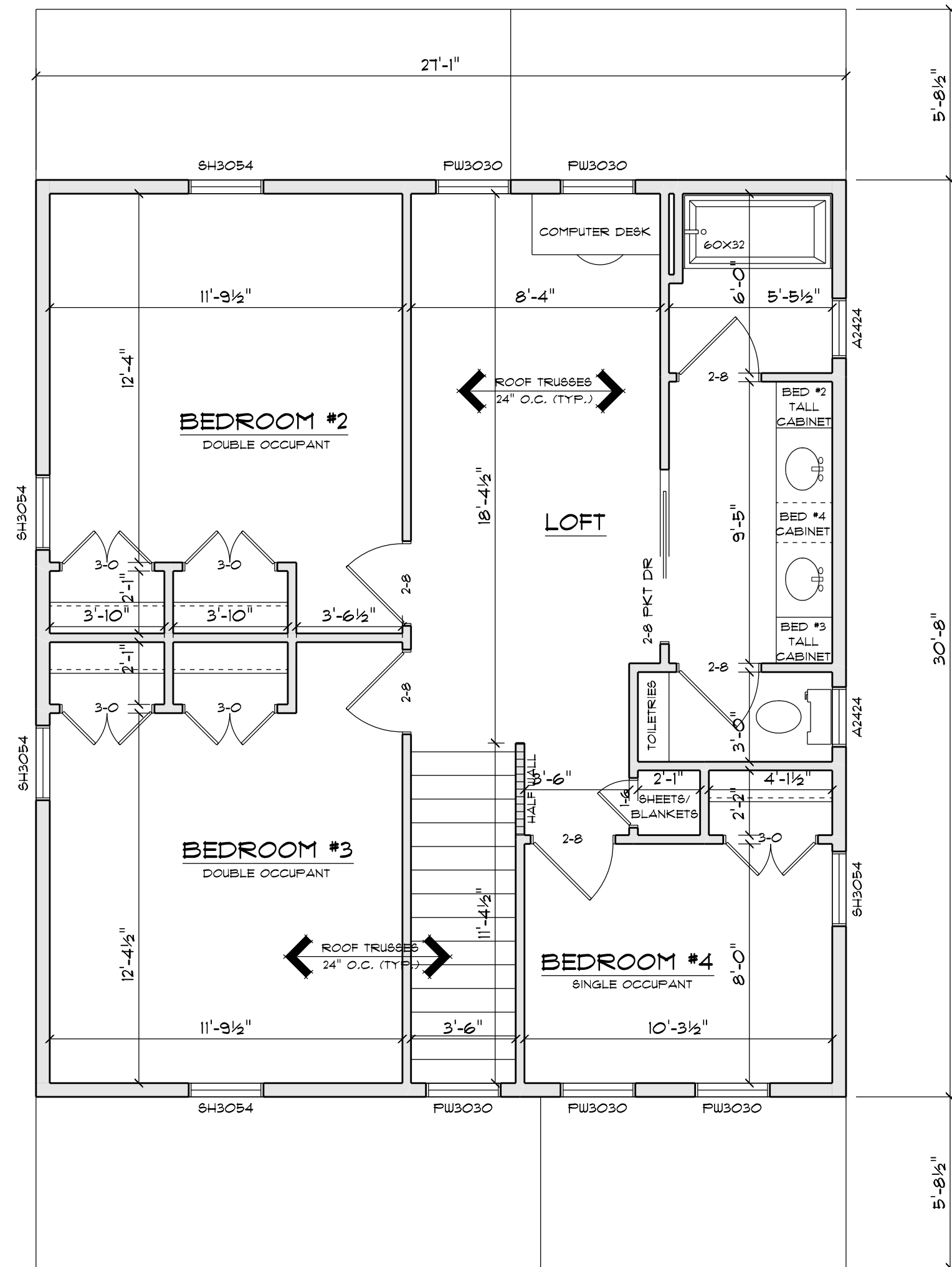
CUSTOM DESIGNED FOR:
JACKIE NITSCHKE CENTER
JOB NAME: WOMEN'S RECOVERY HOUSE
DATE: AUGUST 26, 2020
DRAWN BY: JILL VERHAAGH
PLAN #: 20-431-T
REVISIONS:



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
FIRST FLOOR:	1018
SECOND FLOOR:	931
FINISHED BASEMENT:	615
FRONT PORCH:	58
REAR PORCH:	64

IMPORTANT NOTE:
* IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-10001
OFFICE:
1000 GREEN ROAD
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)436-5084

COMPONENTS:
TERACE
GREEN BAY, WI 54303
PHONE (920)436-5080
FAX (920)436-5084

CUSTOM DESIGNED FOR:
JACKIE NITSCHKE CENTER
JOB NAME: WOMEN'S RECOVERY HOUSE
DATE: AUGUST 26, 2020
DRAWN BY: JILL VERHAAGH
PLAN #: 20-431-T
REV(S)ON:

Wisconsin
BUILDING SUPPLY



Report to the Green Bay Plan Commission

MEETING DATE

June 7, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(ZP 21-07) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a drive-through facility at 1979 Main Street, submitted by Marc Rodriguez, SmitCo Eateries, applicant (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 1979 Main Street

Aldersperson/District: Ald. Lynn Gerlach / District 3

Reason for Request: To permit a drive-through restaurant.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (CI)/Low Density Residential (RI), existing restaurant and parking.

NORTH: Low Density Residential (RI) - Single-family homes

SOUTH: General Commercial (CI) - Commercial land uses

EAST: General Commercial (CI) - Commercial land uses

WEST: General Commercial (CI) - Commercial land uses

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

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: This item was held at the April 12, 2021, Plan Commission meeting for further information related to the impact of the Traffic Impact Analysis (TIA) and consideration is given by the applicant regarding the future zoning and land use(s) of the balance of the property. Regarding the second point first, staff was able to reach out to the applicant regarding remnant portion of property beyond the proposed scope of the Popeye's restaurant. The applicant has shown a willingness to work with the City on potential land uses for the area; however, they are not prepared for definitive plans at this time. Staff has listed as a condition of approval, which would require the property owner/applicant initiate a land division and rezoning request prior to occupancy in the proposed restaurant to address future land use(s) beyond the scope of the restaurant development.

Regarding the TIA, the review and approval of the analysis continues as of the drafting of this report. The latest correspondence from the City Traffic Engineer and the traffic consultant for the applicant is attached within this agenda packet. Staff has brought this request back for consideration as staff can no longer delay the request without input from the Plan Commission and eventually the Common Council. The applicant has a timeline for construction that would become more problematic with further delays. Staff is supportive of

the request as it does fit within the Main Street commercial corridor and represent new investment in the area with an ability provide a transitional use with the remnant parcel of property north of the proposed restaurant. The traffic analysis will continue if this item is forwarded to the Common Council for their consideration and has been listed as a condition of approval for the CUP.

The following is the staff's report from the April 12, 2021, Plan Commission meeting:

The subject property is located along the northeast side of Main Street just west of the intersection of Main Street and East Mason Street. The site has a long history as a restaurant/banquet/supper club use. The parcel contains approximately 45,208 sq. ft. or 1.04 acres and is a flag shaped lot with frontage on Main Street as well as St. Bernard Court.

The parcel has a General Commercial (C1) zoning for a majority of the parcel and a Low Density Residential (R1) portion along St. Bernard Court. There are no immediate plans to adjust the zoning or to redevelop the balance of the property instead, the applicant would like to pursue the Conditional Use Permit (CUP) for the drive-through restaurant. The proposed Popeye's restaurant is similar in design to the existing one constructed along the northeast corner of W. Mason Street and Taylor Street constructed last year.

Access would come via an existing drive along Main Street used for the existing restaurant, access is prohibited to St. Bernard Court as the R1 zoning would prevent a commercial driveway. Although not applicable in this case, the proposed site layout does comply with the recently discussed drive-through ordinance modifications.

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.*

When considering the request in relation to the standards, Planning staff believes there is possible deficiencies with the second (2), fifth (5) and seventh (7) standard:

Standard 2: The proposed development would disturb approximately 38,000 sq. ft. of the 84,506 total lot sq. ft. The balance of the property is surfaced parking for the current restaurant and is to be left in-place under this current phase of the project. Included within this remnant area of the site is both C1 zoning on the western half of the parcel and an R1 zoning portion fronting St. Bernard Court. Although this phase of the project retains the entire parcel, the result of the proposed development cuts off access from the Main Street frontage and creates a land-locked portion of land that does not have access, except through St. Bernard Court, a residential street. This portion of property could be considered as a transitional area to the adjoining single-family homes by the possible introduction of a medium density residential development.

Standard 5: Planning staff has concerns regarding sufficient traffic circulation on-site. Although the proposal meets the minimum stacking requirements (3 in advance of menu-board and 3 between menu-board and pick-up window), staff feels there is the potential of back-ups or queuing issues as they would impact the Main Street right-of-way. This is a consideration due to the popularity of Popeye's and their historical issues of traffic congestion on the W. Mason Street frontage road.

The City Traffic Engineer has reviewed the project and has stated a Traffic Impact Analysis (TIA) will be required and is working with the applicant on the scope of that analysis. The initial concerns of the Traffic Engineer are as follows:

1. The traffic backups including their impact on our streets and the Main-Mason signalized intersection,
2. The operations and safety of ingress and egress movements including from and to the two-way left turn lane on Main St,
3. How all driveways including those on the west side of Main St will be affected by the development's traffic demands, and
4. The implementation of a successful traffic management plan upon opening that is compliant with applicable ordinances and rules of the road.

Standard 7: The proposed building has a square footage of 2602 sq. ft. on 1.94 acres or 84,506.40 sq. ft. The Zoning Code requires a minimum 0.1 coverage and the proposed development would have a F.A.R. of 0.03; F.A.R. is the relationship between the gross building square footage and the lot area. The F.A.R. is used in assure that density is met within commercial districts and optimizes land area for tax base.

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 drive-through may be considered appropriate within the Main Street commercial corridor. Ald. Lynn Gerlach and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

RECOMMENDATION

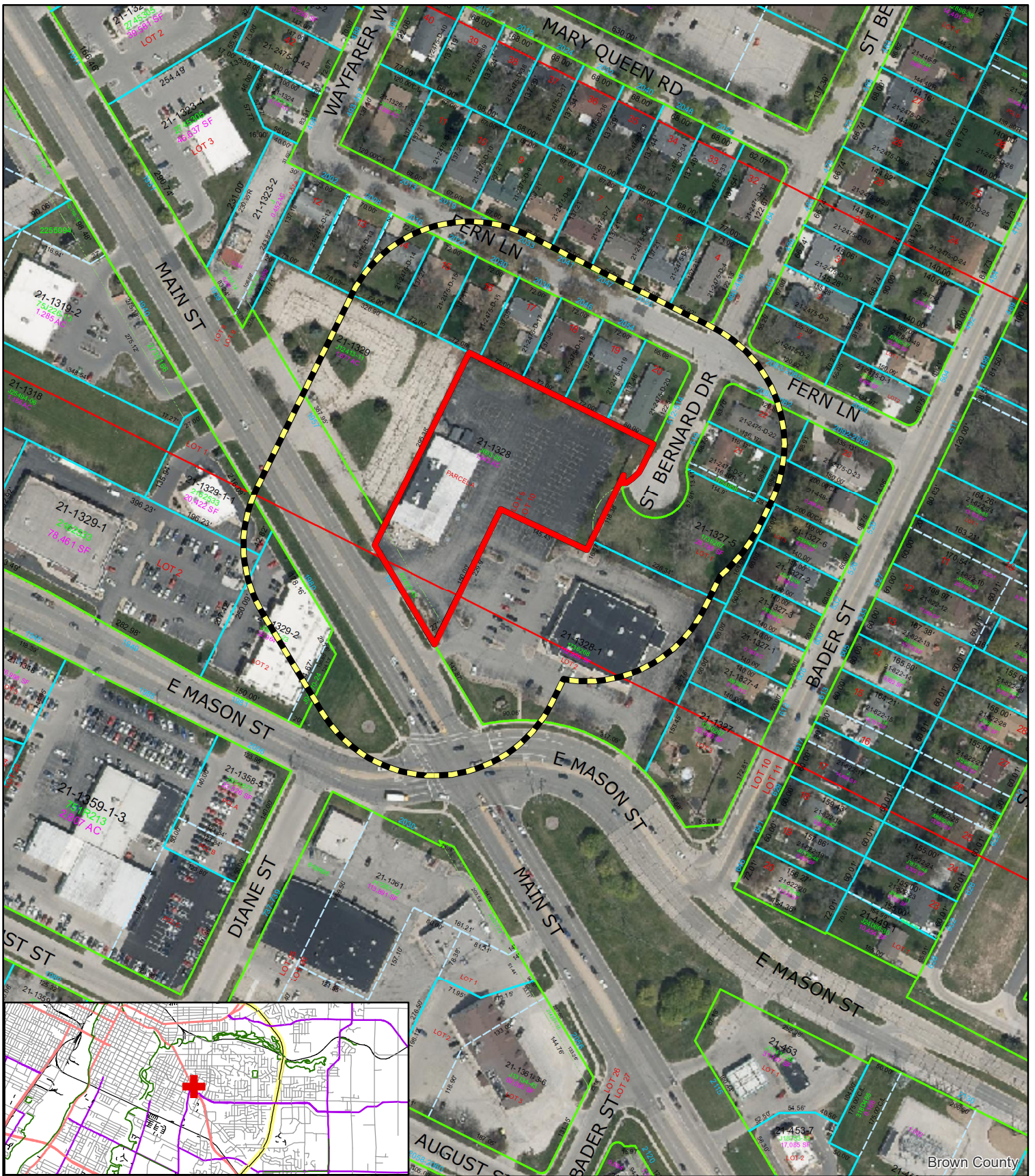
Approval of the request, subject to:

- a. The property owner/applicant initiate a land division and proposal for future land use(s), prior to occupancy of the proposed restaurant, to find an appropriate land use for the remnant land beyond the scope of the proposed restaurant.
- b. Approval of the Traffic Impact Analysis (TIA) and conditions of approval by the City Traffic Engineer.
- c. Approval of the requested variance by the Board of Appeals regarding the F.A.R. requirement.
- d. 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 21-07 Prop Letter
2. Site Plan_Bldg Elevations
3. RE_ 1979 Main Street Redevelopment - Initial Review Traffic Assumptions



Zoning Petition (ZP 21-07)
Proposed Conditional Use Permit (CUP)
1979 Main 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


EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
and Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com



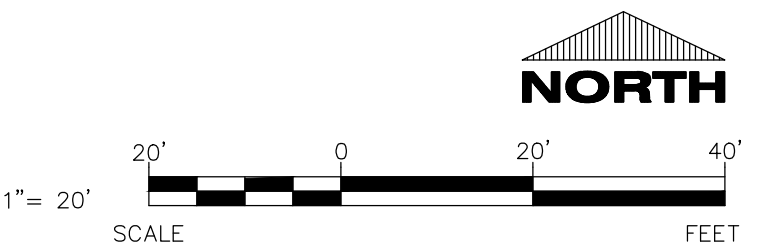
PROPOSED BUILDING FOR:

PRELIMINARY DATES

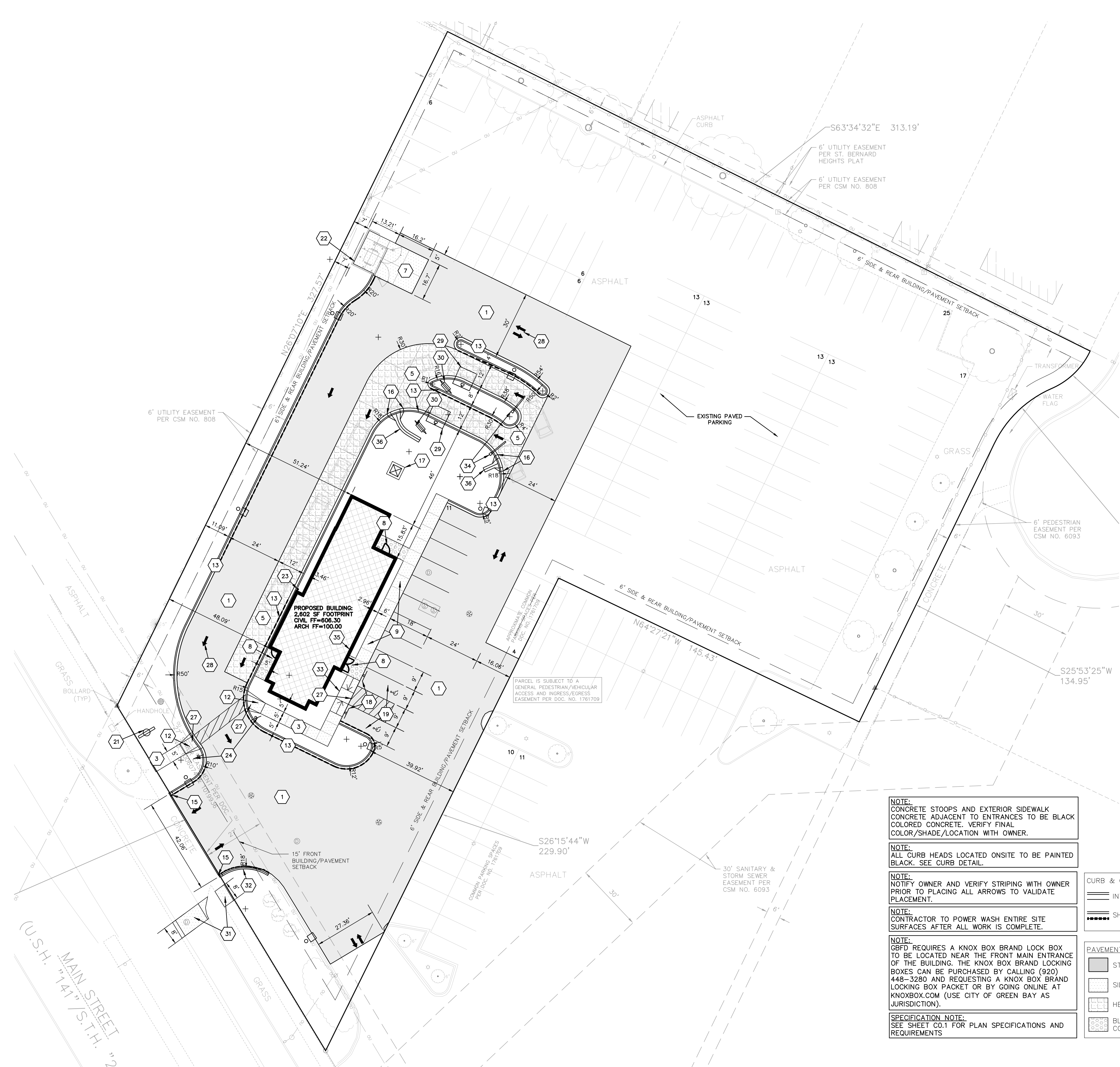
NOT FOR CONSTRUCTION

SHEET NUMBER

21 © EXCEL ENGINEERING, INC.



CIVIL EXISTING SITE AND DEMOLITION PLAN



SITE INFORMATION:

PARCEL NUMBER: 21-1328
PROPERTY ADDRESS: 1979 MAIN ST GREEN BAY, WI 54302-3920
PROPERTY AREA: AREA = 83,801 S.F. (1.92 ACRES).
EXISTING ZONING: C1 AND R1
PROPOSED ZONING: C1 AND R1
PROPOSED USE: QUICK-SERVE RESTAURANT W/ DRIVE-THRU
AREA OF SITE DISTURBANCE: 38,776 SF (0.89 AC)
SETBACKS: BUILDING: FRONT (SOUTH) = 15'
SIDE (EAST/WEST) = 6'
REAR (NORTH) = 6'
PAVEMENT: FRONT (SOUTH) = 15'
SIDE (EAST/WEST) = 6'
REAR (NORTH) = 6'
PROPOSED BUILDING HEIGHT: 21' 10" (MAX. HEIGHT ALLOWED: 35')
PARKING REQUIRED: GREATER OF 1 SPACE PER 3 SEATS (20 REQ.) OR 1 SPACE PER 100 SF OF INTERIOR SPACE + 1 SPACE PER 200 SF EXTERIOR SEATING (26 REQ.)
REQUIRED PARKING= 26 SPACES
PARKING PROVIDED: 148 SPACES AVAILABLE FOR CUSTOMER USE (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 2 REQUIRED FOR RESTAURANT USE BASED ON 26 REQ. SPACES
2 PROVIDED
HOURS OF OPERATION: 10:30 AM - 10:00 PM, 7 DAYS PER WEEK
BUILDING OCCUPANCY CLASSIFICATION = ASSEMBLY A2 (RESTAURANT)
CLASS OF BUILDING CONSTRUCTION = VB

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.92	83,801	
BUILDING FLOOR AREA	0.23	10,000	11.9%
PAVEMENT (ASP. & CONC.)	1.46	63,523	75.8%
TOTAL IMPERVIOUS	1.69	73,523	87.7%
LANDSCAPE/ OPEN SPACE	0.24	10,278	12.3%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.92	83,801	
BUILDING FLOOR AREA	0.06	2,602	3.1%
PAVEMENT (ASP. & CONC.)	1.47	63,870	76.2%
TOTAL IMPERVIOUS	1.53	66,472	79.3%
LANDSCAPE/ OPEN SPACE	0.40	17,329	20.7%

SITE PLAN KEYNOTES

- STANDARD ASPHALT SECTION (TYP.)
- CONCRETE SIDEWALK (TYP.)
- HEAVY DUTY/DRIVE THRU CONCRETE (TYP.)
- DUMPSTER PAD/APRON CONCRETE (TYP.)
- CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
- RAISED WALK (TYP.)
- CURB RAMP (TYP.)
- 18" CURB & GUTTER (TYP.)
- CURB TAPER (TYP.)
- CURB CUT (TYP.)
- CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- HANDICAP SIGN (TYP.)
- HANDICAP STALL & STRIPING PER STATE CODES.
- PROPOSED PYLON SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
- DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- 6" CONCRETE BOLLARDS (SEE DETAIL ON C2.0)
- EXIT ONLY/DO NOT ENTER SIGN (TYP.)
- DETECTABLE WARNING PLATE
- TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
- MENUBOARD CANOPY, SPEAKER POST AND OCB (TYP.)
- MENUBOARD (TYP.) SEE ELECTRICAL PLANS FOR REQUIRED CONDUITS.
- REPLACE CONCRETE PAVEMENT AND CONCRETE CURB AND GUTTER PER CITY OF GREEN BAY STANDARDS AS NEEDED FOR NEW STORM LINE CONNECTION.
- REPLACE CONCRETE CURB AND GUTTER TO MATCH EXISTING.
- ADA SIDEWALK RAMP W/ DETECTIBLE WARNING PLATE (TYP.)
- CLEARANCE POLE (TYP.) SIGN FOOTING TO BE INTEGRAL TO SIDEWALK
- KNOX BOX. SEE NOTE. COORDINATE W/ LOCAL FIRE DEPARTMENT AS NEEDED.
- CONCRETE FLUME (SEE DETAIL ON C2.0)

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE
- BLACK COLORED CONCRETE

NOTE:
CONCRETE STOOPS AND EXTERIOR SIDEWALK CONCRETE ADJACENT TO ENTRANCES TO BE BLACK COLORED CONCRETE. VERIFY FINAL COLOR/SHADE/LOCATION WITH OWNER.

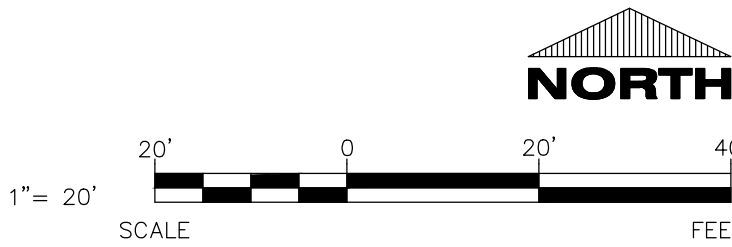
NOTE:
ALL CURB HEADS LOCATED ONSITE TO BE PAINTED BLACK. SEE CURB DETAIL.

NOTE:
NOTIFY OWNER AND VERIFY STRIPING WITH OWNER PRIOR TO PLACING ALL ARROWS TO VALIDATE PLACEMENT.

NOTE:
CONTRACTOR TO POWER WASH ENTIRE SITE SURFACES AFTER ALL WORK IS COMPLETE.

NOTE:
GBFD REQUIRES A KNOX BOX BRAND LOCK BOX TO BE LOCATED NEAR THE FRONT MAIN ENTRANCE OF THE BUILDING. THE KNOX BOX BRAND LOCKING BOXES CAN BE PURCHASED BY CALLING (920) 448-3280 AND REQUESTING A KNOX BOX BRAND LOCKING BOX PACKET OR BY GOING ONLINE AT KNOXBOX.COM (USE CITY OF GREEN BAY AS JURISDICTION).

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
1979 MAIN STREET • GREEN BAY, WI 54302

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 4, 2021
MAR. 9, 2021
MAR. 16, 2021
MAR. 22, 2021

JOB NUMBER

2051360

SHEET NUMBER

C1.1

SPECIFICATIONS:

DIVISION 7: THERMAL AND MOISTURE PROTECTION

GENERAL SECTION 7C: SHEET METAL WORK

1. SCOPE: FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS.
- A. ROOFING MEMBRANE FLASHING IS INCLUDED IN SECTION 7B: MEMBRANE ROOFING.
- MATERIALS
1. MATERIALS SHEET METAL: .032 ALUMINUM.
2. NAIL FASTENERS: 1 3/4" X 11 GAUGE GALVANIZED, STAINLESS STEEL OR ALUMINUM ROOFING NAILS MAY BE USED FOR FASTENERS INTO WOOD WHEN CONCEALED ONLY.
3. WASHERS: NEOPRENE
4. SCREW FASTENERS: CORROSION-RESISTANT, SELF-TAPPING, HEX HEAD SCREW, 1/4" MINIMUM DIAMETER WITH SUFFICIENT LENGTH TO PENETRATE 1" MINIMUM INTO WOOD OR 1/2" MINIMUM INTO STEEL. PROVIDE NEOPRENE SEALING WASHER FOR EXPOSED FASTENING.
- PERFORMANCE
1. INSTALLATION: EXPOSED FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS. VERIFY WITH POPEYES' CONSTRUCTION MANAGER.

- SECTION 7D: STANDING SEAM CANOPY
- PART 1 - GENERAL
- 1.0 SUBMITTALS
- A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA, QUALITY ASSURANCE
- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- WARRANTY
- METAL ROOF SYSTEM MANUFACTURER, UPON FINAL ACCEPTANCE FOR PROJECT, FURNISH A WARRANTY COVERING BARE METAL AGAINST RUPTURE, STRUCTURAL FAILURE AND PERFORATION DUE TO NORMAL ATMOSPHERIC CORROSION EXPOSURE FOR A PERIOD OF 20 YEARS.
- PART 2 - PRODUCTS (UC-4 SERIES, AS MANUFACTURED AND SPECIFIED BY UNA-CLAD, METAL ROOF SYSTEMS.)
- 2.0 MATERIALS
- A. METAL ROOF SYSTEM PROFILE:
1. UC-4 "NO CLIP", 1 1/2" HIGH BATTENS X 12" RIB TO RIB. (SMALL BATTEN-5B)
2. CONCEALED FASTENER
- B. GAUGE:
1. .026 GAUGE - STEEL
- C. TEXTURE:
1. SMOOTH.
- D. FINISH:
1. PREMIUM FLUOROCARBON COATING PRODUCED WITH KYNAR 500 OR HYLAR 5000 RESIN (20 YEAR WARRANTY.)
- E. MANUFACTURER:
1. UNA-CLAD OR EQUAL.

- PART 3 - EXECUTION
- 3.0 INSTALLATION
- A. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO ENSURE WEATHERTIGHT PERFORMANCE.
- B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND INWARD AND OUTWARD LOADS.
- C. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

- DIVISION 9: FINISHES
- SECTION 9G: EIFS
- PART 1 GENERAL
- 1.01 DESCRIPTION
- A. DESIGN REQUIREMENTS: THE STRUCTURAL WALL SYSTEM TO WHICH THE EIFS IS ATTACHED SHALL MEET L/240 MAXIMUM ALLOWABLE DEFLECTION CRITERIA AND APPLICABLE BUILDING CODE REQUIREMENTS.
- 1.02 SUBMITTALS
- A. SUBMIT SAMPLES FOR APPROVAL AS DIRECTED BY OWNER.
- 1.03 DELIVERY, STORAGE AND HANDLING
- A. ALL EIFS MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL SEALED CONTAINERS BEARING MANUFACTURER'S NAME AND IDENTIFICATION OF PRODUCT WITH WRITTEN APPLICATION INSTRUCTIONS AND APPROPRIATE HEALTH, HAZARD, AND SAFETY DATA.
- B. ALL EIFS READY-MIXED MATERIALS SHALL BE PROTECTED FROM EXTREME HEAT, SUN AND FROST. FACTORY PROPORTIONED BAGGED MATERIALS SHALL BE STORED OFF THE GROUND AND PROTECTED FROM MOISTURE.
- 1.04 JOB CONDITIONS
- A. ALL EIFS MATERIALS SHALL NEVER BE APPLIED IF AMBIENT AND SURFACE TEMPERATURES CANNOT BE KEPT ABOVE 40° F DURING APPLICATION AND DRYING PERIOD. FOR INSTALLATION IN TEMPERATURES LESS THAN 40° F SUPPLEMENTARY HEAT SHALL BE PROVIDED. THE INSTALLED EIFS MATERIALS SHALL BE PROTECTED FROM EXPOSURE TO RAIN AND FREEZING UNTIL DRY.
- 1.11 WARRANTY
- A. PROVIDE MANUFACTURER'S STANDARD LABOR AND MATERIAL WARRANTY.

- PART 2 PRODUCTS
- 2.01 MANUFACTURERS
- A. DRYVIT SYSTEMS, INC.
- 2.02 ADHESIVES
- A. DISPERSION ADHESIVE - NONCEMENTITIOUS, ACRYLIC BASED ADHESIVE.
- 2.03 INSULATION BOARD
- A. NOMINAL 1.0 lb/cubic feet (16 kg/cubic meter) EXPANDED POLYSTYRENE (EPS) INSULATION BOARD IN COMPLIANCE WITH ASTM C 578 TYPE I REQUIREMENTS, AND EIMA GUIDELINE SPECIFICATION FOR EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
- 2.04 BASECOAT
- A. ONE-COMPONENT POLYMER MODIFIED CEMENTITIOUS BASE COAT WITH FIBER REINFORCEMENT AND LESS THAN 33% PORTLAND CEMENT CONTENT BY WEIGHT.
- 2.05 REINFORCING MESHES
- A. STANDARD MESH
1. MESH - NOMINAL 4.5 oz/sq.yd. (163 g/sq. meter), SYMMETRICAL, INTERLOCK OPEN-WEAVE GLASS FIBER FABRIC MADE WITH MINIMUM 25 PERCENT BY WEIGHT ALKALINE RESISTANT COATINGS FOR COMPATIBILITY WITH DRYVIT MATERIALS.
- B. HIGH IMPACT MESH
1. INTERMEDIATE MESH (MESH C) - NOMINAL 11.0 oz/sq.yd. HIGH IMPACT, INTERWOVEN, OPEN WEAVE GLASS FIBER FABRIC WITH ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH DRYVIT MATERIALS.
- 2.06 PRIMER
- A. PRIMER
- ACRYLIC BASED PRIMER (FOR ACRYLIC BASED FINISHES)

- 2.07 FINISH COAT
- A. ACRYLIC BASED TEXTURED WALL COATING. SEE E.L.F.S. FORMULAS FOR FINISH COLOR.
- 2.08 JOB MIXED INGREDIENTS
- A. PORTLAND CEMENT: ASTM C 150, TYPE I.
- B. WATER: CLEAN AND POTABLE.

- PART 3 EXECUTION
- A. UNDER NO CIRCUMSTANCES SHALL ANY OF THE PRODUCTS BE ALTERED BY ADDING ANY ADDITIVES, EXCEPT FOR SMALL AMOUNTS OF CLEAN WATER AS DIRECTED ON LABEL. ANTIFREEZE, ACCELERATORS, RAPID BINDERS, ETC. ARE FORBIDDEN.
- B. THE SURFACE TO RECEIVE THE EIFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WARPAGE, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM, WITH NO IRREGULARITIES GREATER THAN 1/8" in 4'-0". SURFACES SHALL BE INSPECTED FOR COMPLIANCE WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS.
1. PLYWOOD SHEATHING SHALL MEET A.P.A. (AMERICAN PLYWOOD ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 CLASSIFICATION. APA DESIGN AND CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S PUBLISHED RECOMMENDATIONS SHALL BE FOLLOWED FOR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING, INSTALLATION AND PROTECTION. ANY SHEATHING NOT IN COMPLIANCE SHALL BE REPLACED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS.
2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MILDEW, FUNGUS, LATENCY, PAINT, EFFLORESCENCE AND ANY OTHER CONTAMINANT. ANY SURFACES NOT IN COMPLIANCE SHALL BE CORRECTED PER MANUFACT. RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EIFS.
- C. AFTER SATISFACTORY INSPECTION OF SURFACES AND CORRECTION OF ANY DEVIATIONS FROM SPECIFICATION REQUIREMENTS, THE EIFS INSTALLATION MAY BEGIN PER MANUFACTURER'S INSTRUCTIONS.
- D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE 4" OF MESH ONTO THE WALL. BE ABLE TO WRAP AROUND THE BOARD EDGE AND COVER APPROXIMATELY 4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKWRAP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH DETAILS (EXAMPLE-WINDOW AND DOOR HEADS AND JAMBS). ALL AREAS WHERE THE EIFS MEETS DISSIMILAR MATERIAL OR TERMINATES (FOR EXAMPLE, WINDOW AND DOOR FRAMES) SHALL HAVE THE INSULATION BOARD CUT BACK FROM THE ADJOINING MATERIAL A MINIMUM OF 1/4" TO FORM AN ISOLATION JOINT.
- E. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD. STAGGER VERTICAL JOINTS AND INTERLOCK BOARDS AT ALL INSIDE AND OUTSIDE CORNERS. APPLY FIRM PRESSURE OVER ENTIRE SURFACE OF THE BOARDS TO INSURE UNIFORM CONTACT. BOARDS SHALL BRIDGE SHEATHING JOINTS BY A MINIMUM OF 8". ALL BOARD JOINTS SHALL BE BUTTED TIGHTLY TOGETHER TO ELIMINATE ANY THERMAL BREAKS IN THE EIFS. CARE MUST BE TAKEN TO PREVENT ANY ADHESIVE FROM GETTING BETWEEN THE JOINTS OF THE BOARDS. ALL OPEN JOINTS IN THE INSULATION BOARD LAYER SHALL BE FILLED WITH SLIVERS OF INSULATION OR AN APPROVED SPRAY FOAM.
- F. NAILS, SCREWS, OR ANY OTHER TYPE OF NONTHERMAL MECHANICAL FASTENER SHALL NOT BE USED.
- G. EXPANSION JOINTS ARE REQUIRED IN THE EIFS WHERE THEY EXIST IN THE SUBSTRATE. WHERE THE EIFS ADJOINS DISSIMILAR CONSTRUCTION, AND AT FLOOR LINES IN MULTILEVEL WOOD FRAME CONSTRUCTION, THE EIFS SHALL TERMINATE AT THE EXPANSION JOINT TO PROVIDE APPROPRIATE JOINT SIZE (SEE DETAILS) AND ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDARD "BACKWRAPPING" PROCEDURE. APPROPRIATE SEALANT/PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORM GETTING INTO OR BEHIND THE SYSTEM.
- H. USE OF PLASTIC OR METAL CORNER BEADS, STOPBEADS, ETC., IS FORBIDDEN.
- I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/16". WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40", AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 2-1/2" AT MESH JOINTS. AVOID WRINKLES IN THE MESH. THE FINISH THICKNESS OF THE GROUND COAT SHALL BE SUCH THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH.
- J. DUPLICATE INSTALLATION PROCESS NOTED IN 3.01 M USING STANDARD MESH CREATING SECOND MESH LAYER AND ADDITIONAL IMPACT RESISTANCE. ALLOW TO DRY BEFORE APPLICATION OF EITHER STO PRIMER (OPTIONAL) OR STO FINISH.
- K. IF A PRIMER IS USED, APPLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER CLEAN, DRY GROUND COAT AND ALLOW TO DRY THOROUGHLY BEFORE APPLYING FINISH. P. APPLY FINISH DIRECTLY OVER THE GROUND COAT OR PRIMED GROUND COAT ONLY AFTER THE GROUND COAT/PRIMER HAS THOROUGHLY DRIED. THE FINISH SHALL BE APPLIED BY SPRAYING, ROLLING OR TROWELING WITH A STAINLESS STEEL TROWEL, DEPENDING ON FINISH SPECIFIED. GENERAL RULES FOR APPLICATION OF FINISHES ARE AS FOLLOWS:
1. USE A CLEAN, RUST-FREE, HIGH-SPEED MIXER TO THOROUGHLY STR THE FINISH TO A UNIFORM CONSISTENCY (SMALL AMOUNTS OF CLEAN WATER MAY BE ADDED TO AID WORKABILITY).
2. AVOID APPLICATION IN DIRECT SUNLIGHT.
3. APPLY FINISH IN A CONTINUOUS APPLICATION, ALWAYS WORKING TO A WET EDGE.
4. WEATHER CONDITIONS AFFECT APPLICATION AND DRYING TIME. HOT OR DRY CONDITIONS LIMIT WORKING TIME AND ACCELERATE DRYING AND MAY REQUIRE ADJUSTMENTS IN THE SCHEDULING OF WORK TO ACHIEVE DESIRED RESULTS; COOL OR DAMP CONDITIONS EXTEND WORKING TIME AND RETARD DRYING AND MAY REQUIRE ADDED MEASURES OF PROTECTION AGAINST WIND, DUST, DIRT, RAIN AND FREEZING.
5. AESTHETIC "U"-GROOVES MAY BE DESIGNED INTO THE SYSTEM. (A MINIMUM OF 3/4" INSULATION BOARD MUST BE LEFT AFTER ANY GROOVES ARE CUT).
6. "R" (RILLED TEXTURE) FINISHES MUST BE FLOATED WITH A PLASTIC TROWEL TO ACHIEVE THEIR RILLED TEXTURE.
7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE-BY-SIDE.
8. APPLY FINISH COLOR TO EIFS MIX AND APPLY TO WALL COLOR TO MATCH EXTERIOR FINISH SCHEDULE COLORS.

- L. EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM: APPLY HIGH IMPACT SYSTEM ADJACENT TO DOORS FOR ADDITIONAL IMPACT RESISTANCE, USING INTERMEDIATE MESH. USE THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.

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

- REAR ELEVATION
- SCALE: 1/4" = 1'-0"

- EIFS JOINT DETAIL - SEE DETAIL 8/A10
- PAINTED CORNICE
- PAINTED EIFS
- GUTTER & LEADER
- METAL CANOPY
- PAINTED DOOR
- RECESSED KNOX BOX BY G.C. - VERIFY LOCATION w/ FIRE INSPECTOR BEFORE INSTALLING
- AESTHETIC FEATURE BAND
- COORDINATE w/ CIVIL DRAWINGS FOR CONTINUATION
- PAINTED GAS METER (2)
- COORDINATE w/ CIVIL DRAWINGS FOR CONTINUATION
- CONCRETE FILLED 6" Ø STEEL BOLLARD w/ SAFETY YELLOW SLEEVE - SEE CIVIL PLANS FOR DETAIL
- GOOSENECK LIGHT FIXTURE
- FIRST FLOOR 100'-0"

- FRAMING
- ACCEPTABLE SHEATHING
- SENERSHIELD-R
- BLDG. PAPER TO SERVE AS SLIP SHEET
- PERMALATH 1000 OR 3.4 lb/sq yd EXPANDED METAL LATH
- SENERGY STUCCOBASE MIN. 3/4" - MAX. 7/8"
- SENERGY ALPHA BASE COAT
- SENERGY TINTED PRIMER (OPTIONAL)
- SENERGY FINISH COAT
- CASING BEAD OR WEEP SCREED

- 2 A5 TYP. EIFS DETAIL NOT TO SCALE
- 1 A5 TYP. STUCCO DETAIL (ALT.) NOT TO SCALE

EXTERIOR MATERIALS & FINISH SCHEDULE

BENJAMIN MOORE CONTACT:
CONTACT: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE
PHONE: (800) 344-0400 EXT. 5240
EMAIL: rodger.lippman@benjaminmoore.com

1	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM BENJAMIN MOORE "WHITE" OC-125 MOONLIGHT WHITE
2	PARAPET TRIM BENJAMIN MOORE "BLACK" 2120-20 BLACK IRON
3	WAINSCOT ACCENT TRIM & BELOW BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY
4	ALUMINUM ACCENT BAND & CANOPY BENJAMIN MOORE "RED" 2086-10 EXOTIC RED
5	DRIVE THRU WINDOW CANOPY PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER 866-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC 866-660 EGGSHLL FACTORY FINISH BLACK
6	DUMPSTER GATES PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER 866-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC 866-600 GLOSS FACTORY FINISH BLACK
7	FREEZER/COOLER WALLS & DUMPSTER WALLS BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY (VERIFY w/ OWNER)
8	EXTERIOR WALLS @ FREEZER/COOLER NICHHA VINTAGE WOOD CEDAR
9	EXTERIOR TOWERS NICHHA VINTAGE BRICK ALEXANDRIA BUFF
10	EXTERIOR DOOR BENJAMIN MOORE "DARK GRAY" 2133-20 BLACK JACK
11	BENJAMIN MOORE "TEAL" OC-669 OCEANIC TEAL
12	SHERWIN WILLIAMS "ORANGE" SW 6886 INVIGORATE
	ALL EXTERIOR WALLS BENJAMIN MOORE - 2 COATS ON FULL FACADE SURFACE ALIPHATIC ACRYLIC URETHANE - CLEAR GLOSS ANTI-GRAFFITI PAINT M74-00 / M75

SIGN MANUFACTURERS

- A. AAA
- a. CONTACT: LINDSEY OLIVER:
b. PHONE: (337) 233-5686X3012
c. EMAIL: LINDSEY@AAASIGNS.COM
- B. ALLEN INDUSTRIES
- a. CONTACT: DAVID SIMMONS
b. PHONE: (336) 615-8731
c. EMAIL: DAVID.SIMMONS@ALLENINDUSTRIES.COM
- C. ENTERA
- a. CONTACT: JASON BRAGG
b. PHONE: (850) 392-0801
c. EMAIL: JASON.BRAGG@ENTERABRANDING.COM
- D. LOREN SIGNS
- a. CONTACT: DAVE PALMGREN
b. PHONE: (562) 309-5680
c. EMAIL: DAVE.P@LORENSIGNS.COM
- WARRANTY
- d. CONTACT: DAN LORENZON
e. PHONE: (562) 946-7545
f. EMAIL: DAN.L@LORENSIGNS.COM
- E. SIGN RESOURCE
- a. CONTACT: JEFF OGLE
b. PHONE: (323) 319-1635/CELL (865) 771-5676
c. EMAIL: JOGLE@SIGNRESOURCE.COM

EXTERIOR FINISH NOTES

STO COLORS

- NA10-0016 - DELIGHTFUL GOLDEN
- NA01-0061 - EXOTIC RED
- NA10-0017 - MOCHA BROWN
- DRYVIT COLORS
- POPE051020 - DELIGHTFUL GOLDEN
- POPE021028S - EXOTIC RED
- POPE031020S - MOCHA BROWN

E.L.F.S. WALL TEXTURE FINISH

Manuf.	Texture
STO	QTO ESSENCE SWIRL
DRYVIT	QUARTZ PUTZ

FINISH NOTES

THE FOLLOWING COMPONENTS CAN BE PURCHASED FROM THE APPROVED SIGN VENDORS:

- * STANDING SEAM ROOF
- * BALCONY RAILING
- * CLEARANCE BAR
- * MENU CANOPY
- * GUARD RAIL
- * AWNINGS
- * SHUTTERS
- * DUMPSTER GATES
- * INTERIOR LADDER

Excel

ARCHITECTS • ENGINEERS • SURVEYORS

Always a Better Plan

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

LOUISIANA KITCHEN

PROJECT INFORMATION

PROPOSED BUILDING FOR:

POPEYES LOUISIANA KITCHEN

1979 MAIN STREET • GREEN BAY, WI 54302

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE MAR. 12, 2021

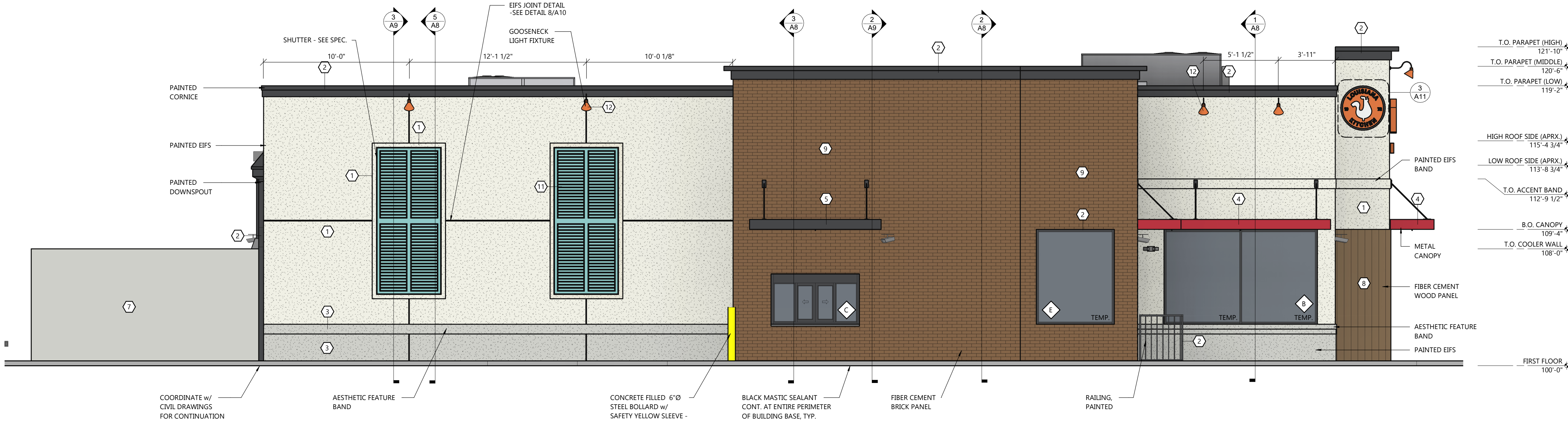
REVISIONS

JOB NUMBER

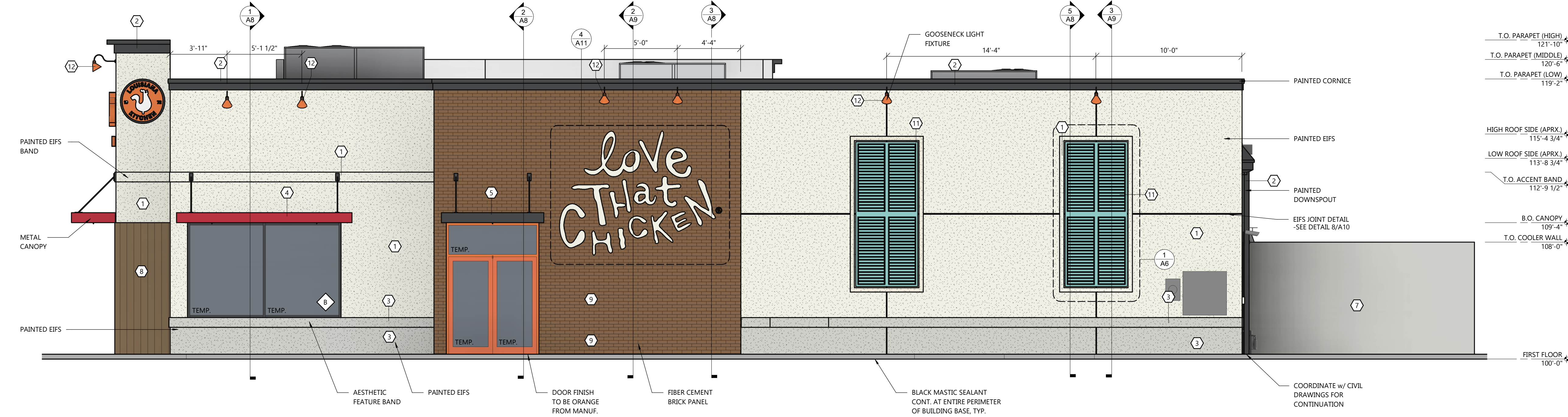
2051360

SHEET NUMBER

A5



DRIVE THRU ELEVATION
SCALE: 1/4" = 1'-0"



MAIN ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

SPECIFICATIONS

SECTION TITLE
ALUMINUM - FRAMED ENTRANCES AND STOREFRONTS
YKK AP PRODUCT SERIES YKK AP YES 45 FS/FT SERIES
PART 1 GENERAL
1. SECTION INCLUDES: ALUMINUM STOREFRONT, INCLUDING:
1.1. YKK AP SERIES YES 45 FT STOREFRONT SYSTEM (INSULATING GLAZING)
1.2. RELATED SECTIONS:
1.3. SINGLE SOURCE REQUIREMENT: ALL PRODUCTS LISTED BELOW SHALL BE BY THE SAME MANUFACTURER.
2. SYSTEM PERFORMANCE DESCRIPTION
2.1. PERFORMANCE REQUIREMENTS: PROVIDE ALUMINUM STOREFRONT SYSTEMS THAT COMPLY WITH PERFORMANCE REQUIREMENTS INDICATED, AS DEMONSTRATED BY TESTING MANUFACTURER'S ASSEMBLIES IN ACCORDANCE WITH TEST METHOD INDICATED.
2.2. AIR INFILTRATION: WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT DIFFERENTIAL STATIC PRESSURE OF 6.24 PSF (299 PA), COMPLETED STOREFRONT SYSTEMS SHALL HAVE MAXIMUM ALLOWABLE INFILTRATION OF:
2.2.1. 0.06 CFM/FT² (1.10 M³/H · M) FOR YES 45 FT SYSTEMS.
2.3. WATER INFILTRATION: NO UNCONTROLLED WATER WHEN TESTED IN ACCORDANCE WITH ASTM E 331 AT TEST PRESSURE DIFFERENTIAL OF:
2.3.1. 10 PSF (479 PA) FOR YES 45 FT SYSTEMS. (OR WHEN REQUIRED, FIELD TESTED IN ACCORDANCE WITH AAMA 503). FASTENER HEADS MUST BE SEATED AND SEALED AGAINST SILL FLASHING ON ANY FASTENERS THAT PENETRATE THROUGH THE SILL FLASHING.
2.4. WIND LOADS: COMPLETED STOREFRONT SYSTEM SHALL WITHSTAND WIND PRESSURE LOADS NORMAL TO WALL PLANE INDICATED:
2.4.1. EXTERIOR WALLS:
2.4.1.1. POSITIVE PRESSURE: PER LOCAL CODE.
2.4.1.2. NEGATIVE PRESSURE: PER LOCAL CODE.
2.4.1.3. INTERIOR WALLS (PRESSURE ACTING IN EITHER DIRECTION): PER LOCAL CODE.
2.5. DEFLECTION: MAXIMUM ALLOWABLE DEFLECTION IN ANY MEMBER WHEN TESTED IN ACCORDANCE WITH ASTM E 330 WITH ALLOWABLE STRESS IN ACCORDANCE WITH AA SPECIFICATIONS FOR ALUMINUM STRUCTURES.
2.6. THERMAL MOVEMENT: PROVIDE FOR THERMAL MOVEMENT CAUSED BY 180 DEGREES F (82.2 DEGREES C) SURFACE TEMPERATURE, WITHOUT CAUSING BUCKLING STRESSES ON GLASS, JOINT SEAL FAILURE, UNDE STRESS ON STRUCTURAL ELEMENTS, DAMAGING LOADS ON FASTENERS, REDUCTION OF PERFORMANCE, OR DETRIMENTAL EFFECTS.
2.7. THERMAL PERFORMANCE: WHEN TESTED IN ACCORDANCE WITH AAMA 1503.1 AND NFRC 100.
2.7.1. CONDENSATION RESISTANCE FACTOR (CRF F): A MINIMUM OF 44 FOR YES 45 FT SYSTEMS.
2.7.2. THERMAL TRANSMITTANCE U-VALUE: 0.51 BTU/H·FT²·°F OR LESS FOR YES 45 FT SYSTEMS.
NOTE: THERMAL PERFORMANCE FOR THE GLAZED SYSTEM AS A WHOLE WILL BE AFFECTED BY THE CHARACTERISTICS OF THE GLASS SPECIFIED.
SUBMITTALS
2.1. GENERAL: PREPARE, REVIEW, APPROVE, AND SUBMIT SPECIFIED SUBMITTALS IN ACCORDANCE WITH "CONDITIONS OF THE CONTRACT" AND DIVISION 1 SUBMITTALS SECTIONS. PRODUCT DATA, SHOP DRAWINGS, SAMPLES, AND SIMILAR SUBMITTALS ARE DEFINED IN "CONDITIONS OF THE CONTRACT."
2.2. PRODUCT DATA: SUBMIT PRODUCT DATA FOR EACH TYPE STOREFRONT SERIES SPECIFIED AS REQUIRED BY THE ARCHITECT OF RECORD.

2.3. SUBSTITUTIONS: WHENEVER SUBSTITUTE PRODUCTS ARE TO BE CONSIDERED, SUPPORTING TECHNICAL DATA, SAMPLES, AND TEST REPORTS MUST BE SUBMITTED TEN (10) WORKING DAYS PRIOR TO BID DATE IN ORDER TO MAKE A VALID COMPARISON.
2.4. SHOP DRAWINGS: PROVIDE TO THE ARCHITECT OF RECORD IF REQUESTED, SHOP DRAWINGS SHOWING LAYOUT, PROFILES, AND PRODUCT COMPONENTS, INCLUDING ANCHORAGE, ACCESSORIES, FINISH COLORS AND TEXTURES.
2.5. QUALITY ASSURANCE / CONTROL SUBMITTALS:
2.5.1. TEST REPORTS: SUBMIT CERTIFIED TEST REPORTS SHOWING COMPLIANCE WITH SPECIFIED PERFORMANCE CHARACTERISTICS AND PHYSICAL PROPERTIES IF REQUIRED BY THE LOCAL PERMITTING AUTHORITY.
2.6. CLOSEOUT SUBMITTALS:
2.6.1. WARRANTY: SUBMIT WARRANTY DOCUMENTS SPECIFIED HEREIN.
QUALITY ASSURANCE
1. QUALIFICATIONS:
1.1. INSTALLER QUALIFICATIONS: INSTALLER EXPERIENCED (AS DETERMINED BY CONTRACTOR) TO PERFORM WORK OF THIS SECTION WHO HAS SPECIALIZED IN THE INSTALLATION OF WORK SIMILAR TO THAT REQUIRED FOR THIS PROJECT. IF REQUESTED BY OWNER, SUBMIT REFERENCE LIST OF COMPLETED PROJECTS.
2. PRE-INSTALLATION MEETINGS: CONDUCT PRE-INSTALLATION MEETING TO VERIFY PROJECT REQUIREMENTS, SUBSTRATE CONDITIONS, MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND MANUFACTURER'S WARRANTY REQUIREMENTS.
3. PROJECT CONDITIONS / SITE CONDITIONS:
3.1. FIELD MEASUREMENTS: VERIFY ACTUAL MEASUREMENTS / OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION; RETAIN RECORDED MEASUREMENTS ON SHOP DRAWINGS. COORDINATE FIELD MEASUREMENTS, FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID CONSTRUCTION DELAYS.
4. WARRANTY
4.1. PROJECT WARRANTY: REFER TO "CONDITIONS OF THE CONTRACT" FOR PROJECT WARRANTY PROVISIONS.
4.2. MANUFACTURER'S WARRANTY: SUBMIT, FOR OWNER'S ACCEPTANCE, MANUFACTURER'S STANDARD WARRANTY DOCUMENT EXECUTED BY AN AUTHORIZED COMPANY OFFICIAL.
4.3. WARRANTY PERIOD: MANUFACTURER'S ONE (1) YEAR STANDARD WARRANTY COMMENCING ON THE SUBSTANTIAL DATE OF COMPLETION FOR THE PROJECT PROVIDED THAT THE WARRANTY, IN NO EVENT, SHALL START LATER THAN SIX (6) MONTHS FROM THE DATE OF SHIPMENT BY YKK AP AMERICA INC. EDITOR NOTE: LONGER WARRANTY PERIODS ARE AVAILABLE AT ADDITIONAL COST.
5. PART 2 PRODUCTS
5.1. MANUFACTURERS (ACCEPTABLE MANUFACTURERS/PRODUCTS)
5.2. ACCEPTABLE MANUFACTURERS: YKK AP AMERICA INC.
5.3. STOREFRONT SYSTEM: YKK AP YES 45 FT STOREFRONT SYSTEM.
6. COLORS: AS SPECIFIED BY POPEYES LOUISIANA KITCHEN.

INSTALLATION
1. GENERAL: INSTALL MANUFACTURER'S SYSTEM IN ACCORDANCE WITH SHOP DRAWINGS, AND WITHIN SPECIFIED TOLERANCES.
2. PROTECT ALUMINUM MEMBERS IN CONTACT WITH MASONRY, STEEL, CONCRETE, OR DISSIMILAR MATERIALS USING NYLON PADS OR BITUMINOUS COATING.

3. SHIM AND BRACE ALUMINUM SYSTEM BEFORE ANCHORING TO STRUCTURE.
4. SHIM AND BRACE ALUMINUM SYSTEM BEFORE ANCHORING TO STRUCTURE.
5. PROVIDE SILL FLASHING AT EXTERIOR STOREFRONT SYSTEMS. EXTEND EXTRUDED FLASHING CONTINUOUS WITH SPLICE JOINTS; SET IN CONTINUOUS BEADS OF SEALANT.
6. VERIFY STOREFRONT SYSTEM ALLOWS WATER ENTERING SYSTEM TO BE COLLECTED IN GUTTERS AND WEPT TO EXTERIOR. VERIFY METAL JOINTS ARE SEALED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
SECTION 80: GLAZING
GENERAL PROVISIONS
1. SCOPE: FURNISH AND INSTALL GLASS IN STOREFRONT AND DRIVE-THRU SERVICE WINDOW.
2. QUALITY CONTROL: ALL GLASS BROKEN DURING INSTALLATION OR DURING CONSTRUCTION PRIOR TO FINAL DELIVERY OF THE BUILDING TO THE OWNER SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. GLASS SHOULD BE DELIVERED WITH LABELS PROMINENTLY DISPLAYED AND THEY SHALL BE LEFT IN PLACE UNTIL THE OWNER'S REPRESENTATIVE INSPECTS IT.
3. DEFINITIONS:
SURFACE 1 - EXTERIOR SURFACE OF THE OUTER GLASS LITE.
SURFACE 2 - INTERSPACE SURFACE OF THE OUTER GLASS LITE.
SURFACE 3 - INTERSPACE SURFACE OF THE INNER GLASS LITE.
SURFACE 4 - INTERIOR SURFACE OF THE INNER GLASS LITE.
MATERIALS
1. ALL PLATE GLASS SHALL BE 1/4" POLISHED PLATE SET IN ACCORDANCE WITH DETAILS.
2. ALL GLASS PANES INDICATED ON THE DRAWINGS AS TEMPERED GLASS SHALL BE 1/4" TEMPERED SAFETY PLATE. GLASS IN ALL DOORS SHALL BE ONE PLANE OF 1/4" TEMPERED SAFETY PLATE.
3. INSULATED GLASS SHALL BE 1" OVERALL THICKNESS, 1/2" AIR SPACE WITH (2) TWO PANES OF 1/4" GLASS.
SURFACE 1: HIGH PERFORMANCE TINT (BRONZE)
AIR SPACE: 1/2" (AIR FIL)
SURFACE 3: LOW-E FILM - SOLARBAN 60 OR EQUAL
TOTAL ASSEMBLY TO PROVIDE 20% VISIBLE LIGHT TRANSMITTANCE.
THE APPROPRIATE BRONZE TINT SHALL BE PROVIDED ACCORDINGLY TO MEET THE REQUIRED VALUE.
PERFORMANCE
1. INSTALLATION: INSTALL GLAZING WITH MANUFACTURER'S INSTRUCTIONS TO PROVIDE COMPLIANCE WITH LOCAL CODE REQUIREMENTS INCLUDING WIND RESISTANCE, 25 PSF MIN. SNOW LOAD, 20 PSF MIN. GLAZING PANELS SHALL BE INSTALLED.
ULTRA VIOLET DEGRADATION LEVELS ARE TO MEET MANUFACTURER'S REQUIREMENTS TO VALIDATE MATERIALS REPLACEMENT WARRANTY.
2. ALLOW FOR 1/4" MINIMUM HEAD DEFLECTION DUE TO LIVE LOAD.
3. GUARANTEES AND WARRANTIES: AT THE COMPLETION OF THE GLAZING, PROVE THE INSTALLATION WATERTIGHT BY SPRAYING ALL JOINTS WITH A GARDEN HOSE WITH NOZZLE SET FOR MAXIMUM PRESSURE. PROVIDE ADDITIONAL CAULKING OR SEALANT, OR RESET GLASS AS NECESSARY TO EFFECT A WATERTIGHT JOB.

DRIVE THRU SPECIFICATIONS

DRIVE THRU WINDOW - QUIKSERV
MODEL # BP-7241E - STANDARD INSTALLATION
MODEL # BP-7241E-IP - HIGH WIND ZONE AS DETERMINED BY THE LOCAL BUILDING CODE

GENERAL NOTES:
ACTUAL DIMENSIONS: 72" (W) x 27" (H)
ROUGH OPENING 72 1/2" (W) x 41 1/2" (H)

1) EYE SET TO BE MOUNTED DIRECTLY BELOW THE SERVICE OPENING. BAR TO BE MOUNTED ON THE WALL.
2) ANCHOR SCREWS TO BE SUPPLIED BY THE CONTRACTOR.
3) JUNCTION BOX TO BE SUPPLIED BY CONTRACTOR.
4) VERIFY COLOR WITH OWNER

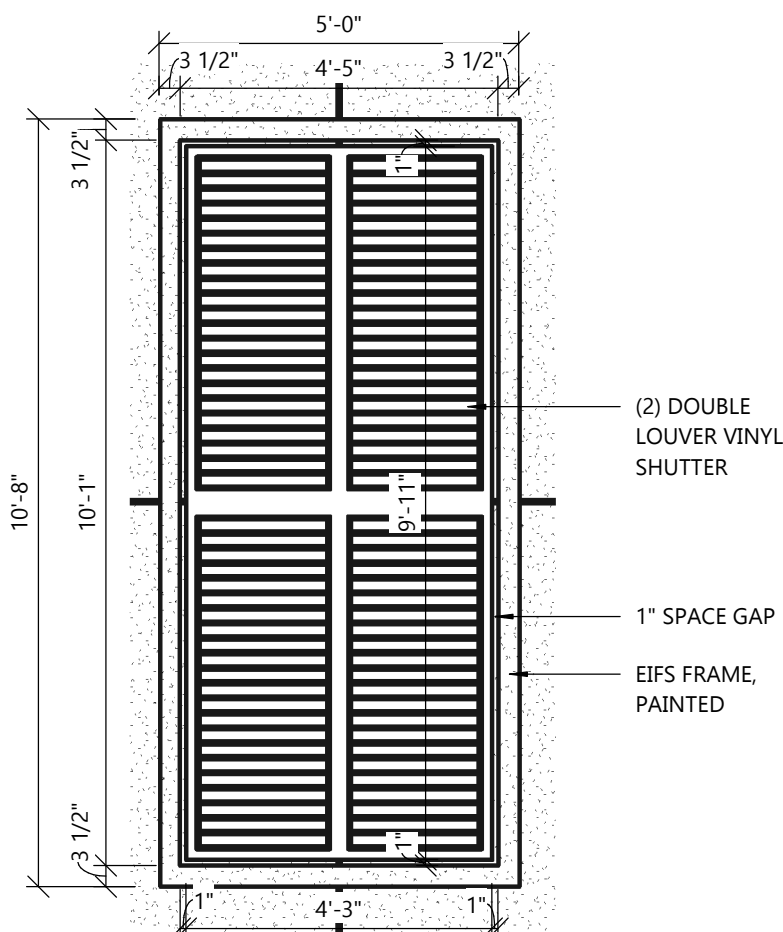
INSTALLATION:
1) QUIKSERV WINDOWS MUST BE INSTALLED LEVEL AND SQUARE TO WORK PROPERLY.
2) ANCHOR ACCORDING TO THE LOCAL BUILDING CODE ANCHOR SCHEDULE.
3) 115V/15 AMP. DEDICATED CIRCUIT FEATURE.
4) RECOMMENDED HEIGHT FROM FLOOR TO SERVICE OPENING TO BE 36". (CHECK FOR ANY LOCAL CODES OR CITY CODES).
5) SILICONE ALL EXTERIOR AND INTERIOR JOINTS.
6) ALL OTHER TYPES OF ANCHORING TO BE APPROVED BY CERTIFIED ENGINEER.

SHUTTER MANUFACTURER
SHUTTER CONTRACTOR
MODEL L-2 VINYL PHONE 1-800-734-8368
WWW.SHUTTERCONTRACTOR.COM

EXTERIOR MATERIALS & FINISH SCHEDULE

BENJAMIN MOORE CONTACT:
CONTACT: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE
PHONE: (800) 344-0400 EXT. 5240
EMAIL: rodder.lippman@benjaminmoore.com

1	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM BENJAMIN MOORE "WHITE" OC-125 MOONLIGHT WHITE
2	PARAPET TRIM BENJAMIN MOORE "BLACK" 2120-20 BLACK IRON
3	WAINSCOT ACCENT TRIM & BELOW BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY
4	ALUMINUM ACCENT BAND & CANOPY BENJAMIN MOORE "RED" 2086-10 EXOTIC RED
5	DRIVE THRU WINDOW CANOPY PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-660 EGGSHELL FACTORY FINISH BLACK
6	DUMPSTER GATES PRIMER: PRO INDUSTRIAL PRO-CRYL PRIMER B66-310 PAINT: PRO INDUSTRIAL HIGH PERFORMANCE ACRYLIC B66-600 GLOSS FACTORY FINISH BLACK
7	FREEZER/COOLER WALLS & DUMPSTER WALLS BENJAMIN MOORE "GRAY" HC-170 STONINGTON GRAY (VERIFY W/ OWNER)
8	EXTERIOR WALLS @ FREEZER/COOLER NICHHA VINTAGE WOOD CEDAR
9	EXTERIOR TOWERS NICHHA VINTAGE BRICK ALEXANDRIA BUFF
10	EXTERIOR DOOR BENJAMIN MOORE "DARK GRAY" 2133-20 BLACK JACK
11	BENJAMIN MOORE "TEAL" OC-669 OCEANIC TEAL
12	SHERWIN WILLIAMS "ORANGE" SW 6886 INVIGORATE
	ALL EXTERIOR WALLS BENJAMIN MOORE - 2 COATS ON FULL FACADE SURFACE ALIPHATIC ACRYLIC URETHANE - CLEAR GLOSS ANTI-GRAFFITI PAINT M74-00 / M75



1 ENLARGED SHUTTER
SCALE: 3/8" = 1'-0"

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION

LOUISIANA KITCHEN

PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
1979 MAIN STREET • GREEN BAY, WI 54302

PROFESSIONAL SEAL

SHEET DATAS

SHEET ISSUE MAR. 12, 2021

REVISIONS

NO.	DESCRIPTION

JOB NUMBER

2051360

SHEET NUMBER

A6

From: [Dave Hansen](#)
To: [John Bieberitz](#)
Cc: [Don Lee](#); [Jason Daye](#); [James Brunette](#); [Paul Neumeyer](#); [Steven Grenier](#)
Subject: RE: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions
Date: Wednesday, June 2, 2021 2:40:27 PM
Attachments: [image001.png](#)

John,

I was out on Friday for the an early holiday weekend. Hope you had a wonderful holiday weekend as well.

Thank you for the quick response. It appears we are in agreement that ample vehicle storage should be available onsite. However, I still await the “Plan B” temporary traffic control if and when spillback onto Main St occurs. If spillback doesn’t occur, then no harm, no foul. But if it does, the City doesn’t want to be stuck in a position to where we are responding to the traffic issues which would result in charges back to the developer for our services.

Sorry, but we cannot approve the TIA until this emergency plan is developed and approved and “on the shelf”.

[David J.A. Hansen, P.E., PTOE](#)

[City Traffic Engineer, City of Green Bay | Public Works | Traffic Division | Engineering](#)

(920) 448-3098 | (920) 660-6315

<http://greenbaywi.gov/708/Traffic-Division/> | <https://www.facebook.com/GBDPW>

100 N Jefferson St, Room 300, Green Bay, WI 54301-5026

LEGAL DISCLAIMER: This message and all attachments may be confidential or protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. Please notify the sender of the delivery error by replying to this message, and then delete it from your system. Thank you.

From: John Bieberitz [mailto:jbieberitz@traffic-ad.com]

Sent: Friday, May 28, 2021 8:42 AM

To: Dave Hansen <Dave.Hansen@greenbaywi.gov>

Cc: Don Lee <dlee@tadi-us.com>; Jason Daye <jason.d@excelengineer.com>; James Brunette <James.Brunette@greenbaywi.gov>; Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Steven Grenier <Steven.Grenier@greenbaywi.gov>

Subject: FW: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions

Hi Dave,

With Don being out today, I am responding to your comments and concerns. Thank you for providing your comments and details so these can be addressed prior to the meeting.

Concerning “[Item 5, Higher Observed Queues at West Side Popeyes vs. Estimated Queues at proposed East Side Popeyes](#)”, we included an alternate design in the previous submittal that showed the drive-thru accommodating 46 vehicles within the drive-thru lane plus room for more within the site for a total of 53 vehicles which meets the 50 vehicles you referred to as half of the queue that was experienced during the opening week for the west site. With this design I believe that we’ve

accommodated the maximum vehicles that are likely to be experienced.

To make sure all concerns were addressed, we also corresponded yesterday with the architect and CEO of SmitCo Eateries, Inc. – Popeyes on their experience with other new stores and changes in operation with COVID, etc. Based on opening a 2nd store in the same City/Market, in their experience, it is unrealistic to expect the demand for a 2nd site to come anywhere close to the first. When starting with a market that has zero access to a product apart from traveling over half an hour (i.e. Appleton), to now, a city with access 7 miles away, their experience is that the initial demand is highly diluted and the first week demand is nearly half of what one experiences when first penetrating the market.

The CEO of SmitCo Eateries, Inc – Popeyes stated, *“Additionally, lobbies will be reopened by the time this location opens so that dilutes the Drive-Thru demand. We did not have mobile ordering in place during the first week of Green Bay either (this occurred about 3 weeks after we opened). Generally speaking Dine-In/Carry-Out traffic accounts for roughly 40% of our total revenue. In Green Bay West, we did not have that avenue available.”*

Based on the numbers and experience in other cities, the CEO of SmitCo Eateries, Inc. – Popeyes also stated, *“If Green Bay West experienced 100 cars at top demand, the high end of this location would likely never exceed 60-70 and approximately 40% of that (24-28) will utilize the dining room versus waiting in what will likely appear as a “busy drive-thru”, resulting in a peak stack of approximately 42 cars. This number exceeds even some of the largest openings we experienced prior to COVID. For example, we opened Topeka, KS in September of 2016 and generated over \$134,000 in revenue in the first week, setting records for the brand at the time, and peaked out at about 38 cars in the Drive-Thru. Granted we had a packed house inside but that is more typical of opening settings. To put that in perspective, we generated \$98,000 in the first 7 days of Green Bay.”*

If you have any questions on the above information or if any other questions come to mind, please let us know.

Thanks Dave! Enjoy Memorial Day Weekend!

John A. Bieberitz, PE, PTOE
TADI (Traffic Analysis & Design, Inc.)
Serving Wisconsin, Illinois and Michigan

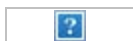
1-800-605-3091 Ext. 80

Direct: 262-377-1845

Cell: 414-379-1434

e-mail: jbieberitz@tadi-us.com

<http://www.tadi-us.com>



<http://www.linkedin.com/in/jbieberitztraffic>

From: Dave Hansen <Dave.Hansen@greenbaywi.gov>

Sent: Wednesday, May 26, 2021 4:55 PM

To: Don Lee <dlee@tadi-us.com>

Cc: James Brunette <James.Brunette@greenbaywi.gov>; Steven Grenier <Steven.Grenier@greenbaywi.gov>; Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Jason Daye <jason.d@excelengineer.com>; John Bieberitz <jbieberitz@tadi-us.com>

Subject: RE: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions

Don,

Thank you for your responses. I have no further comment on Items 1 through 4. Here are some questions and comments on the remainder of the response memorandum items for the eastside Popeyes restaurant:

Item 5. Higher Observed Queues at West Side Popeyes vs. Estimated Queues at proposed East Side Popeyes

- a. I'm not convinced that a 38% increase in sales during the opening month as compared to the collection month is analogous to a 38% increase in queues during a peak hour, as trip generation varies per hour of the day.

My logic is similar to why peak hour factors (PHFs) are used in peak hour capacity analysis such that is used in this TIA, as demand may be higher during a particular 15 minute time frame of the peak hour, thereby impacting the PHF and variability of the resultant delays, queues, and LOS.

Each store is only going to be able to process so many customers during any hour. When demand starts to wane below the work efficiency threshold, then queues dissipate.

Staff efficiencies improve over time, while the current staff who likely is more productive due to familiarity of their jobs, was not present during the opening month.

The order sizes may change during peaks as well as many customers may be inclined to order more food if they are to wait 30 to 60 minutes plus.

There are too many variables at play to make the comparison that monthly sales receipts equates to peak hour customer vehicle queues. That we know actual peak hour queues observed from the west side location is not an estimate. Rather, it is real traffic data that should be incorporated into the queue estimate of the east side location with reduction factors for novelty and dine-in. The actual queues account for the variabilities that cannot be quantified by monthly sales receipts.
- b. I agree that the traffic demand on the east side location should be less than when the west side location opened due to the presumed novelty wear off and dine-in allowance. I mentioned that I would be willing to reduce the west side observed queues by half, which is a large reduction.
- c. Since we have agreed to use existing trips at the west side location during peak

hour, then we should be using existing opening month peak queue observations.

Item 6. Temporary Traffic Control Plan if Spillback Occurs into the Main-Mason traffic signal

- a. Although I'm hopeful that your proposed 53 vehicle storage will be able to queue the demand of Popeyes customers, and agree that customer demand will normalize over time, what is the plan if spillback occurs onto Main St or worse yet into Mason St? I think it is wise to at minimum have such a plan in place in case we need to implement it. Perhaps the Walgreens lot could be used for additional storage space.

David J.A. Hansen, P.E., PTOE

City Traffic Engineer, City of Green Bay | Public Works | Traffic Division | Engineering

(920) 448-3098 | (920) 660-6315

<http://greenbaywi.gov/708/Traffic-Division/> | <https://www.facebook.com/GBDPW>

100 N Jefferson St, Room 300, Green Bay, WI 54301-5026

LEGAL DISCLAIMER: This message and all attachments may be confidential or protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. Please notify the sender of the delivery error by replying to this message, and then delete it from your system. Thank you.

From: Don Lee [<mailto:dlee@tadi-us.com>]

Sent: Monday, May 17, 2021 8:23 AM

To: Dave Hansen <Dave.Hansen@greenbaywi.gov>

Cc: James Brunette <James.Brunette@greenbaywi.gov>; Steven Grenier <Steven.Grenier@greenbaywi.gov>; Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Jason Daye <jason.d@excelengineer.com>; John Bieberitz <jbieberitz@tadi-us.com>

Subject: RE: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions

Dave,

Thanks for your comments last week Friday. Attached is a response memo which addresses each of the comments. Note that we included your original memo at the end of the document for reference.

Please let us know if you have any additional questions or would like to discuss further.

Thanks,

Don Lee, PE

TADI (Traffic Analysis & Design, Inc.)

Serving Wisconsin, Illinois and Michigan

1.800.605.3091 Ext. 85

Direct: 414.763.7163

Cell: 414.517.5014

e-mail: dlee@tadi-us.com

<http://www.tadi-us.com>



<http://www.linkedin.com/in/djleetraffic>

From: Dave Hansen <Dave.Hansen@greenbaywi.gov>
Sent: Friday, May 14, 2021 3:22 PM
To: Don Lee <dlee@tadi-us.com>; John Bieberitz <jbieberitz@tadi-us.com>
Cc: James Brunette <James.Brunette@greenbaywi.gov>; Steven Grenier <Steven.Grenier@greenbaywi.gov>; Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Jason Daye <jason.d@excelengineer.com>
Subject: RE: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions

Don,

Find attached my review comments for the subject traffic impact analysis.

David J.A. Hansen, P.E., PTOE

City Traffic Engineer, City of Green Bay | Public Works | Traffic Division | Engineering

(920) 448-3098 | (920) 660-6315

<http://greenbaywi.gov/708/Traffic-Division/> | <https://www.facebook.com/GBDPW>

100 N Jefferson St, Room 300, Green Bay, WI 54301-5026

LEGAL DISCLAIMER: This message and all attachments may be confidential or protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. Please notify the sender of the delivery error by replying to this message, and then delete it from your system. Thank you.

From: Don Lee [<mailto:dlee@tadi-us.com>]
Sent: Monday, May 03, 2021 5:13 PM
To: Dave Hansen <Dave.Hansen@greenbaywi.gov>
Cc: John Bieberitz <jbieberitz@tadi-us.com>; James Brunette <James.Brunette@greenbaywi.gov>; Steven Grenier <Steven.Grenier@greenbaywi.gov>; Paul Neumeyer <Paul.Neumeyer@greenbaywi.gov>; Jason Daye <jason.d@excelengineer.com>
Subject: RE: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions

Dave,

Attached is the TIA for the referenced project. Your comments have been addressed in the TIA and responses have also been provided in **[red]** below.

I've also included a link to the modeling files in case you need those for your review, the output sheets are included in the appendix.

<https://tadi.egnyte.com/fl/uze6d8gRvf>

As always, we look forward to your review and approval.

Thanks,

Don Lee, PE

TADI (Traffic Analysis & Design, Inc.)

Serving Wisconsin, Illinois and Michigan

1.800.605.3091 Ext. 85

Direct: 414.763.7163

Cell: 414.517.5014

e-mail: dlee@tadi-us.com

<http://www.tadi-us.com>



<http://www.linkedin.com/in/djleetraffic>

From: Dave Hansen <Dave.Hansen@greenbaywi.gov>

Sent: Friday, April 30, 2021 11:54 AM

To: 'Don Lee' <dlee@tadi-us.com>

Cc: John Bieberitz <jbieberitz@tadi-us.com>; James Brunette <James.Brunette@greenbaywi.gov>;

Steven Grenier <Steven.Grenier@greenbaywi.gov>; Paul Neumeyer

<Paul.Neumeyer@greenbaywi.gov>; Jason Daye <jason.d@ExcelEngineer.com>

Subject: RE: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions

Don,

Here are some questions and comments on the submitted Initial Review document for the eastside Popeyes restaurant:

1. Part B, Development Overview, BI Site Location – It is stated that the site is currently occupied by a vacant restaurant. From my observations, it appears the restaurant is still open for business, which should explain why your traffic counts show existing driveway trips to Wally's Spot. [The TIA has been updated and an adjustment has been made to the PM peak driveway trips to account for the expected reduction in trips with the restaurant displaced.]
2. Part C, Trip Generation – The report states that 50% of the trips generated by Popeyes is expected to be pass-by trips. That seems very high especially based on observations of the west side Popeyes. The Popeyes menu is all chicken except I believe 2 fish items, which should make the restaurant more of an intended destination and not a frequent pass-by destination. Pass-by trips can be 0-50% per WisDOT. It is more realistic to assume Popeyes has pass-by trips more like 5-10%. Please reduce the pass-by percentage and recalculate the trip generation tables and figures. [Even though we feel that the pass-by trips will be higher based on the land use type, we completed the analysis using your suggested 10% pass-by reduction. However, we also included a

separate analysis using a 50% reduction in the appendix to show the difference in queueing expected under the two different pass-by reduction scenarios]

3. Will the store have indoor dining available upon opening? If not, then how will this impact the opening day traffic management plan? [The store is expected to have indoor dining at opening; therefore drive-thru queue shown in the report should be considered a highest volume condition.]
4. Were vehicle queues observed at the existing west side Popeyes? If so, then how long were those queues? Would those queues be similar to the proposed development's queues after the initial traffic surge subsides? [Vehicle queues were observed at the existing restaurant and an analysis/prediction at the proposed restaurant was included in the report reflecting those queues. However, since there will now be two Popeyes in Green Bay, we would expect those queues to be less than reported. Note that we didn't include a reduction for the two stores in our analysis. Therefore, the analysis should be considered a highest volume condition.]
5. Much of the traffic concern centers around opening day and the month to two months after opening day. Is there an available estimate of new trips for the expected opening days? Also, it may be helpful to the many stakeholders and community residents if a simulation model of opening day is created and shared. That way we can visualize how the opening day traffic management plan will work. [We included an evaluation of the drive-thru operation during the opening month when volumes are expected to be higher. We also included a recommendation for a temporary drive-thru setup to accommodate those higher volumes.]

David J.A. Hansen, P.E., PTOE

City Traffic Engineer, City of Green Bay | Public Works | Traffic Division | Engineering

(920) 448-3098 | (920) 660-6315

<http://greenbaywi.gov/708/Traffic-Division/> | <https://www.facebook.com/GBDPW>

100 N Jefferson St, Room 300, Green Bay, WI 54301-5026

LEGAL DISCLAIMER: This message and all attachments may be confidential or protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. Please notify the sender of the delivery error by replying to this message, and then delete it from your system. Thank you.

From: Don Lee [<mailto:dlee@tadi-us.com>]

Sent: Thursday, April 22, 2021 2:28 PM

To: Dave Hansen

Cc: Paul Neumeyer; John Bieberitz; Jason Daye

Subject: 1979 Main Street Redevelopment - Initial Review Traffic Assumptions

Dave,

Per the previous scope discussions/correspondence with John Bieberitz, attached is the initial Review (IR) traffic document showing the base assumptions that are proposed to be used in the study. Please review and provide comments and/or concurrence at your earliest convenience.

As always, let me know if you have any questions during your review.

Thanks,

Don Lee, PE

TADI (Traffic Analysis & Design, Inc.)

Serving Wisconsin, Illinois and Michigan

1.800.605.3091 Ext. 85

Direct: 414.763.7163

Cell: 414.517.5014

e-mail: dlee@tadi-us.com

<http://www.tadi-us.com>



<http://www.linkedin.com/in/djleetraffic>



Report to the Green Bay Plan Commission

MEETING DATE

June 7, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.5

(ZP 21-15) Public Hearing on a request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, submitted by Hayden Frank, Oak Park Properties of Green Bay, LLC, property owner (Ald. B. Dorff, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-15 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
421 Erie Road
(ZP 21-15)**

The Green Bay Plan Commission will hold a public hearing on **Monday, June 7, 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 21-15) Consideration and possible action the request to authorize a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, submitted by Scott Frank, Oak Park Properties of Green Bay, LLC, property owner. (Ald. B. Dorff, District 1)

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: May 24, 2021 and May 31, 2021



Report to the Green Bay Plan Commission

MEETING DATE

June 7, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.6

(ZP 21-15) Consideration with possible action on a request to amend a Conditional Use Permit (CUP) for an expanded assisted living facility, 421 Erie Road, submitted by Hayden Frank, Oak Park Properties of Green Bay, LLC, property owner (Ald. B. Dorff, District I).

BACKGROUND

Primary Address: 421 Erie Road

Aldersperson/District: Ald. Barb Dorff/District I

Reason for Request: To permit expansion of assisted living facility

Surrounding Zoning and Land Uses:

SUBJECT: Planner Unit Development (PUD) - Assisted Living

NORTH: Planned Unit Development (PUD) - Vacant Land (Proposed Multi-Family)

SOUTH: Planned Unit Development (PUD) - Vacant Land (Proposed Single-Family)

EAST: Planned Unit Development (PUD) - Vacant Land (Proposed Multi-Family)

WEST: Rural Residential (RR) & Medium-Density Residential (R2) - Single Family Homes

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as a Traditional Neighborhood Development (TND). A PUD Overlay detailing this TND was approved in March of 2015 (Grandview Place). 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 property is located on the west side of the Grandview Place project area. The proposed project must adhere to Zoning Ordinance No. 04-18 (previously No. 01-15, adopted in March of 2015). The existing site has 36 assisted living units and 43 memory care units. This amendment request to the existing CUP is to add 12 assisted living units in a new addition that is 11,935 sq. ft. The site plan is attached. The proposed façade is compliant with the Grandview PUD, offers various breaks in the façade, and matches the previously approved design. Final site plan approval is required through Plan Commission and will be brought forward for consideration at the next available meeting.

In the review of the 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. Ald. Barb Dorff and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received one objection from a neighbor with concerns about additional traffic, front setback and building design.

RECOMMENDATION

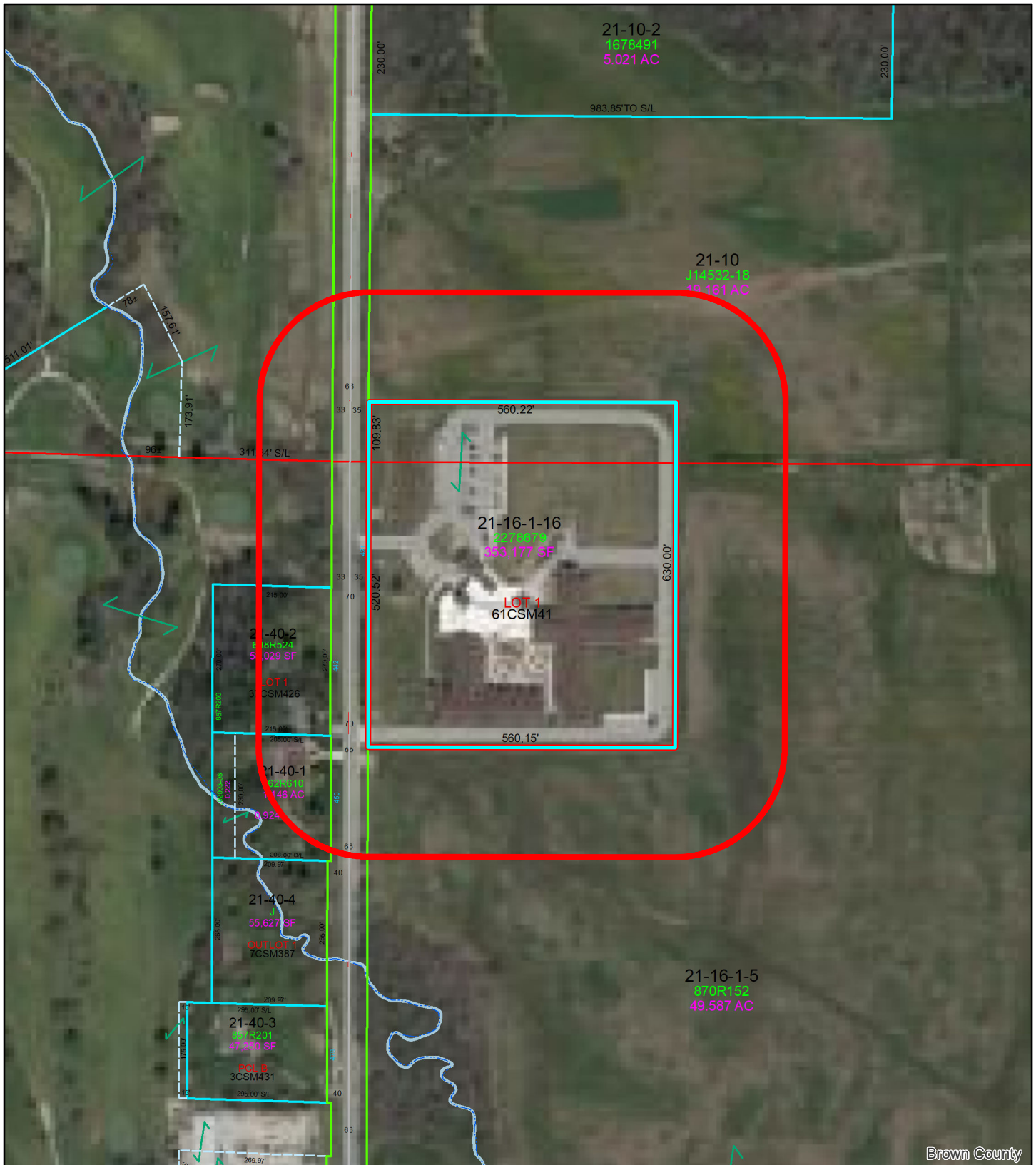
Approval of request, subject to:

1. Any expansion of Community Living Arrangement or Assisted Living uses will require an amendment to this Conditional Use Permit.
2. Compliance with all the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.

FISCAL IMPACT

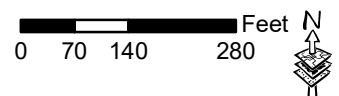
ATTACHMENTS

1. ZP 21-15 Map
2. ZP 21-15 Site Plan
3. ZP 21-15 Elevations
4. ZO 4-18 Grandview PUD Amended_Final Signed

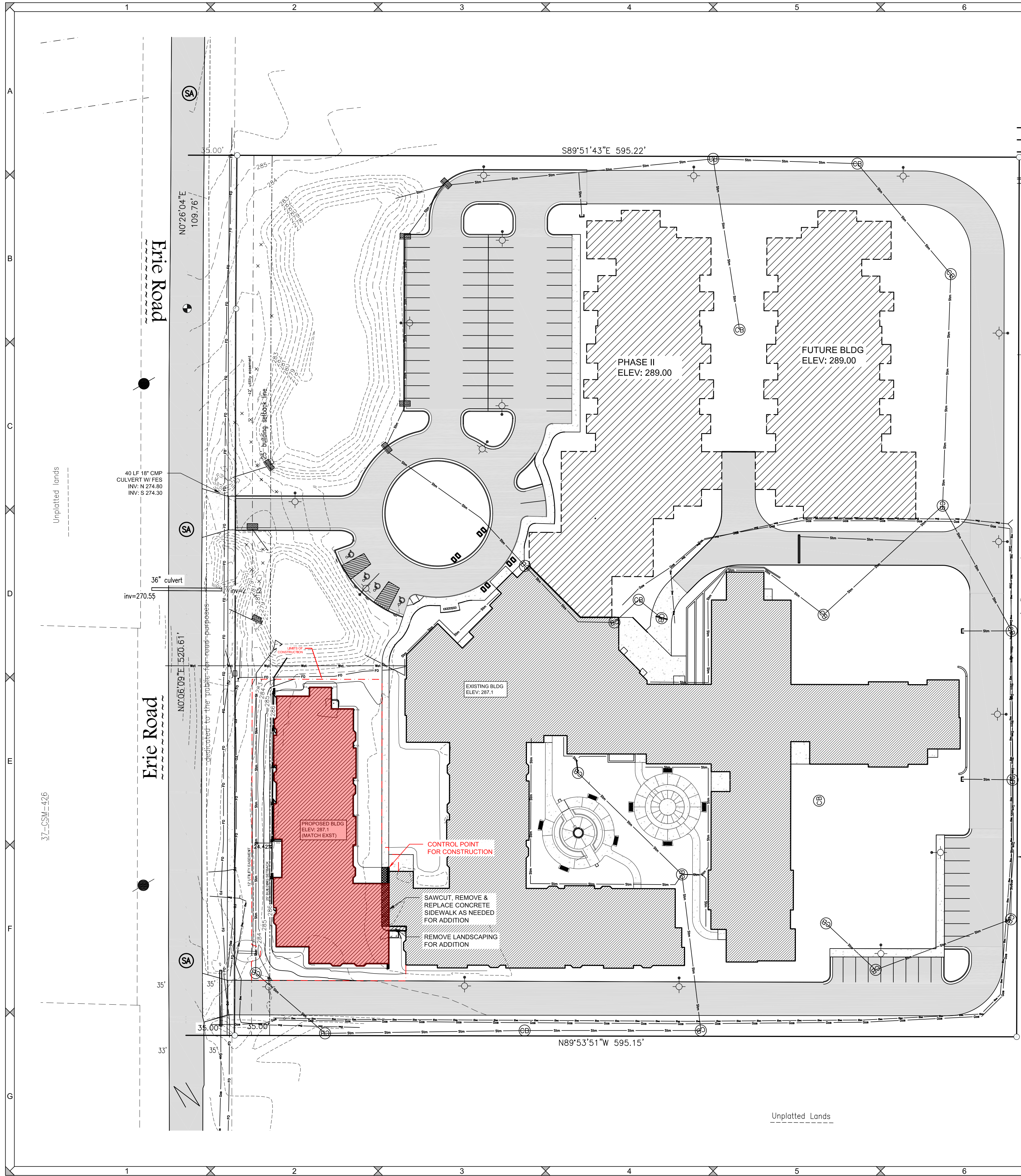


(ZP 21-15) CUP for Assisted Living Expansion at 421 Erie Road

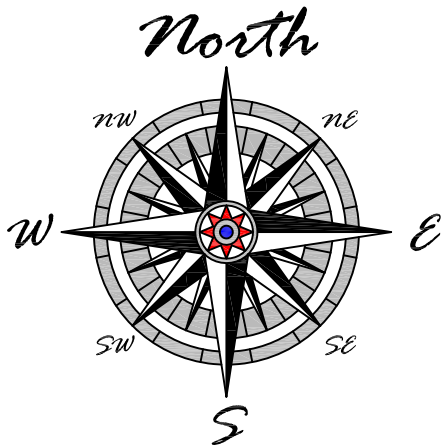
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 26 May 2021 X:\Planning\Basemaps\template_8.5x11.mxd



- 421 Erie Road
- 200-ft. Notification Area



- Legend**
- SA SANITARY MANHOLE
 - CB ROUND CATCH BASIN
 - ST STORM SEWER MANHOLE
 - CI CURB INLET
 - HYDRANT
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - LIGHT POLE
 - CONCRETE CURB & GUTTER LINE
 - EXISTING ASPHALT
 - CONCRETE
 - GRAVEL
 - EXISTING BUILDING
 - WETLAND AREA
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - ROCK WALL
 - FLOODPLAIN LIMITS
 - FLOODWAY
 - PROPOSED ASPHALT
 - PROPOSED BUILDING
 - SILT FENCE
 - INLET PROTECTION
 - SLOPE EROSION MAT WISDOT CLASS 1 TYPE A
 - CHANNEL EROSION MAT WISDOT CLASS 1 TYPE B
 - RIP RAP SIZE AND QUANTITY PER PLAN
 - TRACKING PAD
 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - EXISTING GROUND GRADE
 - PROPOSED GROUND GRADE
 - DRAINAGE ARROW
 - D.S. DOWNSPOUT



SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS
TONYA WAGNER
(920) 241-0009

EMERGENCY RESPONSE CONTACTS
FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 448-3200
COUNTY HEALTH DEPARTMENT (920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMEURGENCY MEDICAL FACILITY
AURORA BAYCARE MEDICAL CENTER
2845 GREENBRIAR ROAD
GREEN BAY, WI 54311
(920) 288-8000

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT: ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE
IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

- STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:
- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
 - THE SPILL IS SMALL AND EASILY CONTAINED
 - RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
 - USE PROTECTIVE EQUIPMENT
 - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
 - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

- GENERAL NOTES:**
- ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
 - A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.
 - EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.
 - EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.
 - CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
JOB # A-11515, DRAWING # S-3340 H-18613.txt

Architectural Design Consultants, Inc.

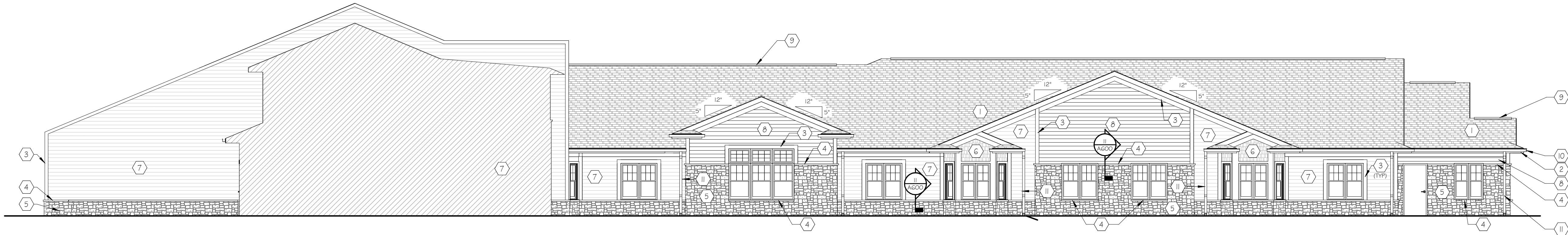
5100 Eastpark Boulevard • Suite 310
Madison, WI 53718
Phone: (608) 254-6181 Fax: (608) 254-2139



OAK PARK PLACE - GREEN BAY
AL ADDITION
OVERALL SITE & SITE DEMOLITION PLAN

Drawn By: TAW
Checked By: TAW
Date: 04-16-2021
Scale: AS NOTED
Job Number: 20-026

SHEET NUMBER
C1.0



ELEVATION A

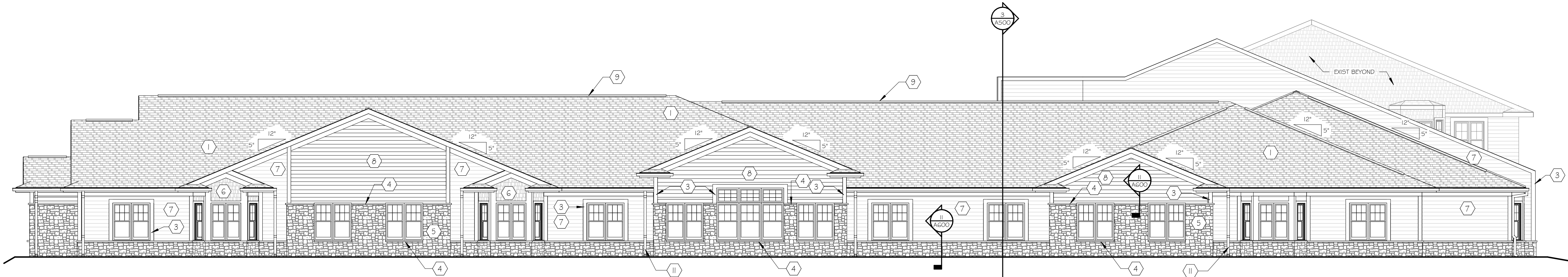
SCALE: 1/8" = 1'-0"



ELEVATION B

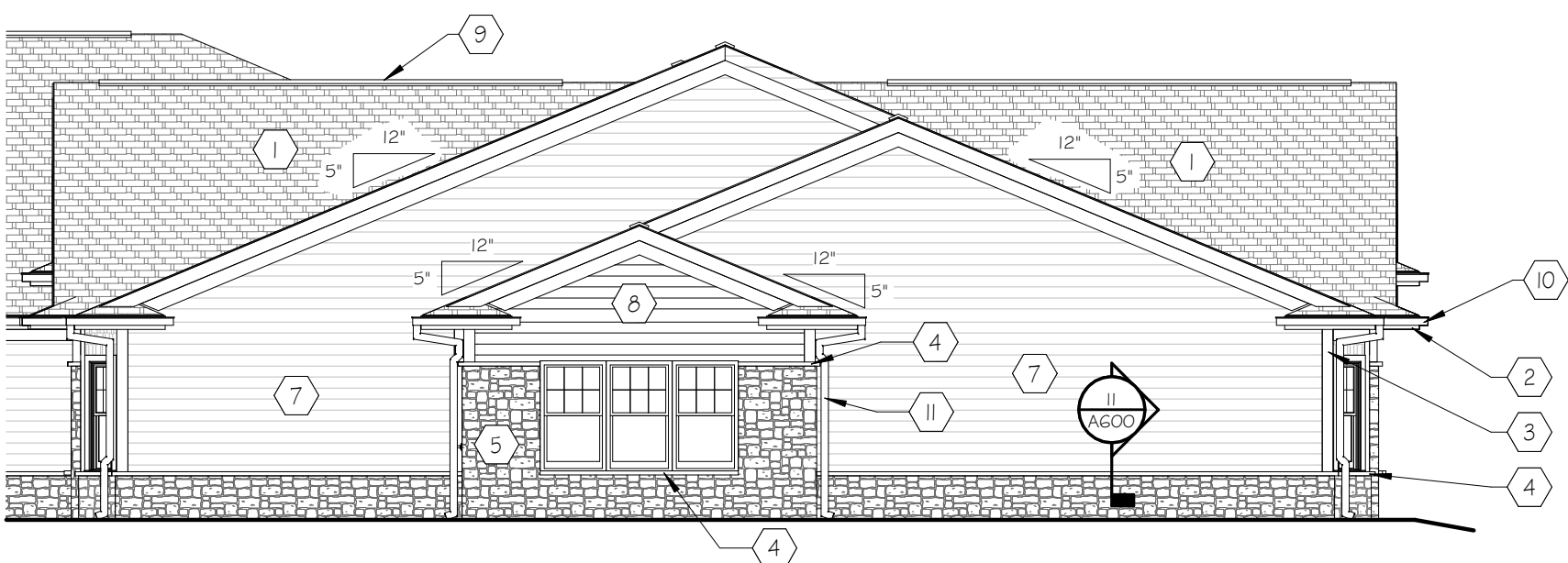
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTE	
HEXAGON	
1	ASPHALT SHINGLES - COLOR: MATCH EXISTING
2	PREFIN ALUMINUM FASCIA COVER - COLOR: MATCH EXISTING
3	COMPOSITE WOOD TRIM - COLOR: MATCH EXISTING
4	STONE SILL
5	STONE VENEER - CULTURE STONE: MATCH EXISTING
6	COMPOSITE WOOD SHAKE SIDING - COLOR: MATCH EXISTING
7	COMPOSITE WOOD LIGHT LAP SIDING - COLOR: MATCH EXISTING
8	COMPOSITE WOOD DARK LAP SIDING - COLOR: MATCH EXISTING
9	RIDGE/HIP VENT
10	ALUMINUM GUTTER
11	ALUMINUM DOWNSPOUT
12	PREFINISHED METAL COPING



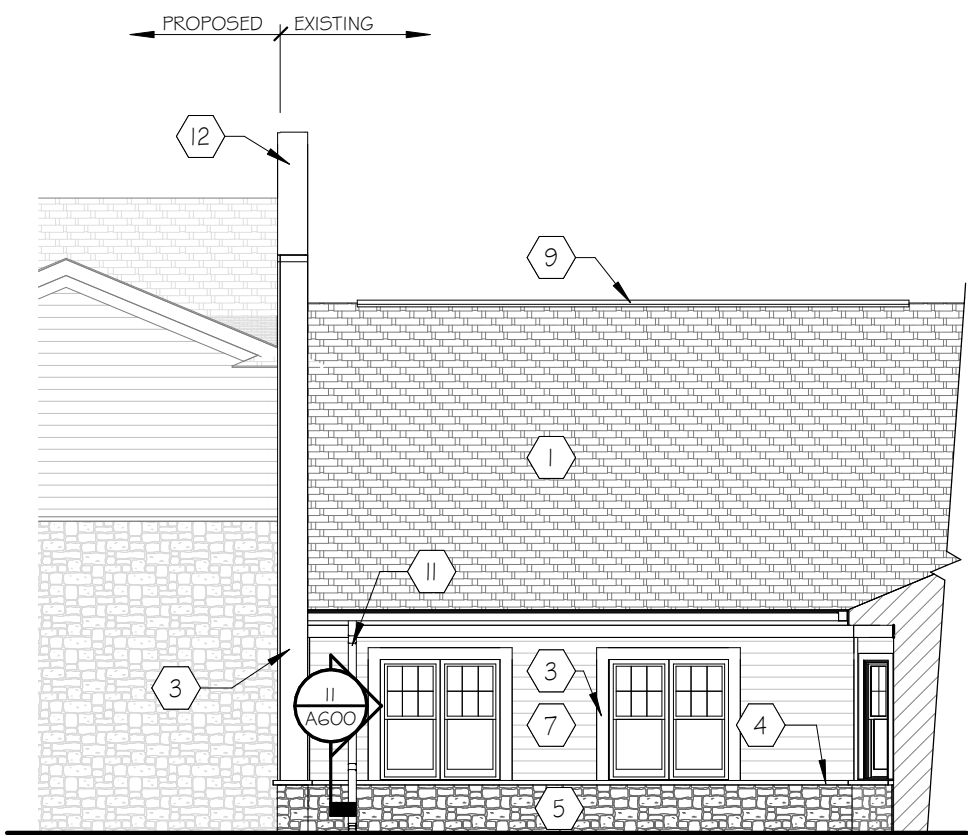
ELEVATION C

SCALE: 1/8" = 1'-0"



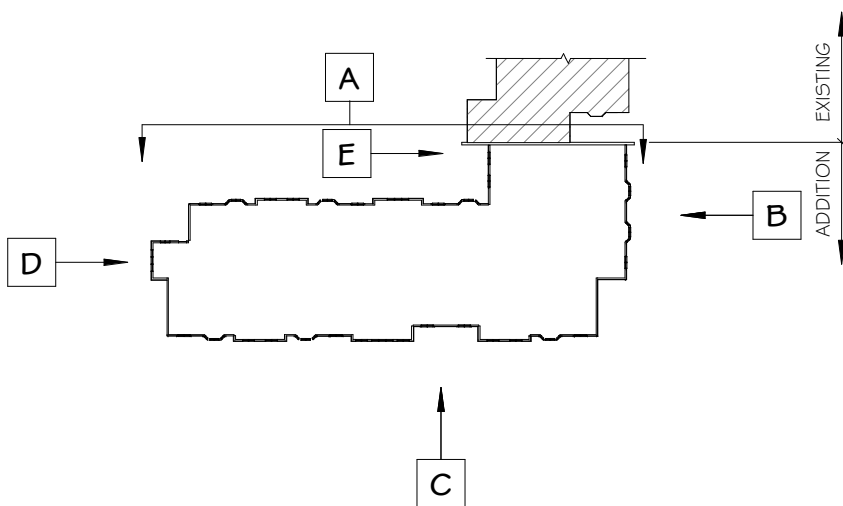
ELEVATION D

SCALE: 1/8" = 1'-0"



ELEVATION E

SCALE: 1/8" = 1'-0"



KEY PLAN

Architectural Design Consultants, Inc.

5100 Eastpark Boulevard • Suite 310
Madison, WI 53718
Phone: (608) 254-6181 Fax: (608) 254-2139

This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed without in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.

OAK PARK PLACE - GREEN BAY

AL ADDITION

GREEN BAY

WISCONSIN

EXTERIOR ELEVATIONS

Drawn By: M.BUSCHKOPF
Checked By: B.SERVIN
Date: 04-16-2021
Scale: AS NOTED
Job Number: 20-026

SHEET NUMBER

A400

ZONING ORDINANCE NO. 4-18

AN ORDINANCE
AMENDING PLANNED UNIT DEVELOPMENT (PUD) ZO 1-15
FOR LAND GENERALLY LOCATED
NORTH OF FINGER ROAD, WEST OF NORTHVIEW ROAD,
SOUTH OF CATALINA DRIVE, AND EAST OF ERIE ROAD
(ZP 18-03)

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

SECTION 1. Section 13.01, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development (PUD) District on the following described property:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 1, T23N-R21E;
THENCE N00°26'02"E, 635.02 FEET ALONG THE WEST LINE OF THE
SW1/4-NW1/4 OF SAID SECTION 1, THENCE S89°32'54"E, 983.85 FEET;
THENCE N00°26'04"E, 690.00 FEET; THENCE S89°32'54"E, 1,664.20 FEET;
THENCE S00°07'58"W, 1,079.77 FEET; THENCE S89°46'12"E, 400.00 FEET;
THENCE N00°08'01"E, 180.00 FEET; THENCE N89°46'07"W, 100.00 FEET;
THENCE N00°09'51"W, 239.43 FEET; THENCE N81°16'35"E, 552.07 FEET;
THENCE N08°43'25"W, 253.00 FEET; THENCE N89°45'35"E, 524.42 FEET;
THENCE S00°00'09"W, 994.57 FEET; THENCE S00°04'03"E, 1,770.48 FEET;
THENCE S89°55'51"W, 1,004.06 FEET; THENCE N00°07'58"E, 434.18 FEET;
THENCE S89°55'51"W, 334.10 FEET; THENCE S00°07'58"W, 916.33 FEET;
THENCE N89°32'54"W, 604.18 FEET; THENCE S00°05'12"W, 371.43 FEET;
THENCE N87°22'26"W, 303.29 FEET; THENCE N00°07'04"E, 329.98 FEET;
THENCE N89°05'24"W, 169.93 FEET; THENCE S00°07'04"W, 329.98 FEET;
THENCE N87°23'43"W, 251.57 FEET; THENCE N00°28'38"E, 305.90 FEET;
THENCE N88°04'59"W, 287.60 FEET; THENCE N08°57'38"W, 465.99 FEET;
THENCE N77°25'18"W, 248.99 FEET; THENCE S29°15'01"E, 163.87 FEET;
THENCE 65.32 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE
TO THE LEFT WHOSE LONG CHORD BEARS S26°43'13"W, 61.53 FEET;
THENCE N78°53'21"W, 382.13 FEET; THENCE 129.88 FEET ALONG THE
ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG
CHORD BEARS N52°44'23"W, 101.74 FEET; THENCE N30°23'35"W, 180.30
FEET; THENCE N15°59'51"W, 397.37 FEET; THENCE N88°55'28"W, 119.75
FEET TO THE WEST LINE OF THE NW1/4-SW1/4 OF SECTION 1, T23N-
R21E; THENCE N00°06'09"E, 1,304.09 FEET ALONG SAID LINE TO THE
POINT OF BEGINNING.

Parcel Numbers: 21-10, 21-11, 21-11-1, 21-12, 21-12-1, 21-13-1, 21-16-1-5,
21-17, 21-20, 21-21-A, 21-4

Parcel contains 11,471,961.6 square feet / 263.36 acres

ZONING ORDINANCE NO. 4-18

Parcel is subject to easements and restrictions of record

SECTION 2. This ordinance is enacted pursuant to Wis. Statutes Sections 62.23 and 66.1027. Its purpose is to allow the optional development and redevelopment of land in Green Bay consistent with the design principles of traditional neighborhoods.

A. INTENT. The intent of the PUD is to develop the subject area with elements of a traditional neighborhood, these themes include:

1. Is compact and is designed for the human scale.
2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
3. Provides a mix of housing styles, types, and sizes to accommodate the households of all ages, sizes, and incomes.
4. Incorporates a system of relatively narrow, interconnected streets with sidewalks, as well as access to bicycle and transit routes; offering multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
5. Incorporates significant environmental features into the design.
6. Is consistent with the City of Green Bay Comprehensive Plan.

B. APPLICABILITY. This ordinance applies as an alternative set of standards for development or redevelopment on sites of 5 acres or more if it is within the Urban Service or Urban Expansion Districts and is contiguous to existing development and 15 acres or more if it is within the Urban Service or Urban Expansion Districts and is noncontiguous to existing development.

C. INTERPRETATION. Development shall be planned, reviewed, and carried out in conformance with all municipal, state, and other laws and regulations. However, if there is a conflict between the provisions of this subchapter and other provisions of the zoning or subdivision sections of the Green Bay Municipal Code, this subchapter shall take precedence.

SECTION 3. Pursuant to Sections 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. PERMITTED, CONDITIONAL, AND ACCESSORY USES. The only uses that may be established and/or maintained on the subject property, in conformance with Exhibit D – Grandview Place Land Use Plan, are as follows:

1. Permitted Uses: In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development shall consist of the following components: a residential area, a mixed-use area, and open space, as specified below.

ZONING ORDINANCE NO. 4-18

a. Residential areas. The PUD shall include a residential area in which the following uses are permitted:

- (1) Single-family detached dwellings.
- (2) Multi-family dwellings, including senior housing, at a density of at least 10 and no more than 20 units per net acre. Listed in Exhibit A.
- (3) Required mix. A minimum of two housing types from this list must be present in the PUD. Single-family detached dwellings shall constitute a maximum of 70 percent of the dwelling units.
- (4) Parcel No. 21-12-1 shall maintain the underlying R1 – Low Density Residential zoning.

b. Mixed-use areas. The PUD shall include a mixed-use area containing commercial, civic, residential, and open space uses as identified below. The total land area devoted to nonresidential development, including ground floor commercial or office uses, civic buildings, and parking areas, shall not exceed 25 percent of the gross acreage of the PUD.

(1) Commercial uses:

- (a) Food services (grocery stores, butcher shops, bakeries, and other specialty food stores, ice cream, candy shops, and restaurants, not including bars, taverns, and similar uses).
- (b) General retail.
- (c) Services such as daycare centers, music, dance or exercise studios, offices, including professional and medical offices, barber, hair salon, dry cleaning, repairs of small goods such as shoes, electronics, or similar items.
- (d) Accommodations, including bed and breakfast establishments, small hotel, or inn.

(2) Residential uses, including those listed above, with the exception of single-family detached dwellings and also including the following:

- (a) Residential units located above or to the rear of commercial uses.
- (b) Live-work units that combine a residence and work place.

(3) Civic or institutional uses, including the following:

- (a) Municipal offices, fire and police stations, libraries, museums, community meeting facilities, and post offices.
- (b) Transit shelters.
- (c) Places of worship.
- (d) Educational facilities.

ZONING ORDINANCE NO. 4-18

(4) Open space uses:

- (a) Central square.
- (b) Neighborhood park.
- (c) Playground
- (d) Natural open space area.

2. Conditional Uses: The following uses may be established with approval of a conditional-use permit:

- a. Single-family attached dwellings.
- b. Community-living arrangements and assisted living facilities. The density and housing type shall be determined based on the findings for the conditional-use permit.
- c. Commercial uses, identified above, greater than 10,000 square feet.
- d. Commercial uses with drive-through facilities.

3. Accessory Uses: The only accessory uses that may be established and/or maintained on the subject property, in conformance with permitted uses listed above, are as follows:

- a. Residential areas: Chapter 13-600, Section 2, Green Bay Municipal Code.
- b. Mixed-use areas: Chapter 13-700, Section 2 uses and standards listed under the Neighborhood Commercial (NC) District, Green Bay Municipal Code.

4. Open Space:

- a. At least 20 percent of the gross acreage of the PUD shall be designated as open space, which may include undevelopable areas, such as steep slopes and wetlands, and stormwater detention and retention basins. Open space areas may include:

- (1) Environmental corridors, greenways.
- (2) Protected natural areas.
- (3) Neighborhood and community parks, squares, plazas, and playing fields.
- (4) Streams, ponds, and other water bodies.
- (5) Open spaces do not include required setback areas and rights-of-way but may include (1) – (4) above.

- b. Common open space. At least 25 percent of the open space area must be common open space available for public use. At least 90 percent of all dwellings shall be located within one-half mile of such common open space.
- c. Conservancy and open space areas shall be dedicated to the City at the time of platting.

ZONING ORDINANCE NO. 4-18

B. DIMENSIONAL AND LOT AREA REQUIREMENTS. The following dimensional and area requirements shall apply to all lots within the development based on the land-use plan listed in Exhibit D.

1. Block and lot size diversity. Street layouts should provide for perimeter blocks that are generally in the range of 200 – 400 feet deep by 400 – 800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
2. Lot widths. Lot widths should create a relatively symmetrical street cross-section that reinforces the public space of the street as a simple, unified public space. Similar lot sizes and housing types should generally be located on opposite sides of a street.
3. Dimensional Standards.

	Min. lot size	Min. lot width	Front yard setback	Rear yard setback ^a	Side yard setback ^{b, c}	Height ^d	Max Impervious Surface
			Min - Max	Minimum	Minimum	Min - Max	
Single-family detached	5,000 SF	50	10 – 35	25	6 (two) or 10 (one – ZLL)	1 – 2.5 stories / 35'	60%
Two-family/attached residences	2,000 SF/unit	25 per unit	10 – 25	25	10 (end units)	1 – 2.5 stories / 35'	60%
Multi-family residences	1,500/unit, min 4,000 SF	80	5 – 25	15	10	2-4 stories / 45'	70%
Nonresidential mixed use	or 5,000	50	0 – 10	n/a	6 ^c	2-4 stories / 45'	80%
Civic (institutional, rec.) buildings	5,000	50	0 – 25	n/a	10	2-4 stories / 45'	80%

Notes:

- a. Where an alley is present, half of the alley's right-of-way width shall be counted toward the rear setback.
- b. A minimum side yard setback of 6 feet shall be provided for single-family detached dwellings or a single side yard of 10 feet for semi-detached single-family dwellings. A minimum side yard setback of 10 feet shall be provided for end-unit attached dwellings. For semi-detached single-family dwellings, a reciprocal access easement shall be recorded for both lots. All semi-detached single-family dwellings, townhouses, and other attached dwellings shall have

ZONING ORDINANCE NO. 4-18

pedestrian access to the rear yard through means other than the principal structure.

- c. No side yards are required along interior lot lines, except as otherwise specified in the building code, except that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than 6 feet shall be provided. Side and rear yards of at least 6 feet shall be required when a nonresidential use adjoins a side yard of a residential property.
 - d. See Chapter 13-1429(1), Green Bay Municipal Code, for exceptions to maximum height.
 - e. Corner properties. The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, no less than half of the front setback applies.
 - f. Commercial buildings or a portion of such buildings shall be oriented to the public right-of-way with parking located in the rear or side yard to ensure the uses are integrated into the block structure. The same restrictions shall apply to multi-family buildings or a portion of such buildings that front onto Erie Road or Grandview Road.
 - g. Single-family detached lots greater than 7,500 square feet shall have a maximum impervious surface coverage of 50 percent.
 - h. All units in multi-family development shall have an attached garage and may have additional detached garages as necessary.
4. Standards for garages and other access structures. Garages may be placed on a single-family detached residential lot either within the principal building or an accessory building, meeting the following requirements:
- a. Attached accessory structures shall be considered attached and integral part of the principal structure when it is connected by an enclosed passageway. Such structures are subject to Section 13-615(b), Green Bay Municipal Code.
 - b. Detached accessory structures shall be permitted in residential districts in accordance with Section 13-615(c), Green Bay Municipal Code.
 - c. All garages shall be set back 20 feet from the public right-of-way.

C. ARCHITECTURE STANDARDS. A variety of architectural and design features and building materials is encouraged to give each building or group of buildings a distinct character, as well as sensitivity to the surrounding context.

- 1. Commercial use building height. To create a visually unified streetwall, buildings should be no more than 30 percent taller or shorter than the average building height on the block.
- 2. Entries and facades:
 - a. The architectural features, materials, and the articulation of a façade of a building shall be continued on all sides visible from a public street. This shall exclude single-family detached residential homes.

- b. The front or principal façade of the principal building on any lot shall face a public street and shall not be oriented to face directly toward a parking lot.
 - c. Buildings of more than 30 feet in width shall be divided into smaller regular increments through articulation of the façade. This can be achieved through variations in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.
 - d. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.
 - e. Porches, pent roofs, roof overhangs, hooded front doors, or similar architectural elements shall be used to define the front entrance to all residences or multi-family buildings.
 - f. No single-family detached structure shall have the same front façade as an adjoining parcel.
3. Residential uses at street level should generally be set back far enough from the street to provide a private yard area between the sidewalk and the front door. Landscaping, steps, porches, grade changes, and low ornamental fences or walls may be used to provide increased privacy and livability for first floor units. A list of permitted residential architectural styles is listed under Exhibit A.
4. For commercial or mixed-use buildings, a minimum of 30 percent of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
5. Additions to existing structures shall maintain setbacks, building proportions, roof and cornice lines, façade divisions, rhythm and proportion of openings, building materials, and colors that are similar to and compatible with the existing structure.
6. Materials. A 30 percent mix of materials is required for the front façade of residential structures. A major change in texture on a material can be considered a change in material. A change in direction of application qualifies as a change in material or texture. Acceptable building façade material includes:
- a. Concrete (including precast concrete with prior approval of sample),
 - b. Glass,
 - c. Masonry (brick as well as decorative block with prior approval of block sample),
 - d. Metals,
 - e. Stone,
 - f. Tile,
 - g. Vinyl,
 - h. Wood with prior approval of sample,
 - i. Other materials, such as cementitious sidings, stucco, and polyurethane or PVC detailing.
7. Commercial street façade should have clear distinction between the “storefront” on the first floor and the floors above for the mixed-use commercial and light industrial uses of this district.

8. Any signage, lighting and awnings must be integrated into the design.
9. Second street façade (these will occur on corner lots and lots adjacent to dedicated park space) should be developed to a similar level of detail as the “address” elevation, though the overall emphasis of the “address” elevation should be greater than the second street facades.
10. Functional entries are allowed and encouraged on second street facades.
11. Side façade at adjoining property lines may be “blank” and must meet fire separation codes.
12. Rear façade should also use good design principles.
 - a. Entries should be properly emphasized to match use of entry (customer entry more emphasized than a “receiving” entry).
 - b. Some differentiation should occur between the first floor and the upper floors.
 - c. Rear façade should correlate to the front elevation.
13. A minimum 1,000 square foot dwelling unit for all single-family detached dwelling structures.
14. A minimum 900 square foot dwelling unit for single-family attached dwelling structures.

D. SITE DESIGN STANDARDS.

1. Lighting. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet. Generally, smaller lights, as opposed to fewer high-intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the Department of Public Works. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties, per Chapter 5, General Regulations.
2. Exterior signage. Sign number, size, height, and location in the PUD shall meet the requirements of the Neighborhood Center District. A comprehensive sign program shall be developed for the entire PUD that establishes a uniform sign theme. Signs shall share a common palette of sizes, shapes, materials, and lettering styles.
3. Landscaping and screening standards:
 - a. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller disconnected areas.
 - b. Height and opacity. Where screening is required by this ordinance, it shall be at least 3 feet in height unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year.
 - c. Components. Required screening shall be satisfied by one or a combination of the following:
 - (1) A decorative fence not less than 50 percent opaque behind a continuous landscaped area.

ZONING ORDINANCE NO. 4-18

- (2) A masonry wall.
- (3) A hedge.
- (4) Mixed use and commercial building foundation landscaping shall be in accordance with Section 13-1823, Green Bay Municipal Code.

4. Street trees. Street trees shall be required in accordance with Chapter 14, Green Bay Municipal Code. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.

E. PARKING. Parking areas for shared or community use should be encouraged. In addition:

1. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in Chapter 13-1432, Green Bay Municipal Code.
2. A parking lot or parking garage shall not be located adjacent to or opposite a street intersection.
3. In the mixed-use area, a commercial use shall provide one parking space for every 300 square feet of gross floor area or portion thereof. Parking may be provided in shared or community lots within 1,000 feet of the site.
4. Shared parking and cross-access easements are highly encouraged to better facilitate movement throughout the development area.
5. In the mixed-used and residential areas, 1.5 off-street parking spaces shall be provided for each dwelling unit, with the exception of senior housing and secondary dwelling units, which shall provide one space per unit, and live-work units, which shall provide two spaces per unit.
6. On-street parking directly adjacent to a building may apply toward the minimum parking requirements for that building.
7. Surface parking lots or garages shall provide at least one bicycle parking space for every 10 motor vehicle parking spaces. Bicycle parking shall consist of a rack of acceptable design in a well-lit location, preferably sheltered.
8. Service access. Direct access to service and loading dock areas for service vehicles should be provided, while avoiding movement through parking areas to the greatest extent possible. Alleys may be used to provide service access.
9. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for remote parking lots or those used infrequently.
10. A preliminary development site and parking plan is included as Exhibits G and H.

- F. LANDSCAPING AND PARKING MAINTENANCE. All parking and loading areas fronting public street and sidewalks shall be landscaped in accordance with the requirements of Chapter 13-1800, Green Bay Municipal Code. All parking and loading areas abutting residential districts shall be landscaped in accordance with Chapter 13-1800, Green Bay Municipal Code. Parking area interior landscaping shall conform to the requirements of Chapter 13-1800, Green Bay Municipal Code. Parking area landscaping can include turf grass, native grasses, or other perennial flowering plants, vines, shrubs, or trees. Such spaces may also include architectural features, such as benches, kiosks, or bicycle parking.
- G. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-500 and further regulated as follows:
1. Parking lot lighting shall consist of sharp cut-off fixtures. Poles shall not exceed 25 feet in height.
 2. Pedestrian lighting for walkways shall not exceed 16 feet overall measured from ground level.
 3. Lighting plan indicating fixtures, placement, and height shall be included as part of the site plan submittal process and approved by the Community Development Review Team.
- H. STORMWATER MANAGEMENT AND GRADING PLAN. The design and development of the PUD should minimize off-site stormwater run off, promote onsite filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the requirements of Chapter 30, Green Bay Municipal Code. A conceptual stormwater management plan and grading plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits and shall be approved as listed above.

A complete stormwater management plan can be done for the entire PUD area, or in the following phases (as detailed in Exhibit J):

- Phase 1: All land generally north of Copper Falls Way
- Phase 2: All land generally south of Copper Falls Way
- Phase 3: All land east of Grandview Road

The complete stormwater management plan for each Phase shall be submitted at the time the first land division for a Phase is submitted. This stormwater management plan shall address all watershed areas in the Phase. This stormwater management plan shall be submitted in accordance with the requirements of Chapter 30, Green Bay Municipal Code, and prior to approval of any land divisions within each Phase. The stormwater management plan shall be implemented by the Developer prior to construction of public infrastructure improvements.

Any proposed amendment to the land-use plan within the PUD described in Exhibit D as a result of the complete stormwater management plan shall be approved according to Section 3.D. of this ordinance.

- I. REFUSE AND MECHANICALS. Screening of refuse materials and mechanicals shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-1800.
- J. ACCESS AND CIRCULATION STANDARDS. Access and circulation for automobile and pedestrian traffic established through permanent access easements and in substantial conformity with what is depicted on the attached Exhibit E. The attached circulation standards allow for multiple modes of transportation. They provide functional and visual links within the residential, mixed-use, and open-space areas of the PUD and provide multiple connections to existing and proposed external development. The circulation standards provide for adequate traffic capacity and multiple connections to pedestrian bicycle routes, including off-street bicycle or multi-use paths. The standards also control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the PUD.
 1. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the PUD. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 14-2. The following provisions also apply:
 - a. Sidewalks in mixed use areas. Clear and well-lighted walkways at least 5 feet in width shall connect all building entrances to the adjacent public sidewalk and associated parking areas.
 - b. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
 - c. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving material at the edges or with striping.
 2. Bicycle circulation. Bicycle circulation shall be accommodated on streets and/or dedicated bicycle paths. Any existing or planned bicycle routes through the site shall be preserved or developed. Bicycle facilities may include off-street paths (generally shared with pedestrians and other non-motorized uses) and/or separate striped 4-foot bicycle lanes on streets. If a bicycle lane is combined with a parking lane, the combined width should be 14 feet.
 3. Transit access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Transit shelters, where provided, shall be well-lighted and placed in highly visible locations that provide security through surveillance.

ZONING ORDINANCE NO. 4-18

4. Motor vehicle circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, such as “queuing streets”, curb extensions, traffic circles, and medians, may be used to encourage slow traffic speeds.
5. Street hierarchy. Each street within a PUD shall be classified according to the following hierarchy:
 - a. Arterial streets should not bisect a PUD but may border a PUD.
 - b. Collector. This street provides access to mixed-use areas and is also part of the City’s major street network.
 - c. Subcollector. This street provides primary access to residential properties and connects streets of higher and lower function, and it may provide access to community facilities, such as schools.
 - d. Local street. This street provides primary access to residential properties.
 - e. Alley. This street provides primary access to residential garages and commercial parking areas. It is typically used where street frontages are narrow, where the primary street width is narrow and limited on-street parking is provided, or to provide delivery access and access to commercial parking. Alleys should be discouraged, though not prohibited, in both attached and detached residential areas.
6. Street design. The following table is a guide to street design in the PUD. Street and right-of-way widths shall be reviewed by City staff as part of the concept plan review and shall be approved as part of the platting process in accordance with the phasing exhibit listed above.
7. Concrete sidewalks. Concrete sidewalks shall be installed on both sides of all public streets within this PUD. Sidewalks shall be installed at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay. Once a block is built up with 50 percent of structures, the Common Council shall order in the sidewalks to complete the block network.
8. Walking Trails. The Developer is not responsible for the installation of trails. Dedication of trail areas to the City shall be done at the time of platting. Trails will be installed at the City of Green Bay Parks, Recreation, and Forestry Department’s discretion.

	Collector	Sub-Collector	Local Street	Alley
Typical Average Daily Trips	750 or more	250 – 750	Less than 250	N/A
Right-of-way	76-88 feet	48 -72 feet	50 - 60 feet	12-16 feet
Auto travel lanes	2 or 3 @ 12 feet	2 @ 10 feet	2 @ 10’	2 @ 8 feet or 1 @ 12 feet (1-way)
Bicycle lanes (may be required where	6 feet next to parking lane	4 feet without parking or 6 feet	None	None

ZONING ORDINANCE NO. 4-18

needed)		next to parking lane		
Parking	Both sides, 9 feet	One or both sides, 9 feet	One or both sides, 9 feet	None (access to drives and garages)
Curb and gutter	Required	Required	Required	Not required
Planting strips	Both sides, min. 6 feet	Both sides, min. 6 feet	Both sides, min. 6 feet	None
Sidewalks	Both sides @ 5 feet min.	Both sides @ 5 feet	Both sides @ 5 feet	None

K. SUBDIVISION OF LAND. If the PUD involves the subdivision of land, as defined in the subdivision ordinance, the applicant shall submit all required land division documents in accordance with the requirements of Chapter 14, Green Bay Municipal Code, and Chapter 236, Wisconsin Statutes. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this ordinance, the provisions of this ordinance shall apply.

L. OWNERSHIP AND MAINTENANCE OF PUBLIC SPACE. Provisions shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a PUD by dedication to the City or management by an entity, such as homeowners association or neighborhood association approved by the Common Council.

M. PROPOSED SCHEDULE OF DEVELOPMENT PHASING. The section allows for phased construction with the knowledge that subsequent phases will be developed consistently with earlier phases and under the review of the Plan Commission in accordance with the provisions of Chapter 13, Green Bay Municipal Code. Phasing of this PUD shall be permitted, provided that each individual phase is designed and developed to exist as an independent unit and that the construction and improvement of common open space and site amenities shown on the development plan proceeds at the same rate as the construction of dwellings and other permitted land uses. Any violation of this provision shall authorize the Common Council to hold a public hearing to review the status of the PUD and impose any remedies it deems appropriate, including, but not limited to, revocation of permits, issuance of construction orders, or issuance of citations for failure to comply with such orders.

The applicant must submit to the Planning Department for review a Final Development Plan for each phase before development on it can begin. The Final Development Plan for each phase must include a written summary describing the following information:

1. Proposed subdivisions of land, including total number and type of dwelling units.
2. Planned utility improvements plan showing underground and above-ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.
3. A site plan, including proposed topographic contours at 2-foot intervals, with the following information:

ZONING ORDINANCE NO. 4-18

- a. The location existing and if know commercial and mixed-use structures that will remain, with height and gross floor area noted.
- b. The location and function of proposed open space.
- c. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights-of-way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking, and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways.
- d. Location of all trees, shrubs, and groundcover proposed or existing to remain on the site.
- e. The location of street and pedestrian lighting, including lamp intensity and height.
- f. If known, detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs; building materials; the location, height, and material for screening walls and fences, including outdoor trash storage areas; electrical, mechanical, and gas metering equipment; storage areas for trash and recyclable materials; and rooftop equipment.

4. Stormwater Management Plan as required by Chapter 30, Green Bay Municipal Code.
5. Ownership and maintenance of public space (see Section 3.N of this ordinance).
6. Any other information deemed necessary by the Zoning Administrator in order to evaluate plans.

N. AMENDMENTS TO PLANNED UNIT DEVELOPMENT. Requested amendments to the PUD or to individual phases of the PUD as subject to the following:

1. Minor changes. Minor changes to the final plan adopted by the Plan Commission may be approved by the Planning Department, provided that the changes do not involve:
 - a. Increases or decreases of less than 10 percent in the floor area of structures or number of dwelling units or the area designated as open space.
 - b. Changes to the street layout or circulation pattern that would eliminate a street or path segment or an intersection.
 - c. Changes to primary architectural style(s) as shown.
 - d. Alteration of any conditions attached or modifications to the conceptual plan made by the Common Council.
 - e. Any other changes that, in the opinion of the planning staff, depart from the original concept or intent of the conceptual plan.
2. Major changes. A major change to a final plan shall require approval by a majority vote of all members of the Common Council.

O. FINAL SITE PLAN APPROVAL.

1. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for single-family attached dwellings shall receive approval of final site plans from the Community Development Review Team.
2. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for multi-family dwellings shall receive approval of final site plans from the Plan Commission.
3. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for duplexes, townhouses, and rowhouses shall receive approval of final site plans from the Community Development Review Team as part of the conditional-use permit.

SECTION 4. This PUD shall be recorded with any future plats or land divisions.

SECTION 5. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 6. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 7. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

SECTION 8. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 9. This ordinance supersedes any discrepancies between the standards herein and the Grandview Place Development Plan Report listed in Exhibit A.

SECTION 10. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 11. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

ZONING ORDINANCE NO. 4-18

SECTION 12. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13.204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this 6 day of March, 2018.

APPROVED:

Mayor

ATTEST:

Kris A. Troke
Clerk

01/20/15

Attachments:

Site Map

Exhibit A - Grandview Place Development Plan

Exhibit B - Grandview Place Natural Resources Inventory

Exhibit C - Grandview Place Existing Site Topography Map

Exhibit D - Grandview Place land Use Map

Exhibit E - Grandview Place Circulation Plan (sidewalks required)

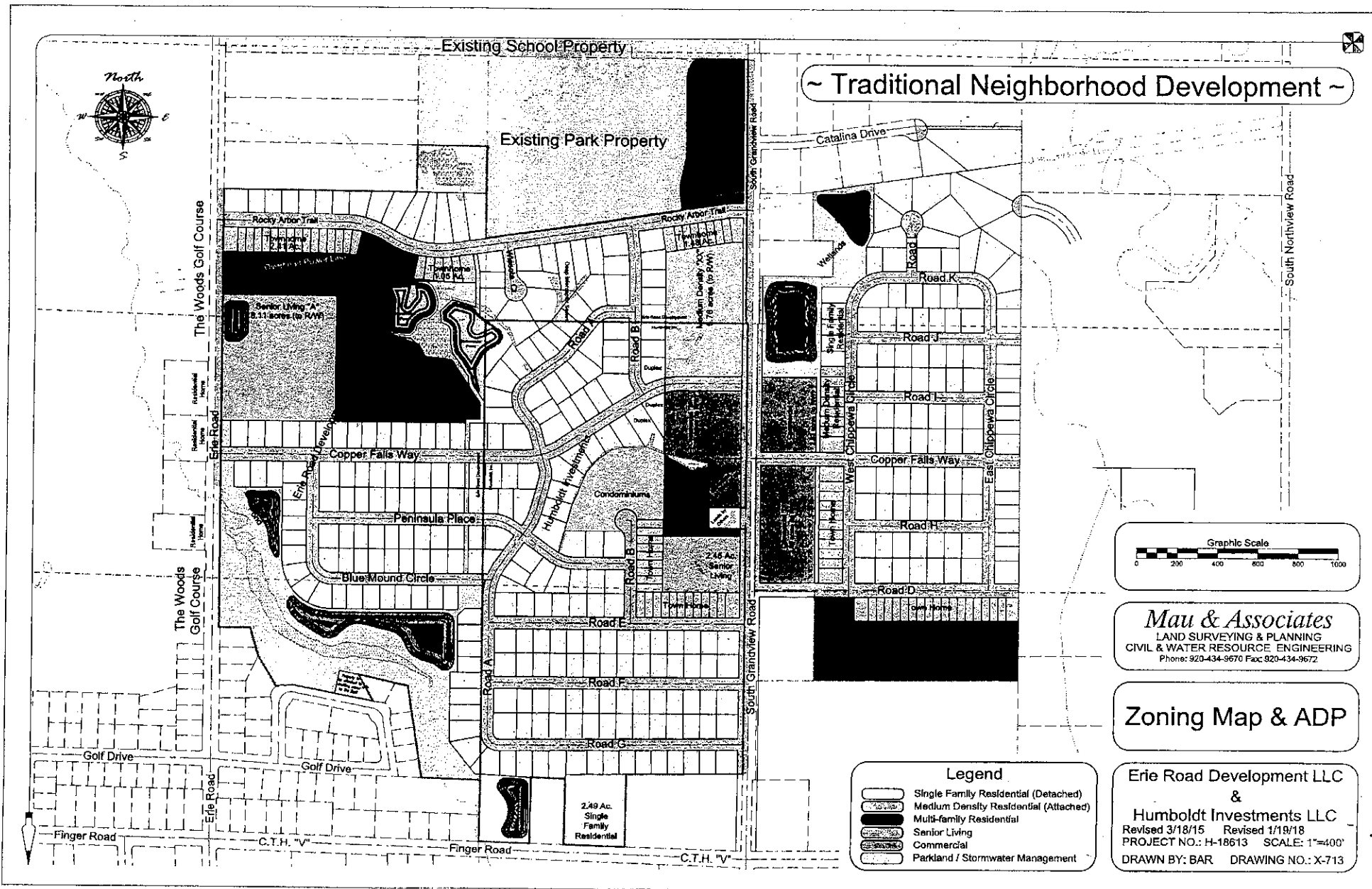
Exhibit F - Grandview Place Phasing Map

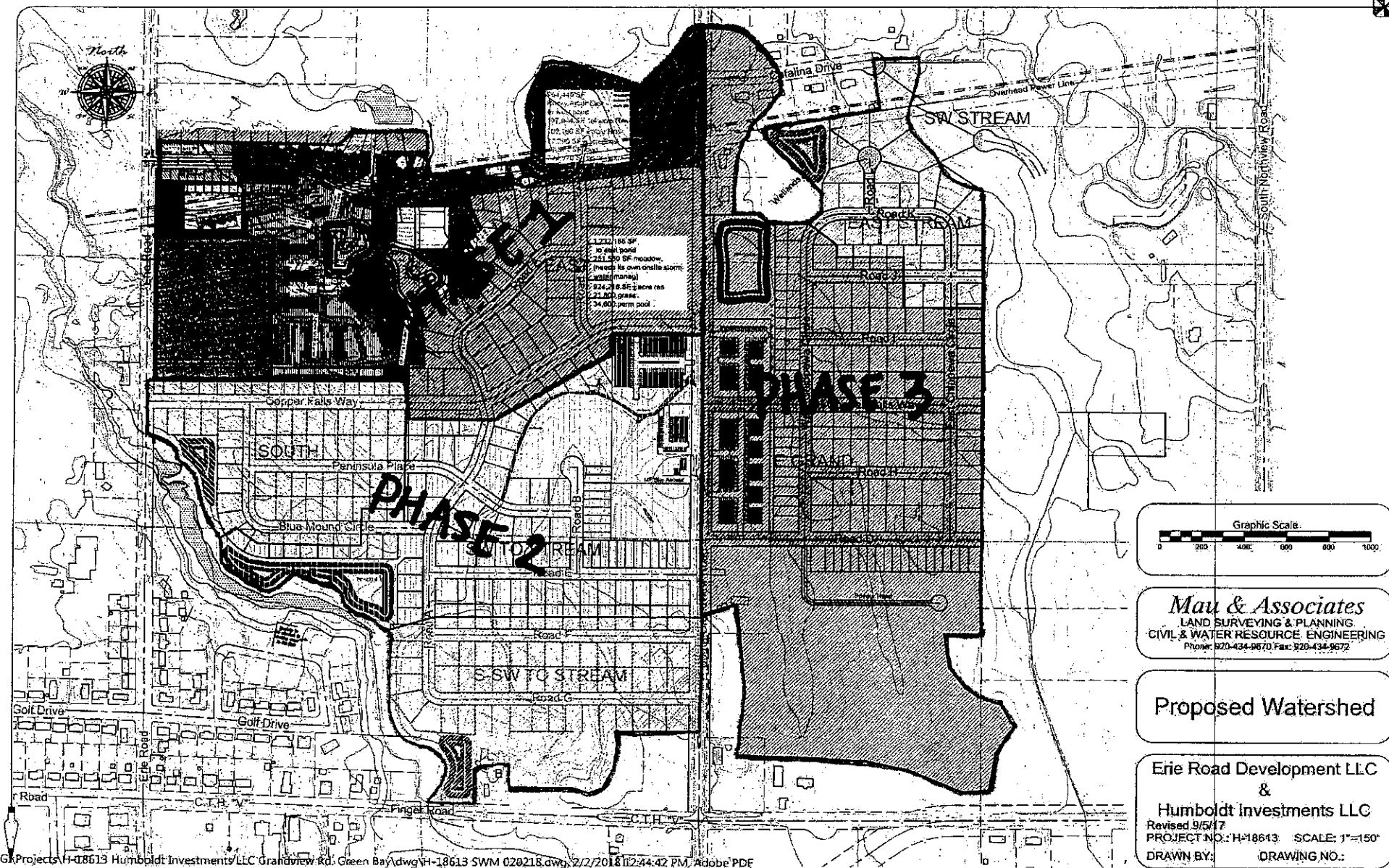
Exhibit G - Grandview Place Development Site

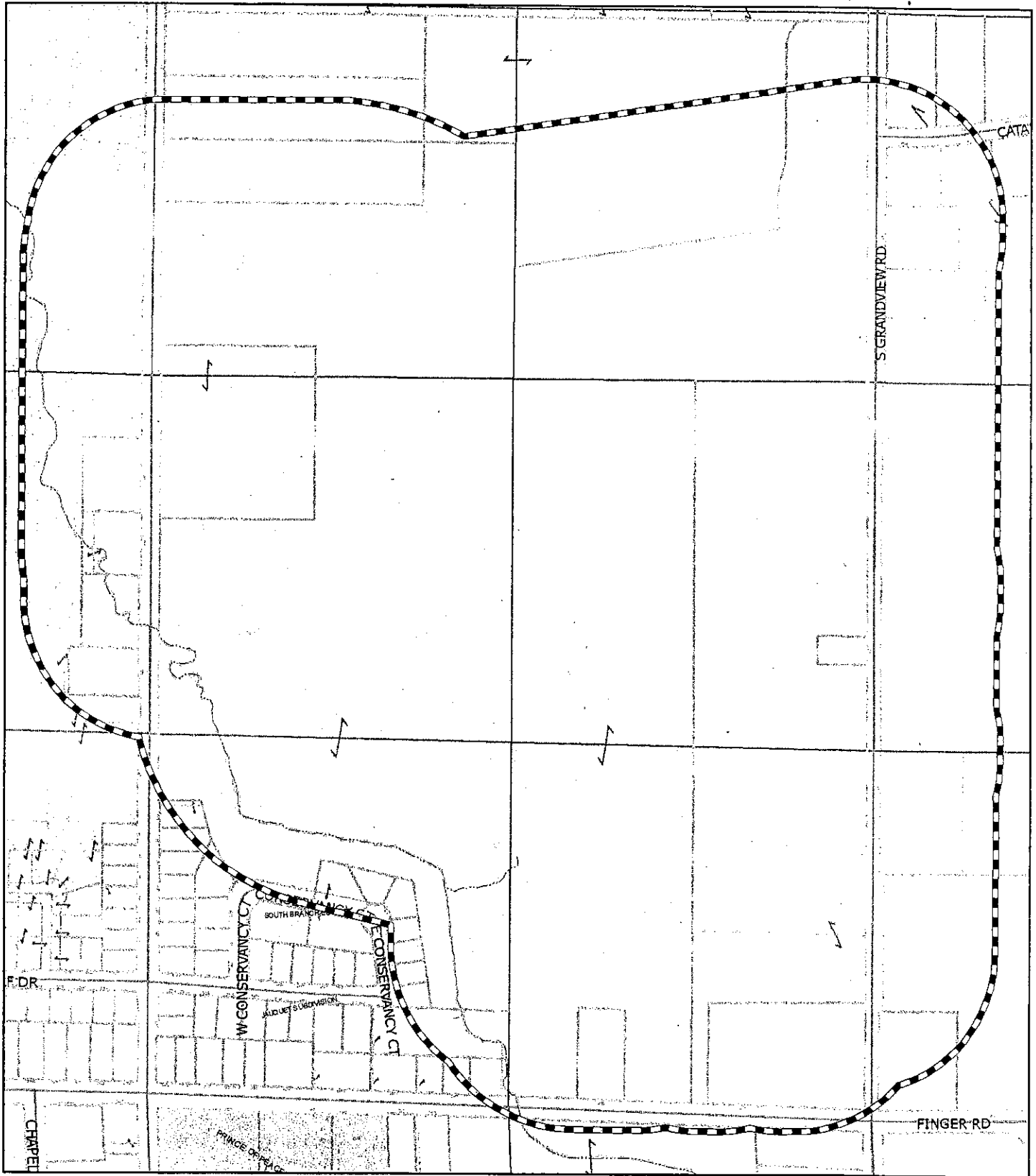
Exhibit H - Grandview Place Development Site

Exhibit I - Grandview Place Conceptual Stormwater Management Plan

1061







PUD Amendment (ZP 18-03) **Grandview Place**

0 140 280 560 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 City of Green Bay Department of Community and Economic Development. SJH 13 Feb 2018 X:\Planning\City\DATA_GIS\CityActions\ZP 18-03 Map.mxd



Notification Area



Report to the Green Bay Plan Commission

MEETING DATE

June 7, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7

(ZP 21-16) Public Hearing on a request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic, submitted by Jon LeRoy, Mau & Associates, on behalf of the NEW Community Clinic (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-16 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Planned Unit Development (PUD) Amendment
610 North Broadway
(ZP 21-16)**

The Green Bay Plan Commission will hold a public hearing on **Monday, June 7, 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 amend the Planned Unit Development (PUD) at 610 North Broadway for the NEW Community Clinic, submitted by Jon LeRoy, Mau & Associates, on behalf of the NEW Community Clinic. (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: May 24, 2021 and May 31, 2021



Report to the Green Bay Plan Commission

MEETING DATE

June 7, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.8

(ZP 21-16) Consideration with possible action on a request to amend the Planned Unit Development (PUD) at 610 N. Broadway for the NEW Community Clinic, submitted by Jon LeRoy, Mau & Associates, on behalf of the NEW Community Clinic (Ald. R.Scannell, District 7).

BACKGROUND

Primary Address: 610 N. Broadway

Aldersperson/District: Ald. Randy Scannell/District 7

Reason for Request: To permit a community clinic use.

Surrounding Zoning and Land Uses:

SUBJECT: Planned Unit Development (PUD) - vacant

NORTH: Varied Density Residential (R3) - Residential uses

SOUTH: Planned Unit Development (PUD) - Railyard Development

EAST: Planned Unit Development (PUD) - NEW Community Shelter

WEST: Highway Commercial (C2)/Downtown One (D1) - Commercial uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Other Public or Semi Public as part of CPA 14-01. The amendment of the PUD and proposed use are consistent with the recommendations of the Comprehensive Plan as amended.

Report: The subject property is located on the southeast corner of N. Broadway and Mather Street. The site adjoins the NEW Shelter and is part of the same Planned Unit Development (PUD). The subject property was added to the PUD in 2010. The parcel for the proposed clinic contains approximately 42,963 sq. ft. or 0.99 acres. The PUD is intended to permit the construction of a one-story clinic with access from Mather Street on the north and N. Broadway via the parking lot on the south. A transitional yard is provided along the east and south property lines adjacent to the Broadway Lofts residential development. A copy of the site plan, building elevations and brief narrative are attached within this agenda packet as well as a copy of the draft PUD.

Staff feels the proposed use is compatible with the surrounding land uses. Ald. Randy Scannell and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

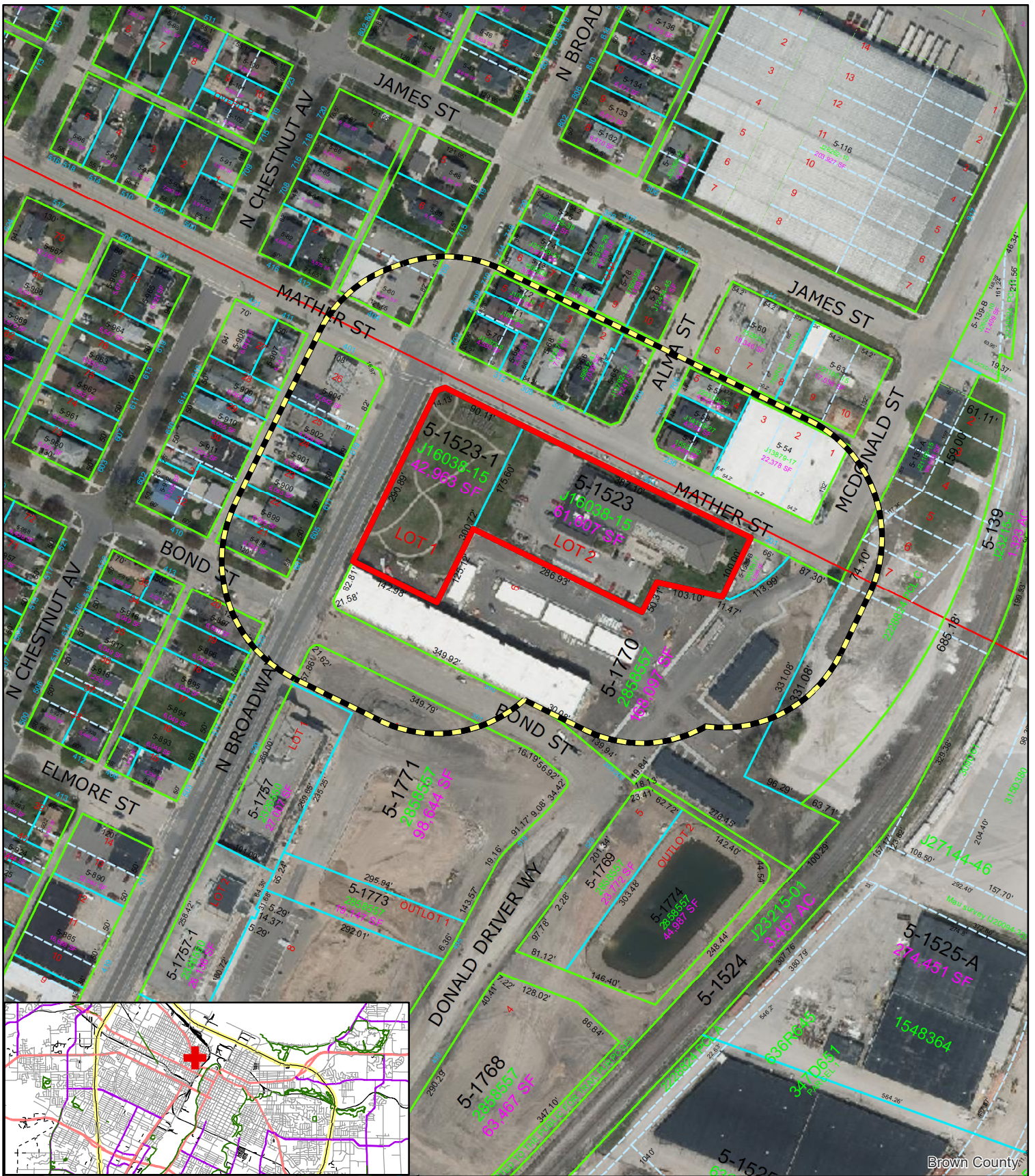
RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-16 letter
2. Site Narrative_Site Plan_ Bldg Elevations
3. ZP 21-16 PUD Draft



Zoning Petition (ZP 21-16)

Proposed Planned Unit Development (PUD) Amendment

610 North Broadway



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

North Broadway and Mather NEW Community Clinic Planned Unit District Submission



Narrative

NEW Community Clinic seeks to allow a change to existing PUDs for the property located at the corner of Broadway and Mather (Parcel 5-1523-1). NEW Community Clinic LTD seeks to create a brand new community clinic at the corner. The clinic will support basic health care needs for low-income and uninsured people in the area. This clinic is complimentary to the mission of the NEW Community Shelter which is next door and was the former owner. PUDs were created for this area for the established community shelter. Presently, the parcel in question is primarily a grass field with pedestrian paths and raised landscape beds. This PUD request seeks to use the design language invoked in ZO 25-03 and apply the design to the site with some slight modifications listed below.

Legal Description

Lot One (1) of Certified Survey Map No. 9265, recorded as Doc. No. 2939425; being part of Fort Howard Military Reserve, now known as the Railroad Grant, in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin.

Attachments

ZO-25-03 Language

Renderings

Building Plans

Site Plans



somerville

architects
engineers



VIEW FROM SOUTHWEST



somerville

architects
engineers



VIEW FROM NORTHWEST



somerville

architects
engineers



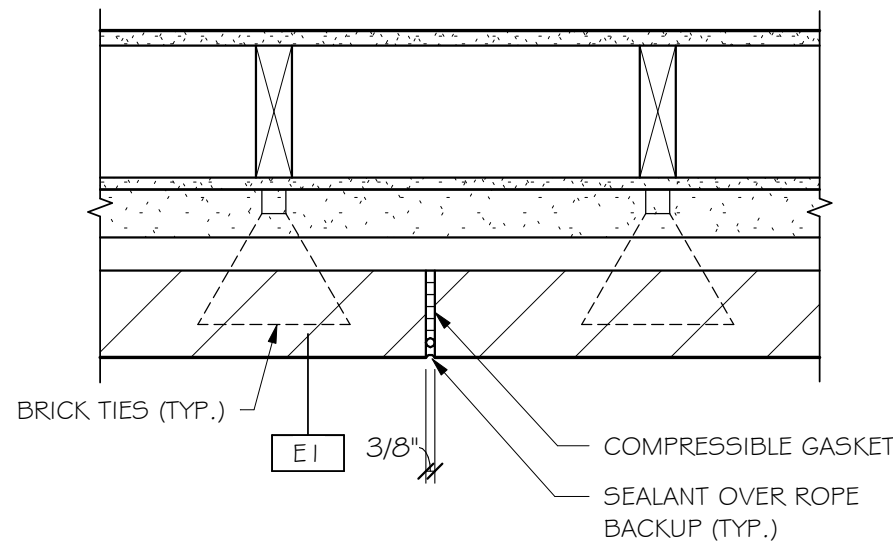
VIEW FROM NORTHEAST



somerville
architects
engineers



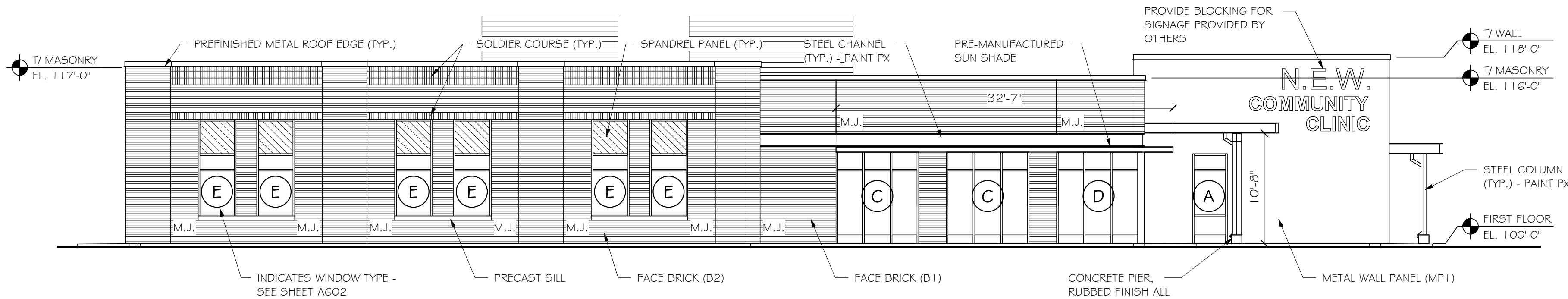
VIEW FROM SOUTHEAST



BRICK VENEER - MOVEMENT JOINT

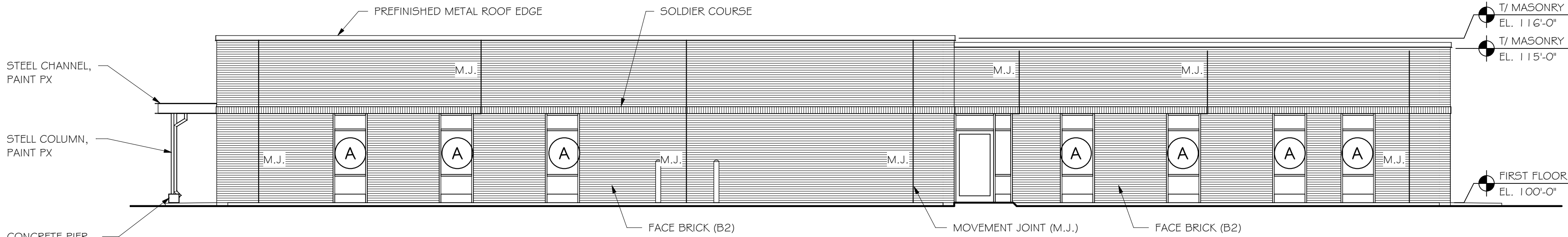
I
A301

1 1/2" = 1'-0"



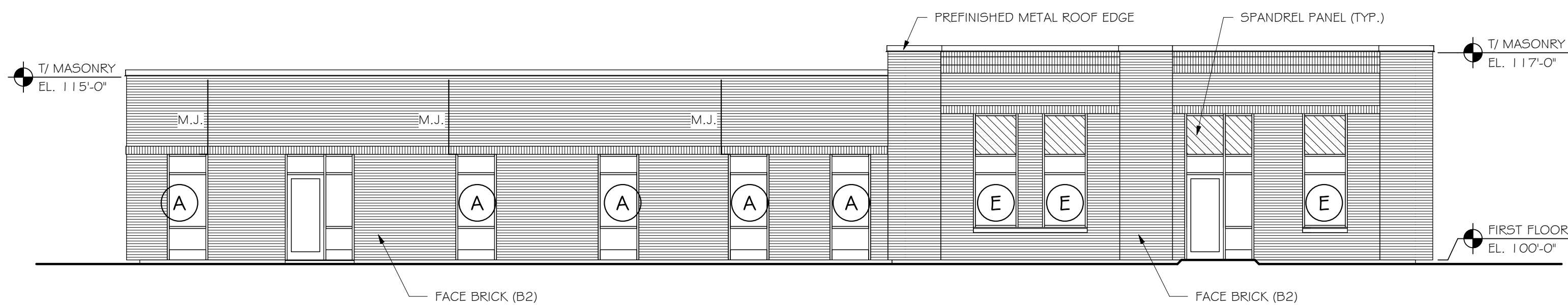
WEST ELEVATION

SCALE: 1/8" = 1'-0"



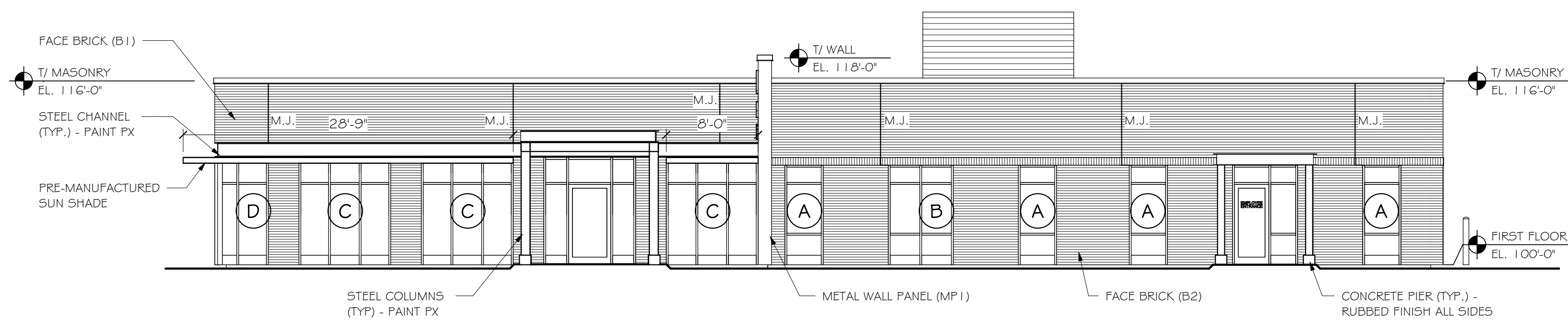
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

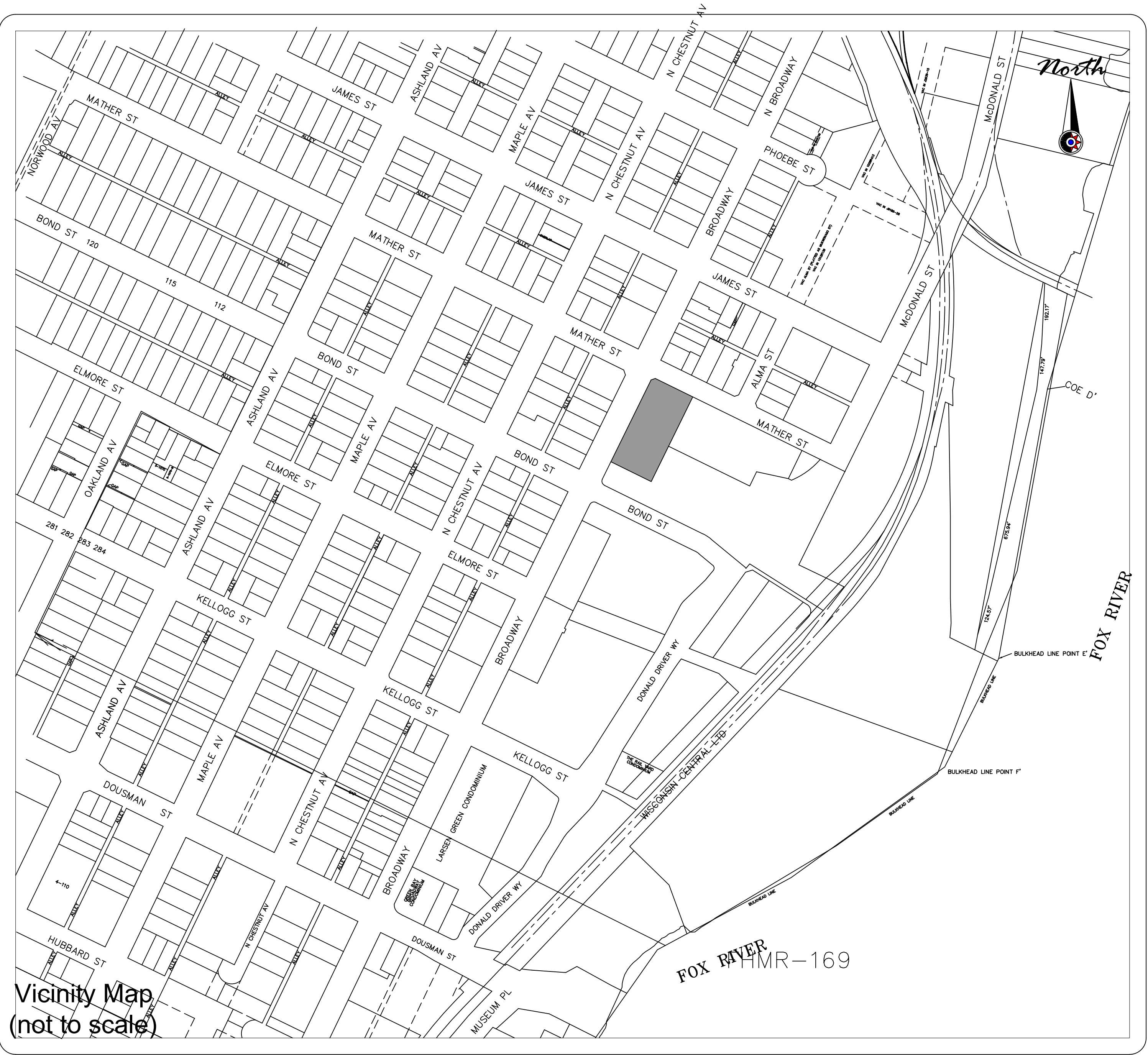
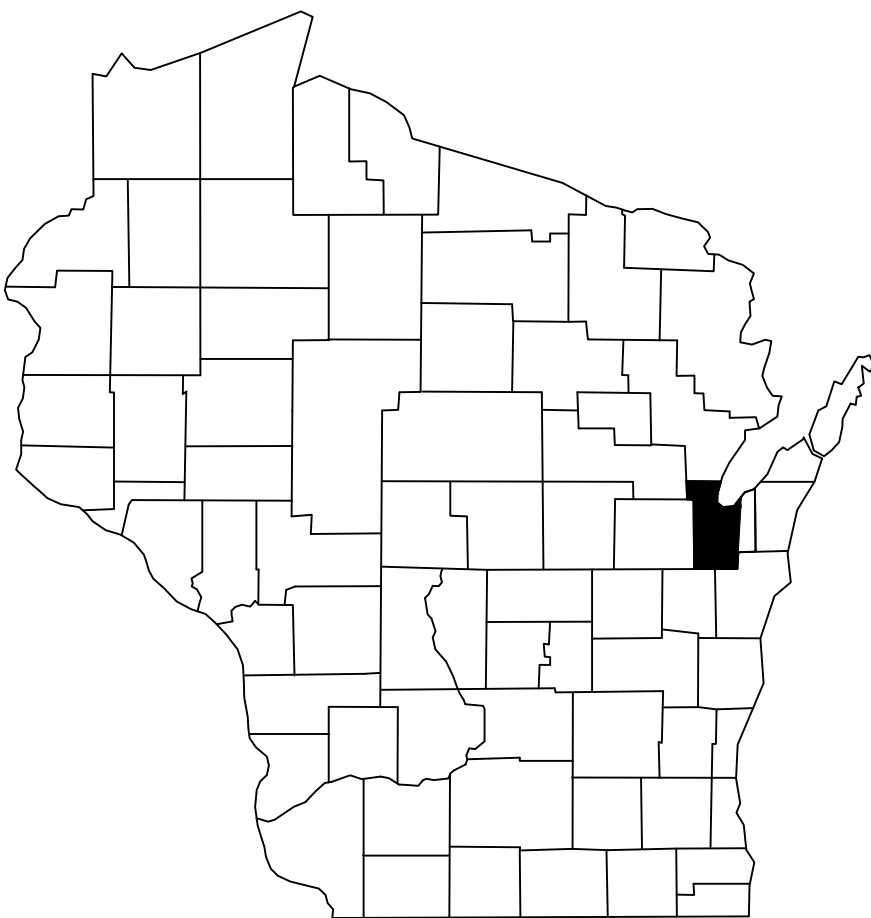
Revision	Description	Date



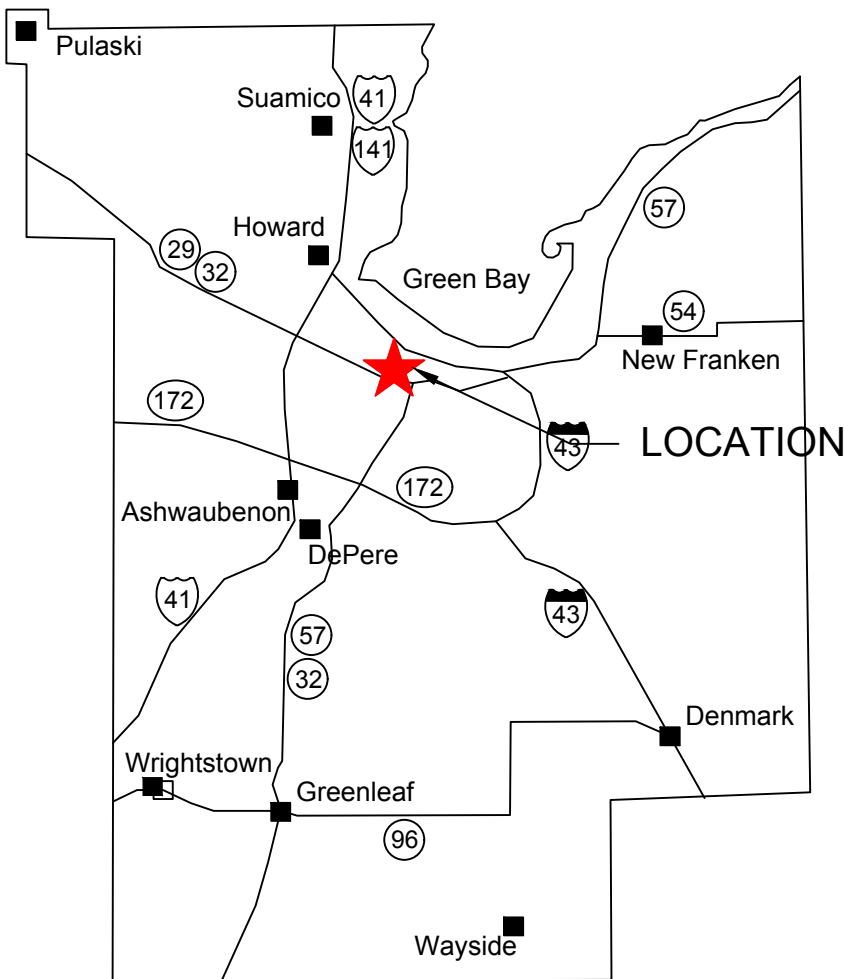
NEW Community Clinic

610 N. Broadway

City of Green Bay, WI



Vicinity Map
(not to scale)



PROJECT INFORMATION

OWNER(S):	NEW COMMUNITY CLINIC, LTD
PROJECT NAME:	NEW COMMUNITY CLINIC
PROJECT DESCRIPTION:	~ 11,815 SF 14 EXAM ROOM PHYSICIANS CLINIC
PROJECT LOCATION:	610 N. BROADWAY
PARCEL NUMBER(S):	5-1523-1

CONTACT INFORMATION

OWNER(S):	NEW COMMUNITY CLINIC, LTD 622 BODART STREET GREEN BAY, WI 54301 PH.: 920-437-9773
ENGINEER:	MAU & ASSOCIATES, LLP CONTACT: TONYA WAGNER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

SHEET INDEX:	C1.0 TITLE SHEET
	C2.0 NOTES
	C2.1 CITY OF GREEN BAY DETAILS
	C3.0 SITE PLAN & DETAILS
	C4.0 GRADING AND EROSION CONTROL PLAN & DETAILS
	C5.0 UTILITY PLAN & DETAILS

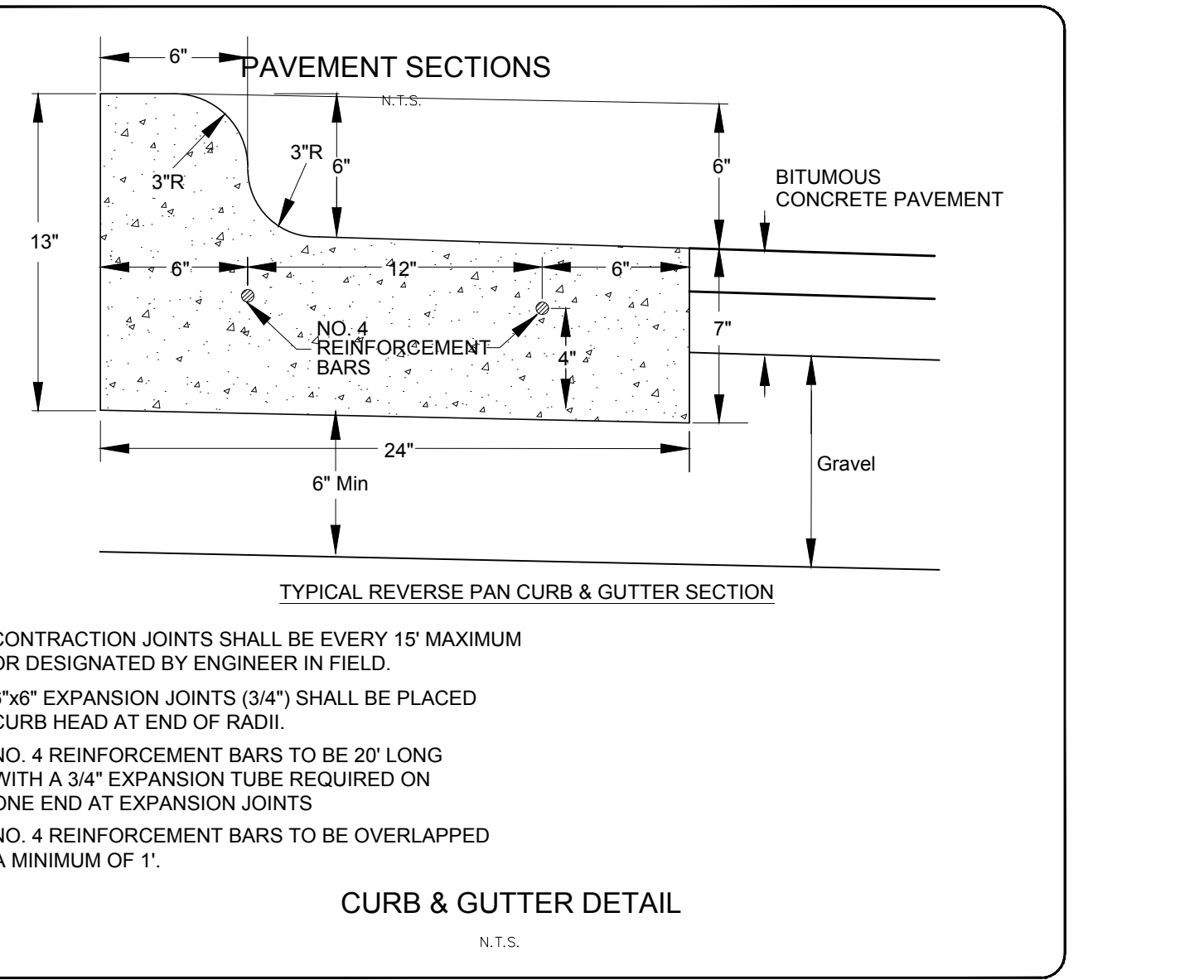
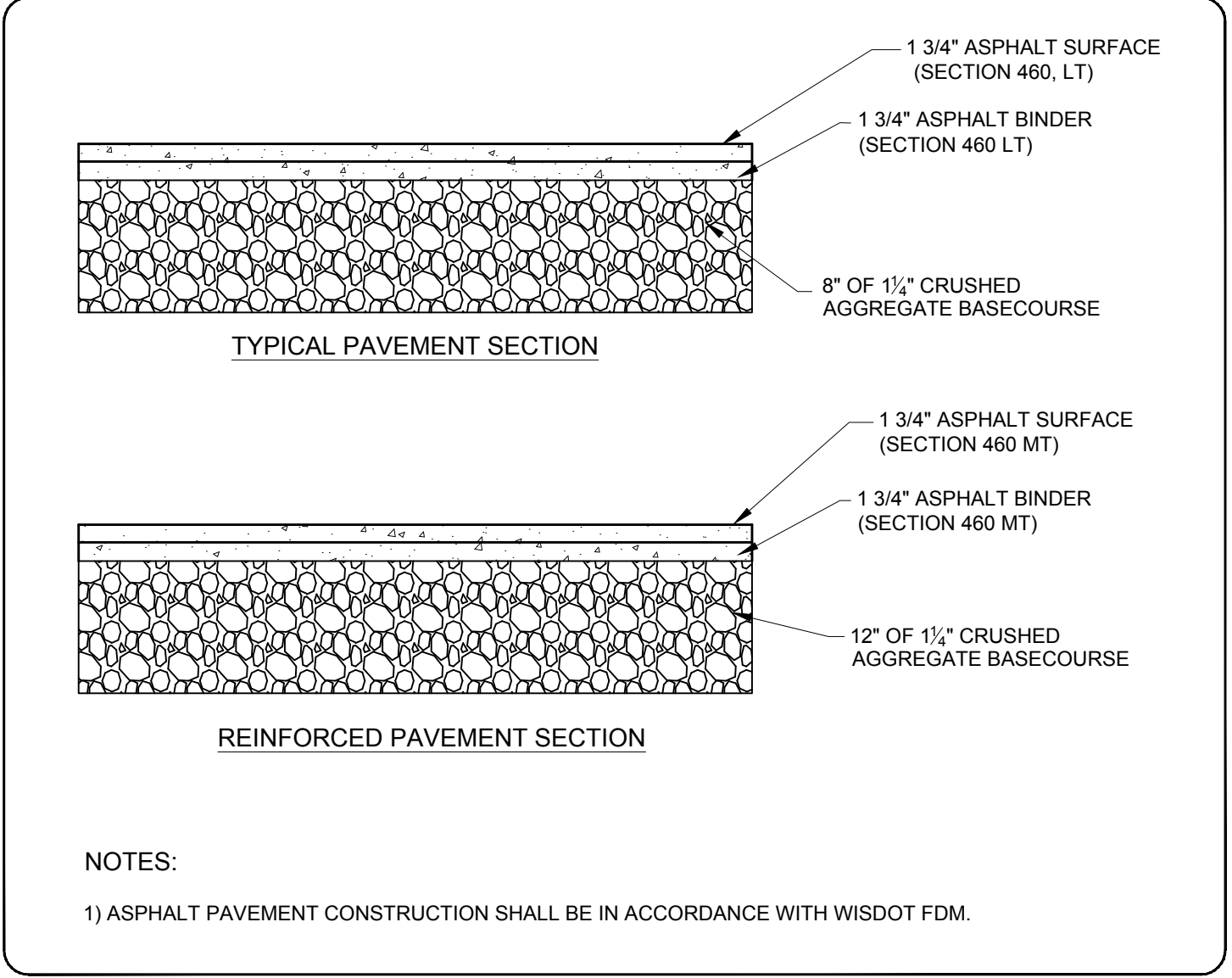
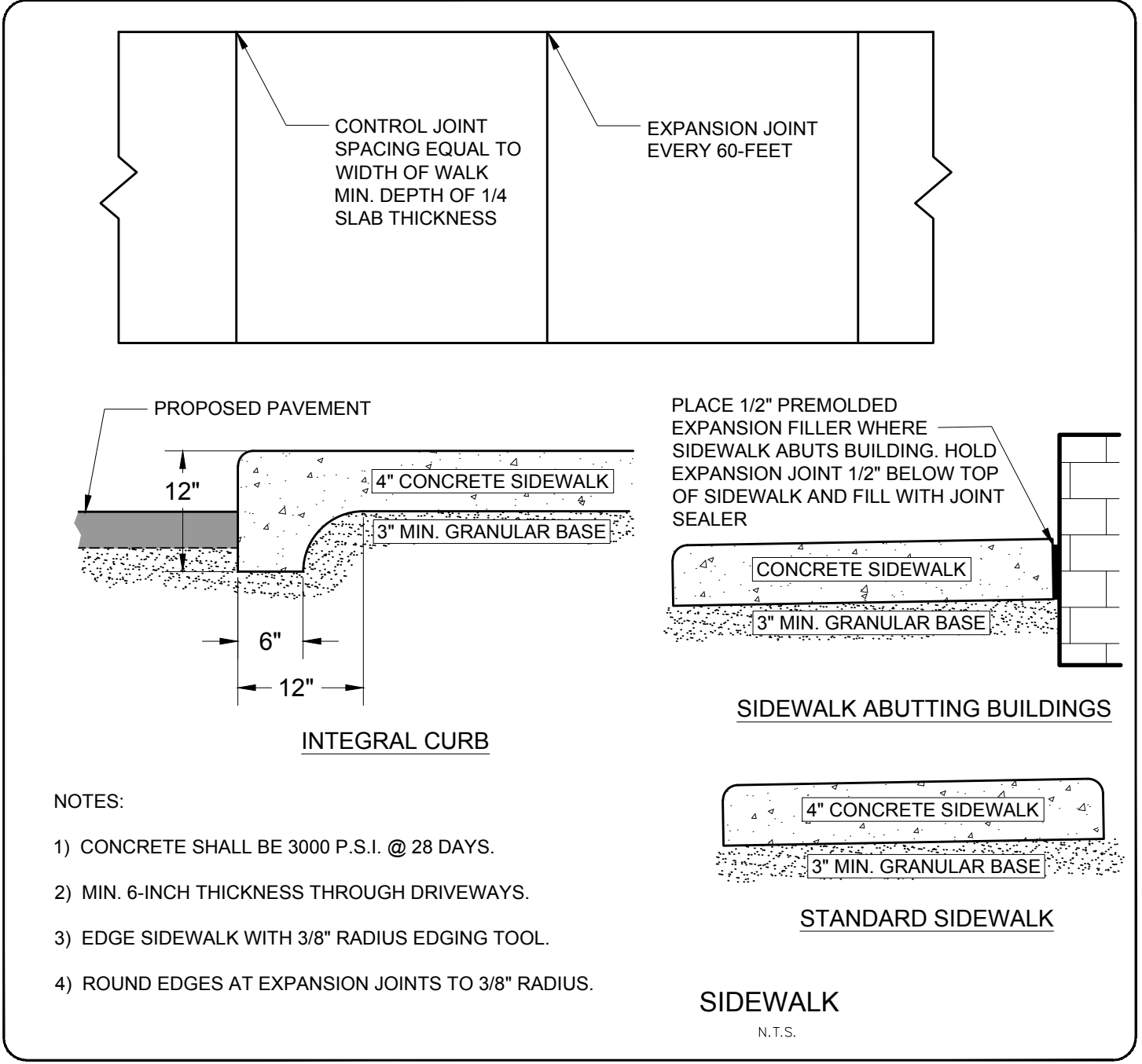
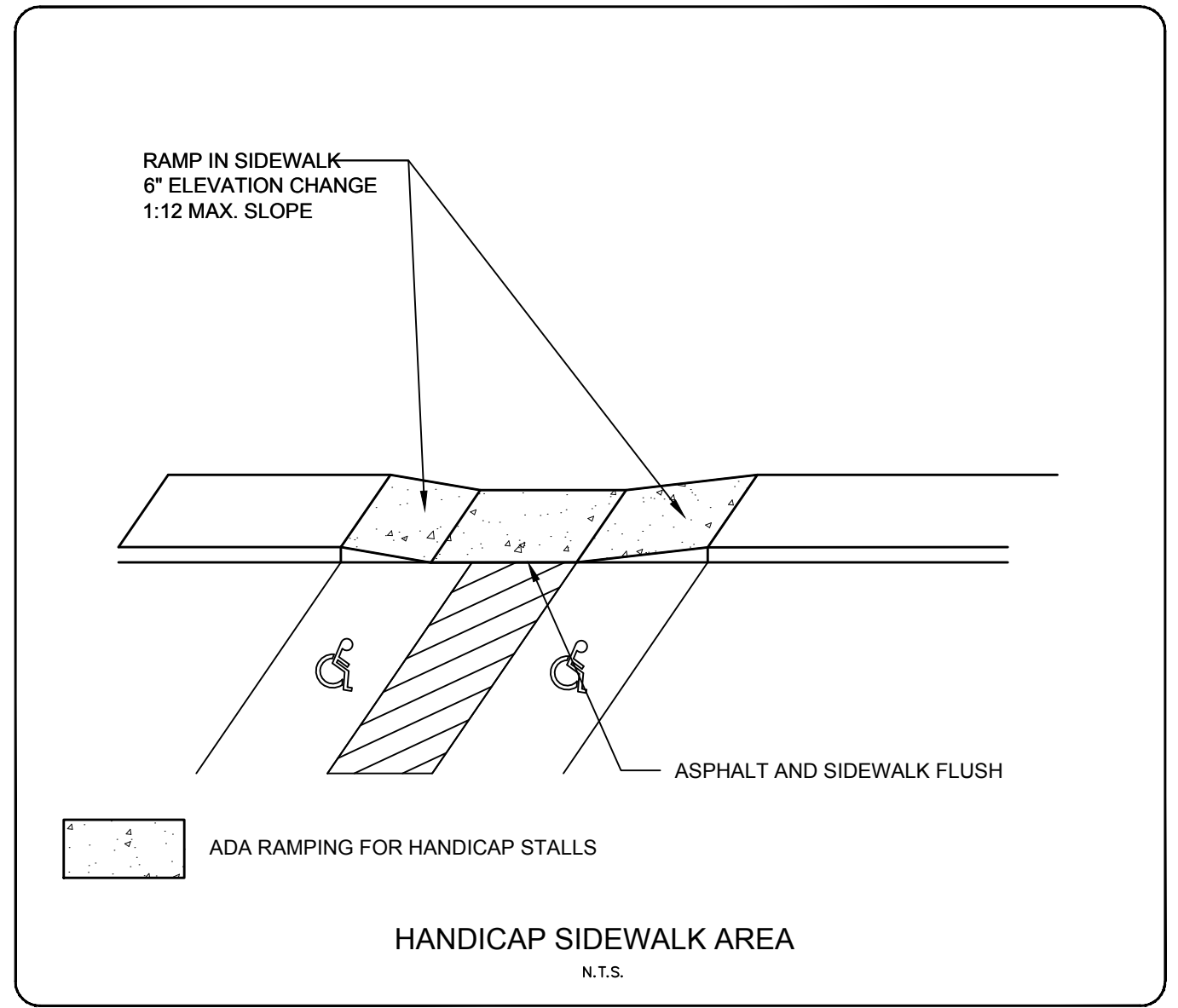
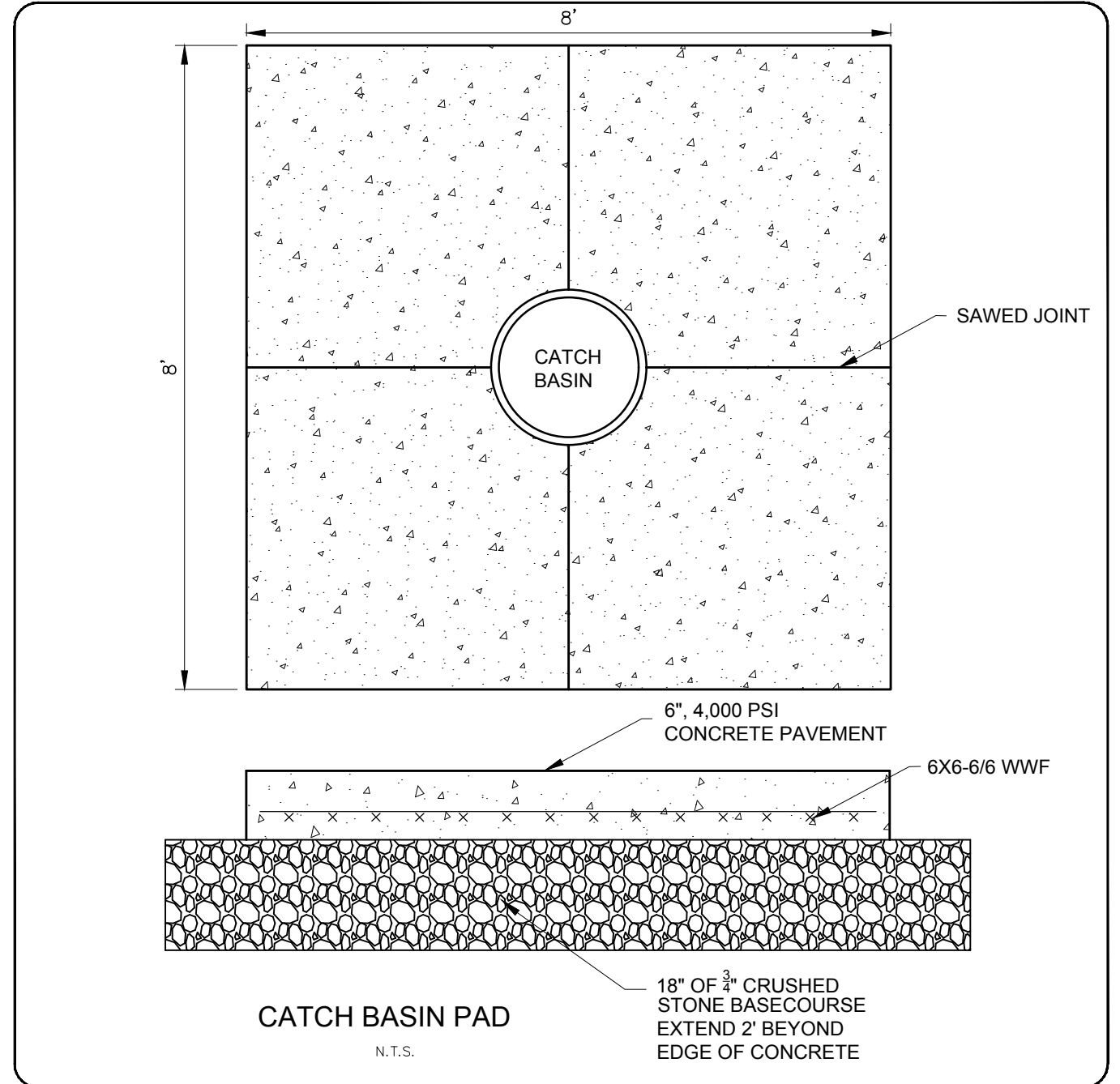
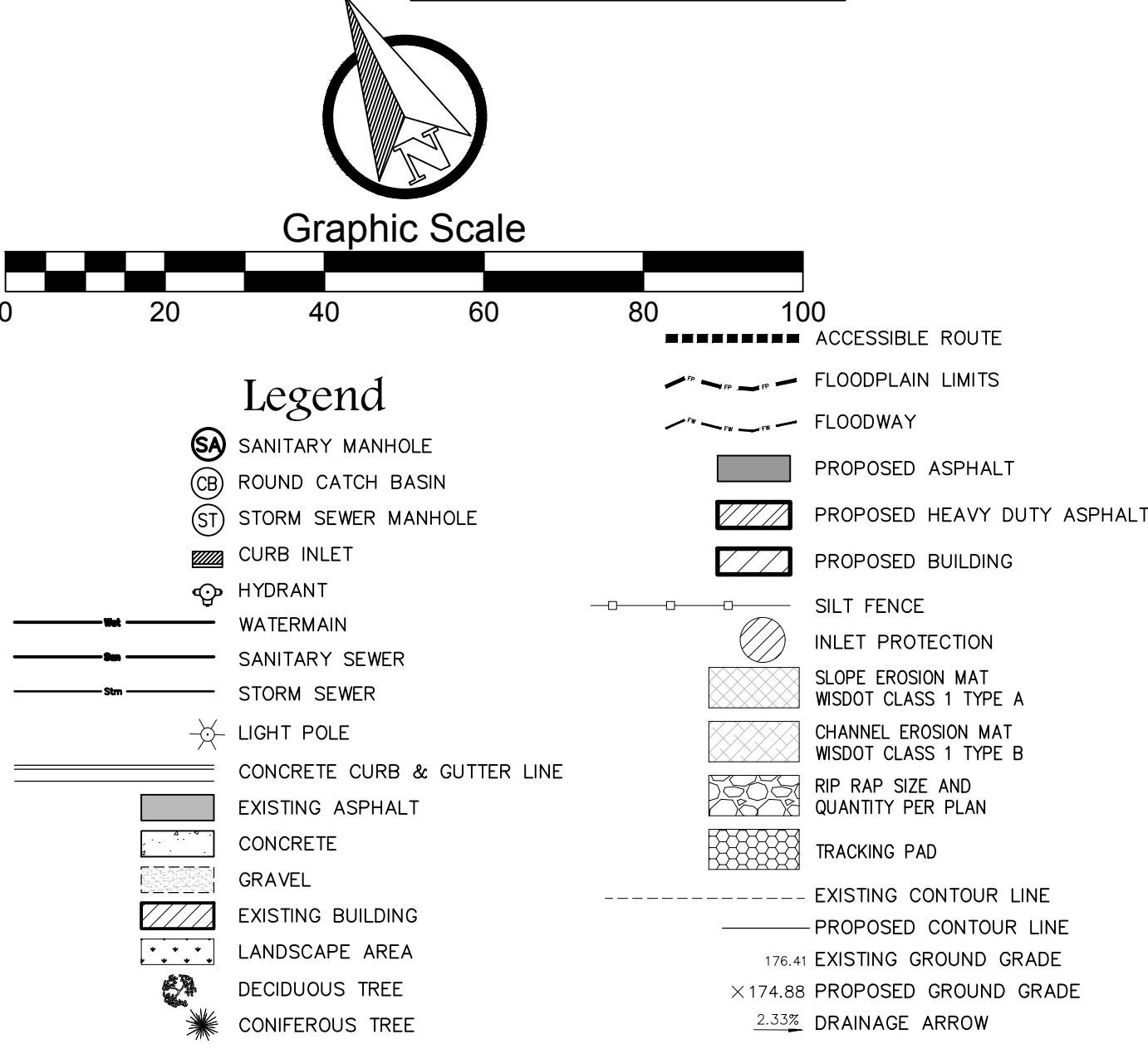
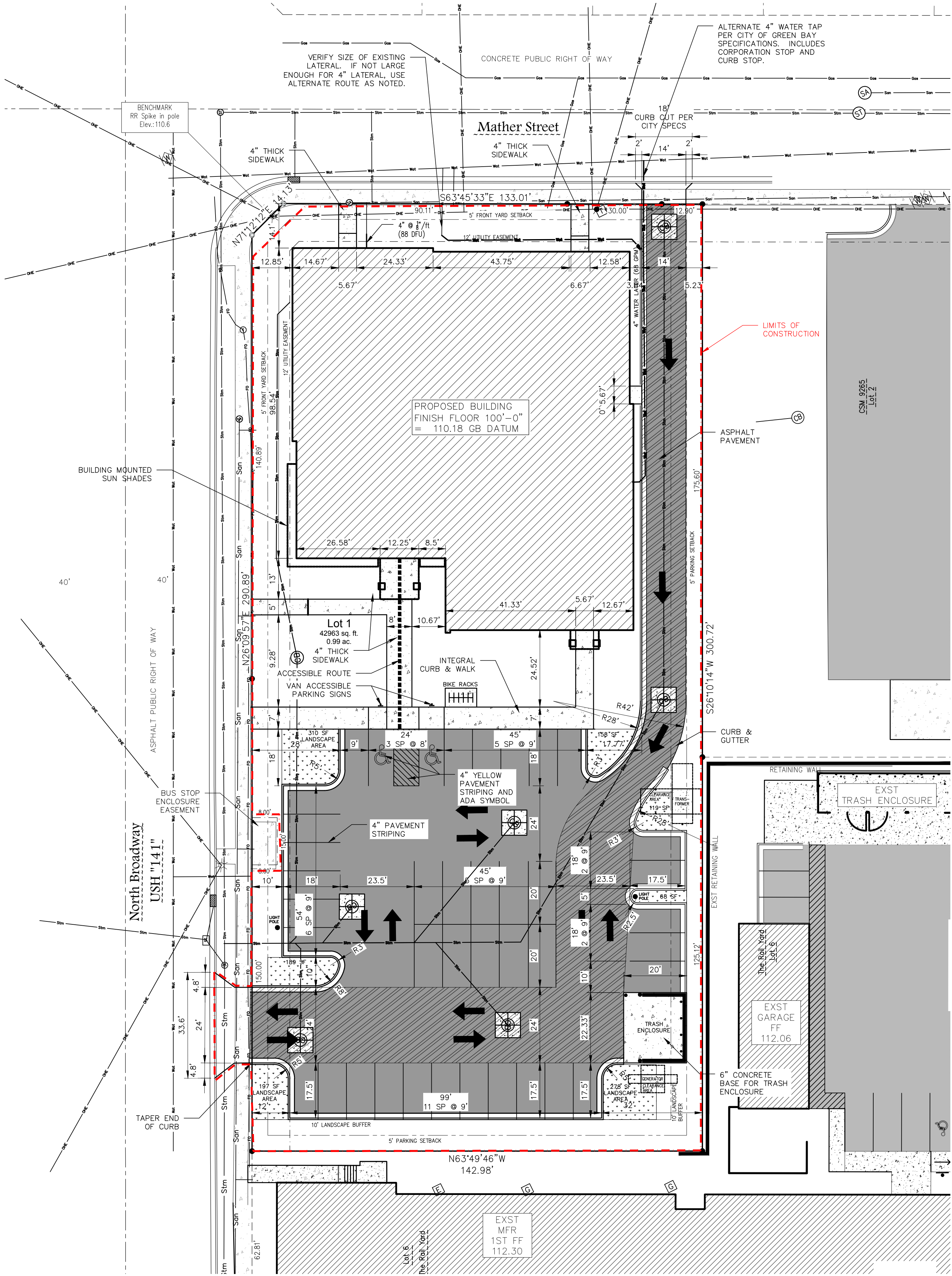
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

DATE:	5-17-2021
PROJECT NO.	N-25003
SHEET NO.	C1.0
DRAWING NO.	S-3403

INTERIOR PARKING ISLAND LANDSCAPING
PARKING AREA = 12,900 SF
10% LANDSCAPE ISLAND REQUIRED = 1290 SF REQUIRED
1319 SF OF ISLAND REQUIRED

THE CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
MUST BE NOTIFIED (3) WORKING
DAYS BEFORE THE START OF ANY
CITY STREET CONSTRUCTION WITHIN
A PUBLIC RIGHT OF WAY. CONTACT
MATT WOICEK @ 920-448-3100.

SEE ARCHITECTURAL, PLUMBING,
MECHANICAL AND ELECTRICAL
PLANS FOR ADDITIONAL WORK AND
COORDINATION WITH OTHER
DISCIPLINES.



SITE PLAN & DETAILS
SCALE: 1" = 20'-0"

PRELIMINARY

design
matters

somerville
architects | engineers

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Job # N-25003 Drawing # S-3403

[SCALE VERIFICATION] 1" AT FULL SCALE	
Revision	Date

NEW CLINIC BUILDING FOR:
N.E.W. COMMUNITY CLINIC
GREEN BAY, WISCONSIN
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by emailing: planning@somervilleinc.com 2021 © Somerville, Inc.

Date: 5/11/21
Project No. 7554
Sheet:

C3.0

ZONING ORDINANCE NO. 00-21

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 12-10
A PLANNED UNIT DEVELOPMENT (PUD)
610 NORTH BROADWAY
(ZP 21-16)

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

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

Legal Description: Lot One (1) of Certified Survey map No. 9265, recorded as Document Number 2939425; being part of Fort Howard Military Reserve, now known as Railroad Grant, in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin

Tax Parcel: 5-1523-1

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

- A. Purpose and Intent. The purpose and intent of the Planned Unit Development (PUD) amendment is to permit the construction of a new community clinic. The PUD will unify the campus with consistent zoning standards and while providing appropriate buffering to surrounding properties. The general appearance and design of the site shall generally comply with the attached Exhibits A & B.
- B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:
1. Medical Clinic
 2. Professional offices
 3. Accessory uses as allowed for nonresidential Downtown uses per Chapter 13-714, Table 7-3, Green Bay Zoning Code.
- C. Dimensional and Area Requirements. Dimensional and area requirements for principle structures on the subject property shall be as required as follows:
1. Setbacks Unless otherwise stated, setbacks shall exclude buildings and parking:
 - a. Front yard and corner side yard: 12 feet
 - b. Interior side yard (driveway setback): 5 feet.
 - c. South and east property lines: 10 feet.

2. Heights of Structures: Principal buildings shall not exceed 45 feet in overall height.
 3. Impervious Coverage: Impervious surfaces shall not exceed 90% of the site.
- D. Architecture. Building elevations shall generally comply with the following requirement:
- Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design, unless the entire building is being renovated, consistent with Exhibit B.
- E. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-500, Green Bay Municipal Code.
- F. Signage. All signage for the current project shall be regulated as follows:
1. All signs shall be constructed and in compliance with Chapter 13-2004 Green Bay Zoning.
 2. Sign standards of the Downtown District, Chapter 13-2008, Table 20-1 shall be followed.
- G. Site Plan Review & Standards
1. A site plan shall be submitted and review per Chapter 13-1800.
 2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Zoning.
 3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Zoning.
- H. Parking/Pedestrian Access.
1. All parking shall be regulated as required in Chapter 13-1700.
 2. All bicycle parking shall be regulated as required in Chapter 13-1724, Green Bay Zoning Code.
- I. Landscaping/Transitional Yard
1. A detailed landscape plan shall be submitted for review as part of the site plan review.
 2. The landscape plan shall identifying the type and placement of all proposed plant materials and details regarding all transitional areas along the south and east property lines.
- J. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.

K. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

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

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2021.

APPROVED:

Mayor Eric Genrich

ATTEST:

Clerk

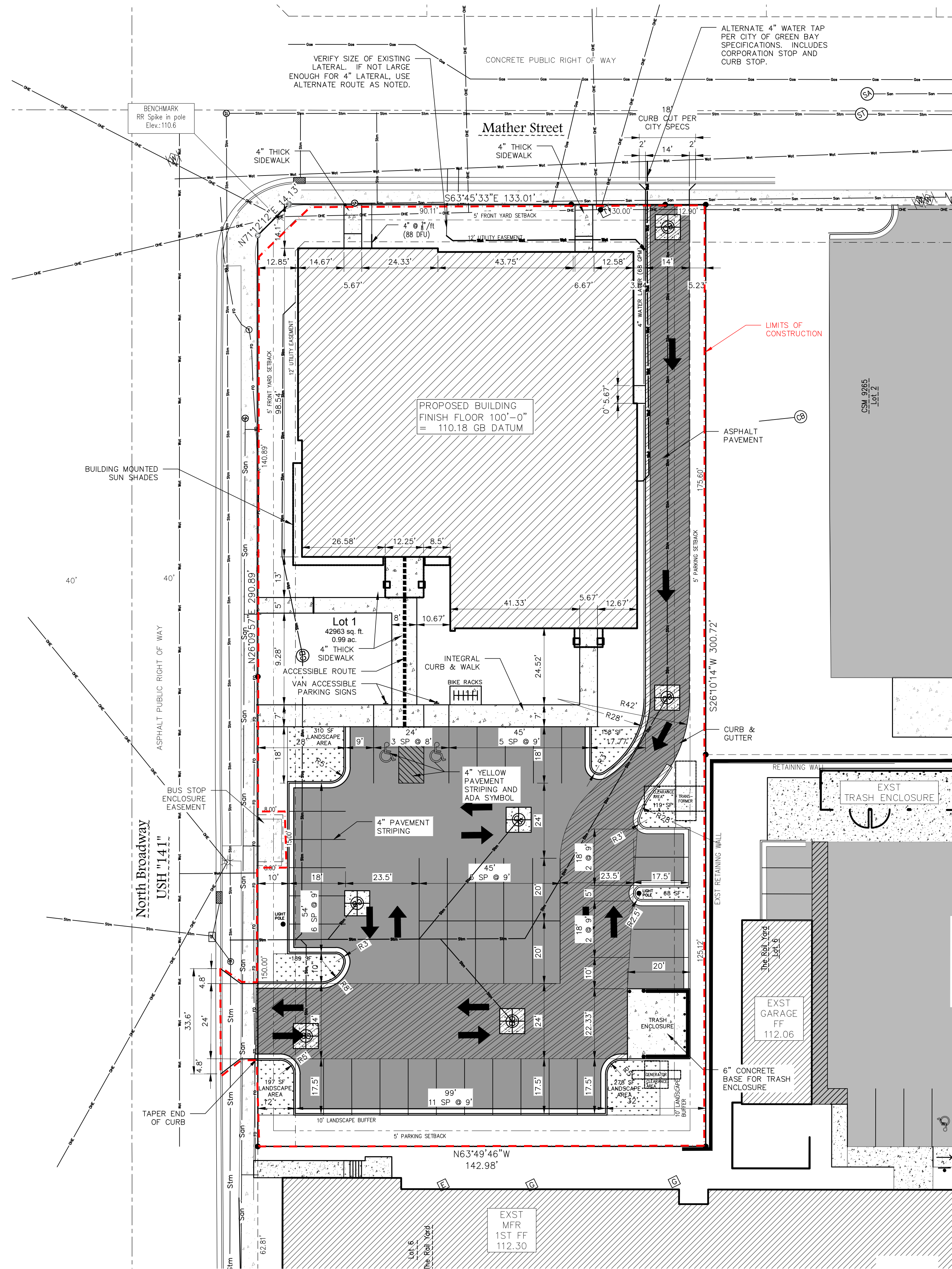
Attachments:

Exhibit A – Conceptual Site Plan

Exhibit B – Building Façade Elevations

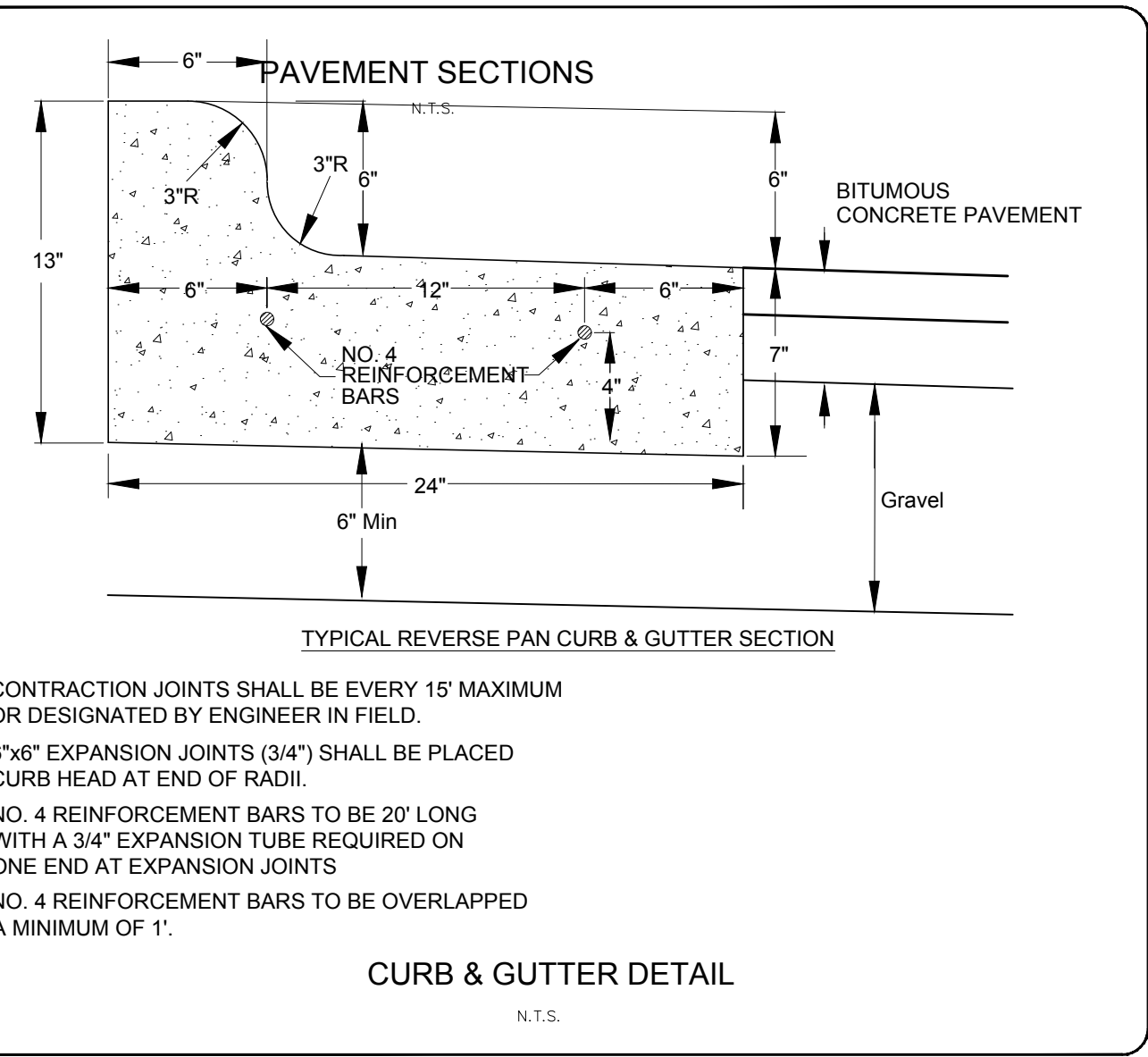
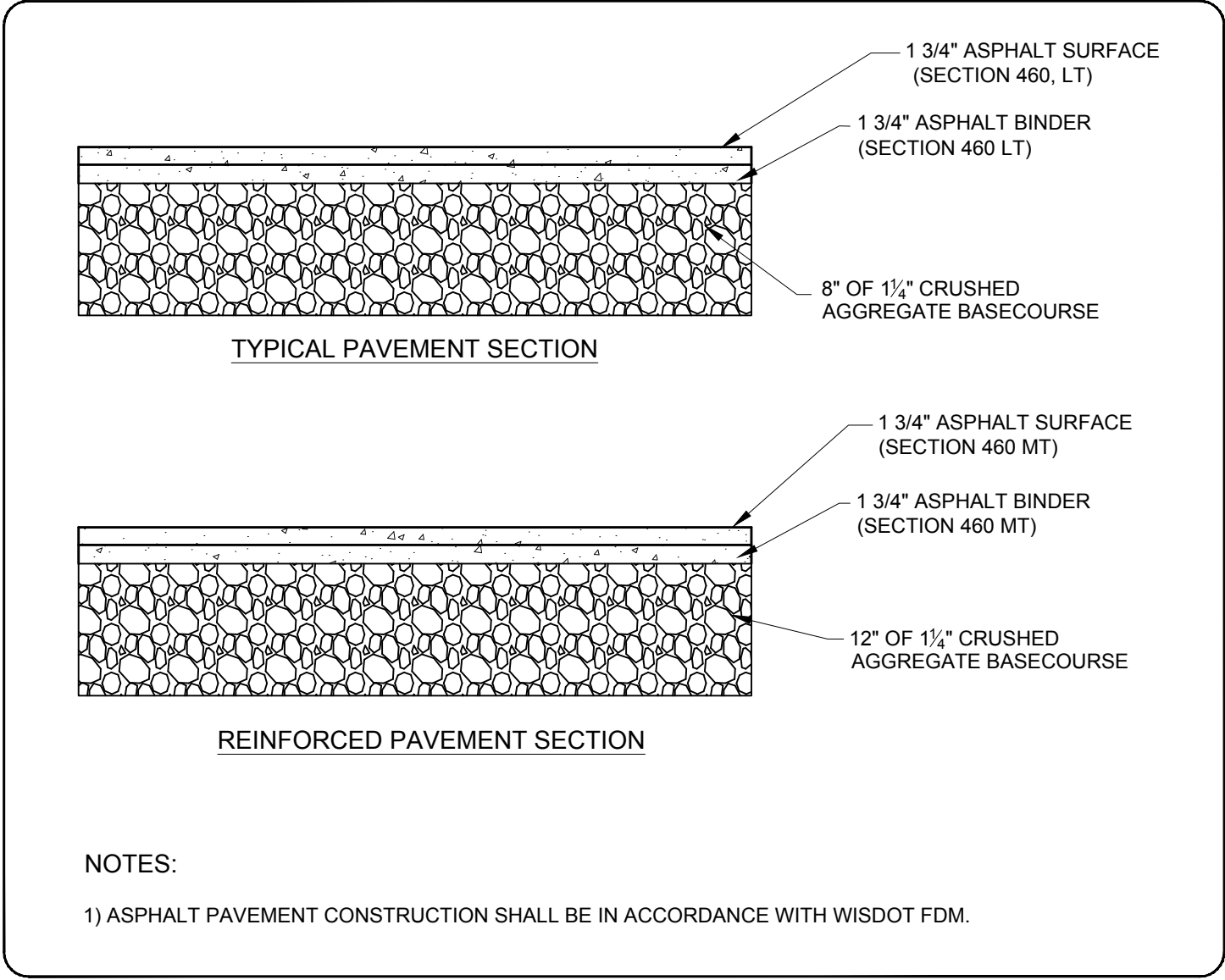
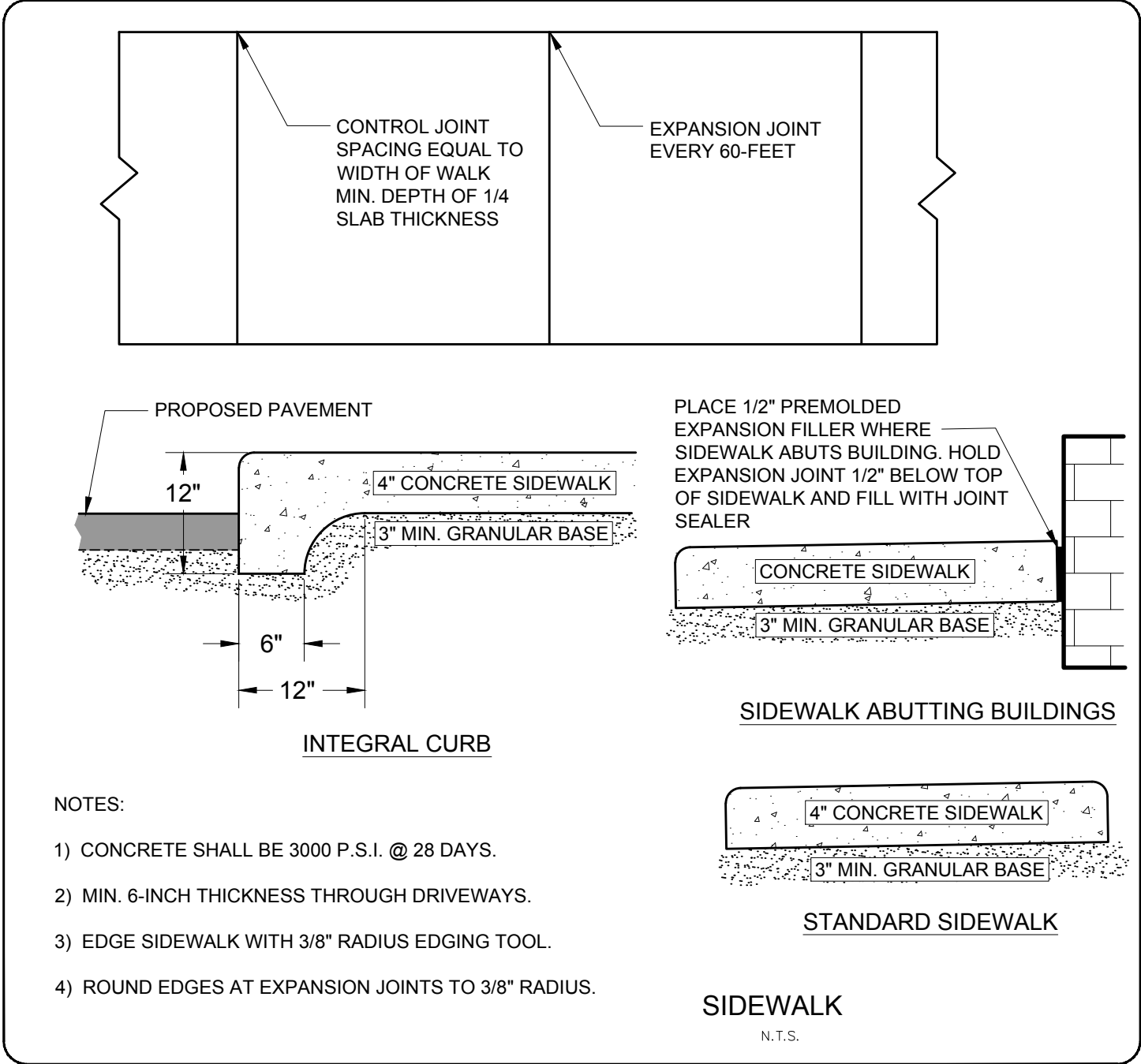
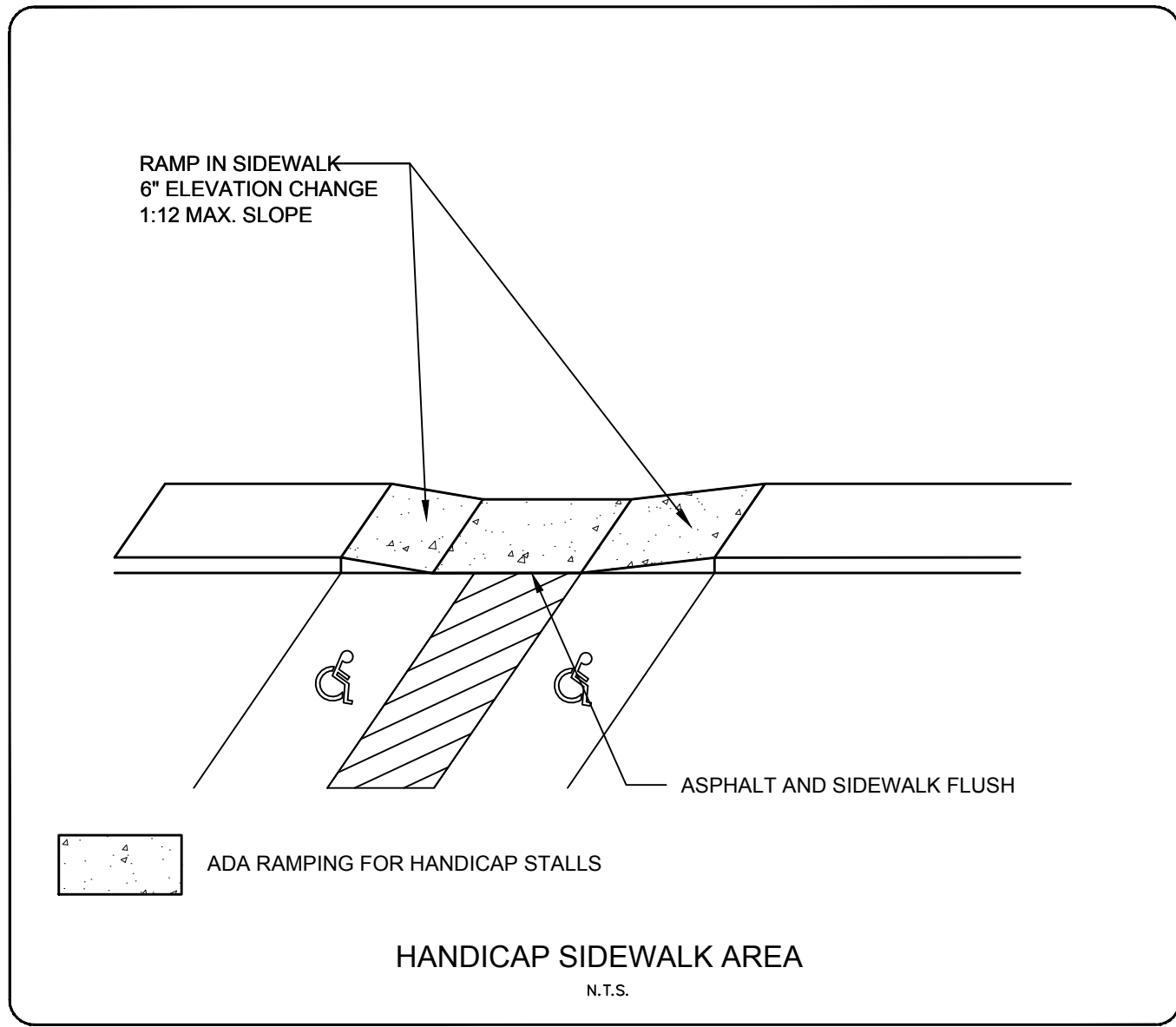
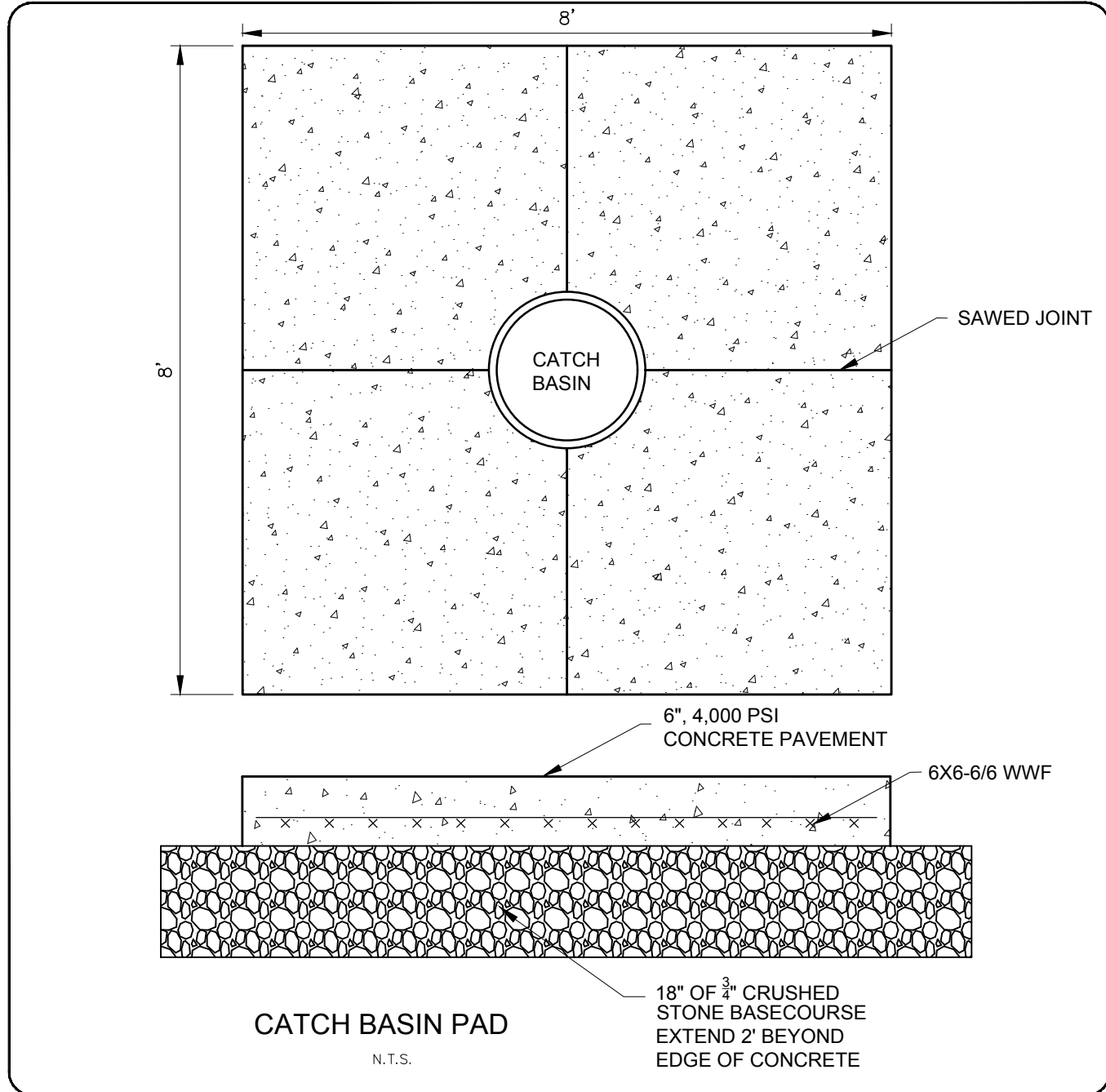
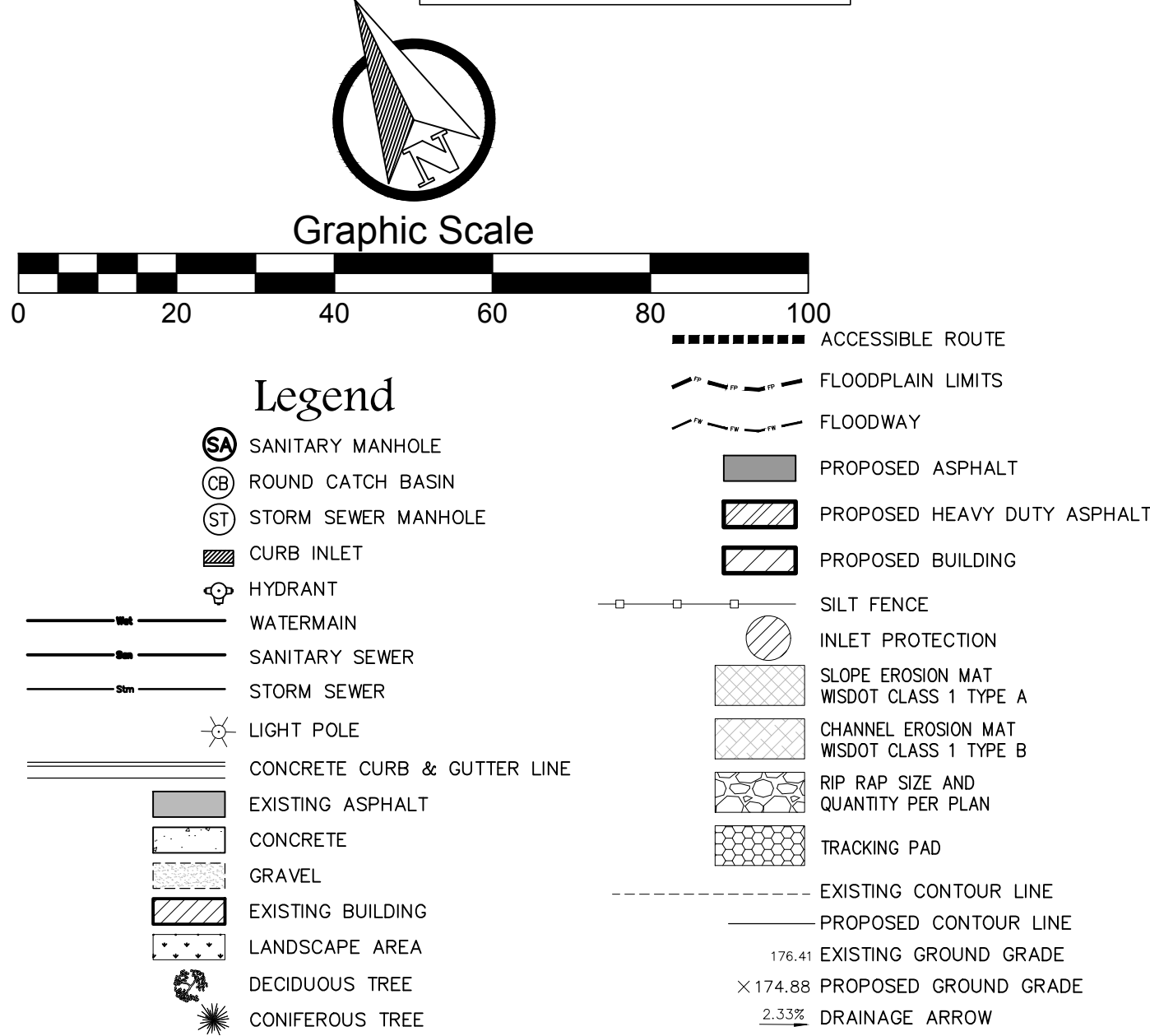
DRAFT

INTERIOR PARKING ISLAND LANDSCAPING
PARKING AREA = 12,900 SF
10% LANDSCAPE ISLAND REQUIRED = 1290 SF REQUIRED
1319 SF OF ISLAND REQUIRED



THE CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
MUST BE NOTIFIED (3) WORKING
DAYS BEFORE THE START OF ANY
CITY STREET CONSTRUCTION WITHIN
A PUBLIC RIGHT OF WAY. CONTACT
MATT WOICEK @ 920-448-3100.

SEE ARCHITECTURAL, PLUMBING,
MECHANICAL AND ELECTRICAL
PLANS FOR ADDITIONAL WORK AND
COORDINATION WITH OTHER
DISCIPLINES.



SITE PLAN & DETAILS
SCALE: 1" = 20'-0"

design
matters

somerville
architects | engineers

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Job # N-25003 Drawing # S-3403

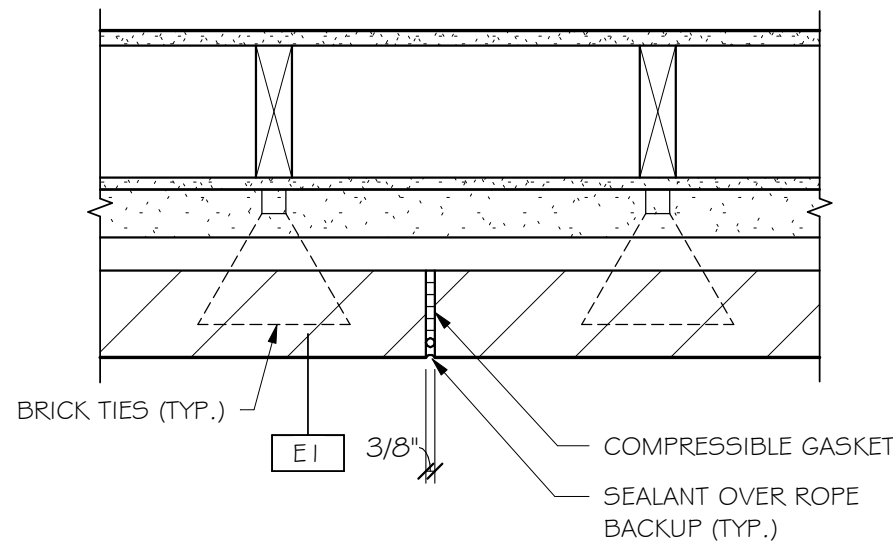
Revision	Description	Date

NEW CLINIC BUILDING FOR:
N.E.W. COMMUNITY CLINIC
GREEN BAY, WISCONSIN
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by emailing: planning@somervilleinc.com 2021 © Somerville, Inc.

Date: 5/11/21
Project No. 7554
Sheet: C3.0

PRELIMINARY

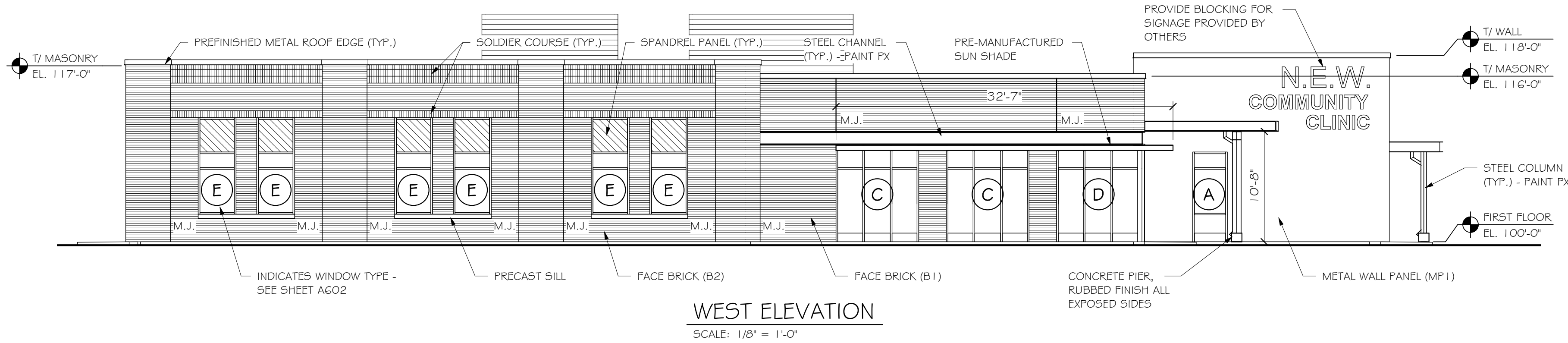
Exhibit A



BRICK VENEER - MOVEMENT JOINT

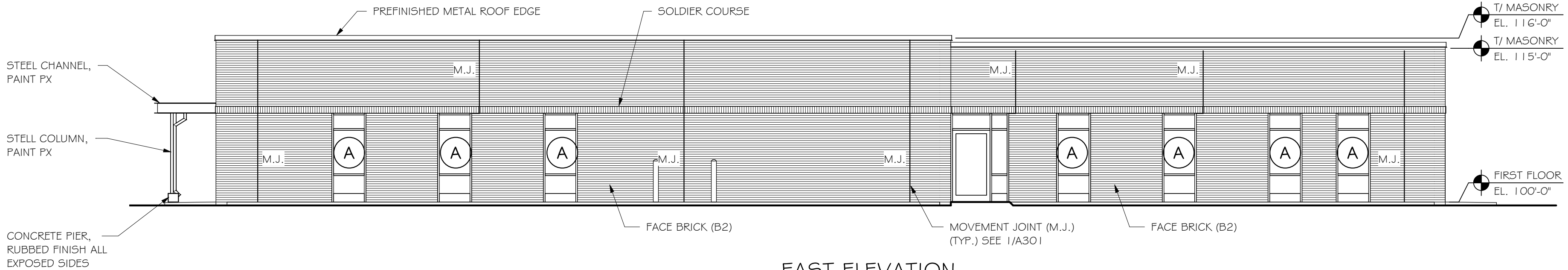
I
A301

1 1/2" = 1'-0"



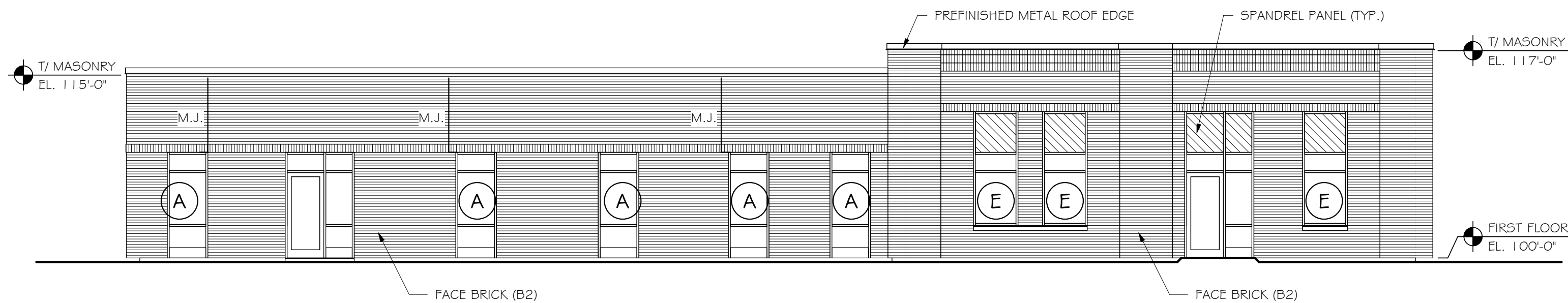
WEST ELEVATION

SCALE: 1/8" = 1'-0"



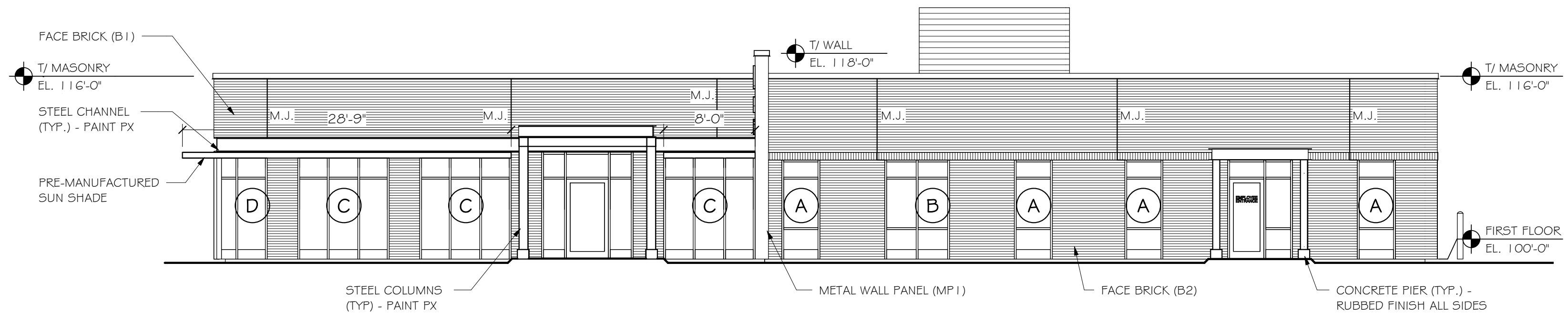
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

EXHIBIT B

Revision	Description	Date

NEW CLINIC BUILDING FOR:

N.E.W. COMMUNITY CLINIC

GREEN BAY, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by emailing: plansrequest@somervilleinc.com
© Somerville, Inc. 2021

Date:
4/27/21
Project No.
7554
Sheet:

A301

PRELIMINARY

4/23/2021 1:28:25 PM