



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 21, 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 21, 2021, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the June 7, 2021, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (ZP 21-15) Discussion with possible action on site plan approval for 421 Erie Road, Oak Park Place (Ald. B. Dorff, District 1).
2. (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).
3. (ZP 21-14) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1406 Smith Street, submitted by Nancy Myers, property owner (Ald. K. Lefebvre, District 6).
4. (ZP 21-14) Consideration with possible action on a request to authorize a Conditional Use

Permit (CUP) for a two-family dwelling located at 1406 Smith Street, submitted by Nancy Myers, property owner (Ald. K. Lefebvre, District 6).

5. (ZP 21-17) Public Hearing on a request to create a Planned Unit Development (PUD) at 2400 E. Mason Street, submitted by Garritt Bader, 2400 East Mason Street, LLC property owner (Ald. L. Gerlach, District 3).
6. (ZP 21-17) Consideration with possible action on a request to create a Planned Unit Development (PUD) at 2400 E. Mason Street, submitted by Garritt Bader, 2400 East Mason Street, LLC property owner (Ald. L. Gerlach, District 3).
7. (SC 21-01) Consideration with possible action on a request to close the unimproved right-of-way of Cass Street to S. Adams Street to limit vehicular traffic, submitted by the City of Green Bay (Ald. B. Galvin, District 4).
8. (TA 21-04) Public Hearing on a request to remove the Zoning Code requirement requiring a minimum of a 25 ft. building width within the residential districts, submitted by Community & Economic Development.
9. (TA 21-04) Consideration with possible action on a request to amend Municipal Code Chapter 44-554: Table 44-2, Lot Dimension & Building Bulk Requirement Associated with Minimum Building Widths from 25 ft. to 22 ft., submitted by the Department of Community & Economic Development.

F. Informational.

1. Director's Report.
2. Date of next meeting: July 12, 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

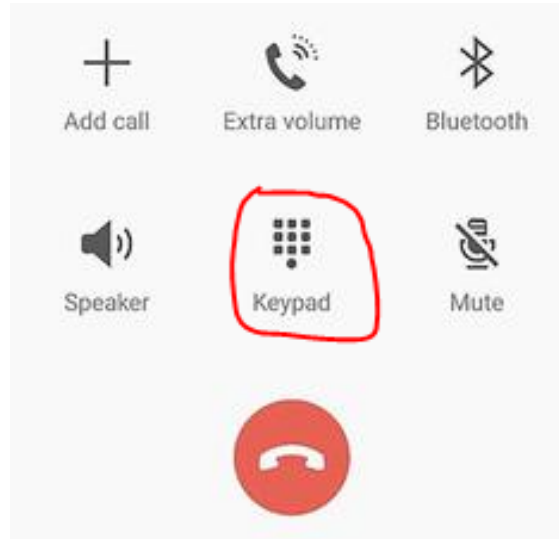
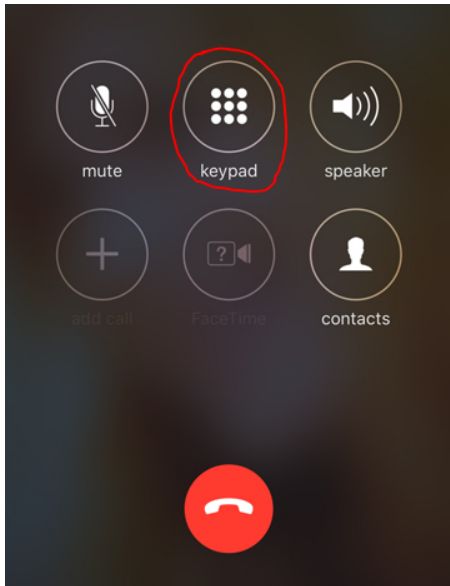
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Additional Information

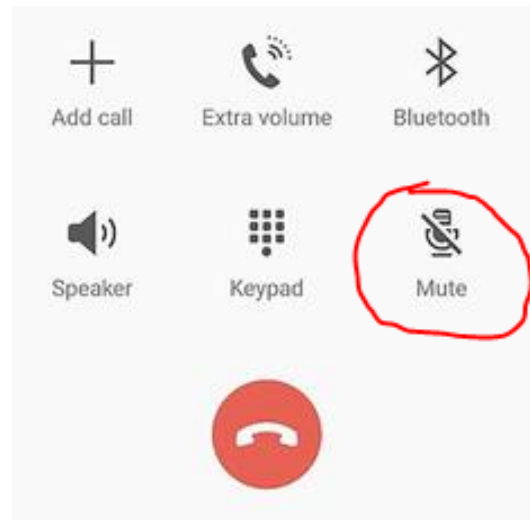
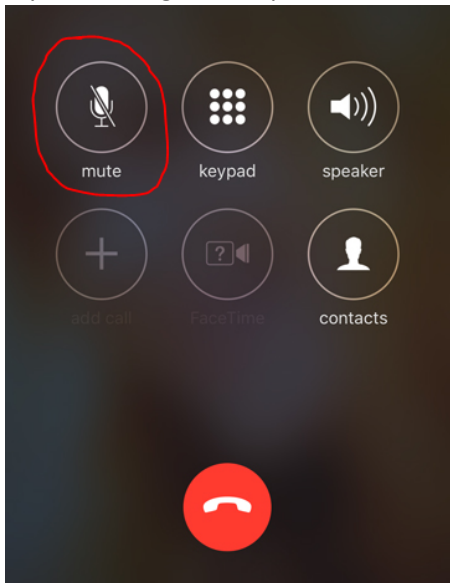
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
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 21, 2021

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(ZP 21-15) Discussion with possible action on site plan approval for 421 Erie Road, Oak Park Place (Ald. B. Dorff, District 1).

BACKGROUND

As required in the Grandview PUD, final site plan approval is required from the Plan Commission. Oak Park Place received approval from the Plan Commission via Conditional Use Permit to expand assisted living units in a new addition. The site plan is attached. Staff has already completed a review and had no comments as this meets all criteria of the Grandview PUD, as well as our Municipal Code.

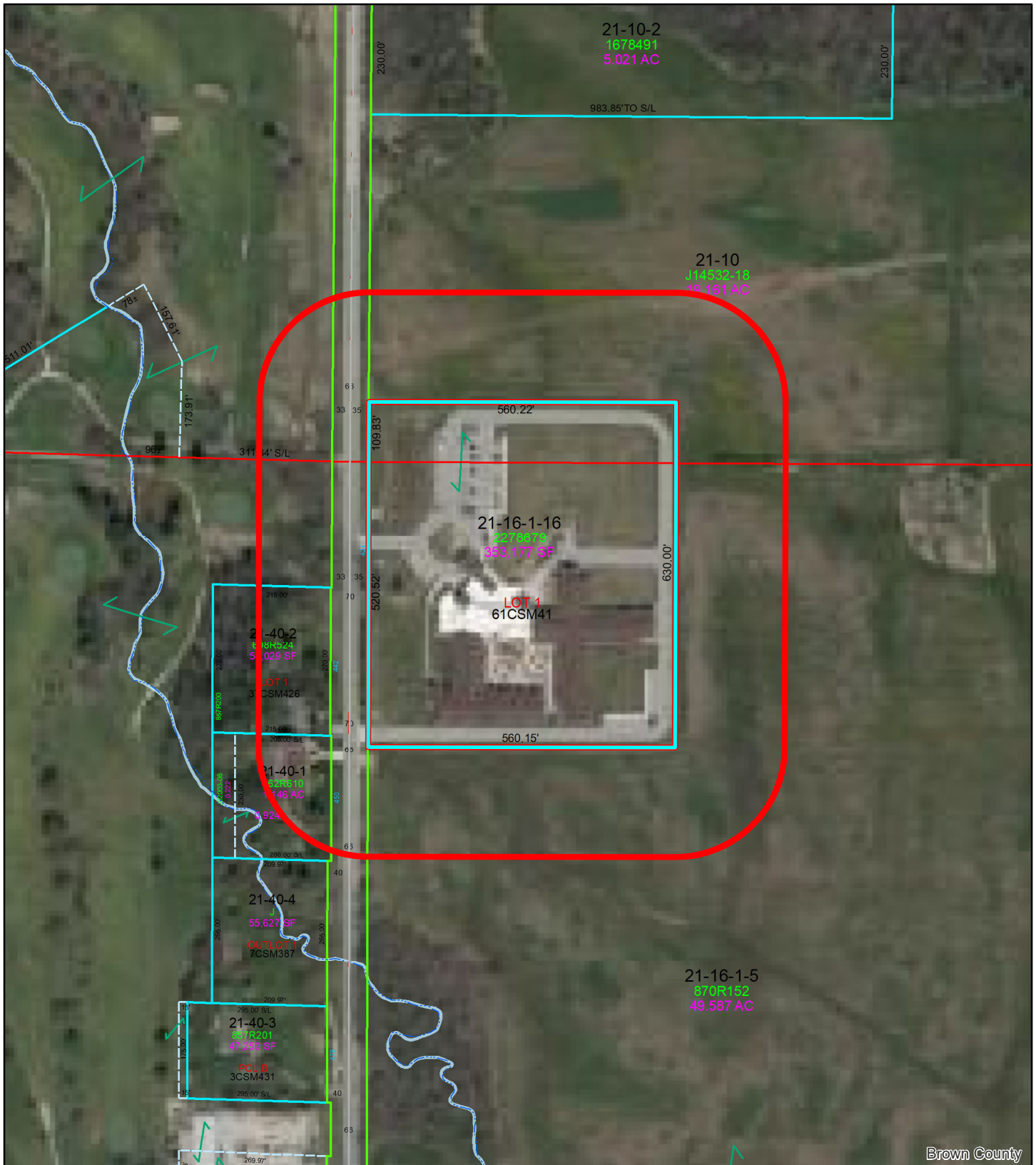
RECOMMENDATION

Approval of the site plan.

FISCAL IMPACT

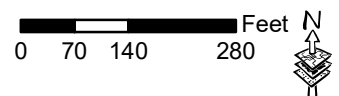
ATTACHMENTS

1. ZP 21-15 Map
2. ZP 21-15 Full Site Plan
3. 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

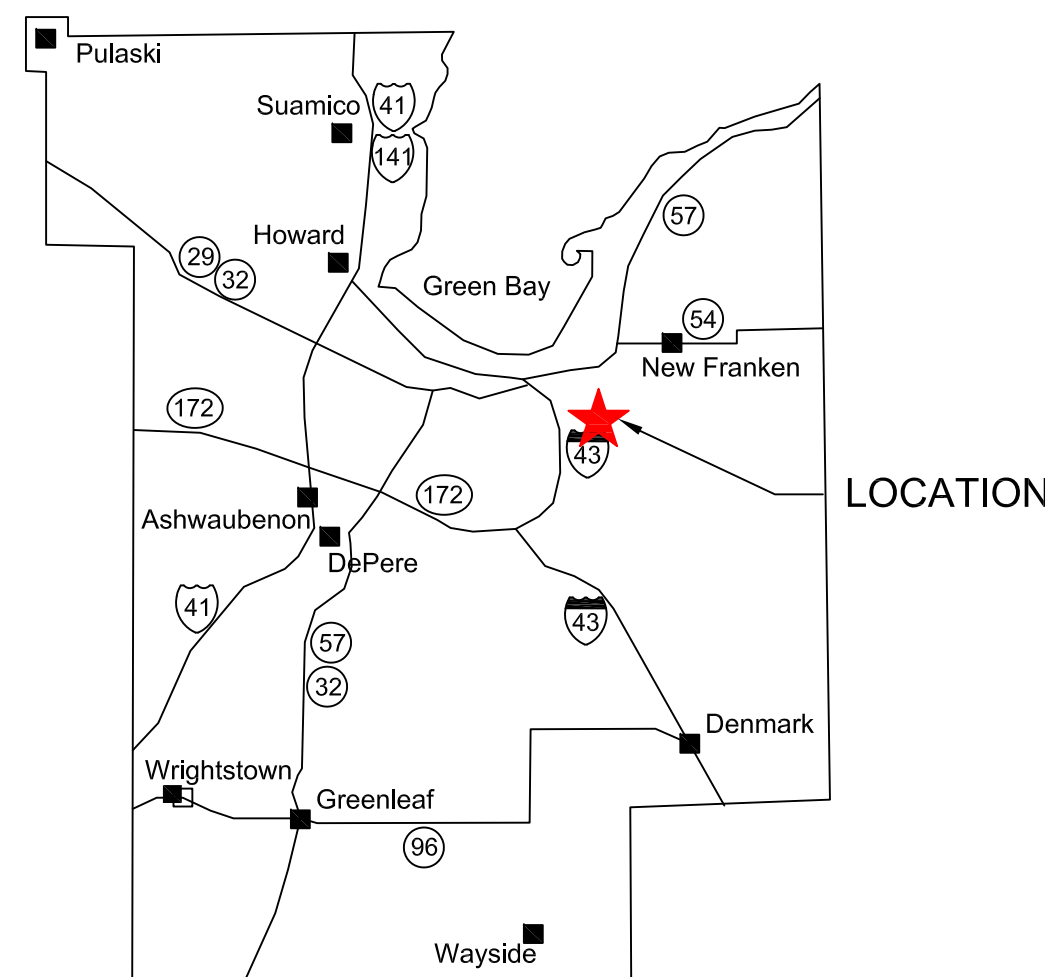
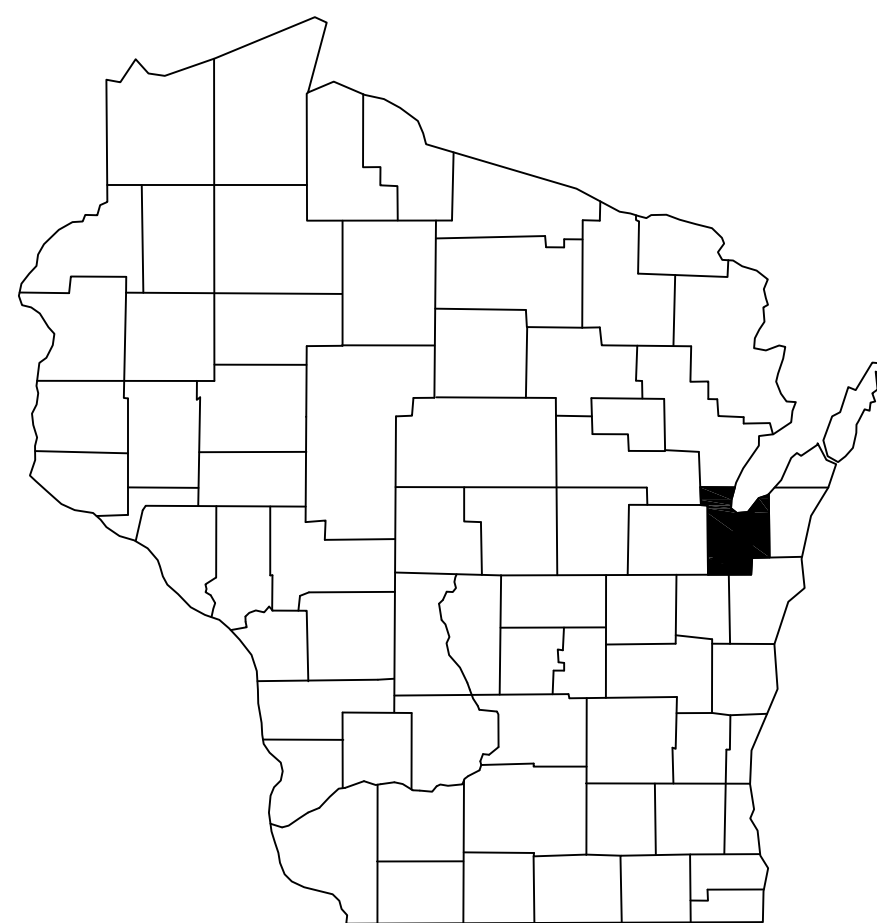


- 421 Erie Road
- 200-ft. Notification Area

Oak Park Place Green Bay

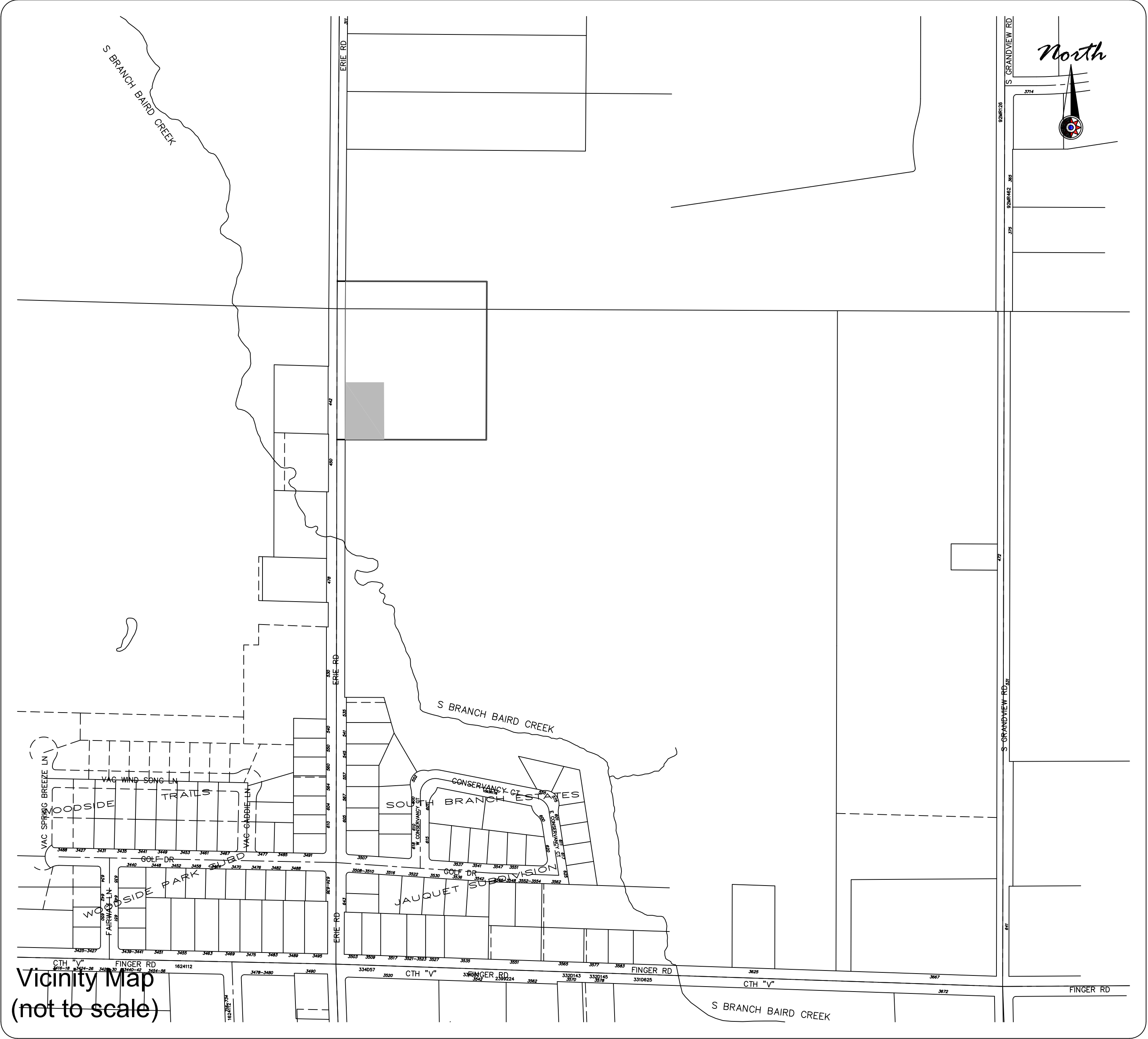
Elderly Living Facility

City of Green Bay



Contact Information

Owner(s):	Alternative Continuum of Care, LLC 719 Jupiter Drive Madison, WI 53718 608-663-8792
Engineer:	Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Boulevard Green Bay, WI 54313 (920) 434-9670



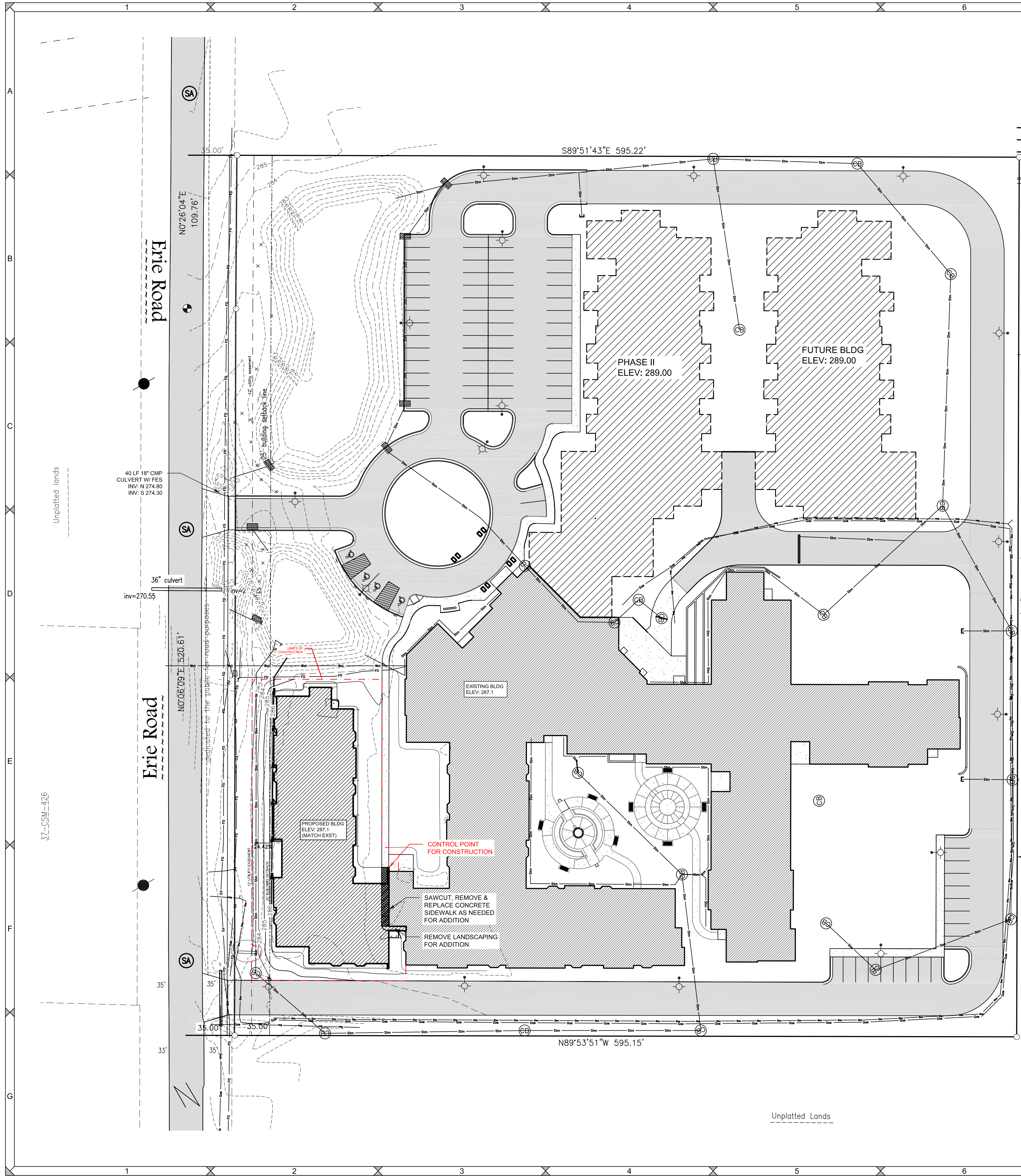
Project Information

Owner(s):	Alternative Continuum of Care, LLC
Project Name:	Oak Park Place - Assisted Living Addition
Project Description:	Assisted living facility addition.
Project Address:	421 Erie Road
LEGAL DESCRIPTION	Part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4, Section 1, T23N-R21E, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of Section 1, T23N-R21E; thence N0°26'04"E, 109.76 feet along the West line of the Northwest 1/4 of said Section 1; thence S89°51'43"E, 35.00 feet to the East right of way of Erie Road and the point of beginning; thence S89°51'43"E, 560.22 feet; thence S0°10'02"W, 630.00 feet; thence N89°53'51"W, 560.15 feet to said East right of way; thence N0°06'09"E, 520.52 feet along the said East right of way; thence N00°26'04"E, 109.83 feet along said East right of way to the point of beginning. Parcel contains 353,177 square feet / 8.11 acres more or less.
ZONING	PUD
DEVELOPMENT DISTRICT	Urban expansion district
LOT SIZE	353,177 SF
IMPERVIOUS	Existing 0 SF (100.0%) Proposed 191,017 SF (51.4%) w/ future additions
WATER DEMAND	85 WFU
SEWER DEMAND	175 DFU
BUILDING CLASS	3B
A knox box is located near the front main entrance .	

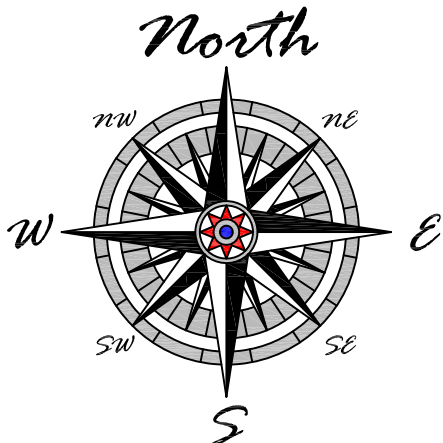
Sheet Index:	C1.0 Overall Site Plan C1.1 Enlarged Site Plan C2.0 Enlarged Grading , Utility, and Erosion Control Plan C3.0 Notes & Details
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SITE STATISTICS FULL BUILD OUT	SITE STATISTICS 2020 ADDITION
SITE AREA - 353,177 SF BUILDING 110,867 SF (31.4%) PAVEMENT 70,656 SF (20.0%) PERVIOUS 171,654 SF (48.6%)	SITE AREA - 353,177 SF EXST BUILDING 57,649 SF (16.3%) PROPOSED BLDG 11,933 SF (3.4%) PAVEMENT 70,656 SF (20.0%) PERVIOUS 212,939 SF (60.3%)

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



- 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



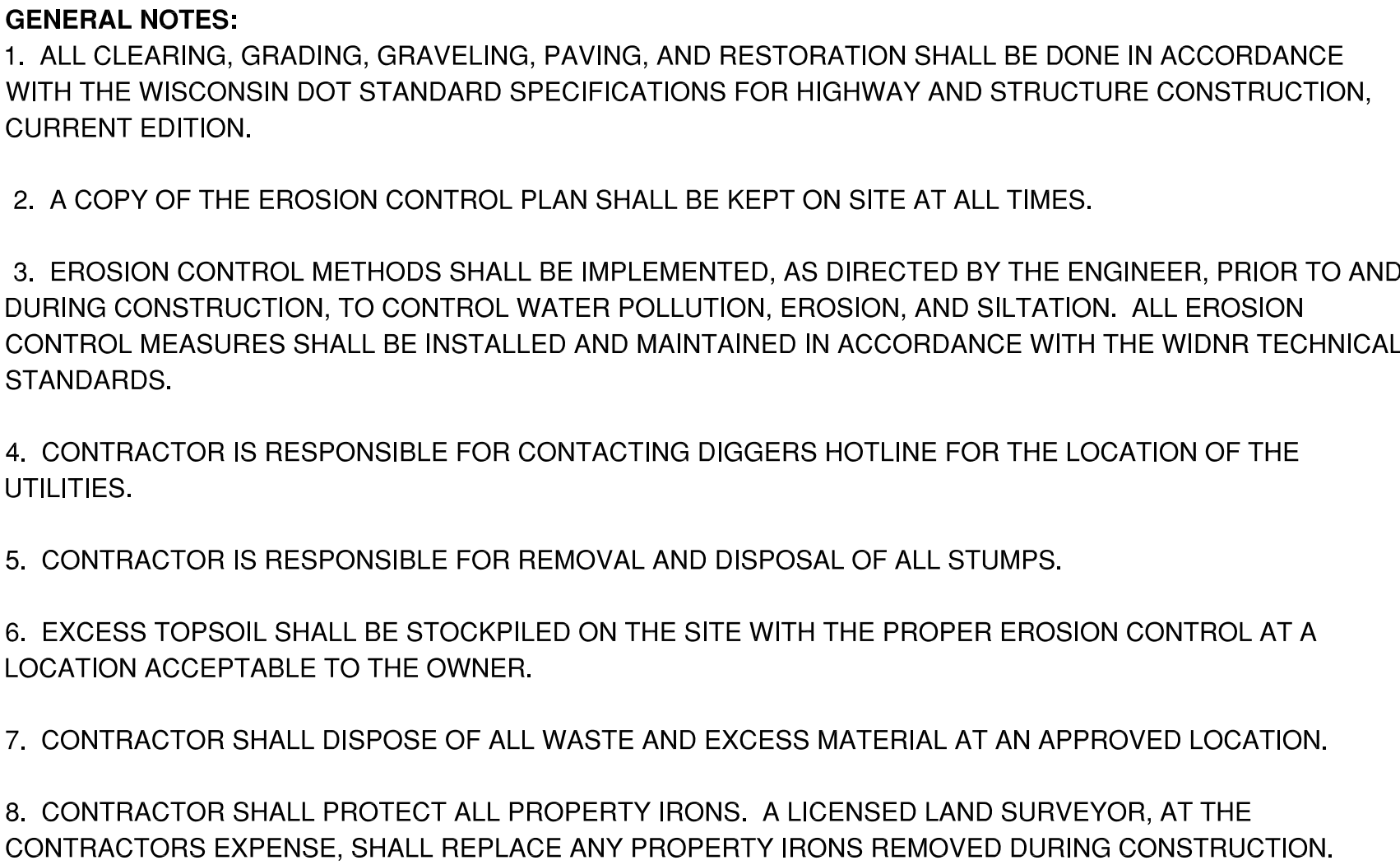
OAK PARK PLACE - GREEN BAY
AL ADDITION
OVERALL SITE & SITE DEMOLITION PLAN

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

SHEET NUMBER
C1.0



- North



2021 ADDITION

- A. JUNE 2021
CONTACT THE CITY OF GREEN BAY TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
- B. JUNE 2021
INSTALL TRACKING PADS AND SILT FENCE PRIOR TO ANY EARTH MOVING. PERFORM STREET SWEEPING AS NEEDED. INITIALLY THE GRADING WILL BE DONE WITHIN THE AREA OF THE PROPOSED BUILDINGS.
- C. JUNE 2021
STRIP TOPSOIL AND PLACE IN STOCKPILE LOCATION. DISPOSE OF NON-SUITABLE OR EXCESS MATERIAL AT OFF-SITE PERMITTED LOCATION. FOR WINTER CONSTRUCTION, COVER STOCKPILES WITH A TARP TO PREVENT EROSION CONTROL.
- D. JUNE 2021
ONCE PERMITTED BY THE CITY AND STATE OF WISCONSIN, EXCAVATE FOR FOOTING AND FOUNDATIONS
- E. SEPTEMBER 2021
COMPLETE FINE GRADING. AREAS AWAY FROM THE BUILDING CONSTRUCTION WILL BE COMPLETED FIRST. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL, SEED, FERTILIZER AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING. STAGE GRADING AND SEEDING TO DISTURB THE SMALLEST AREA POSSIBLE.
- F. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE, DITCH CHECKS, INLET PROTECTION, ETC.). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

NOTE: ANY DISTURBED AREA THAT WILL NOT BE WORKED ON FOR 14 DAYS SHALL BE SEEDED AND MULCHED.

Mau & Associates

LAND SURVEYING & PLANNING

ENGINEERING & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

JOB # A-11515, DRAWING # S-3340 H-18613.txt

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OAK PARK PLACE - GREEN BAY

AL ADDITION

ENLARGED SITE PLAN

Drawn By:	TAW
Checked By:	TAW
Date:	04-11-2011
Scale:	AS M
Job Number:	20110401

SHEET NUMBER

C1.1

Erie Road

- 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
 - 176.41 EXISTING GROUND GRADE
 - 174.88 PROPOSED GROUND GRADE
 - 2.33% DRAINAGE ARROW
 - D.S. DOWNSPOUT

WATER DEMAND

EXISTING BUILDING WFU - 668
PROPOSED ADDITION WFU - 137
TOTAL WFU - 805

SANITARY DEMAND

EXISTING BUILDING DFU - 880
PROPOSED ADDITION DFU - 108
TOTAL DFU - 988

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.

North



CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf> FOR DETAILS.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDMR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
- DATE, TIME, AND PLACE OF INSPECTION;
- A DESCRIPTION OF THE CONSTRUCTION PHASE;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
- AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE.

Mau & Associates

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JOB # A-11515, DRAWING # S-3340 H-18613.bxt

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OAK PARK PLACE - GREEN BAY

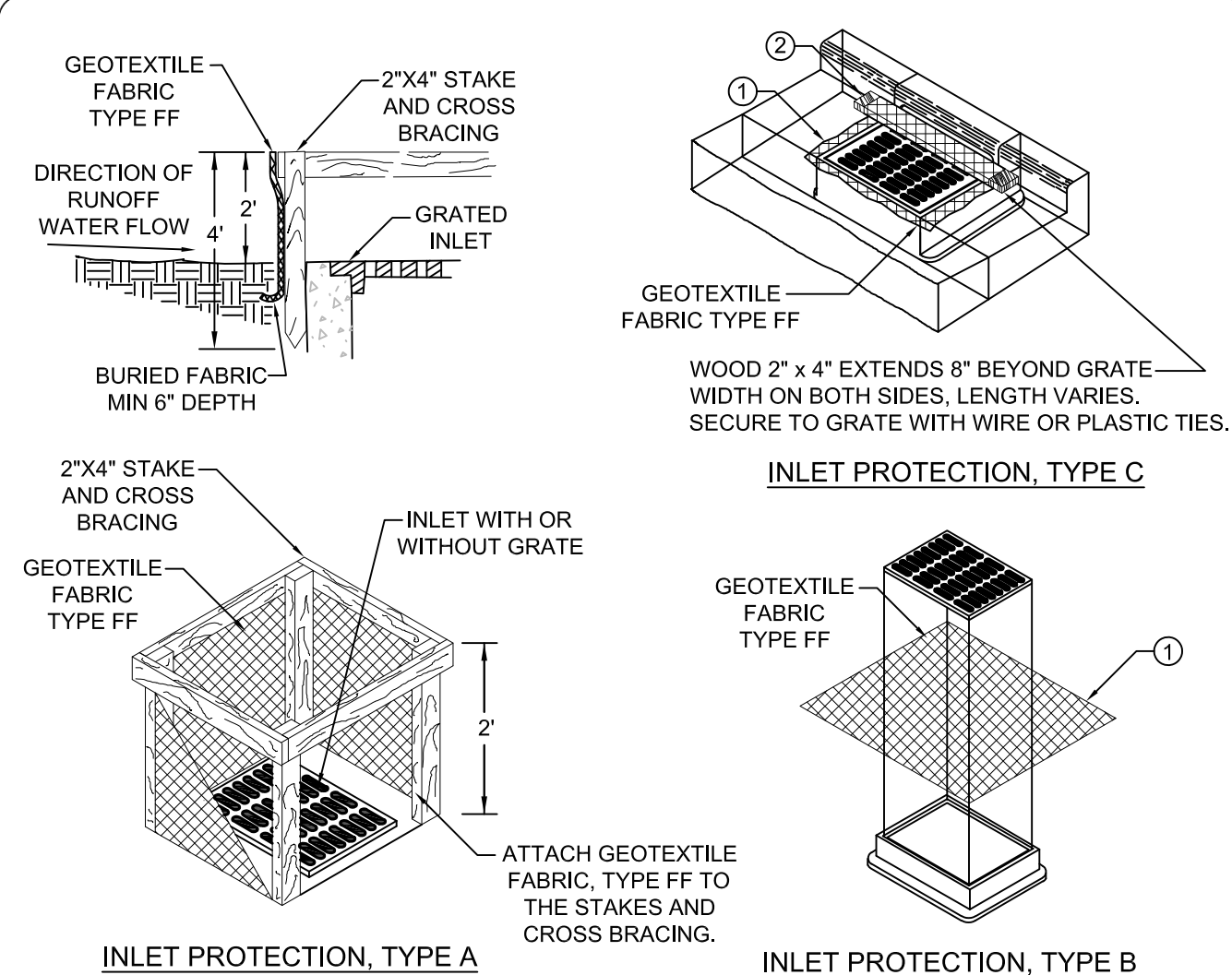
AL ADDITION

GRADING, UTILITY, & EROSION
CONTROL PLAN

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

SHEET NUMBER
C2.0

File: A-11515Eng 002120.dwg



GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1.) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

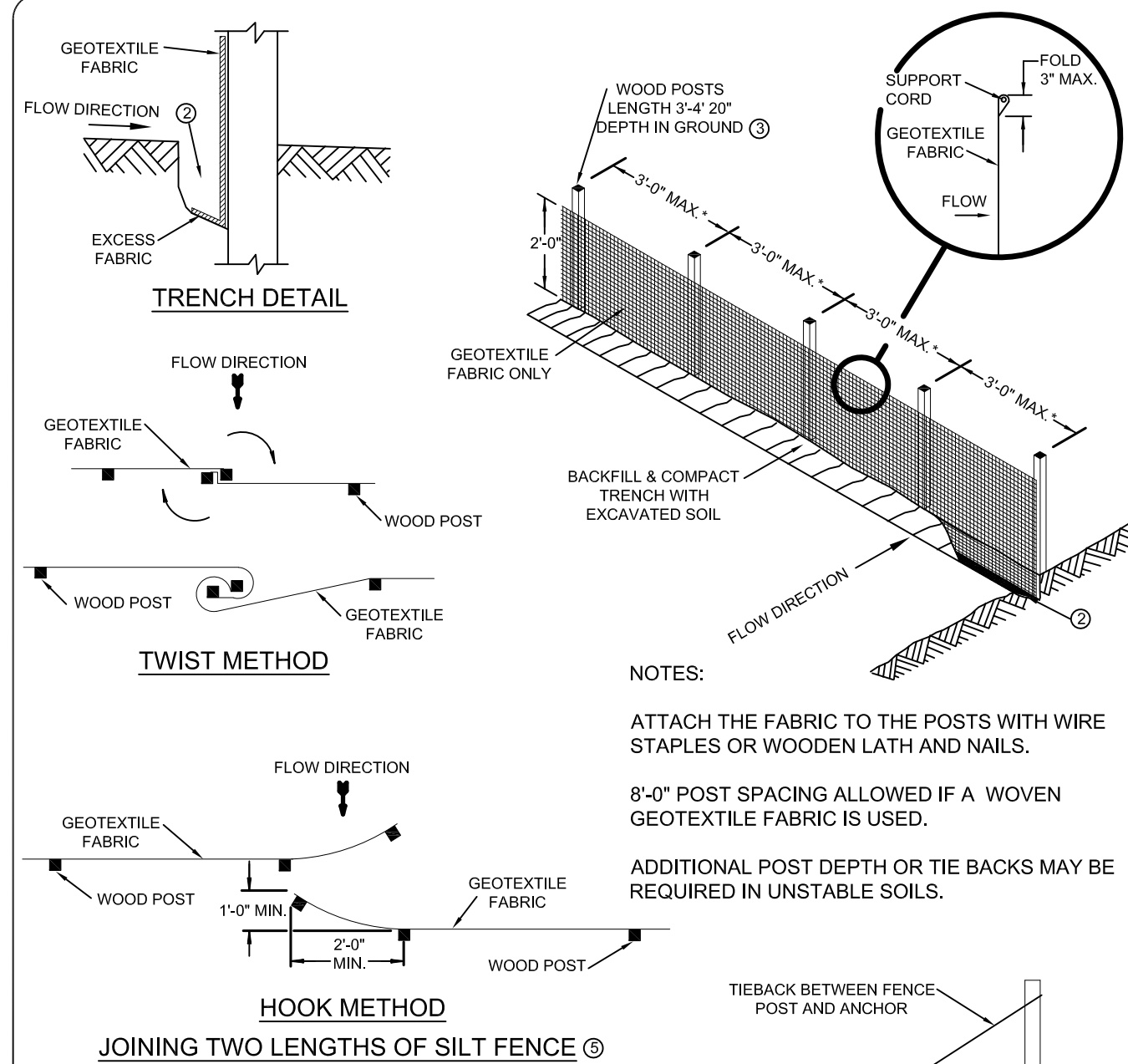
2.) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3.) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION TYPES A, B, & C

N.T.S.

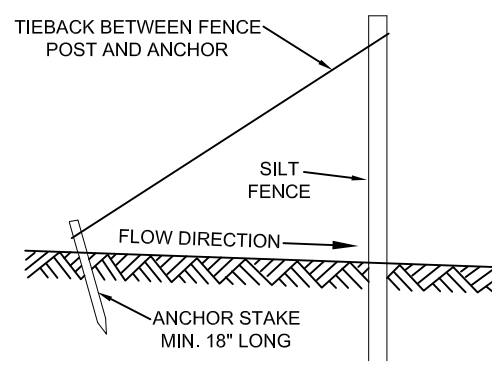


NOTES:

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

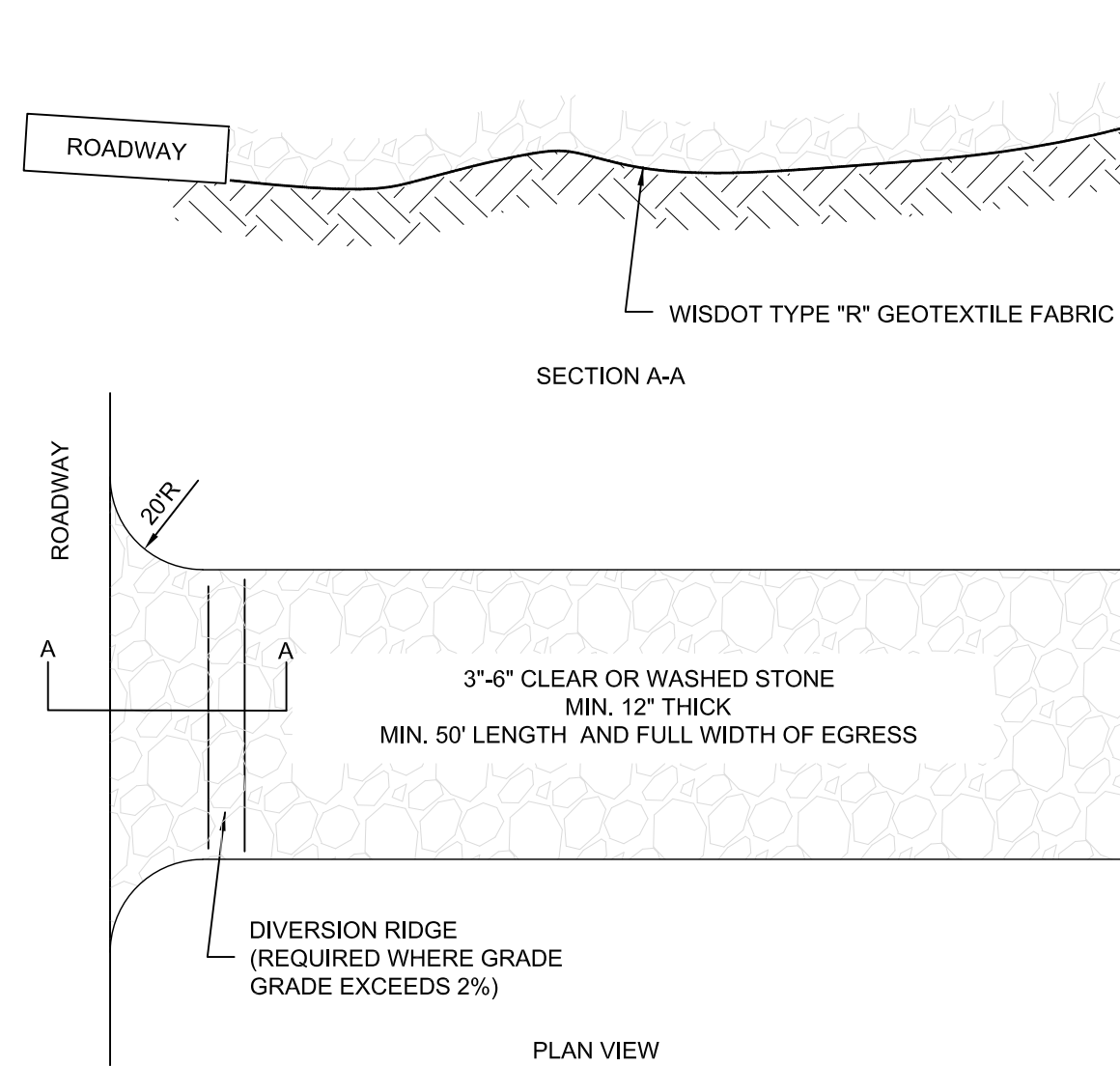


SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6

SILT FENCE

N.T.S.

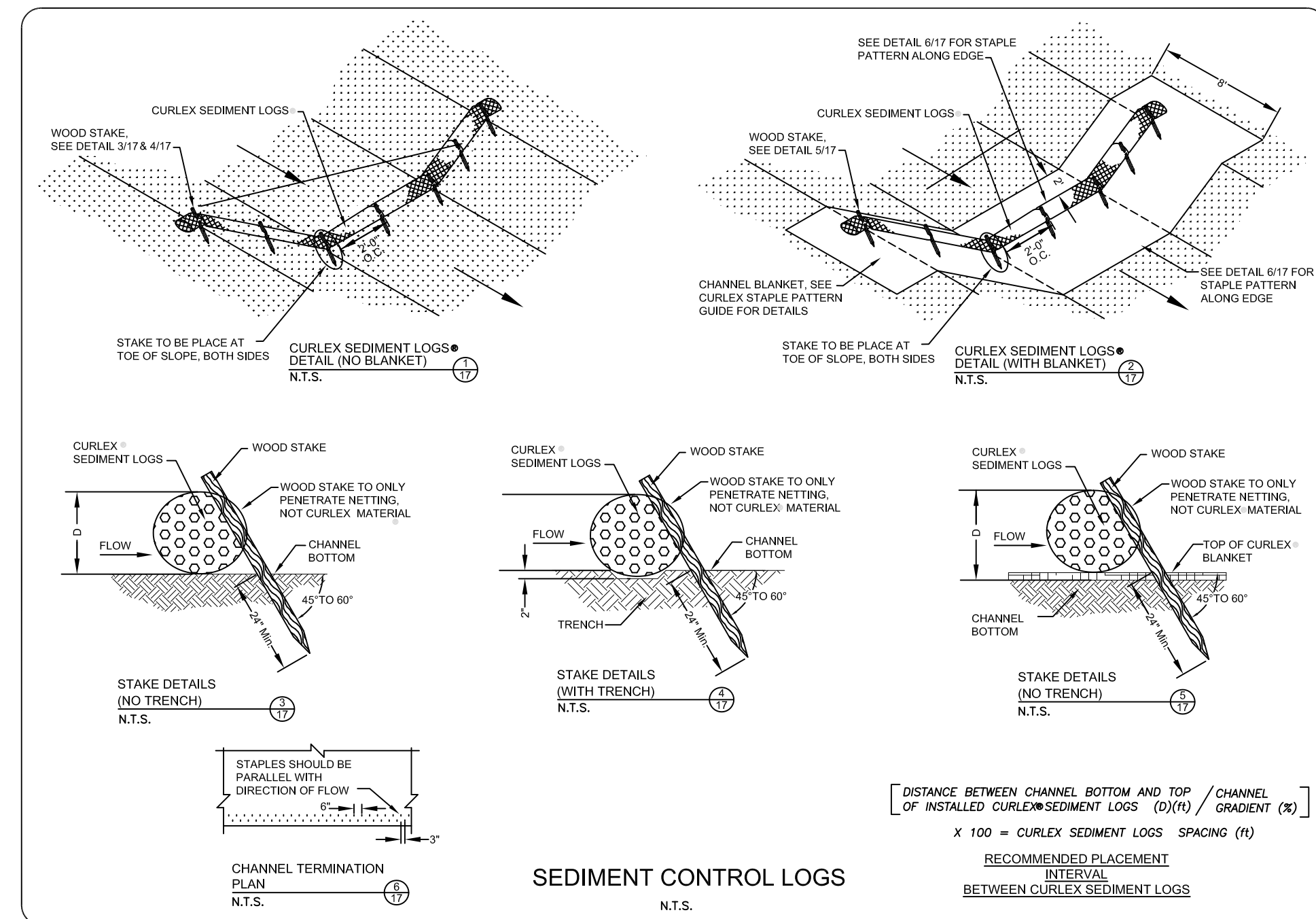


NOTES:

1. SURFACE WATER MUST BE DIVERTED AROUND OR UNDER THE TRACKING PAD. TO DIVERT SURFACE WATER UNDER THE TRACKING PAD, INSTALL CULVERT WITH A MINIMUM 18" COVER.
2. ROCKS LODGED IN TIRES MUST BE REMOVED PRIOR TO LEAVING THE SITE.
3. TRACKING PADS SHALL BE INSTALLED AND MAINTAINED AT ALL EGRESS POINTS FROM THE SITE.
4. SEDIMENT TRACKED ONTO A ROAD SHALL BE REMOVED BY THE END OF THE WORKING DAY. IF THE TRACKED SEDIMENT PRESENTS A HAZARD IT SHALL BE REMOVED IMMEDIATELY.
5. TRACKING PADS SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 12" PAD SHALL BE MAINTAINED.

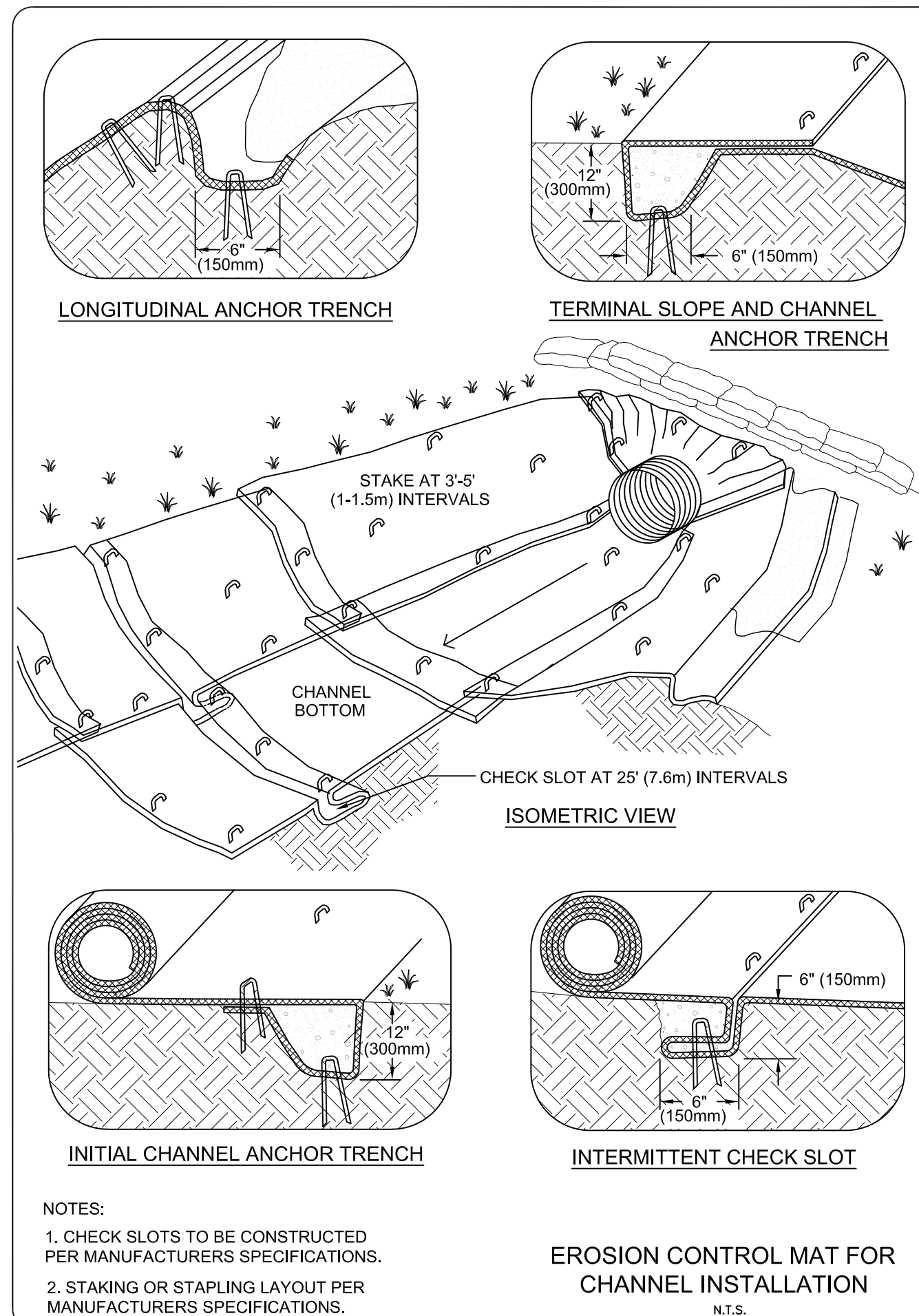
STONE TRACKING PAD

N.T.S.



SEDIMENT CONTROL LOGS

N.T.S.

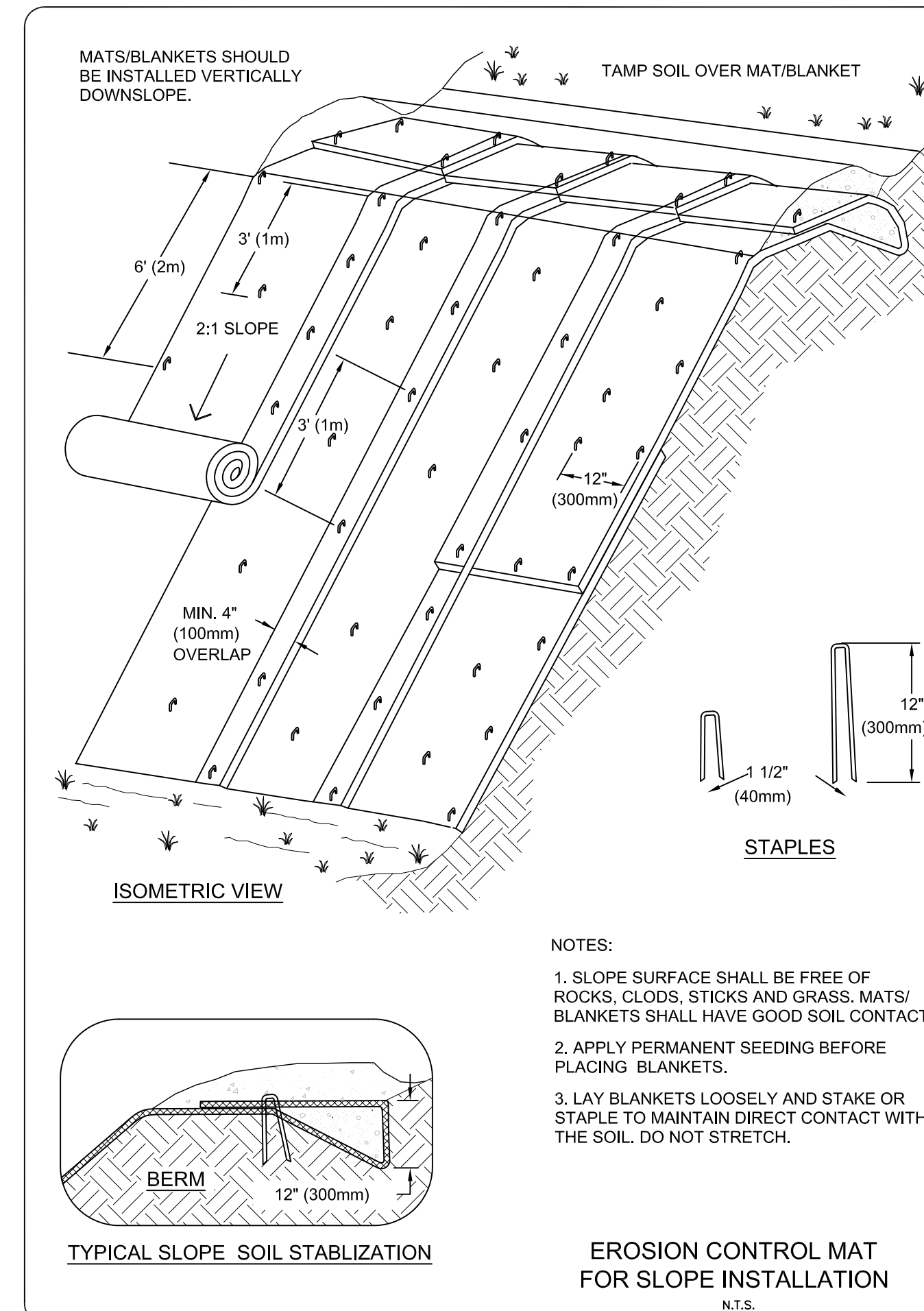


NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.
2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.

EROSION CONTROL MAT FOR CHANNEL INSTALLATION

N.T.S.



NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL MAT FOR SLOPE INSTALLATION

N.T.S.

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OAK PARK PLACE - GREEN BAY

AL ADDITION

DETAILS

Drawn By: TAW
Checked By: TAW
Date: 04-16-2021
Scale: A5 NOTED
Job Number: 20-026

SHEET NUMBER
C3.0

File: A-11515Eng 08/22/20.dwg

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.

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(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.

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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

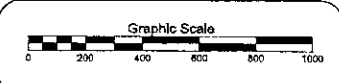
Exhibit E - Grandview Place Circulation Plan (sidewalks required)

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

[illegible]

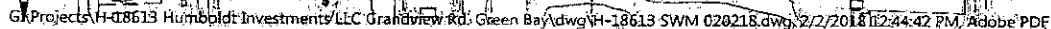
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

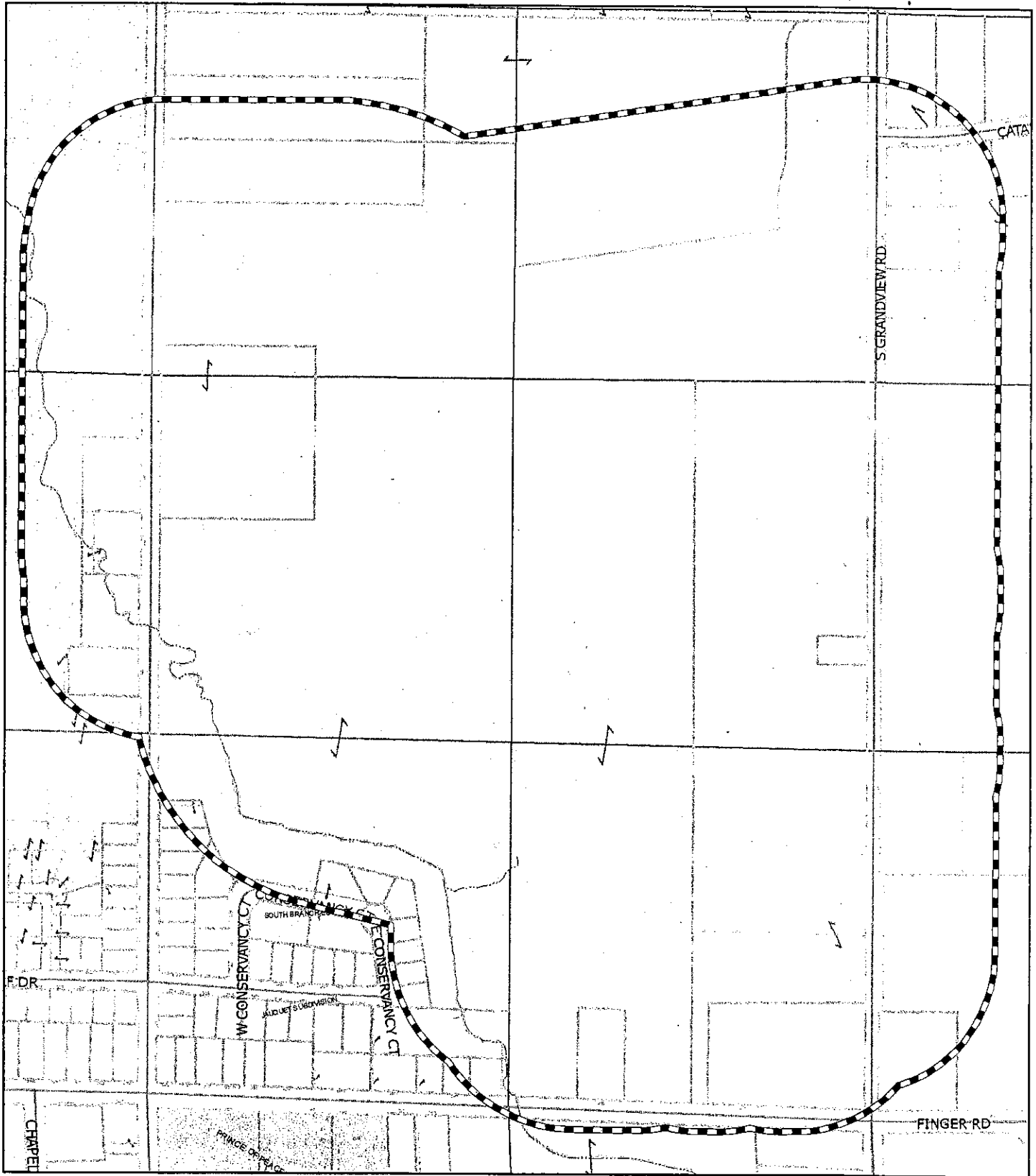
Zoning Map & ADP

Erie Road Development LLC
&
Humboldt Investments LLC
Revised 3/18/15 Revised 1/19/18
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

Legend

- Single Family Residential (Detached)
- Medium Density Residential (Attached)
- Multi-family Residential
- Senior Living
- Commercial
- Parkland / Stormwater Management





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 21, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(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: This item was held from the June 7, 2021, Plan Commission meeting for further information related to the height of the proposed building and the area along the proposed parking lot. The staff met with architect to discuss the additional information requested by the Plan Commission. The applicant has provided a letter summarizing staff's conversation regarding the design and height of the proposed structure as well as screening of the parking area, the letter attached within this agenda.

To clarify, the floor elevation of the proposed building has a side wall height of 16 ft., over the typical one-story height generally associated with commercial buildings; however, would not qualify as a two-story building. The building height and density item may have to be addressed applicant at the meeting to address further questions of the Commission. Revised building elevations to more accurately portray the building views as well as the updated PUD draft are also attached within this agenda packet.

Along the N. Broadway right-of-way, the architect has proposed a low fence/wall to screen and define the parking area as well as allowing expanded seating for transit stop. Discussions are ongoing with Metro Transit about the exact dimensions related to the bus stop area/easement. Staff also discussed the potential ability to add public art in the space as well; however, the applicant is choosing to add art at their own cost to control the display. An updated site plan is included as part of the PUD draft.

The proposed building holds the corner relative to the end of N. Broadway commercial corridor and provides a missing link between the NEW Shelter and the adjoining Broadway Lofts development to the south. Enhancements have been offered by the architect to improve the area between the N. Broadway right-of-way and the proposed parking areas to mitigate their visibility. Staff reiterates our recommendation to approve the request subject to the requirements of the draft PUD language.

The following is the staff's report from the June 7, 2021, Plan Commission meeting:

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.

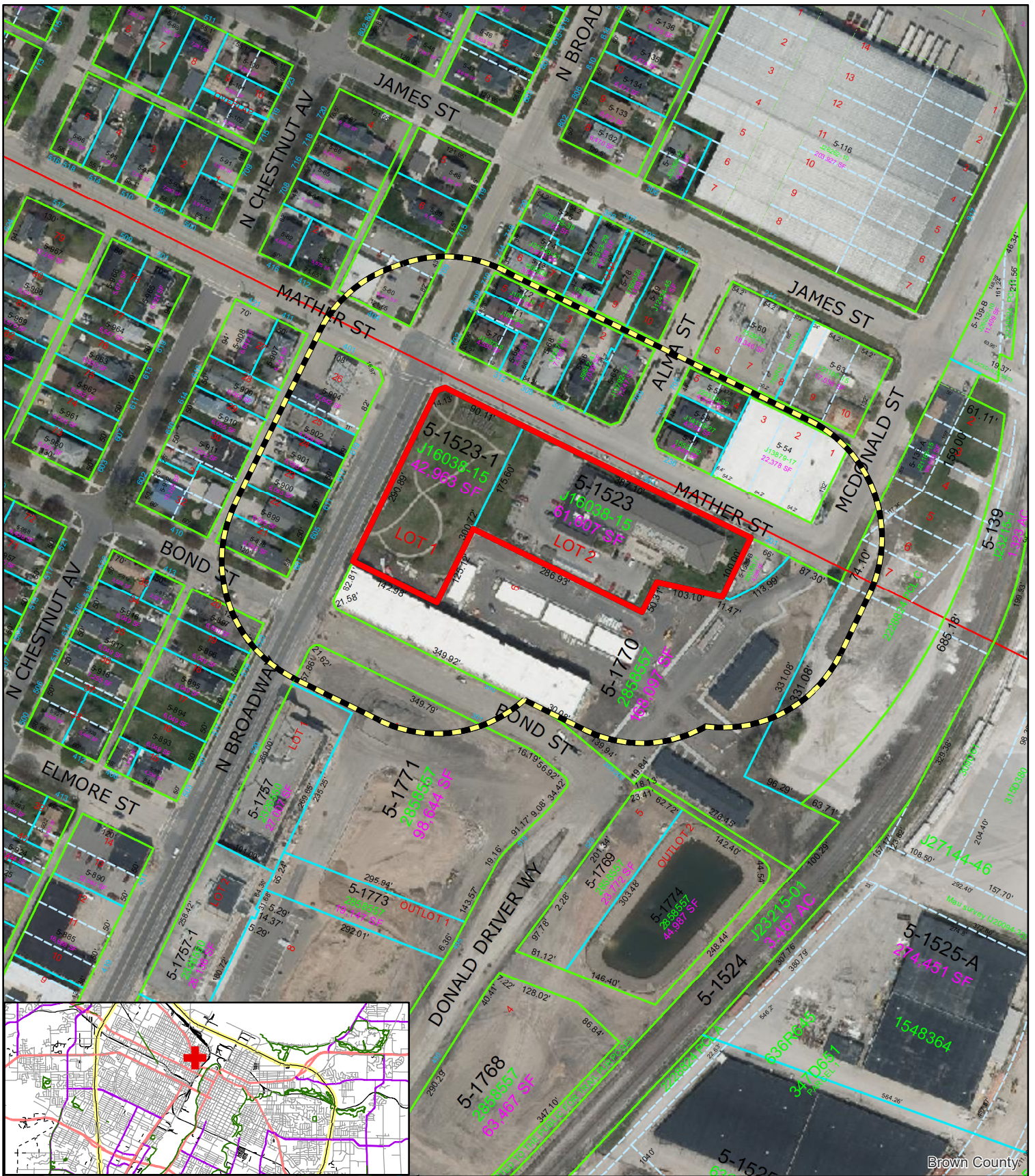
RECOMMENDATION

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. NEW Clinic - Design Background
4. Revised NE Bldg Elevation
5. Revised NW Bldg Elevation
6. Revised N Broadway Elevation
7. 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



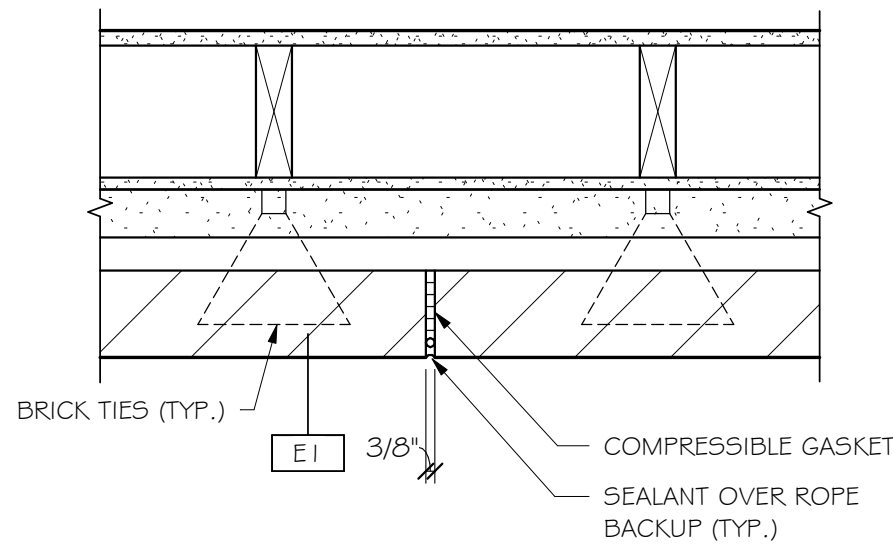
VIEW FROM NORTHEAST



somerville
architects
engineers



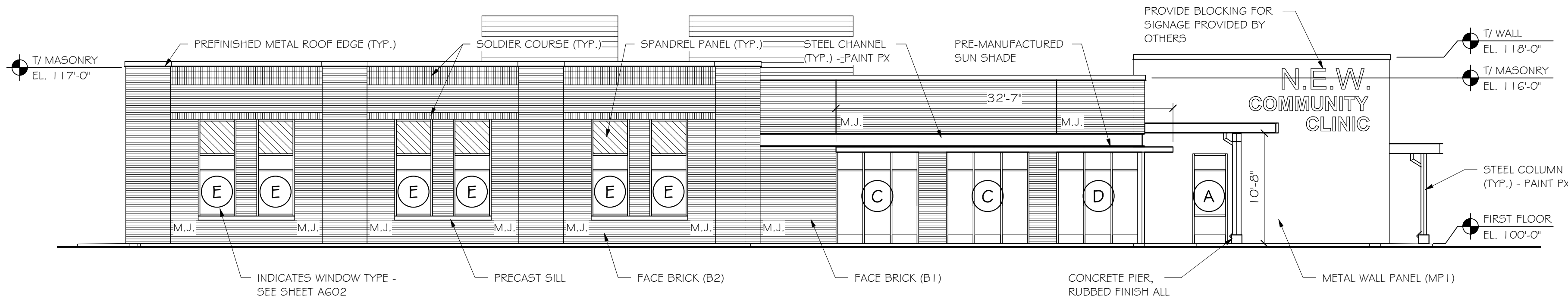
VIEW FROM SOUTHEAST



BRICK VENEER - MOVEMENT JOINT

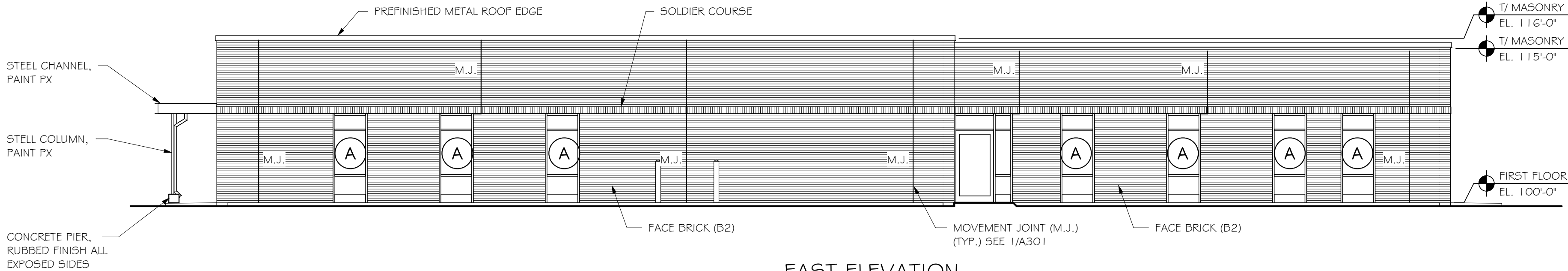
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A301

1 1/2" = 1'-0"



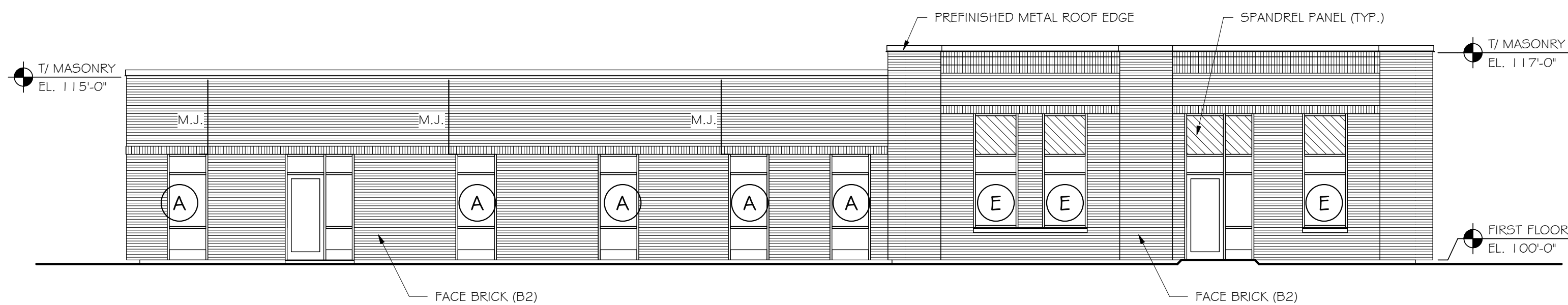
WEST ELEVATION

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



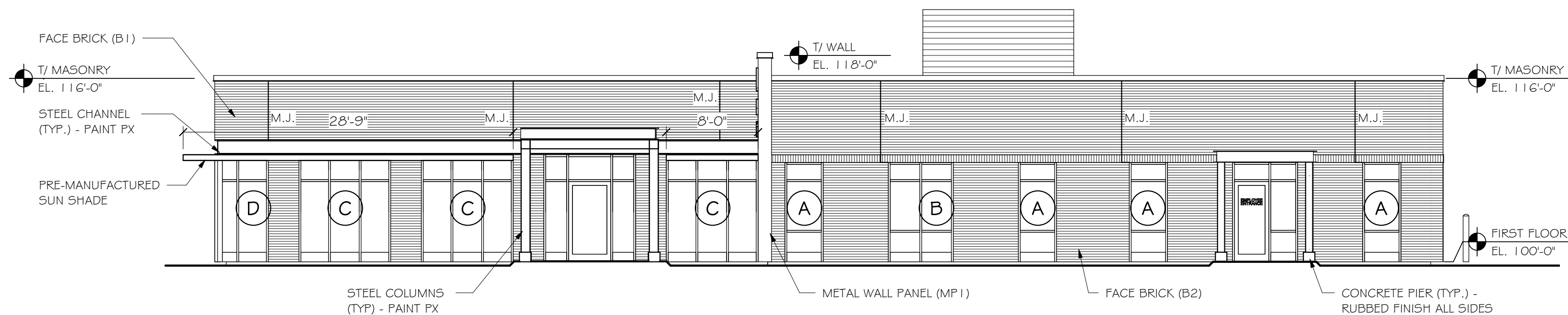
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

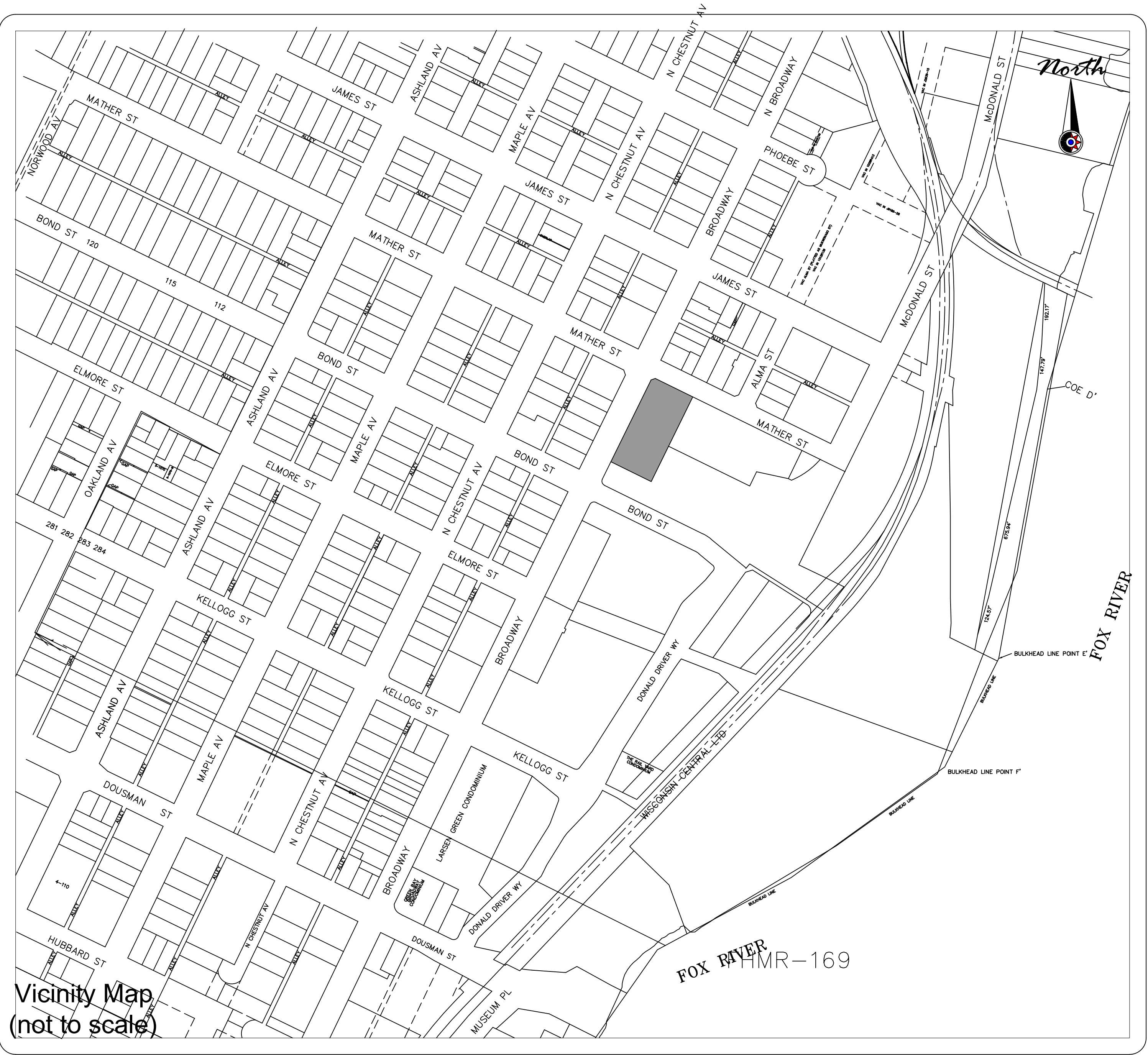
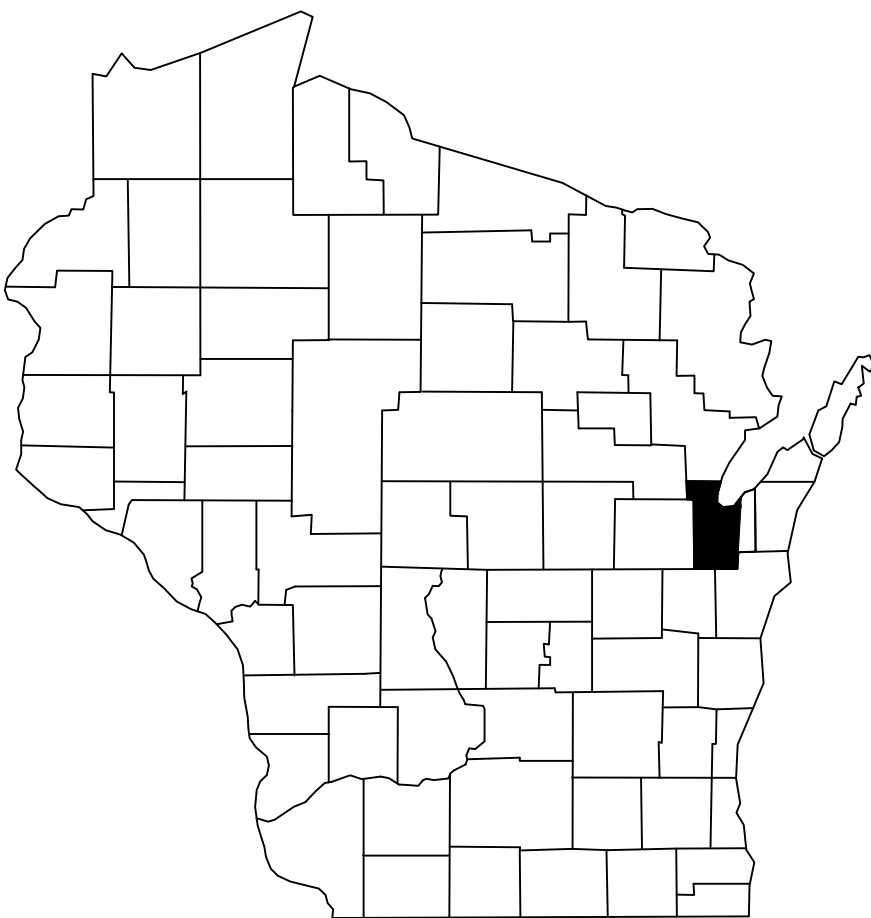
Revision	Description	Date



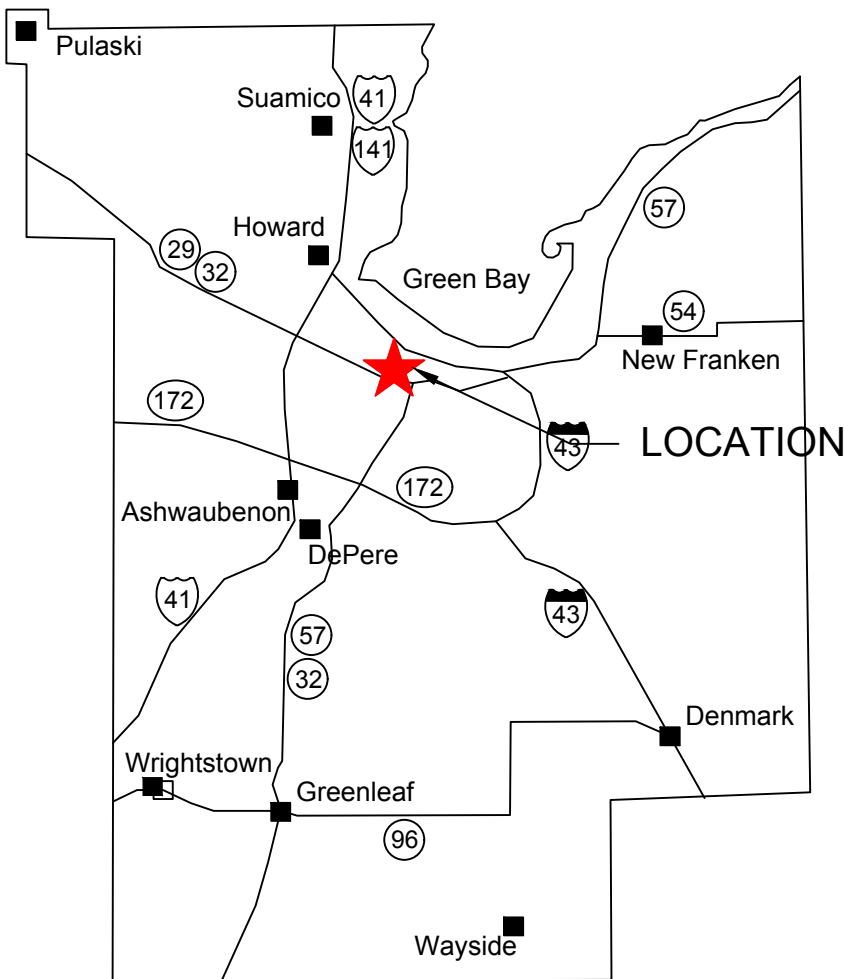
NEW Community Clinic

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

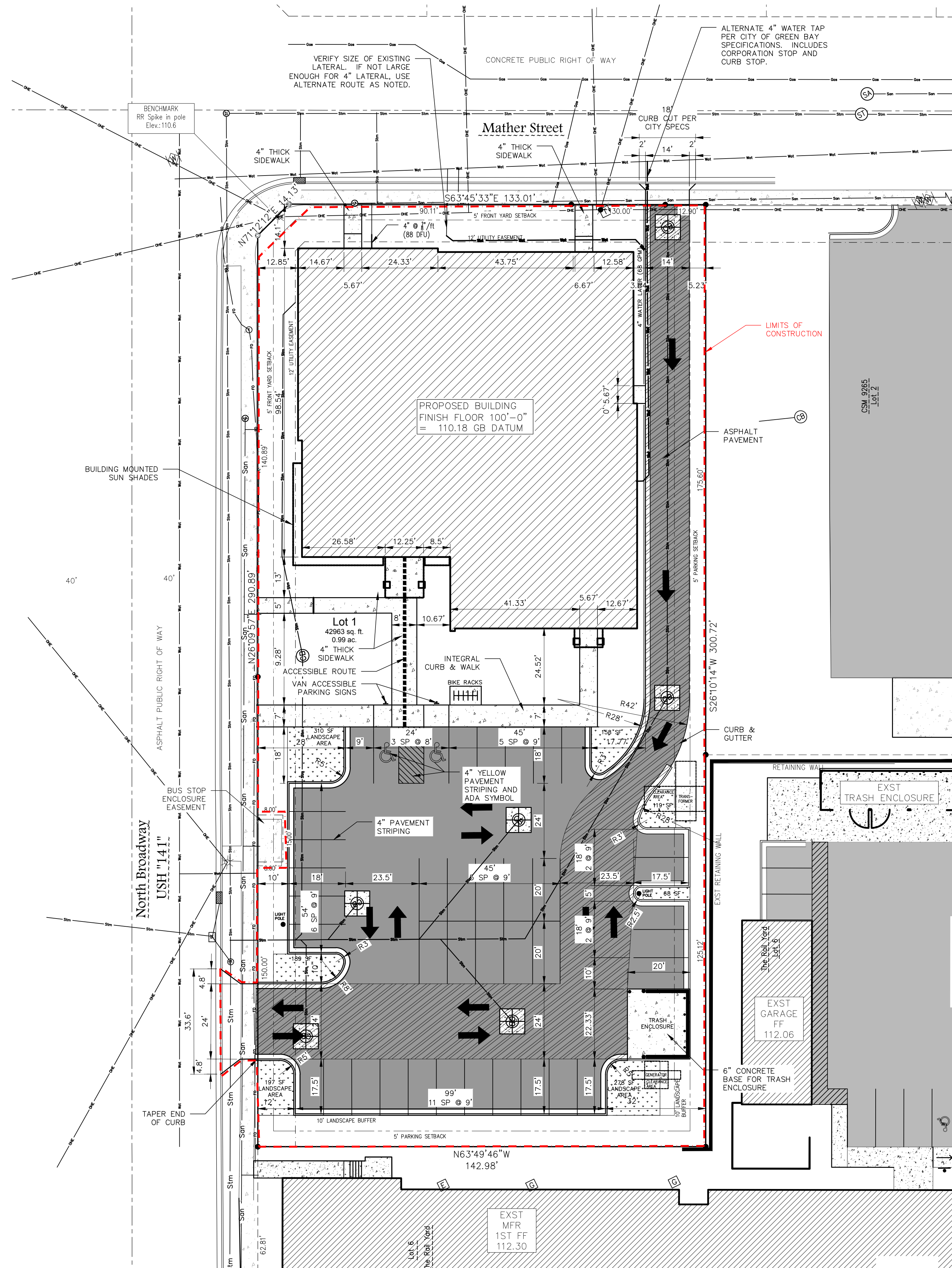
OWNER(S):	NEW COMMUNITY CLINIC, LTD 622 BODART STREET GREEN BAY, WI 54301 PH.: 920-437-9773
ENGINEER:	MAU & ASSOCIATES, LLP CONTACT: TONYA WAGNER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

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

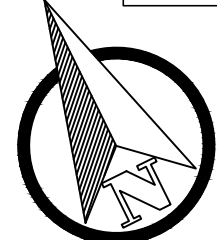
DATE:	5-17-2021
PROJECT NO.	N-25003
SHEET NO.	C1.0
DRAWING NO.	S-3403

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

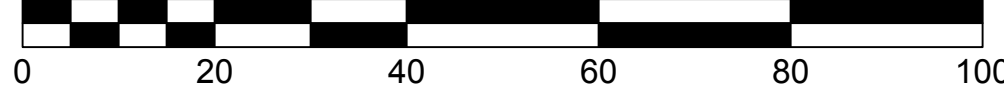


THE CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
MUST BE NOTIFIED (3) WORKING
DAYS BEFORE THE START OF ANY
CITY STREET CONSTRUCTION WITHIN
A PUBLIC RIGHT OF WAY. CONTACT
MATT WOICEK @ 920-448-3100.

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

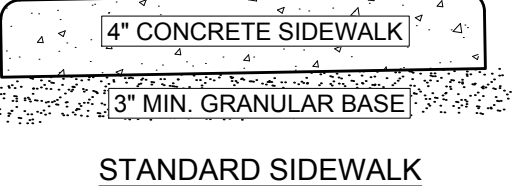
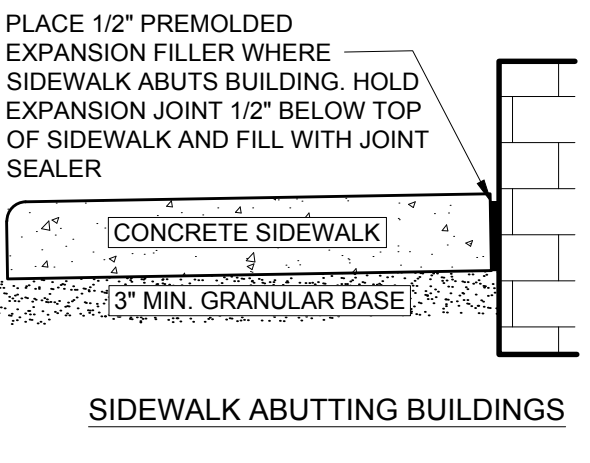
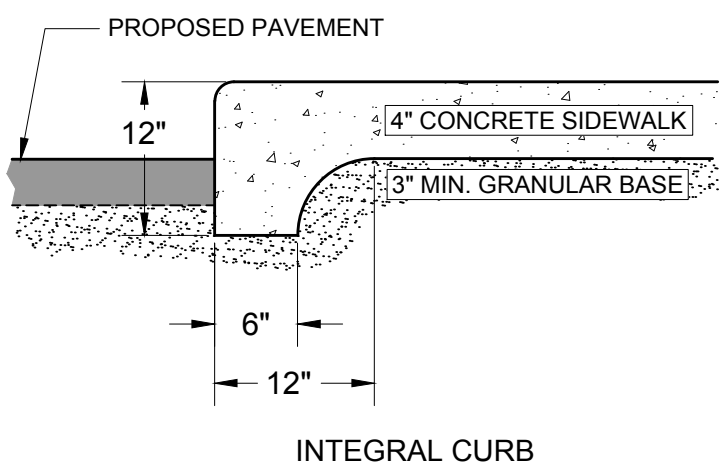
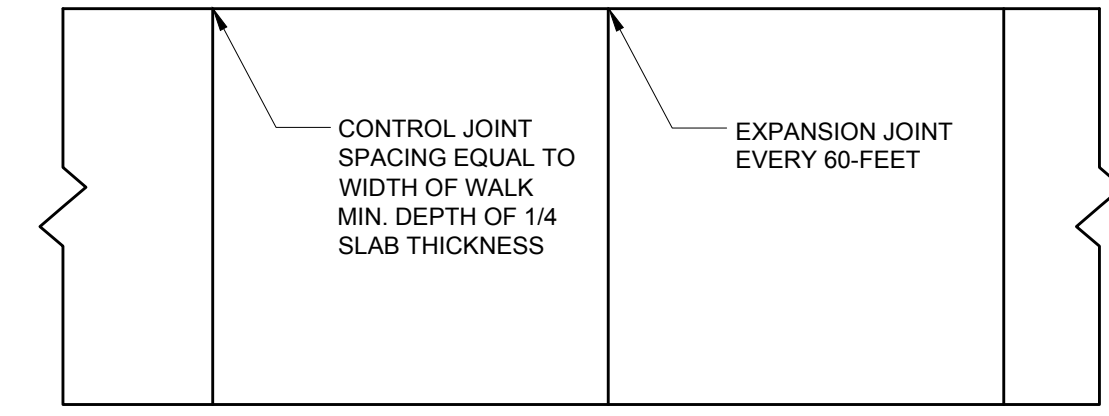
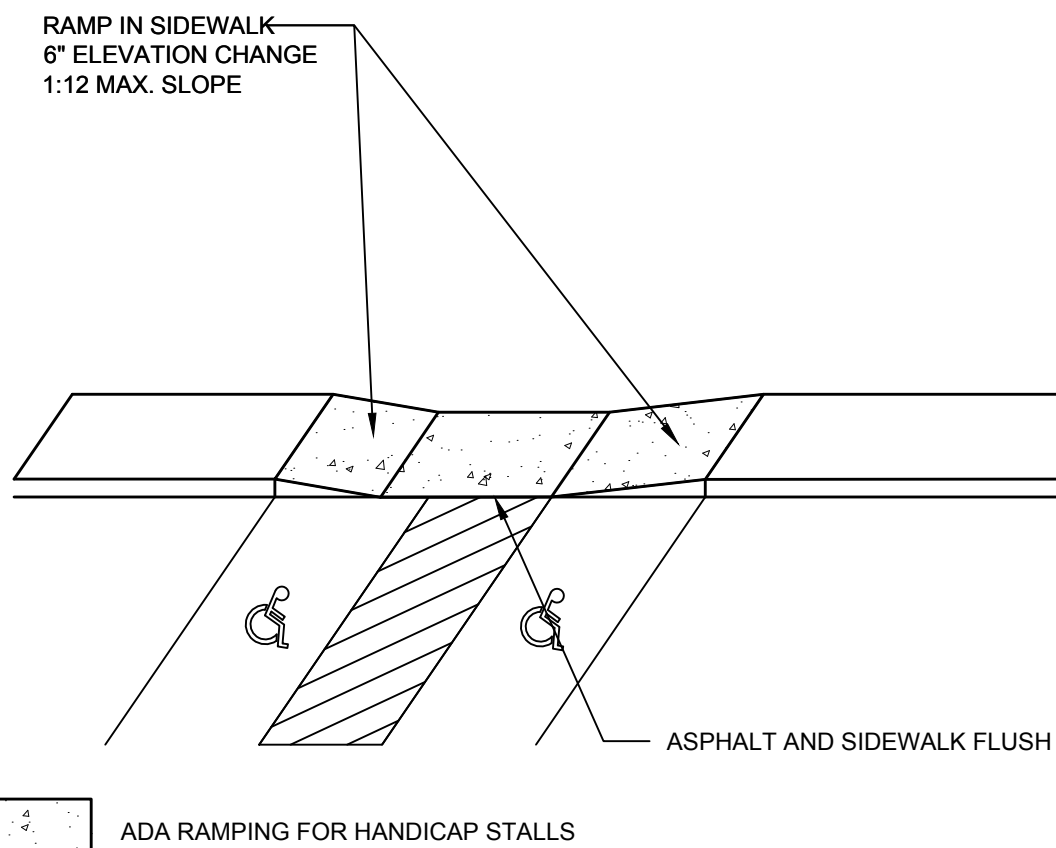
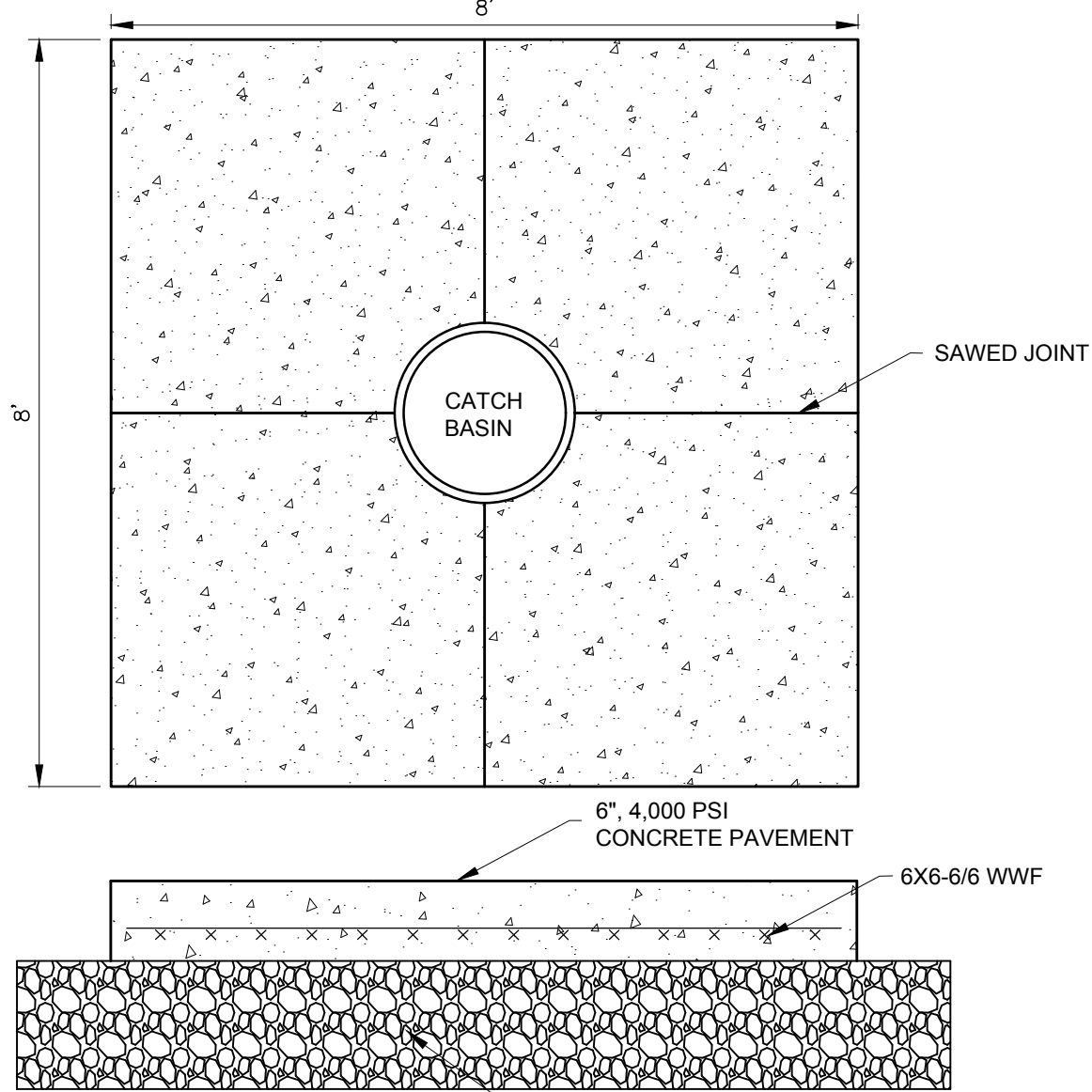


Graphic Scale



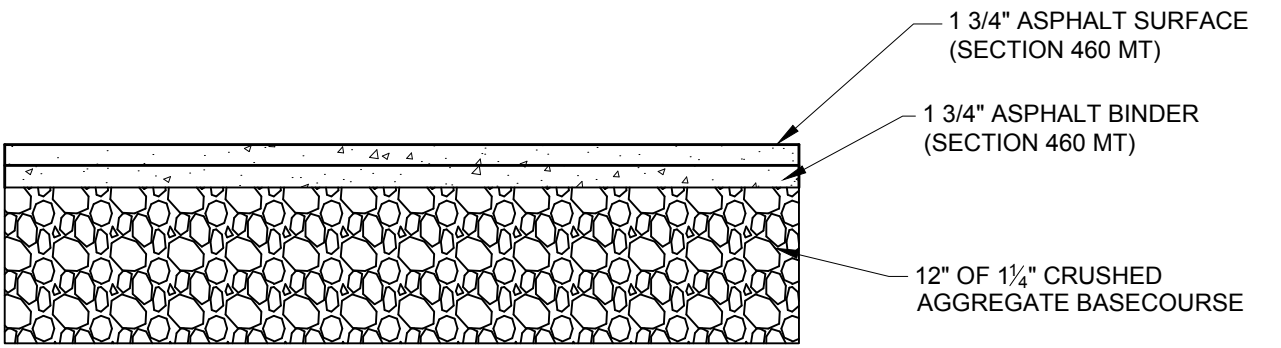
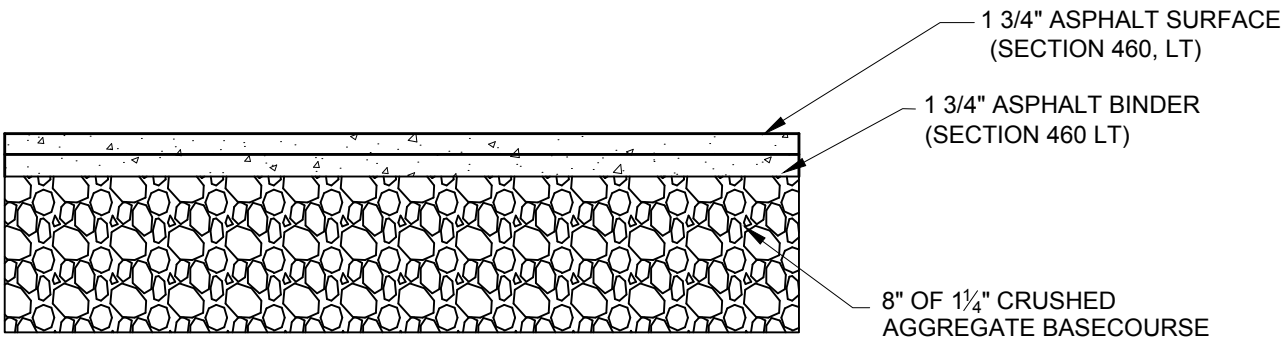
Legend

- SANITARY MANHOLE
- ROUND CATCH BASIN
- STORM SEWER MANHOLE
- CURB INLET
- HYDRANT
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- LIGHT POLE
- CONCRETE CURB & GUTTER LINE
- EXISTING ASPHALT
- CONCRETE
- GRAVEL
- EXISTING BUILDING
- LANDSCAPE AREA
- DECIDUOUS TREE
- CONIFEROUS TREE
- ACCESSIBLE ROUTE
- FLOODPLAIN LIMITS
- FLOODWAY
- PROPOSED ASPHALT
- PROPOSED HEAVY DUTY 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
- 176.41 EXISTING GROUND GRADE
- 2.33% PROPOSED GROUND GRADE DRAINAGE ARROW

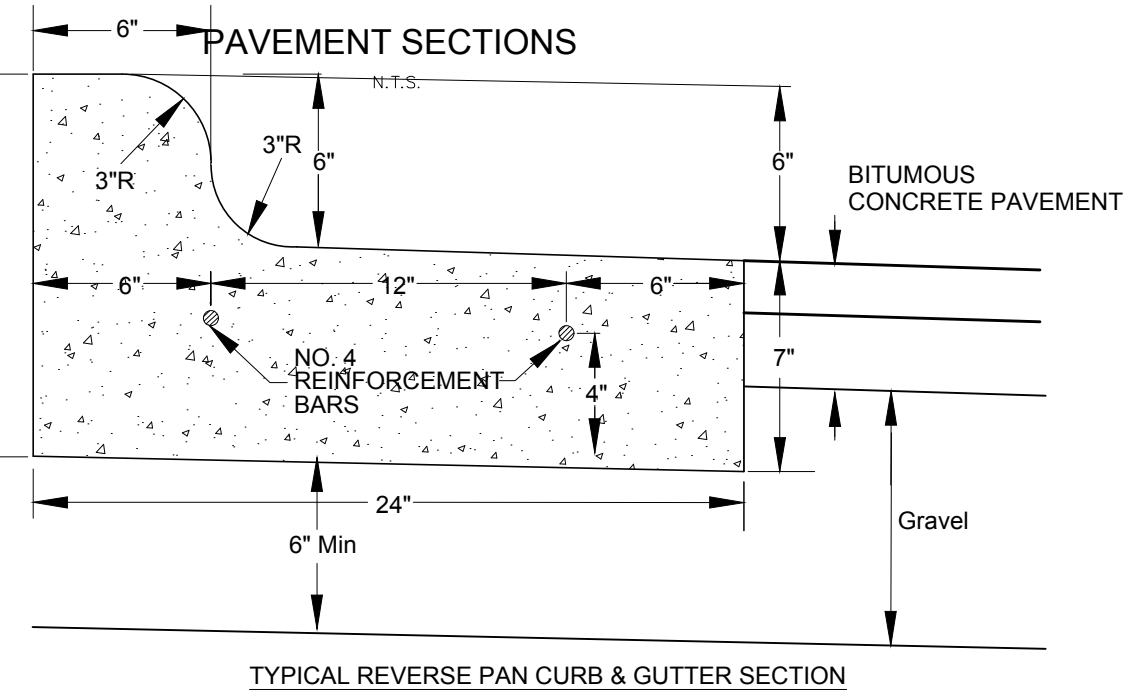


SIDEWALK
N.T.S.

- NOTES:
- CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS.
 - MIN. 6-INCH THICKNESS THROUGH DRIVEWAYS.
 - EDGE SIDEWALK WITH 3/8" RADIUS EDGING TOOL.
 - ROUND EDGES AT EXPANSION JOINTS TO 3/8" RADIUS.



- NOTES:
- ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISDOT FDM.



- CONTRACTION JOINTS SHALL BE EVERY 15' MAXIMUM OR DESIGNATED BY ENGINEER IN FIELD.
- 6"x6" EXPANSION JOINTS (3/4") SHALL BE PLACED CURB HEAD AT END OF RADI.
- NO. 4 REINFORCEMENT BARS TO BE 20' LONG WITH A 3/4" EXPANSION TUBE REQUIRED ON ONE END AT EXPANSION JOINTS
- NO. 4 REINFORCEMENT BARS TO BE OVERLAPPED A MINIMUM OF 1'.

CURB & GUTTER DETAIL
N.T.S.

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

design matters

somerville architects engineers



Somerville, Inc. | 2100 Riverside Drive, Green Bay, WI 54301-2390
P 920.437.8136 | F 920.437.1131 | www.somervillenc.com

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

C3.0



June 16, 2021

To: City of Green Bay Plan Commission

For N.E.W. Community Clinic – PUD Amendment
610 N Broadway, Green Bay WI

I write to illustrate the design decisions surrounding the architectural features of the new building for N.E.W. Community Clinic. Per the previous plan commission meeting, there were concerns raised regarding the physical height of the building and the surface parking lot exposure on North Broadway.

The building was kept to a single story as the clinic needs did not necessitate the additional story above. The current design already includes room for expansion for the various departments and the owner did not feel the cost for a second story was justified. Further, the owner did not engage with other entities for a multi-tenant project as they had concerns regarding security, privacy and additional maintenance because this would detract from their mission of providing quality healthcare for the underserved.

The architectural design tries to make the best use of the site by holding the corner on Broadway and Mather with the parking lot to the south. The Owner required a minimum of 32 stalls for staff and patients where the revised plan now includes 38 rather than the original 40. The building is also highest at the corner to bring as much scale and height as the structure allowed to anchor the intersection. The parapet heights are limited to what is shown on the provided elevations based on wind loads for the wood roof trusses and cannot be increased. The building also utilizes historical features from the Broadway district such as the exposed steel, brick, and dark window framing as well as the soldier coursing, pilasters and various jogs in the façade to bring interest to the elevations.

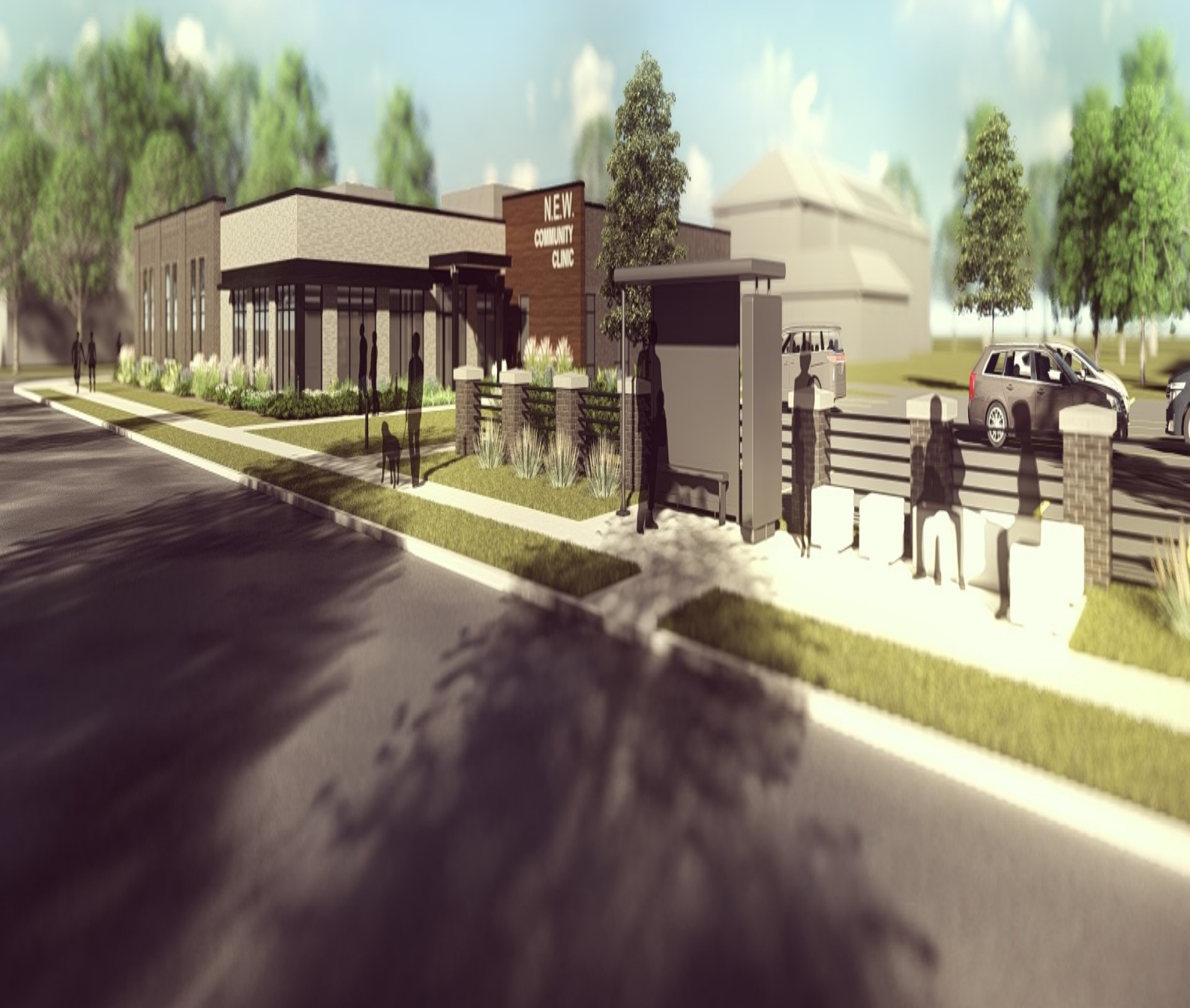
The revised renderings provided for this meeting show the intent to include additional parking lot screening between the surface lot and Broadway. The final design is to be coordinated with the City of Green Bay.

Sincerely,
Rustin Schwandt, AIA, NCARB, LEED Green Associate



somerville

architects
engineers





somerville

architects
engineers





somerville

architects
engineers



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 44-29, 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 Chapter 44, Article XX, 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 Section 44-653, 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.
 4. Setback Encroachment: The placement of a transit stop along the North Broadway right-of-way consistent with the siting requirement of the Green Bay Metro Transit.
- 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 Chapter 44, Article V., Division 8. Lighting, 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 30, Article I, Section 30-5. General Sign Standards, Green Bay Municipal Code.
 2. Sign standards found in Chapter 30, Article II, Section 30-35. Sign Standards Mixed Use districts, Green Bay Municipal Code.
- G. Site Plan Review & Standards
1. A site plan shall be submitted and review per Chapter 44, Article XIX, Site Plan Review, Green Bay Municipal Code.
 2. All service, loading and refuse areas shall be screened per Chapter 44, Article XIX, Site Plan Review, Section 44-1917, Green Bay Municipal Code.
 3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant Chapter 44, Article XIX, Site Plan Review, Section 44-1919, Green Bay Municipal Code.
- H. Parking/Pedestrian Access.
1. All parking shall be regulated as required in Chapter 44, Article XVIII, Off-Street Parking Drives, and Loading, Green Bay Municipal Code.
 2. All bicycle parking shall be regulated as required in Chapter 44, Article XVIII, Division 6. Pedestrian and Bicycle Access and Parking, Green Bay Municipal Code.

I. Landscaping

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.
3. A minimum 4 foot fence and or wall is placed along parking areas that front the North Broadway right-of-way that provide screening to the parking areas as well as provide for potential seating for the bus stop, consistent with Exhibit A.

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 16, 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 Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, 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:

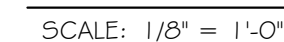
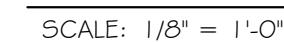
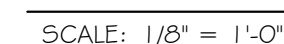
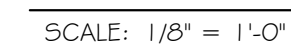
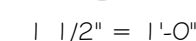
Clerk

Attachments:

Exhibit A – Conceptual Site Plan

Exhibit B – Building Façade Elevations





4/23/2021 1:28:25 PM



Report to the Green Bay Plan Commission

MEETING DATE

June 21, 2021

PREPARED BY

Madison Smith

AGENDA ITEM # E.3

(ZP 21-14) Public Hearing on a request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1406 Smith Street, submitted by Nancy Myers, property owner (Ald. K. Lefebvre, District 6).

BACKGROUND

RECOMMENDATION

N/A

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-14 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1406 Smith Street
(ZP 21-14)**

The Green Bay Plan Commission will hold a public hearing on **Monday, June 21, 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 21-14) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a two family dwelling located at 1406 Smith Street, submitted by Nancy Myers, property owner. (Ald. K. Lefebvre, District 6)

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: Madison Smith

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Madison Smith at (920) 448-3407 or madison.smith@greenbaywi.gov.

Publication Dates: June 7, 2021 and June 14, 2021



Report to the Green Bay Plan Commission

MEETING DATE

June 21, 2021

PREPARED BY

Madison Smith

AGENDA ITEM # E.4

(ZP 21-14) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 1406 Smith Street, submitted by Nancy Myers, property owner (Ald. K. Lefebvre, District 6).

BACKGROUND

Primary Address: 1406 Smith Street

Aldersperson / District: Ald. Kathy Lefebvre / District 6

Reason for Request: To permit the addition of an extended handicap bathroom, laundry area, and an ADA compliant ramp.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI) - Single-family residential

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

SOUTH: Low Density Residential (RI) - Single-family residential

EAST: Low Density Residential (RI) - Single-family residential

WEST: Low Density Residential (RI) - Single-family residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Residential land uses.

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

Report: The requested Conditional Use Permit is located at 1406 Smith Street in the City of Green Bay. The subject property has a Low Density Residential (RI) zoning which is defined in Section 44-250 of the City of Green Bay Municipal Code as: a separate and detached one-family residence on a single lot designed and arranged for use by one family or household. The petitioner is requesting permission to build a small addition onto the back of the existing house. A resident within the house is a disabled veteran with amyotrophic lateral sclerosis (ALS) and Chronic obstructive pulmonary disease (COPD). The Veterans Administration has approved a grant (Specially Adapted Housing (SAH) for the applicant to complete this expansion on the existing structure and build a handicap accessible addition on the bathroom, laundry room and front porch ADA ramp. The current bathroom needs remodeling to allow for the wheelchair and medical equipment.

This parcel is located in the Olde North Neighborhood Association and is not within the floodplain. The property type is multi-family residential with a total assessed value of \$83,000 according to the Brown

County Parcel Data. This is a two-story structure (0.182 acres) and a total of 7,959 sq. ft.

There are certain uses which, because of their unique characteristics, cannot be properly classified in a particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such conditional uses fall into two categories:

- (1) Uses publicly-operated or traditionally affected with a public interest.
- (2) Uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

- The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- 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.
- 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.
- Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
- 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.

Planning Staff is recommending approval of the request for a CUP as the establishment an expanded bathroom on this limited scale will not be detrimental to or endanger the public health, safety, or general welfare; will not impede the normal and orderly development and improvement of the surrounding property; 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; adequate utilities, access roads, drainage, and/or necessary facilities are in place; adequate parking facilities are provided; and will not be detrimental to the neighborhood. The parcel located on 1406 Smith Street is currently nonconformity Zoning nonconformities are defined as parcels, land uses, buildings, structures, or situations that do not conform to existing zoning regulations.

Ald. Kathy Lefebvre, District 6, the Olde North Neighborhood Association and adjacent property owners within 200+ ft. of the property have been notified of the request and a zoning action sign has been placed on the property. As of the drafting of this report, staff has not received any calls regarding the request.

RECOMMENDATION

Approval of the request for a Conditional Use Permit, as proposed with the following conditions:

1. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit (CUP), including standard site plan review and approval;
2. No outdoor storage is permitted.

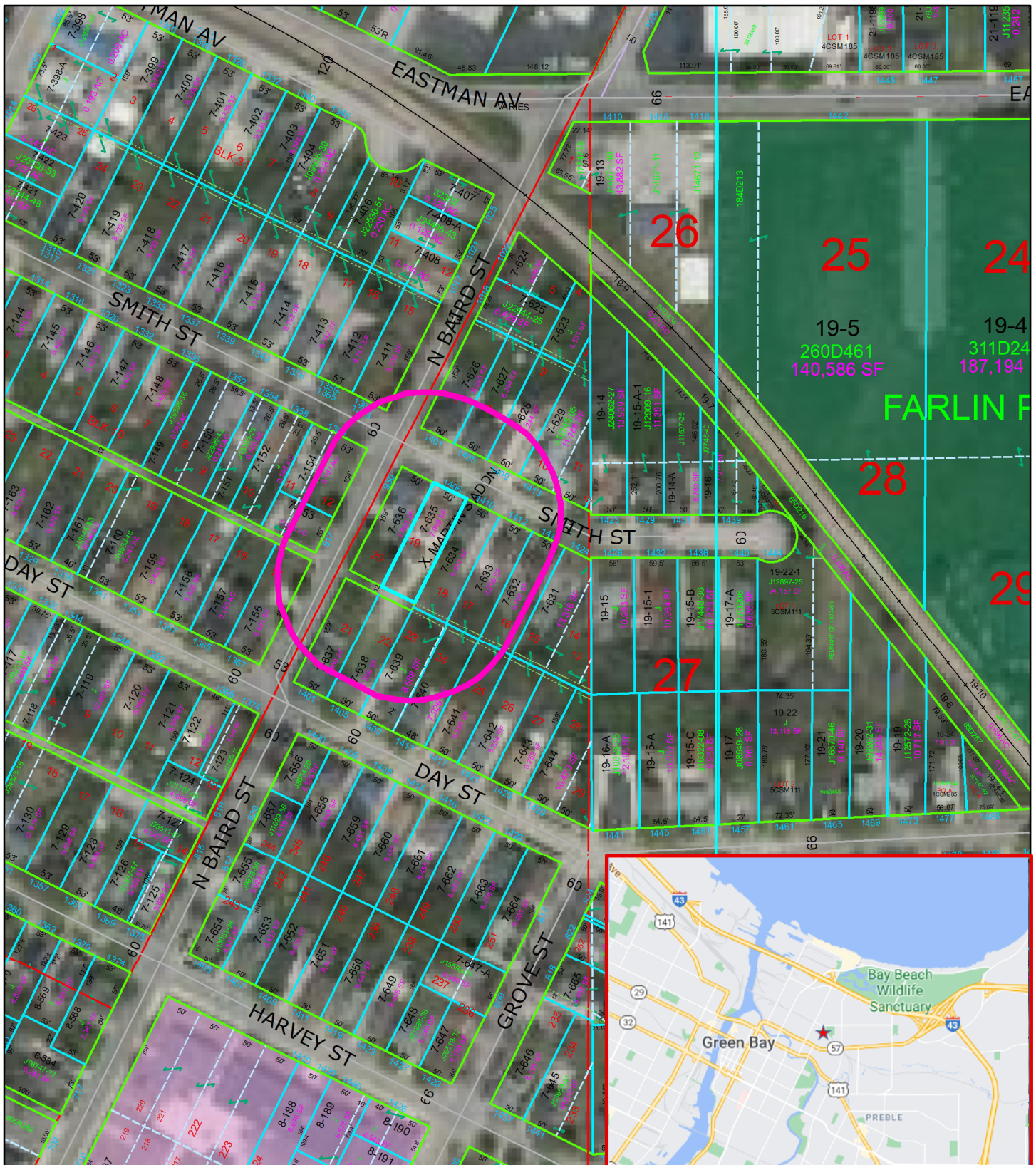
FISCAL IMPACT

ATTACHMENTS

1. ZP 21-14 Future Land Use Exhibit
2. ZP 21-14 Color Map
3. ZP 21-14 Exhibits
4. ZP 21-14 Zoning Exhibit
5. ZP 21-14 BW Map
6. ZP 21-14 City Action Form CUP

ZP 21-14 CUP, 1406 Smith Street





(ZP 21-14) Conditional Use Permit (CUP) 1406 Smith Street

0 50 100 200 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. MS

Parcel Number:
7-635

- Subject Parcel
- Notification Area 200'

To Whom it May Concern,

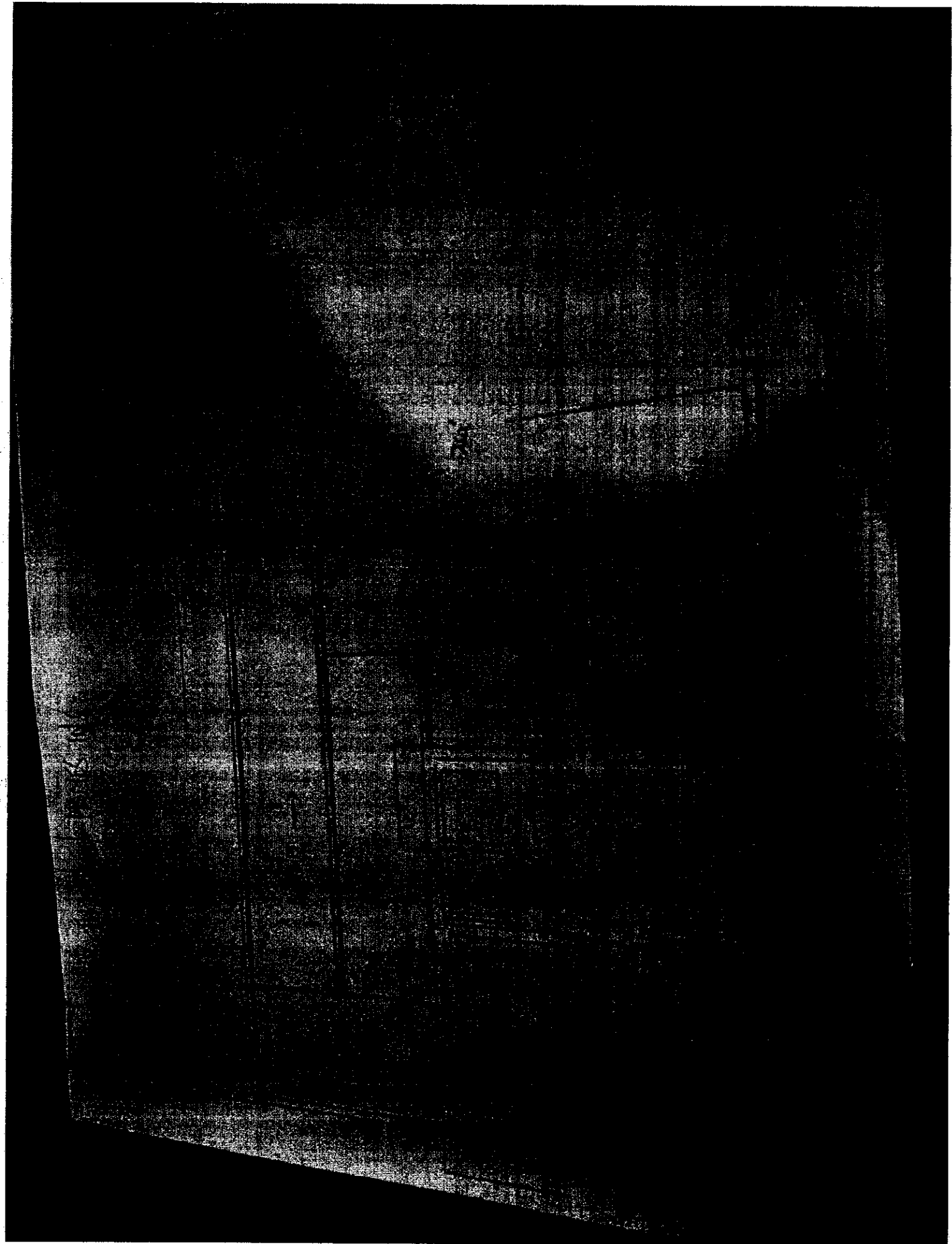
My son and I are requesting permission to build a small addition onto the back of our house. My partner is a disabled veteran who is suffering with ALS (Lou Gehrigs disease) and end stage COPD. The Veterans Administration has approved us for a grant to be able to do this addition so that Fred can stay in my home other than be put in a nursing home facility.

The plan is to make our home handicap accessible and add on a bathroom, laundry room and a small deck with a handicap ramp.

Our hope is that you will approve this so that he can be comfortable at home for the remainder of his life.

Thank you for your consideration.

Sincerely,
Nancy Myers





**DEPARTMENT OF VETERANS AFFAIRS
St. Paul Regional Loan Center
1 Federal Drive, Fort Snelling
St. Paul, MN 55111**

December 22, 2020

In Reply Refer to: 330/335
C- 29458203
PH064381

Frederick Eman
1406 Smith St
Greenbay, WI 54302

Dear Frederick Eman:

You have been granted conditional approval of your Specially Adapted Housing (SAH) grant, pursuant to 38 CFR 36.4405(a) for the following property: 1406 SMITH ST GREENBAY, WI 54302. Specifically, we have determined the following:

Disability requirements have been satisfied pursuant to 38 CFR 36.4404(a), in that you have been rated as being entitled to compensation under 38 U.S.C. chapter 11 for a valid condition;

Feasibility and suitability requirements have been satisfied pursuant to 36.4404(b), in that

- o It is medically feasible for you to reside outside of an institutional setting and in the proposed housing unit/locality,

- o The nature and condition of the proposed housing unit are suitable to meet your current and proposed residential living needs, and

- o The cost of the proposed housing unit bears a proper relation to your present and anticipated income and expenses; and

You have not exceeded the usage or dollar limitations prescribed by 36.4402(d) and 36.4403.

Please understand that this letter does not represent final approval of your grant, nor does it authorize VA to request grant funds from the U.S. Treasury. To be granted final approval, you must meet the requirements stated in 38 CFR 36.4405(b). However, because you have been granted conditional approval, you are now authorized to incur the following pre-construction costs, if necessary, pursuant to 38 CFR 36.4406(a):

Architectural/drafting services employed for preparation of building plans and specifications, Land surveys, Attorneys and other legal fees, including fees for title services, and/or other costs or fees necessary to plan for specially adapted housing grant use, as determined by the Secretary.

If possible, you should avoid paying out of pocket for these expenses. You are not authorized to start construction or incur construction costs.

If you have questions regarding authorized pre-construction costs, please contact myself at 877-827-3702, extension 3355060 or jeffrey.camlin@va.gov.

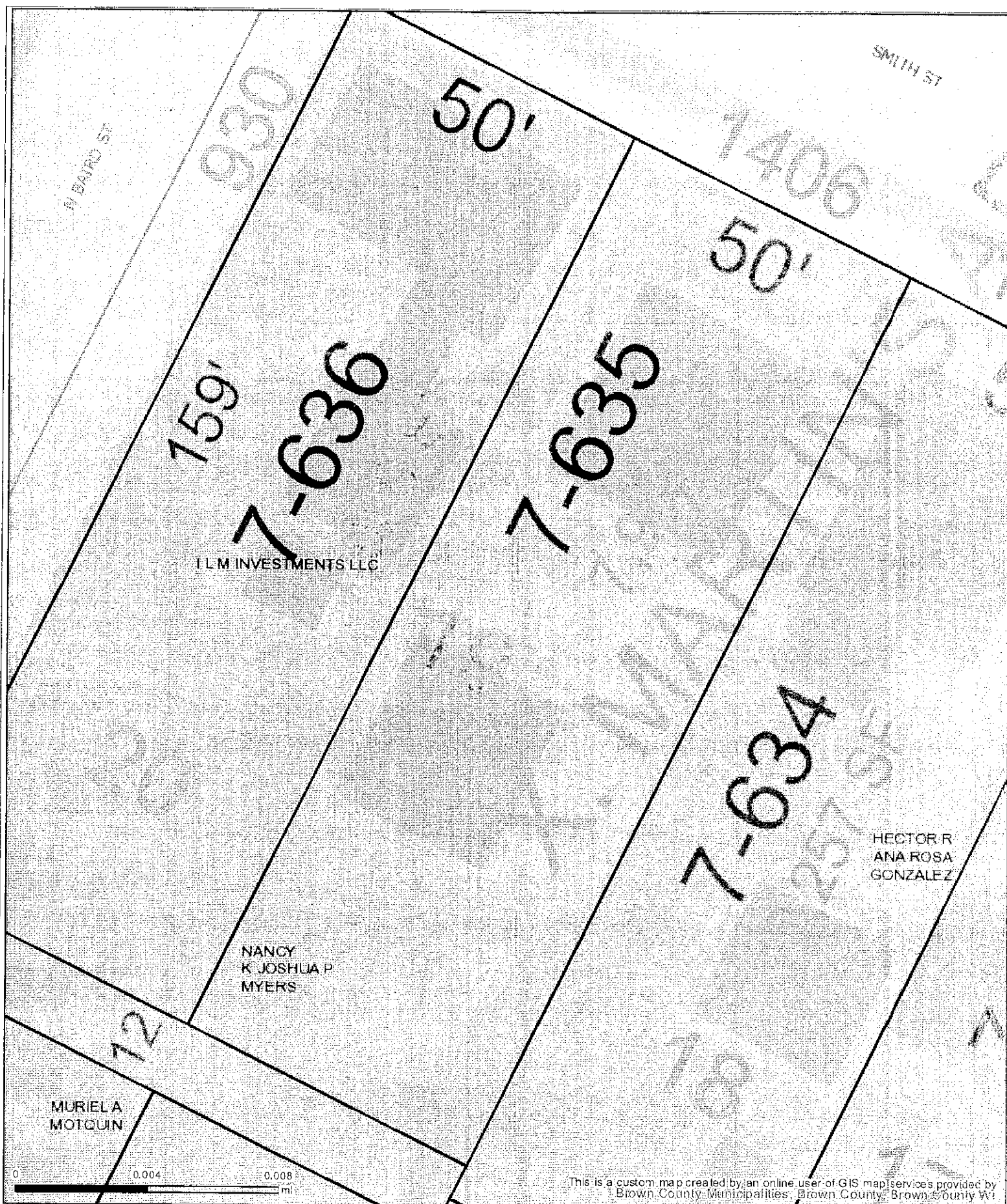
Sincerely,

Jeffrey Camlin

Jeffrey Camlin

SPECIALY ADAPTED HOUSING AGENT

Encl: 26-6807, 26-4555C



Part of Brown County WI

Map printed on 4/22/2021

1:240
1 inch = 20 feet*
1 inch = 0.00379 miles*
**original page size: 6.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

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

✓ "hooks" indicate parcel ownership crosses a line

SC-190-2	Parcel ID Number
28-00227	Document Number
0.314 AC	Area of parcel
279.8'	Line Distance
3547	Address

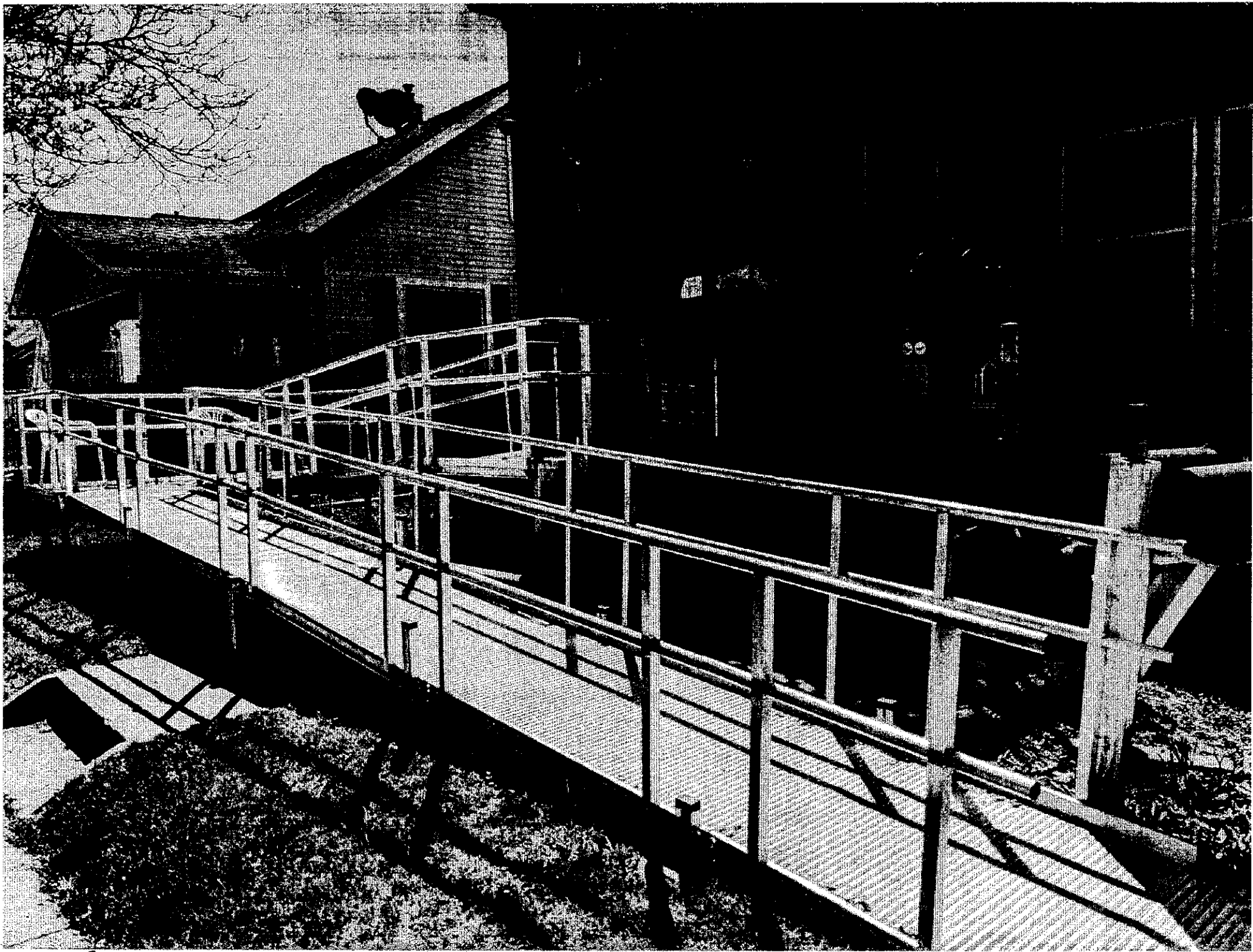
A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



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



Map data ©2021, Map data ©2021 20 ft



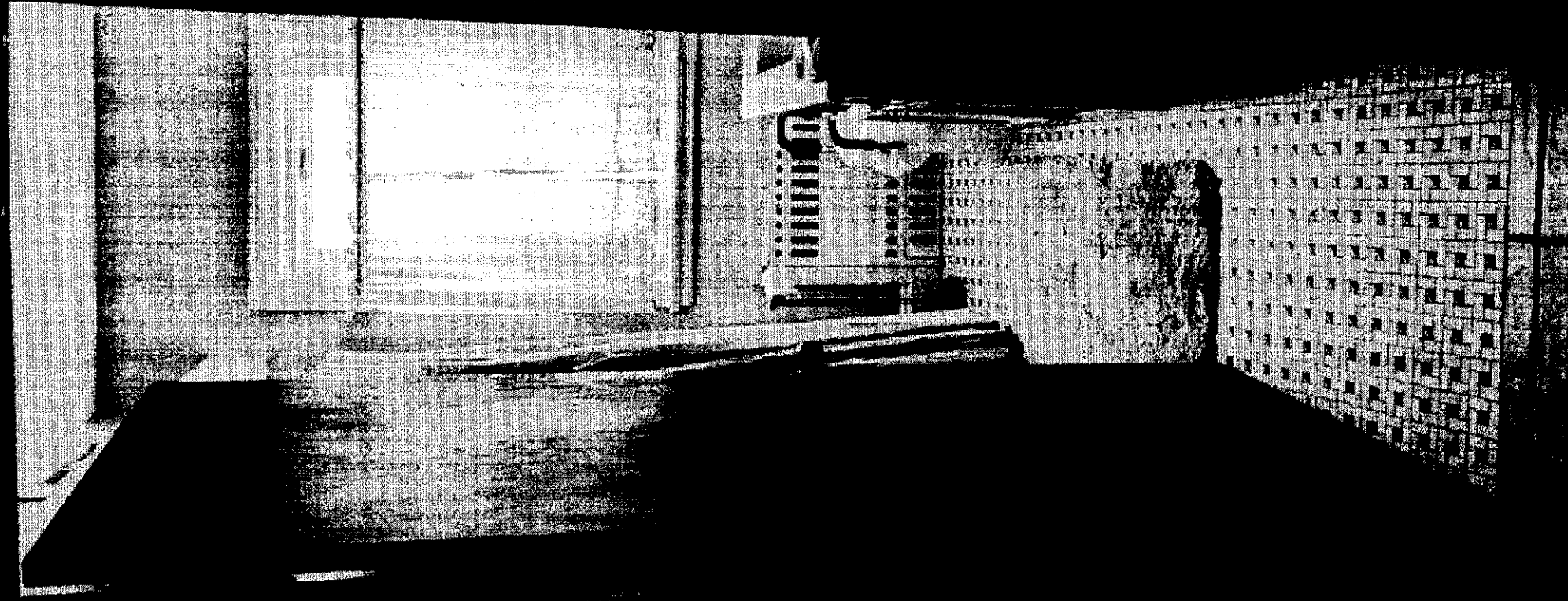
Front of house



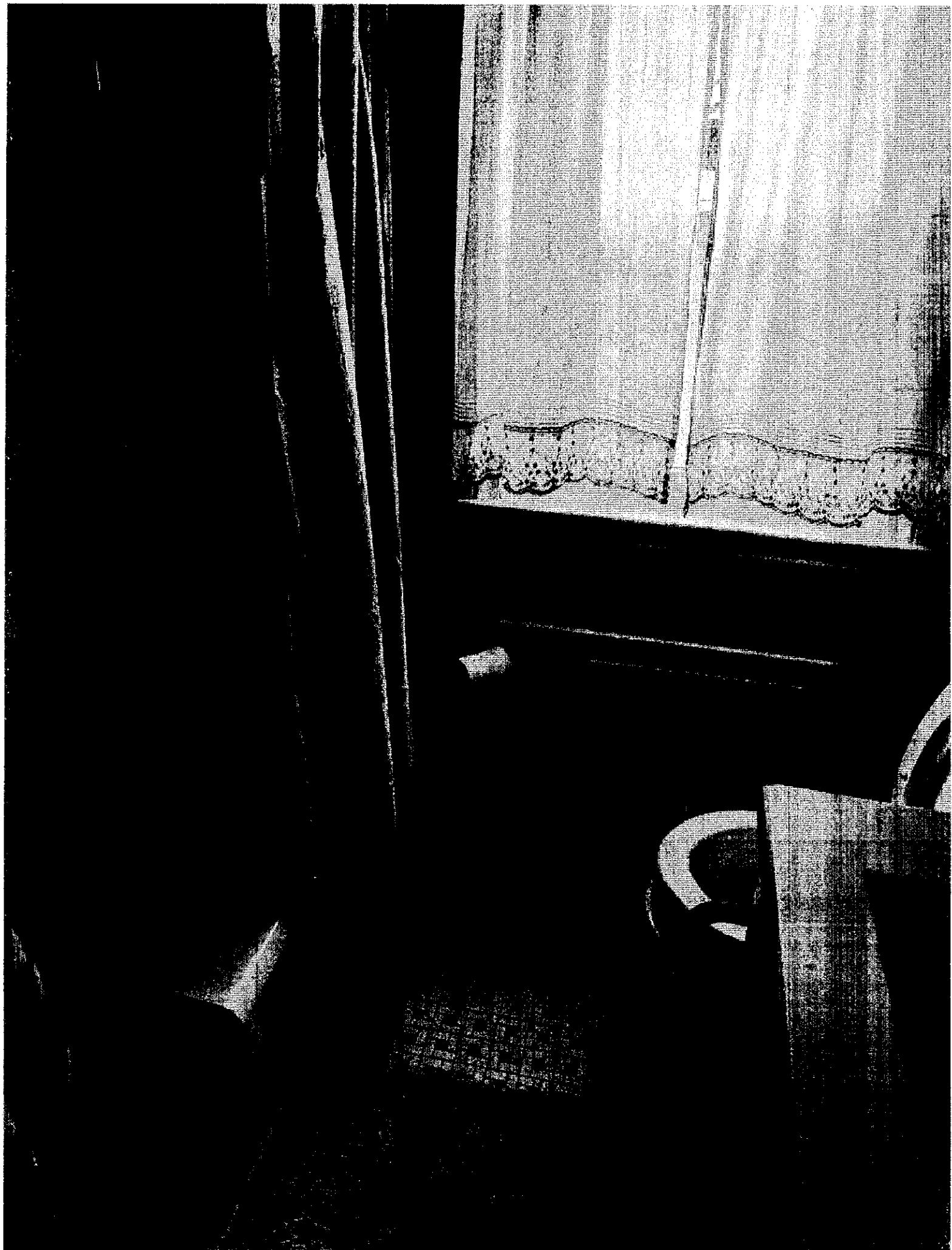
Back of house

Back entry way for upstairs + downstairs



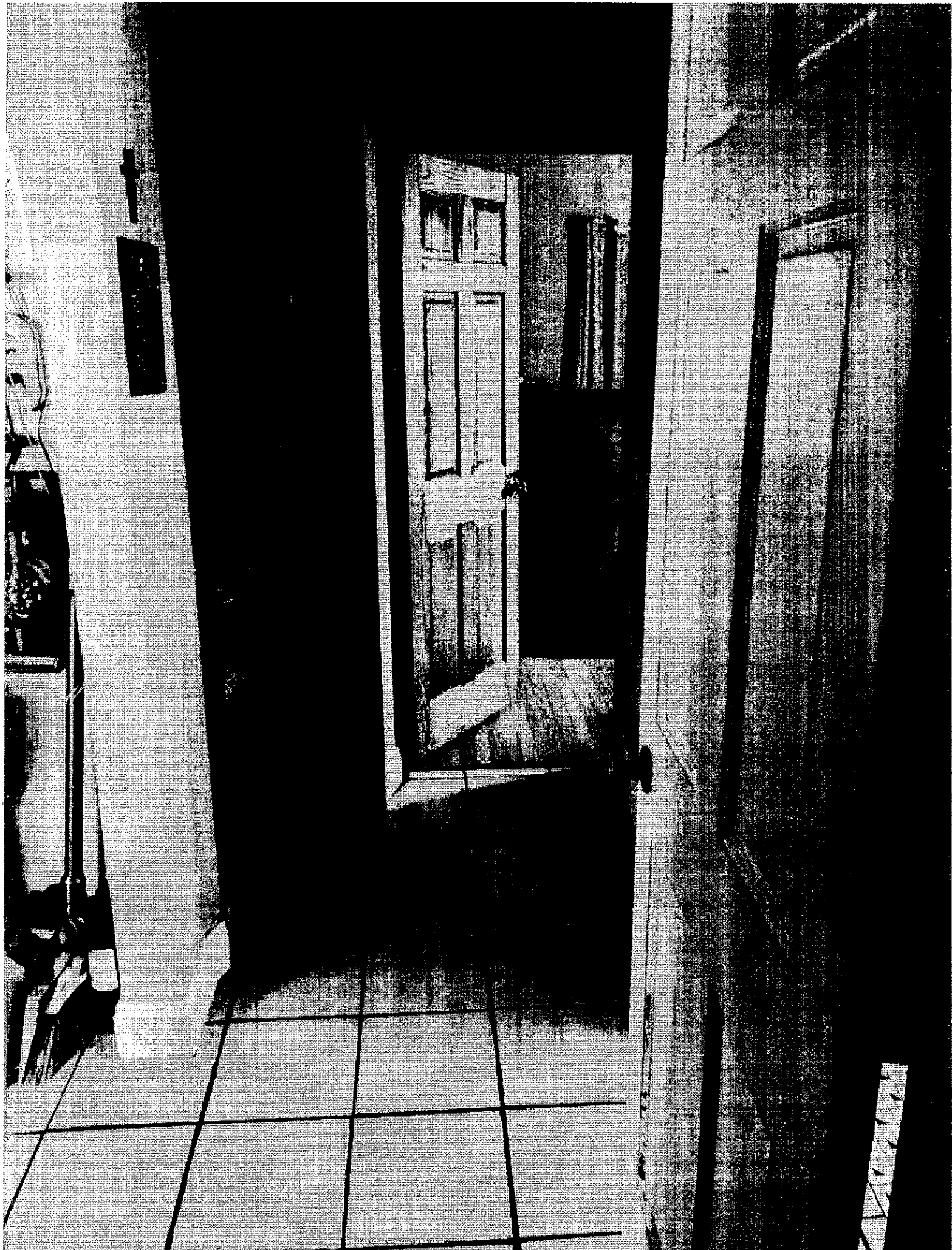


Current Bathroom - Very Small

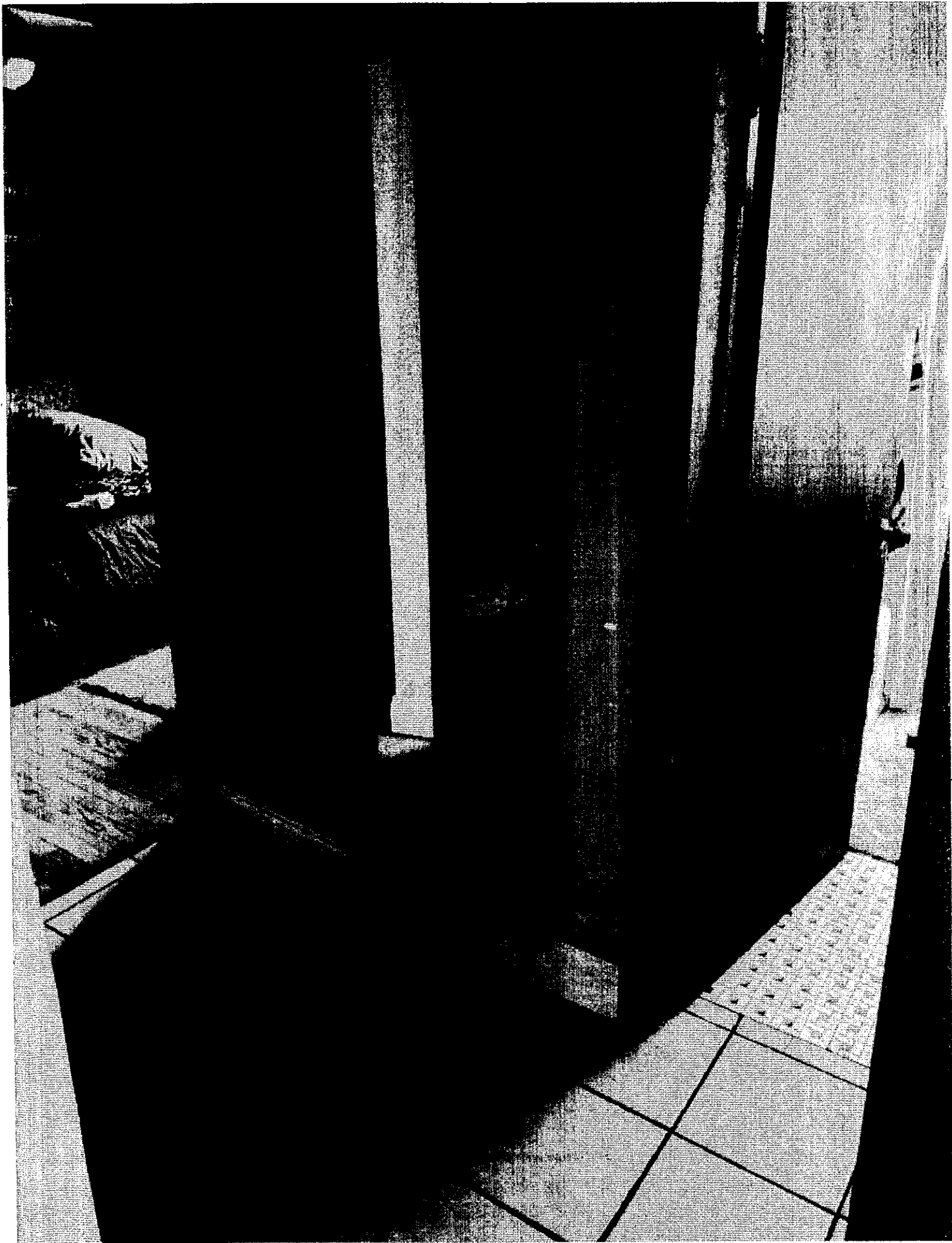




Current Bath tub



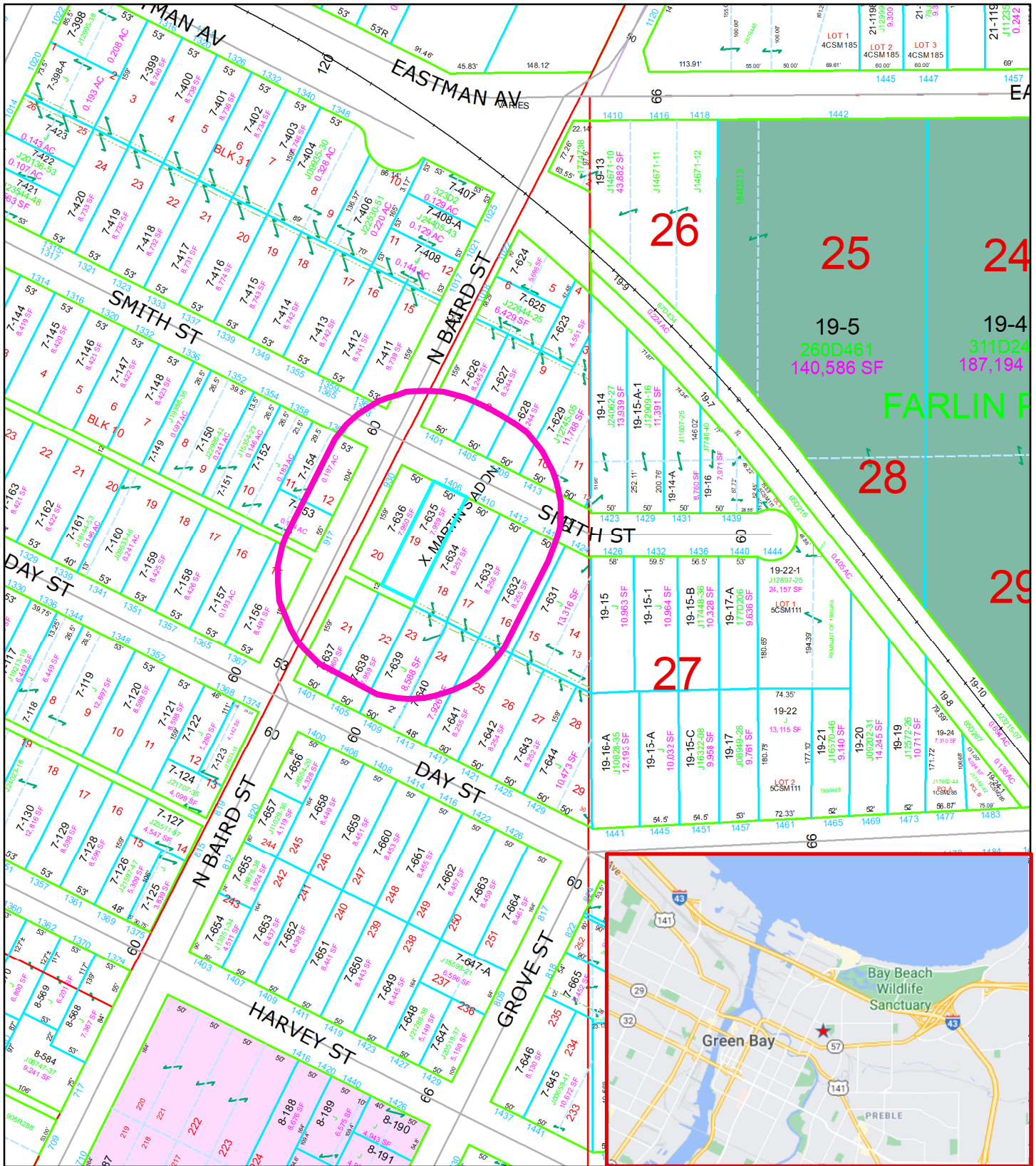
Hallway going into Bedroom.



ZP 21-14 CUP, 1406 Smith Street



Zoning	
	RR - Rural Residential
	R1 - Low Density Residential-New Lots
	R2 - Medium Density Residential
	R3 - Varied Density Residential
	OR - Office Residential
	NC - Neighborhood Commercial
	C1 - Commercial One
	C2 - Commercial Two
	C3 - Commercial Three
	D1 - Downtown One
	D2 - Downtown Two
	GI - General Industry
	S-RLI - Special District Light Industry
	LI - Light Industry
	BP - Business Park
	PI - Public Property / Institutional
	CON - Conservancy



(ZP 21-14) Conditional Use Permit (CUP) 1406 Smith Street

0 50 100 200 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. MS

Parcel Number:
7-635

- Subject Parcel
- Notification Area 200'



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Petitioner(s): Nancy Myers and Joshua Myers Date: 04-27-2021
Email: myersnancyk@gmail.com Phone Number: 920-977-8300
Address: 1406 Smith St City: Green Bay State: WI Zip Code: 54302
Property Owner: Nancy Myers and Joshua Myers Phone Number: 920-977-8300
Parcel Numbers (required): 7-634
Location of Property: 1406 Smith St Green Bay, WI

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

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

I, Nancy Myers and Joshua Myers, respectfully request that the City of Green Bay take the following action:

PC.
June 7, 2021

Attach Zoning Petition Form with first three items.

- ☐ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 plus \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
- ☐ Other (\$200.00 Administration Fee):

Petitioner Signature(s): Nancy K Myers

Review Fee: \$300.00

Receipt No.: 2758227-16

Zoning Petition No.: 21-14 pn 5-5-21

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

Attach maps and legal descriptions (required).

Add onto house a handicap bathroom, laundry area and a handicap ramp. IF to 2F

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



Report to the Green Bay Plan Commission

MEETING DATE

June 21, 2021

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(ZP 21-17) Public Hearing on a request to create a Planned Unit Development (PUD) at 2400 E. Mason Street, submitted by Garritt Bader, 2400 East Mason Street, LLC property owner (Ald. L. Gerlach, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 21-17 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Planned Unit Development (PUD)
2400 East Mason Street
(ZP 21-17)**

The Green Bay Plan Commission will hold a public hearing on **Monday, June 21, 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

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

[Dial by your location](#)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

A request to create a Planned Unit Development (PUD) at 2400 East Mason Street, submitted by Garritt Bader, 2400 East Mason Street, LLC property owner (Ald. L. Gerlach, District 3).

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

City of Green Bay

Department of Community and Economic Development

Attn: David Buck

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

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

Publication Dates: June 9, 2021 and June 14, 2021



Report to the Green Bay Plan Commission

MEETING DATE

June 21, 2021

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(ZP 21-17) Consideration with possible action on a request to create a Planned Unit Development (PUD) at 2400 E. Mason Street, submitted by Garritt Bader, 2400 East Mason Street, LLC property owner (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 2400 E. Mason Street

Aldersperson / District: Ald. Lynn Gerlach / District 3

Reason for Request: To allow the redevelopment of the subject property. Specifically, into two (2) separate restaurants with drive-through facilities.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTIES: Planned Unit Development (PUD) - vacant restaurant (formerly Fazoli's)

NORTH: Planned Unit Development (PUD) - Commercial service businesses

SOUTH: Planned Unit Development (PUD) - big-box retail (East Town Mall)

EAST: Planned Unit Development (PUD) - restaurant (Applebee's)

West: Planned Unit Development (PUD) - restaurant (Panera Bread)

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial uses. The proposed amendment is consistent with the City's Comprehensive Plan.

Analysis: The subject lot is a 0.95 acre/41,334 sq. ft. parcel of land located at 2400 E. Mason Street approximately 300 ft. from the intersection of East Town Way. The property is referred to as an outlot of East Town Mall. It is currently improved with an approximately 4,500 sq. ft. restaurant building constructed in 1995, surface parking and drive-through facility.

The nine (9) outlots of East Town Mall along E. Mason Street as well as the shopping center are regulated by twelve (12) Planned Unit Developments (PUD) that were established between 1979 and 2017; however, regulatory details for the outlots are limited to only signage. With this application, 2400 East Mason Street, LLC, desires to remove the existing restaurant and redevelop the property with two drive-through restaurants. As this site currently has insufficient zoning regulation, it must be addressed prior to any redevelopment. Generally, these types of uses would dictate a C-2 Highway Commercial Zoning however several elements of that district could have a negative effect on the character of the shopping center so a new PUD is proposed over the base R1 Low Density Residential Zoning (draft PUD attached to this report).

The petitioner proposes to divide the property into two individual lots and redevelop them with two single-tenant restaurant buildings. The new lots will be 0.53 acres/22,974 sq. ft. and 0.42 acres/18,360 sq. ft. in size and each will include an approximately 2,400 sq. ft. restaurant, outdoor patio space, drive-through facilities, ground mounted signage, parking and landscaping. Differences between the PUD and the C-2 District include a prohibition of particular uses, a reduction in E. Mason Street setback from fifteen (15) ft. to five (5) ft.,

maximum structure height from thirty-five (35) ft. to twenty-five (25) ft. and an interior shared side yard setback from six (6) ft. to zero (0) ft.

Staff supports The PUD request as proposed with stricter use and height regulations and believes the redevelopment of this particular outlot will support and add to the revitalization of the overall mall area by providing additional business options to visitors. The reduction in front yard setback is response to adjacent business that have begun to establish the reduced setback as a standard as well as the presence of a larger than typical E. Mason Street terrace of approximately 25-35 ft. Allowable height reduction is recommended to allow larger shopping center visibility. As the two new development sites will act as a small two user “campus”, staff also supports that the new interior side yard setback be removed with the submission of cross-access and cross-parking easements.

As alluded to in this report, this PUD is really a “stop-gap” or temporary measure until the existing twelve (12) PUDs on the shopping center can be repealed and an entirely new Planned Development related to the City’s and the owner’s collective vision for the future of the general area be established. This effort is anticipated for later this summer or fall following negotiations by the multiple property owners related to changes in private covenants currently in place.

Ald. Lynn Gerlach, the Wilder Park Neighborhood Association and surrounding property owners within 200 ft. have been notified of the request. Staff has not received any inquiries about the request as of the drafting of this report.

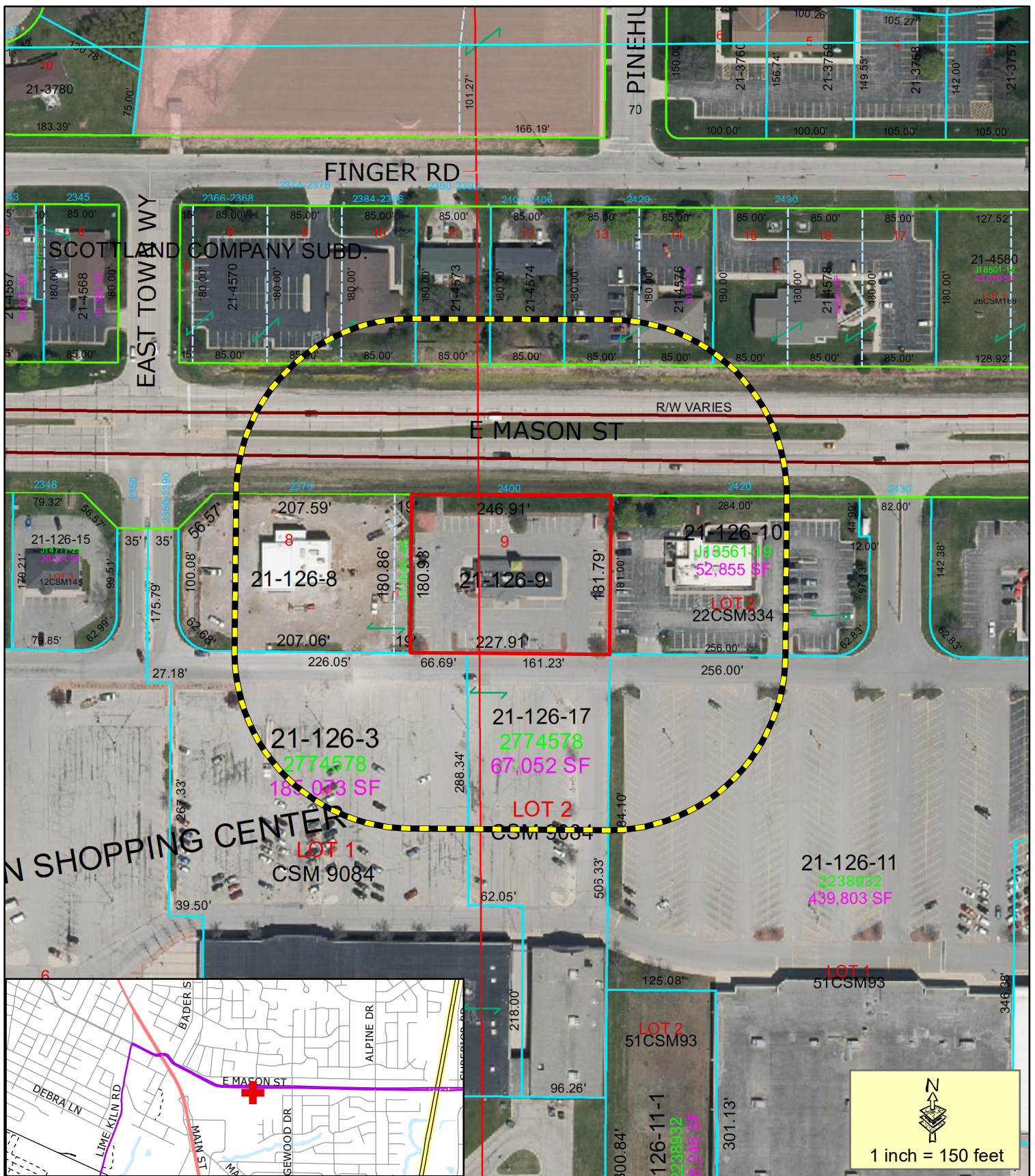
RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. ZP 21-17 Location Map
2. RFCA - 5.25.21 SR
3. Memo - PUD Request - 5.25.21
4. CSM 21-10 Preliminary 2400 E Mason St
5. ZO 06-21 - Creating PUD 2400 E Mason St



- Proposed PUD
- 200' Property Owner Notice

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

Zoning Petition (ZP 21-17)

Proposed Planned Unit Development (PUD) at 2400 East Mason Street





REQUEST FOR CITY ACTION PLAN COMMISSION

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

Petitioner(s): Garritt Bader, Member, 2400 East Mason, LLC Date: May 25, 2021
Email: gb@gb-re.com Phone Number: (813) 500-0296
Address: 300 N. Van Buren Street City: Green Bay State: WI Zip Code: 54301
Property Owner: 2400 East Mason, LLC Phone Number: Same
Parcel Numbers (required): 21-126-9
Location of Property: 2400 E. Mason Street

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

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

I, Garritt Bader, respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

- ☐ Rezone Property (\$300.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☒ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 plus \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Petitioner Signature(s): 

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

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

Attach maps and legal descriptions (required).

Please see accompanying memorandum submittal and Exhibit A (2). *(Sent via e-mail to Paul Neunayer)*

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

MEMORANDUM

To: Paul Neumeyer, City of Green Bay Planning Department
From: Garritt R. Bader, Principal, GB Real Estate Investments, LLC
Date: May 25, 2021
Re: PUD Request, 2400 E. Mason Street

Good morning!

Please allow this memo to serve as a supplement to the formal PUD request at 2400 E. Mason Street. Following our phone call on May 18, 2021, a PUD is being requested as the most-efficient means by which to achieve the desired redevelopment of the property in a manner that will satisfy all parties.

Overall Request

The request today is to approve a PUD for the property currently known as 2400 E. Mason Street that will afford its redevelopment into two single-tenant restaurants with drive-thru facilities. The site plan, architectural plans, and the Certified Survey Map are currently being finalized and will be submitted to the city by June 11th. Although slight modifications are possible, the renderings and plans included as **Exhibit A** will not drastically change.

Each building will be approximately 2,300 – 2,400 square feet in size, with a parking ratio that meets both city code for C-2 and a 5.5:1,000 ratio required by the East Town Shopping Center REA. Each site, once subdivided, will include not only a single building, but its own monument sign along Mason Street. The separated properties will remain connected through a parking and access easement between each other to share cross-parking and cross-access (including the sole driveway to the shopping center “ring road”), and will also be afforded overflow parking onto the Petco parcel through an easement that will be recorded. Copies of these agreements can be provided to the city upon request.

Through an e-mail exchange with Tom Giese at the City of Green Bay, it has been approved that the eastern parcel, once subdivided, will be granted an address of 2410 E. Mason Street, with the western parcel retaining the 2400 E. Mason Street address.

Relation To Overall East Town Plans

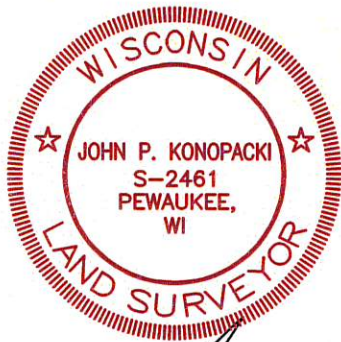
This redevelopment is in concert with the overall redevelopment and repositioning of the former East Town Mall that I’m undertaking to bring energy back to the area. Exterior retail/commercial storefronts are being created along the north side of the former mall, (eventual) parking lot in-fill development is being explored, and an overall image upgrade will, in phases, address decades of deferred maintenance of the buildings, infrastructure, lighting and landscaping.

Please let me know if there are any questions. I’m excited for the work already underway, as well as future phases that will begin with this redevelopment of the former Fazolis property. Thank you!

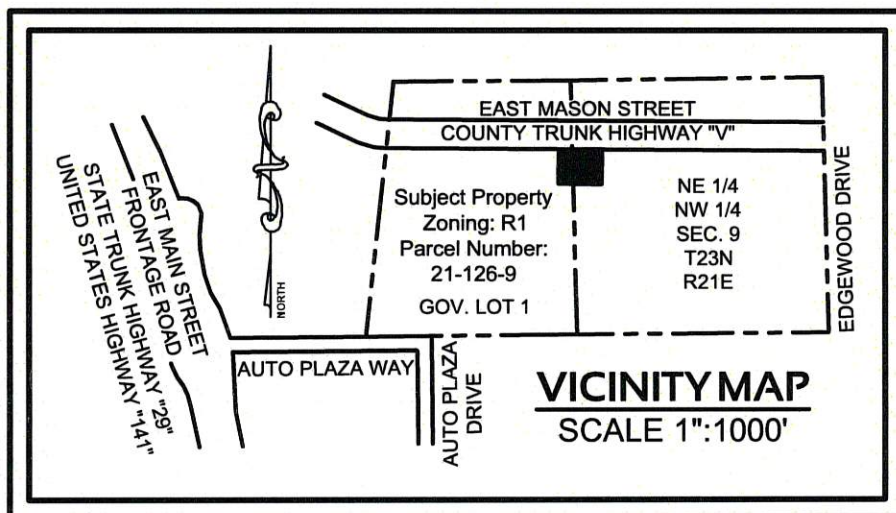
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 9, East Town Shopping Center, being part of Government Lot 1 and a part of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 23 North, Range 21 East, City of Green Bay, East Side of the Fox River, Brown County, Wisconsin.



JUNE 1, 2021



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the recorded plat of East Town Shopping Center. The north line of the East Town Shopping Center has a bearing of S89°36'59"E.
- Lot 1 and Lot 2 of this Certified Survey Map have direct physical ingress and egress via Reciprocal Easement Agreement, Document No. 1163750, to East Mason Street - County Trunk Highway "V", East Main Street Frontage Road, and Auto Plaza Way.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55009C0277F with an effective date of AUGUST 18, 2009. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- This Certified Survey Map is all of tax parcel number 21-126-9.
- The property owner of record is 2400 East Mason LLC.
- This Certified Survey Map is contained wholly within the property described in the following recorded instrument: East Town Shopping Center, recorded June 16, 1982 in Volume 17 of Plats on Page 236, Document No. 978912
- Existing building shall be removed.

Prepared for:
2400 East Mason LLC
300 N Van Buren Street
Green Bay, WI 54301

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2435.00
SHEET 1 OF 4

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 9, East Town Shopping Center, being part of Government Lot 1 and a part of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 23 North, Range 21 East, City of Green Bay, East Side of the Fox River, Brown County, Wisconsin.

LEGEND:

- Denotes Found Chiseled Cross
- Denotes Found 3/4" Iron Rod
- Denotes Set Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes No Access

EAST MASON STREET
COUNTY TRUNK HIGHWAY "V"

(150' PUBLIC R.O.W.)



75'

75'

NW CORNER
LOT 9

12' UTILITY EASEMENT
PER PLAT

S89°36'59"E 227.91'

NE CORNER
LOT 9 EAST TOWN
SHOPPING CENTER
P.O.B.

OWNER:
ENDF3DK LLC
TAX KEY #21-126-8
LOT 8
EAST TOWN
SHOPPING CENTER

PLATTED EAST LINE OF LOT 8
PLATTED WEST LINE OF LOT 9
N00°36'00"E 180.93'

126.81' NO ACCESS
BUILDING SETBACK LINE

LOT 2
18,360 SQ. FT.
0.4215 ACRES

LOT 2
22 C.S.M. 334
TAX KEY #21-126-10
OWNER: BROADSTONE
APLB WISCONSIN LLC

WEST 19.00'
LOT 9
(REMNANT)

LOT 1
22,974 SQ. FT.
0.5274 ACRES

EXISTING
BUILDING
(TO BE
REMOVED)

S00°36'00"W 181.41'

S00°36'00"W 181.79'

SW CORNER
LOT 9

30' UTILITY
EASEMENT

N89°24'00"W 227.91'

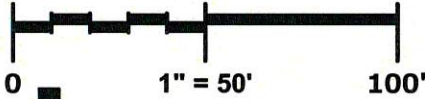
SE CORNER
LOT 9

LOT 1
C.S.M. NO. 9084
TAX KEY #21-126-3
OWNER: MAIN & MAIN
DEL PASO LLC

LOT 2
C.S.M. NO. 9084
TAX KEY #21-126-17
OWNER: WOOF
GREEN BAY EAST LLC

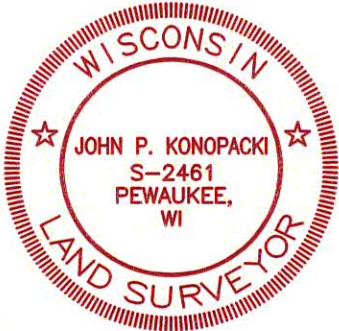
LOT 1
C.S.M. NO. 7471
TAX KEY
#21-126-11
OWNER: SKY
GREEN BAY LLC

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888



JUNE 1, 2021

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2435.00
SHEET 2 OF 4

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 9, East Town Shopping Center, being part of Government Lot 1
and a part of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 23
North, Range 21 East, City of Green Bay, East Side of the Fox River,
Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lot 9 in the East Town Shopping Center, as recorded in the Register of Deeds office for Brown County as Document No. 978912, being a part of Government Lot 1 and a part of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 23 North, Range 21 East, City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the northeast corner of Lot 9 in said East Town Shopping Center;
Thence South 00°36'00" West along the east line of said Lot 9, 181.79 feet to a north line of Certified Survey Map No. 9084;
Thence North 89°24'00" West along said north line, 227.91 feet;
Thence North 00°36'00" East, 180.93 feet to the south right of way line of East Mason Street - County Trunk Highway "V";
Thence South 89°36'59" East along said south right of way line, 227.91 feet to the Point of Beginning.

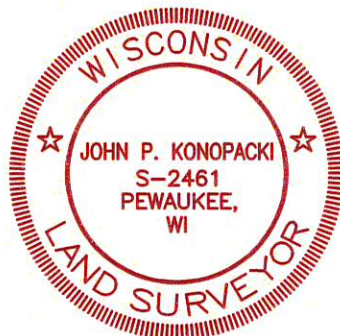
Containing 41,334 square feet (0.9489 acres) of land more or less.

That I have made such survey, land division and map by the direction of 2400 East Mason, LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Green Bay Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: June 1, 2021




John P. Konopacki
Professional Land Surveyor S-2461

CERTIFICATE OF THE CITY OF GREEN BAY CITY CLERK

I, Celestine Jeffreys, being the duly elected, qualified, and acting City of Green Bay City Clerk, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2021, on any of the land included on this map.

Date

Celestine Jeffreys - City Clerk

CITY OF GREEN BAY PLANNING DEPARTMENT

Approved by the City of Green Bay Planning Department on this _____ day of _____, 2021.

Date

David Buck, Principal Planner

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2435.00

SHEET 3 OF 4

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 9, East Town Shopping Center, being part of Government Lot 1 and a part of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 23 North, Range 21 East, City of Green Bay, East Side of the Fox River, Brown County, Wisconsin.

OWNER'S CERTIFICATE

2400 East Mason, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

2400 East Mason, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Green Bay

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2021.

In the presence of: 2400 East Mason, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2021.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



JUNE 1, 2021

ZONING ORDINANCE NO. 06-21

AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD)
FOR PROPERTY LOCATED AT 2400 EAST MASON STREET
(ZP 21-17)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property:

Legal Description: Lot 9 Excluding J17046-46 Plat of East Town Shopping Center, in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin. Parcel is approximately 0.95 acres/41,334 Square Feet.

Tax Parcel: 21-126-9

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as applicable, the following conditions are imposed:

- A. Purpose and Intent. The purpose and intent of the Planned Unit Development (PUD) is to permit the orderly development of the outlots associated with the large shopping center of the area. The PUD will facilitate the development of associated land in an integrated and innovative fashion, allow for flexibility in site design, and encourage development that is sensitive to the environmental, cultural, and economic considerations of the greater area. The general appearance and design of the site shall generally comply with the attached Exhibit A.
- B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are those listed as permitted or conditional principal uses within the C2 Highway Commercial Zoning District, as enumerated in the Green Bay Municipal Code, Section 44-681, Table 44-8 with the exception of the following uses which are prohibited:
1. Bed and Breakfast;
 2. Tool and Equipment Rental;
 3. Contractor Showroom;
 4. Greenhouse/Garden Supply;
 5. Automobile Rental or Sales;
 6. Carwash;
 7. Fuel/Gas/Service Station;
 8. Motor Vehicle Repair; and
 9. Residential Uses.
- C. Dimensional and Area Requirements. Dimensional and area requirements for principal

structures on the subject property shall be required as follows:

1. Lot Size: Minimum lot sizes shall be as follows:
 - a. Minimum lot width: 100 feet.
 - b. Minimum lot area: 15,000 square feet
 2. Setbacks: Unless otherwise stated, setbacks shall exclude buildings and parking/auto circulation facilities:
 - a. Front yard (north): 5 feet.
 - b. Side yards (west & east): 5 feet.
 1. Interior side yard setback may be reduced to 0 feet with provision of cross access and parking easements.
 - c. Rear Yard (south): 5 feet.
 3. Heights of Structures: Principal buildings shall not exceed 25 feet in height.
 4. Impervious Coverage: Impervious surfaces shall not exceed 80% of the site.
- D. Architecture. Building elevations shall generally comply with the following requirement:
1. Building materials. All building facades shall be designed with architecturally-finished materials consistent with Exhibit A. Durable materials, such as masonry or stucco, shall be used on all 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.
- E. Landscaping and Lighting. All landscaping and lighting on the subject property shall be regulated as set forth in Green Bay Municipal Code Chapter 44, Article XIX.
- F. Signage. All signage for the current project shall be regulated as follows:
1. All signs shall be constructed and in compliance with Chapter 30, Green Bay Municipal Code.
 2. Sign standards of the Commercial Districts, Chapter 30-36, Table 30-12, Green Bay Municipal Code shall be followed.
- G. Site Plan Review & Standards. A site plan shall be submitted and reviewed per Chapter 44, Article XIX, Green Bay Municipal Code.
- H. Parking/Pedestrian Access. All parking shall be regulated as required in Chapter 44, Article XVIII, Green Bay Municipal Code.
- I. Stormwater Management. If deemed necessary by the City's Department of Public Works during site plan review, a stormwater management plan shall be submitted to and approved by the City prior to the issuance of building permits.
- J. 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 hereon as provided by Section 44-82, 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(s) and Elevations

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY

E TOWN WAY

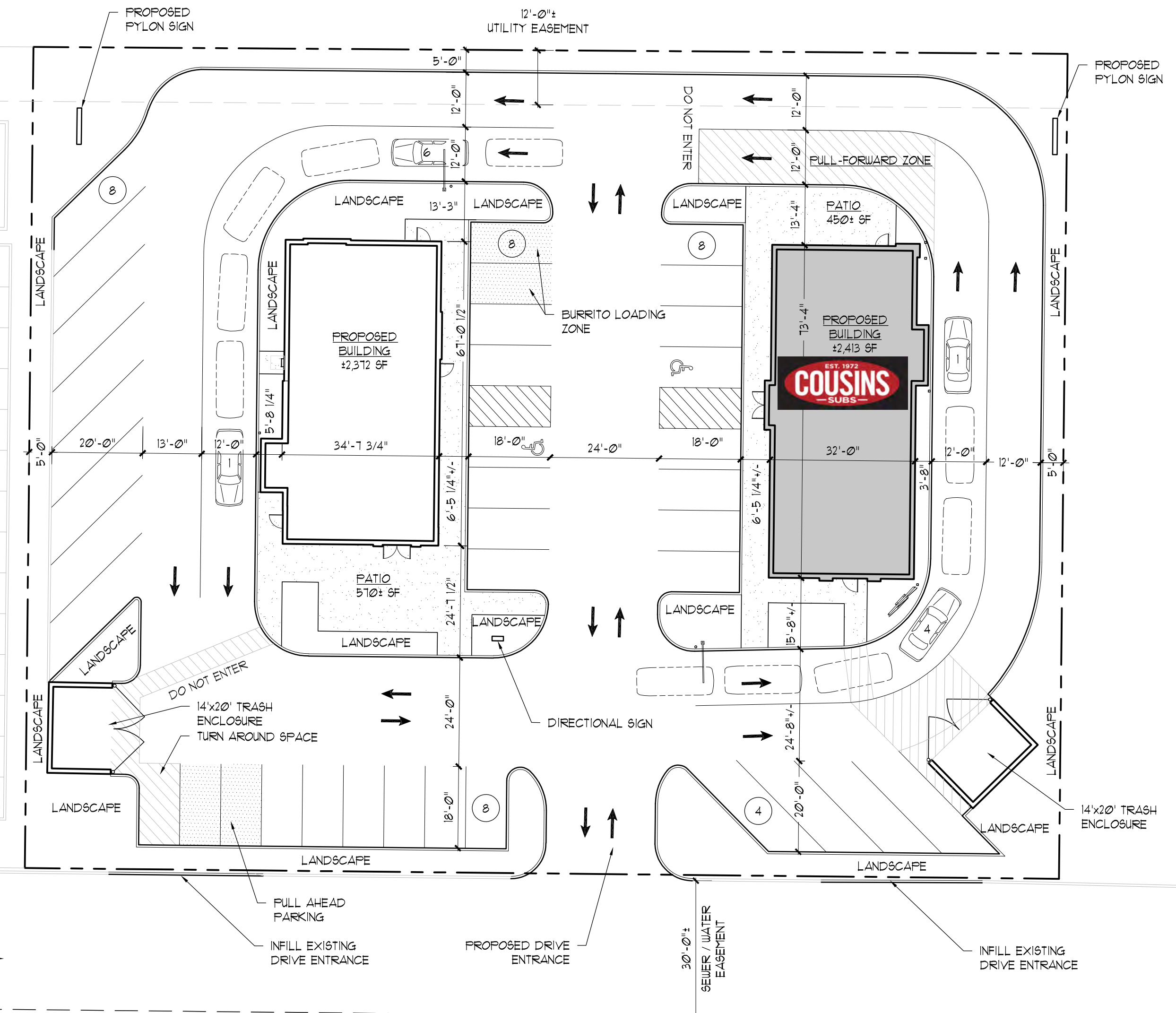
← E MASON STREET

ACCESS ROAD

EXISTING LOT SIZE:
APPROX. 0.94 ACRES (+/-334 SF - REQUIRES CONFIRMATION)

PROPOSED BUILDING AREA:
±4,785 SF TOTAL

PROPOSED PARKING SPACES:
36 SPACES TOTAL
7.52 SPACES PER 1,000 SF FLOOR AREA



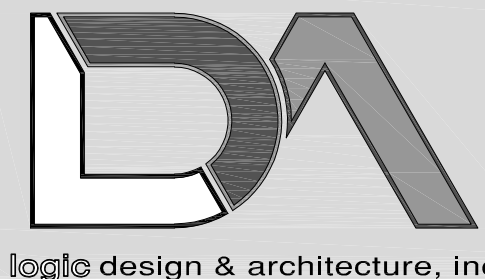
THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY - INCLUDES INFORMATION FROM SEVERAL SOURCES. NO EXTENSIVE SITE OR ZONING RESEARCH HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL. SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH

SITE PLAN

1" = 20'

1



LogicDA.com : 414.909.0080
 Project Manager: WBM
 Job Number: 21-034

Additional Info

Project Name

Proposed Outlot
2400 E Mason Street
Green Bay, WI 54302

Dates/Revisions

04.23.21
PRELIM. (20%)
SET FOR TENANT

04.30.21
REVISED (20%)
SET FOR TENANT

05.11.21
REVISED (20%)
SET FOR TENANT

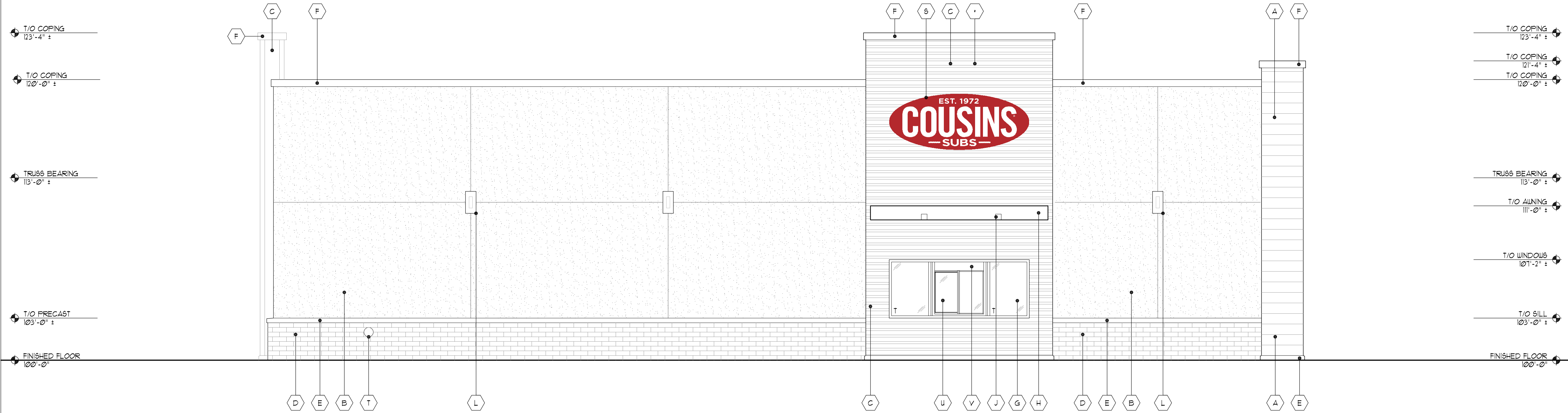
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99	100

CONCEPTUAL SITE PLAN

SP1.1-D

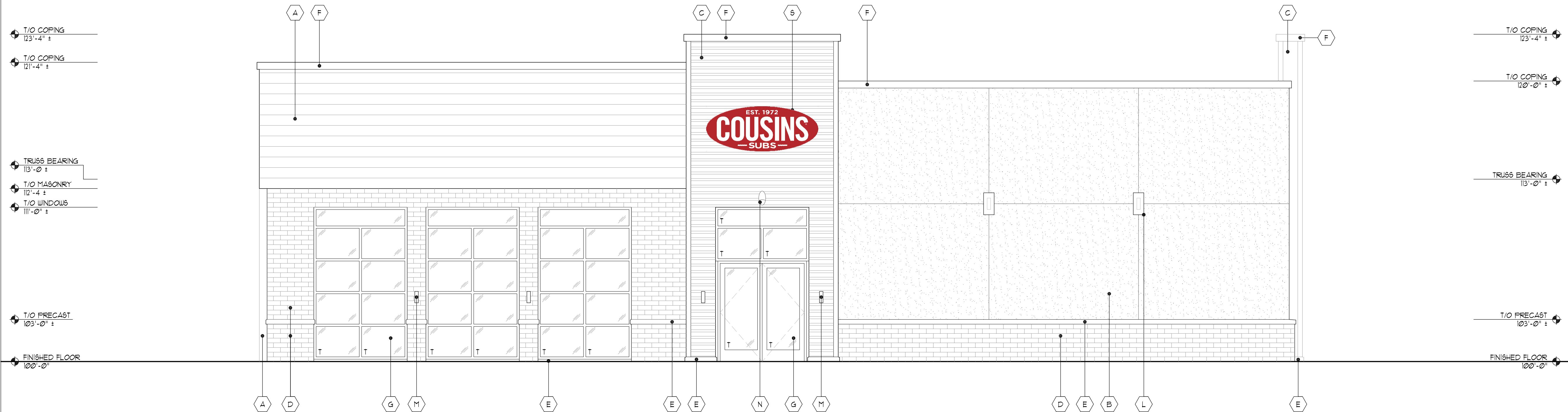
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- PRELIMINARY -
NOT FOR CONSTRUCTION



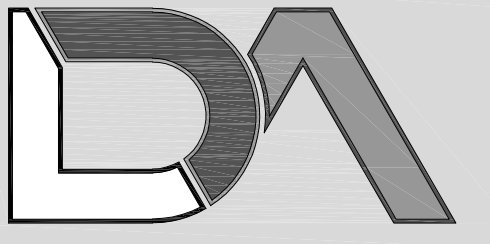
* = GC ADDITIONALLY ALT. BID BOTH EIFS & BRICK FOR THIS AREA
GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED EAST ELEVATION
1/4" = 1'-0" 2



GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED WEST ELEVATION
1/4" = 1'-0" 1



LogicDA.com | 414.909.0080
Project Manager: WBM
Job Number: 21-034

Additional Info

Project Name

Proposed Outlot
2400 E Mason Street
Green Bay, WI 54302

Dates/Revisions

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PRELIM. (20%)
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REVISED (20%)
SET FOR TENANT
05.11.21
REVISED (20%)
SET FOR TENANT

Drawing Title

PROPOSED
ELEVATIONS

A2.1

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- PRELIMINARY -
NOT FOR CONSTRUCTION

Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	Wall Tile	Color: Ark Acacia Valley 9"x36" AV34	Install Horizontal Running Bond Use only factory corner and color matched trim and sealants - R/T Elevations & Details, typical. Submit shop drawings & details to Arch for approval.	Dal Tile
B	EIFS Finish	STO Lotusan or Equal Color: SW 7028 Incredible White	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	STO Lotusan
C	Metal Wall System	Pac-Clad HW9 Precision Wall Panels Color: Musket Gray	Install Horizontal Color Matched trim and sealants - R/T Elevations & Details, typical. Submit shop drawings & details to Arch for approval.	Pac-Clad (Petersen)
D	Brick Veneer	Heritage Collection Color: Slate	Running Bond Utility Size Mortar: Black (SM800) Apply penetrating sealer to brick & grout per Mfg recommendations	County Materials or similar
E	Cast Stone / Precast Concrete	Soft Gray Smooth Finish	Caps, bands, sills - refer to sections Mortar: Gray (SM100) Apply penetrating sealer per mfg. Submit shop drawings for review and approval	Custom Cast Stone / Spec Mix
F	Metal #1	Color: Musket Gray	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
G	Aluminum Storefront System	Black Frames	Full lite doors w/ 1" insulated Low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
H	Steel Awning Canopy (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 6951 Black Magic	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval	TBD
J	Recessed Lighting	Black Finish	Recessed LED - Coord. Locations w/ Reflected Ceiling Plan	TBD
L	Wall Mounted Lighting	Black Finish	Down CY91 40K MVD W X NCLR-B-RDB Wall Mount 14"-4" AFF	Contech
M	Wall Mounted Lighting	Black Finish		TBD
N	Emergency Egress Lighting	Black Finish	TRL-EM-BR-EL Wall mounted centered over door	Triton LED
P	Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTU's	TBD
Q	Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
R	Roof Top Unit	Prefinished	GC to coordinate location & Details w/ Tenant Drawings	TBD
S	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
T	Overflow Downspout Nozzle	Z399-Prefinished	Mount 20" AFF	TBD
U	Drive-Thru Window	To Match Storefront	R/T tenant drawings	TBD
V	Drive-Thru Air Curtain	To Match Storefront	R/T tenant drawings	TBD
Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on elevations, typical.				

T/O COPING
123'-4" ±

T/O COPING
120'-0" ±

TRUSS BEARING
113'-0" ±

T/O MASONRY
110'-0" ±

T/O DOOR
101'-4" ±

T/O PRECAST
103'-0" ±

FINISHED FLOOR
100'-0"

SCHEDULE

4

* = GC ADDITIONALLY ALT. BID BOTH EIFS & BRICK FOR THIS AREA
GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

2

T/O COPING
123'-4" ±

T/O COPING
121'-4" ±

TRUSS BEARING
113'-0" ±

T/O AWNING
111'-0" ±

FINISHED FLOOR
100'-0"

NOT USED

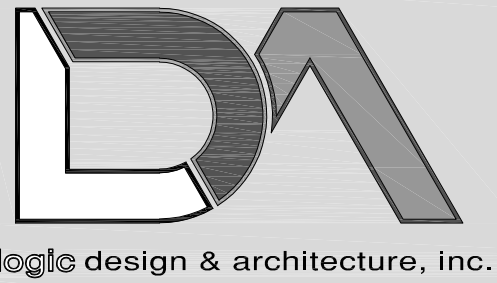
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GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED NORTH ELEVATION

1/4" = 1'-0"

1



LogicDA.com | 414.909.0080
Project Manager: WBM
Job Number: 21-034

Additional Info

Project Name

Proposed Outlot
2400 E Mason Street
Green Bay, WI 54302

Dates/Revisions

04.23.21
PRELIM. (20%)
SET FOR TENANT
04.30.21
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05.11.21
REVISED (20%)
SET FOR TENANT

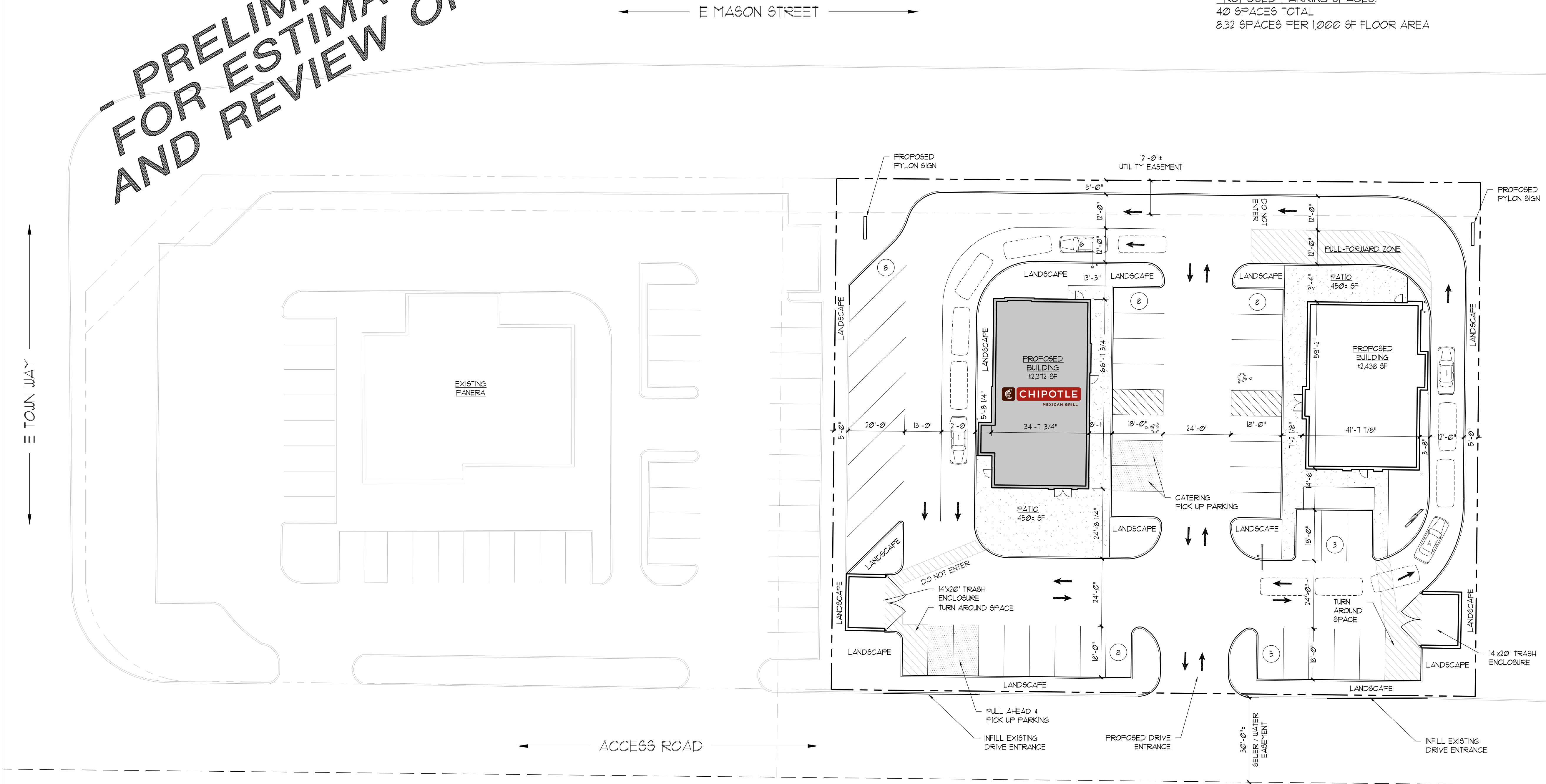
Drawing Title

PROPOSED
ELEVATIONS

A2.2

- PRELIMINARY -
NOT FOR CONSTRUCTION

PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
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REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

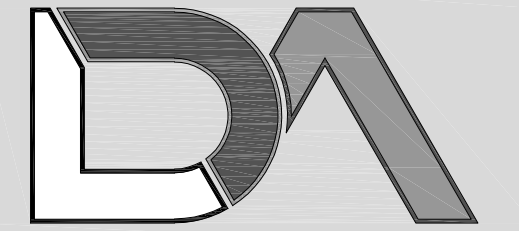
EXISTING LOT SIZE:
APPROX. 0.94 ACRES (±41,334 SF - REQUIRES CONFIRMATION)

PROPOSED BUILDING AREA:
±4,810 SF TOTAL

PROPOSED PARKING SPACES:
40 SPACES TOTAL
832 SPACES PER 1,000 SF FLOOR AREA



SITE PLAN
1" = 20'



logic design & architecture, inc.

LogicDA.com | 414.909.0080

Project Manager: WBM

Job Number: 21-034

Additional Info

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Green Bay, WI 54302

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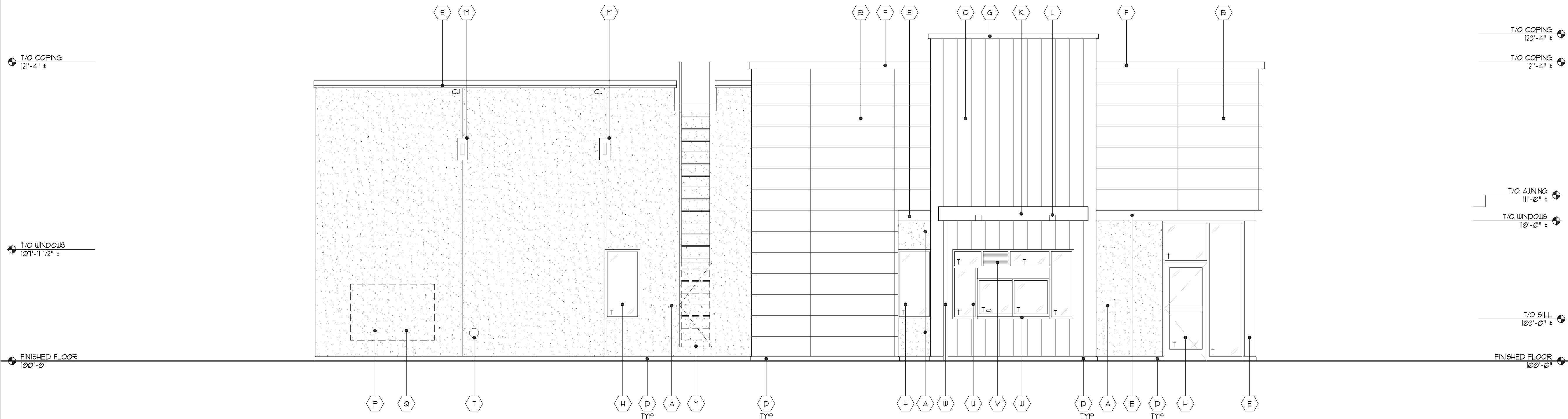
Drawing Title

CONCEPTUAL
SITE PLAN

SP1.1-D

- PRELIMINARY -
NOT FOR CONSTRUCTION

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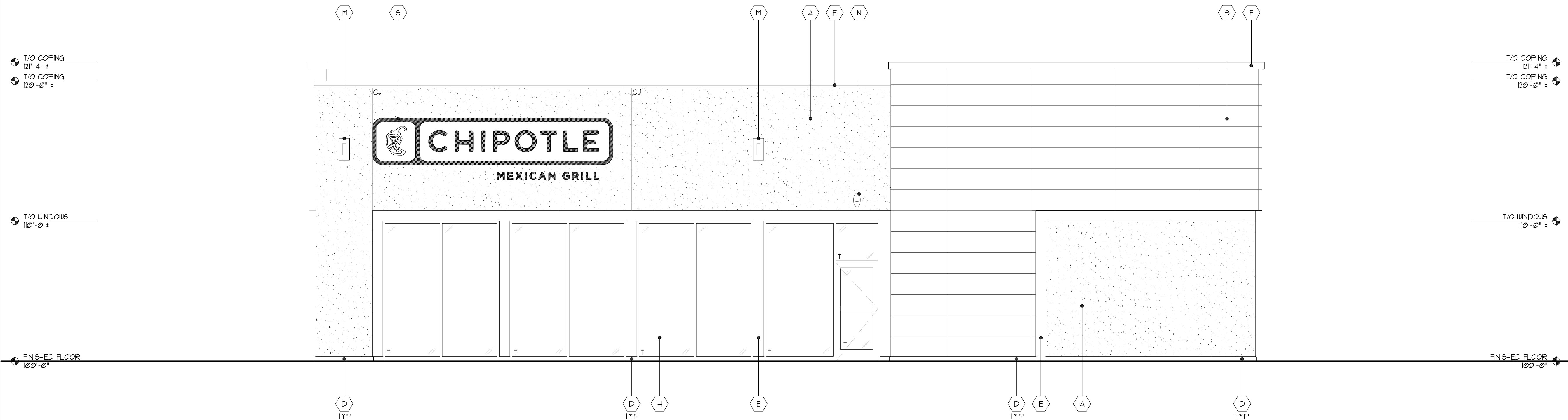


GLAZING: S = SPANDREL T = TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED WEST ELEVATION

1/4" = 1'-0"

2



GLAZING: S = SPANDREL T = TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED EAST ELEVATION

1/4" = 1'-0"

1

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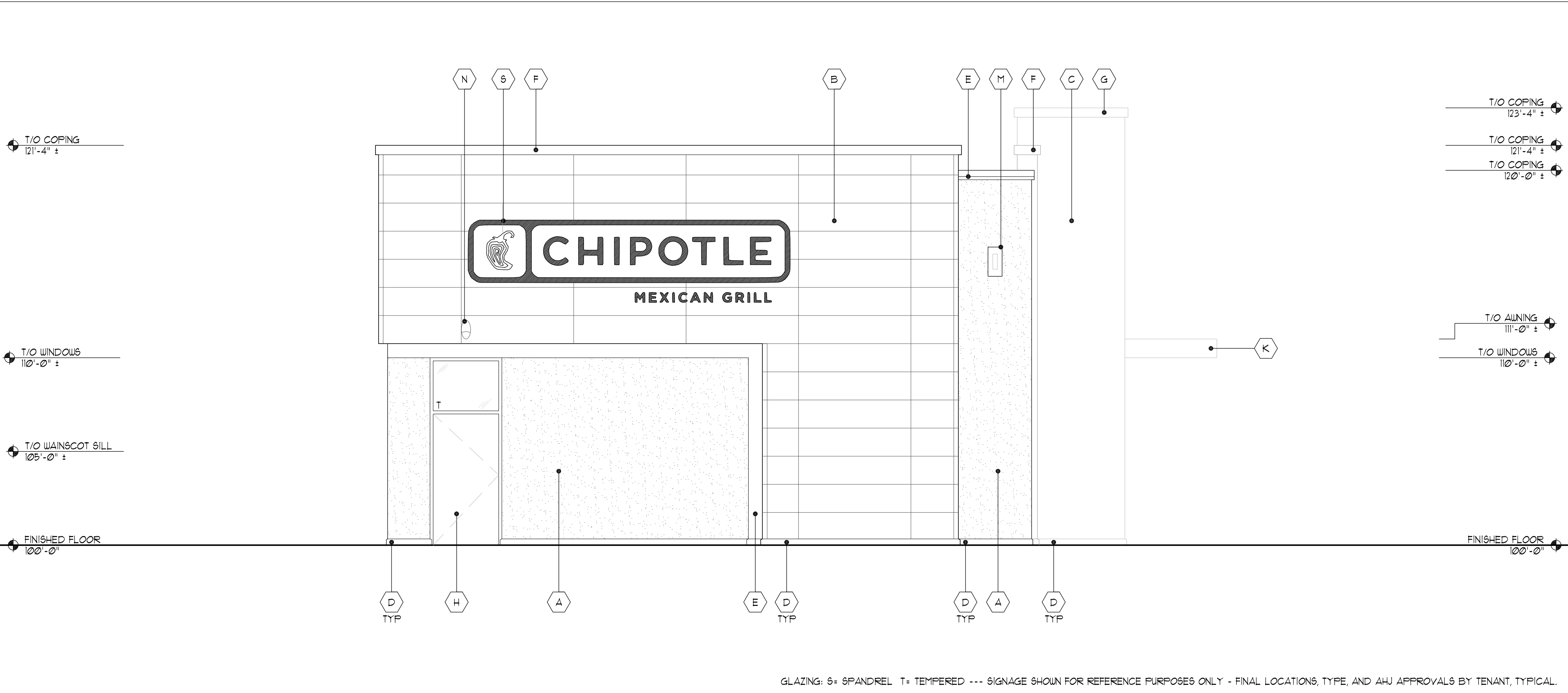
Additional Info	
Project Name	
Proposed Outlot	
2400 E Mason Street Green Bay, WI 54302	
Dates/Revisions	
04.23.21	PRELIM. (20%) SET FOR TENANT
04.27.21	REVISED (20%) SET FOR TENANT
Drawing Title	
PROPOSED ELEVATIONS	
A2.1	

- PRELIMINARY -
NOT FOR CONSTRUCTION

Exterior Material Schedule				
Key	Material	Color / Spec	Details / Add'l Info	Mfg. Info
A	EIFS Finish	STO Lotusan or Equal Color: PG20002-6 Knight's Armor	Install Horizontal Running Bond pattern Use only factory corner and color matched trim and sealants - R/T Elevations & Details, typical.	STO Lotusan
B	Architectural Block Fiber Cement Panels	Architectural Block - Gray	Drainage Type EIFS per mfg. Install per mfg. **GC to provide Architect large color sample for final approval **	Nichia USA, Inc.
C	Metal Wall System	Match Pac-Clad Charcoal Gray	Install Vertical varying widths (8", 4", 6", 8") Color Matched trim and sealants - R/T Elevations & Details, typical. Submit shop drawings & details to Arch for approval.	Arch-Fab (see contact below)
D	Cast Stone / Precast Concrete	Soft Gray Smooth Finish	Caps, bands, sills - refer to sections Mortar: Gray (SM100) Apply penetrating sealer per mfg. Submit shop drawings for review and approval.	Custom Cast Stone / Spec Mx
E	Metal #1	Match Pac-Clad Charcoal Gray	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
F	Metal #2	Color: Bone White	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
G	Metal #3	Match Pac-Clad Charcoal Gray	coping, flashing, etc. - also see sections	Pac-Clad (Petersen)
H	Aluminum Storefront System	Charcoal	Full lite doors w/ 1" insulated Low-E clear glazing (u.o.n.) w/ thermally broken frames - R/T elevations for tempered and spandrel locations.	Kawneer or approved equal
J	Steel Awning (with welded chamfered corners) & Spruce Louvers	Prime & Epoxy Paint Sherwin Williams 7075 Web Gray Painted Spruce	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval. Spruce to be painted black (ALL SIDES)	TBD
K	Steel Awning Canopy (with welded chamfered corners)	Prime & Epoxy Paint Sherwin Williams 7075 Web Gray	Galvanized Steel Tube perimeter w/ steel tube standoffs. Finish all with exterior epoxy coating system or equal per Mfg. recommendations Submit shop drawings for review and approval	TBD
L	Recessed Lighting	Black Finish	Recessed LED - Coord. Locations w/ Reflected Ceiling Plan	TBD
M	Wall Mounted Lighting	Black Finish	Down CY91 40K MVD W X NCLR-B-RDB Wall Mount 14"-4" AFF	Contech
N	Emergency Egress Lighting	Black Finish	TRL-EM-BR-EL Wall mounted centered over door	Triton LED
P	Gas Meter	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements Exterior piping not permitted - Run supply line from meter through wall, up interior wall and overhead to RTU's	TBD
Q	Electric Service	Prefinished	GC to coordinate location with local utility & AHJ. Protect with bollards and maintain clear floor requirements	TBD
R	Rooftop Unit	Prefinished	GC to coordinate location & Details w/ Tenant Drawings	TBD
S	Tenant Signage	TBD by tenant	Generic signage shown for reference - Tenants are responsible for actual signage design and AHJ approvals, typical. LL GC to coordinate w/ tenant for all sign locations, provide power & blocking as necessary.	TBD
T	Overflow Downspout Nozzle	Z199-Prefinished	Mount 20" AFF	TBD
U	Drive-Thru Window	To Match Storefront	275 Series - 47'-1/2" W x 43'-1/2" H with Manual open/Electronic Release (M.O.E.R.) - R/T Tenant Specs	Quikserv
V	Drive-Thru Air Curtain	To Match Storefront	AA300 - 275 Pass-Thru Air Curtain System - R/T Tenant Specs	Quikserv
W	Drive-Thru Shelf	Stainless Steel	275 Series - 47'-1/2" W x 10" D - R/T Tenant Specs	Quikserv
X	Open Face Downspout	Color: Charcoal	Prefinished Charcoal Gray to match Pac-Clad Charcoal	TBD
Y	Roof Access Ladder & Gate	Color: Black	Prefinished to match concrete panels Submit shop drawings for review and approval	TBD

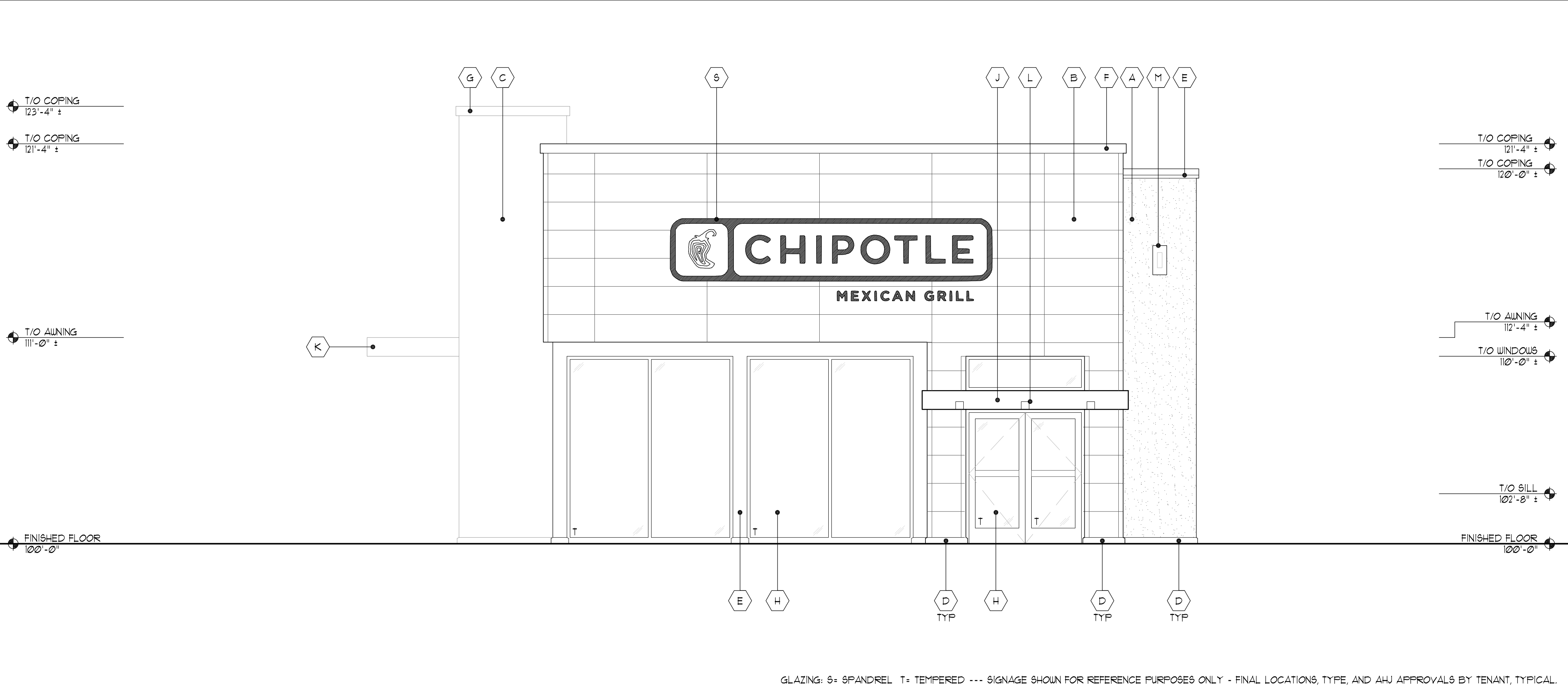
Arch-Fab: Contact(s):
Marley Fischer, Office: 817.926.7270 Ext 153, Email: Marley.Fischer@arch-fab.com
Jeff Kenny, Office: 817.926.7270 Ext 109, Email: Jeff.Kenny@arch-fab.com

Notes: Refer to sections and wall types for additional information. GC to install all products per industry standards and manufacturer's
recommendations. Design/Build Contractors and GC to coordinate Knox Box, Security Camera, and all other AHJ required items not shown on
elevations, typical.



GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED NORTH ELEVATION
1/4" = 1'-0" **2**



GLAZING: S= SPANDREL T= TEMPERED --- SIGNAGE SHOWN FOR REFERENCE PURPOSES ONLY - FINAL LOCATIONS, TYPE, AND AHJ APPROVALS BY TENANT, TYPICAL.

PROPOSED SOUTH ELEVATION
1/4" = 1'-0" **1**

SCHEDULE	3
-----------------	----------



Logic design & architecture, inc.

LogicDA.com | 414.909.0080

Project Manager: WBM

Job Number: 21-034

Additional Info

Project Name

Proposed Outlot

2400 E Mason Street
Green Bay, WI 54302

Dates/Revisions

04.23.21	PRELIM. (20%)	SET FOR TENANT
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Drawing Title

PROPOSED ELEVATIONS

A2.2

- PRELIMINARY -
NOT FOR CONSTRUCTION

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Report to the Green Bay Plan Commission

MEETING DATE

June 21, 2021

PREPARED BY

Madison Smith

AGENDA ITEM # E.7

(SC 21-01) Consideration with possible action on a request to close the unimproved right-of-way of Cass Street to S. Adams Street to limit vehicular traffic, submitted by the City of Green Bay (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address: Cass Street to S. Adams Street

Aldersperson / District: Ald. Bill Galvin / District 4

Reason for request: To close the right-of-way for private drive from River front to S. Adams Street. Fox River Trail for pedestrian use is not affected.

Surrounding parcels:

SUBJECT: Right-of-Way - Vacant

NORTH: Light Industry (LI) - Commercial/Vacant

SOUTH: Light Industry (LI) - Commercial/Vacant

EAST: Conservancy/Public Property/Institutional/Low Density Residential (CON, PI, RI) Conservancy - Residential

WEST: Fox River

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Parks and Light Industry for the surrounding area of the portion of Cass Street closure.

Report: Cass Street is a partially unimproved street that intersects with the Fox River Trail and S. Adams Street. Cass Street leads to the Fox River. Unlike a Street Vacation, Street Closures are used for limited access towards abutting waterfront right-of-way. This application was submitted and filed by the City of Green Bay in conjunction with adjacent property owners bounding the right-of-way or easement sought to be closed. All requests for vacation, abandonment and closure of rights-of-way, easements, or city property shall be made in writing upon an application form furnished by the Department of Public Works.

The Department of Public Works is in support of this closure if the easement is maintained and noted. The Parks Department is in support of this closure in the proceeds in which the Fox Trail is not impacted for pedestrian and cyclists, as well as no change implicated on the southern parcel. The northern parcel has supplied a site plan for the development and plans to include adequate parking for the needs. This Street Closure will limit vehicular access and not impact pedestrians. The City's traffic engineer is in support as long as the street closure only limits vehicular.

Closures differ from Vacations in that it removes public claim from a roadway and is run through State Statue 66.1003. Closures are considered a discontinuance, as a closure does not remove public claim, only limits access. This is stated in State Statute 62.23(6). The City only closes, never vacates a R-O-W that leads

to the water.

Closures have a Class 2 notice requirement (per 12.02, 12.03, and 62.23(6)), the public hearing is at City Council and not Plan Commission. However, a Street Closure is first brought to Plan Commission. An ordinance and lis pendens are required.

Ald. Bill Galvin, adjacent property owners and reviewing agencies have been notified of this request.

RECOMMENDATION

Approval of the request subject to the Department of Public Works conditions.

FISCAL IMPACT

ATTACHMENTS

1. SC 21-01 Color Map
2. SC 21-01 DPW Closing Comments
3. SC 21-01 Draft Site Layout Option
4. SC 21-01 Agency Memo Form
5. SC 21-01 BW Map
6. DESCRIPTION OF A PORTION OF CASS STREET TO BE CLOSED
7. SC 21-01 Street View Exhibit



Street Closure (SC 21-01)
ROW to Fox River
Portion of CASS ST to S ADAMS ST

 Closure Area

230 115 0 230 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 MS, DCED.

STREET CLOSURE REQUEST

DATE: May 4, 2021

FROM: Green Bay Plan Department
Room 608, City Hall
100 N. Jefferson Street
Green Bay, WI 54301
Attn: Madison Smith

TO: ☒ Department of Public Works, Steven Grenier, Tom Giese
☐ Wisconsin Public Service, Real Estate Department
☐ AT&T, Karen Wells
☐ Green Bay Water Utility, Nancy Quirk
☐ Green Bay Fire Department, David Litton
☐ Green Bay Police Department, Andrew Smith
☐ Green Bay Traffic Engineer, Dave Hansen
☐ Time Warner Cable, Jason Orr
☐ Green Bay Parks, Recreation & Forestry, Dan Ditscheit
☐ Chief Operating Officer, Pete Ross
☐ American Transmission Company, Matthew Ernst
☐ Mobilitie: Brentt Michalek
☐ NEW Water, Nathan Qualls
☐ Charter, Vincent Albin

Please be advised that the following street vacation request has been made. Please return this comment form (without map) on or before **Monday, May 24, 2020**. Comments may be submitted by email to madisonsm@greenbaywi.gov. If you have questions, call our department at (920) 448-3407.

Closure Description: Closure of Cass Street (Fox River to S Adams Portion)

Petitioner(s): City of Green Bay

Tentative Plan Commission Review: **Monday, May 24, 2021**, Room 604 of City Hall virtually at **6:00 p.m.**

AGENCY COMMENTS

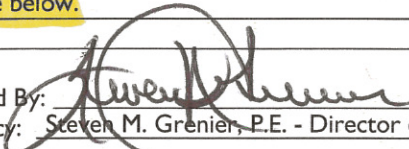
Please indicate if you have facilities within the subject area. Failure to indicate if any facilities are present will be assumed that you have none. If yes, please provide an exhibit indicating location and type of facilities present.

☒ Yes we have facilities present in subject street
☐ No we do not have facilities present in subject street

To the above-mentioned street closure request, we:

☐ Have no objection.
☒ Have no objection, provided:
Wish to object because:

* See below.

Signed By: 
Agency: Steven M. Grenier, P.E. - Director of Public Works

Date: 05/20/21

cc: **Ald. Bill Galvin, District 4** File No. **SC 21-01**
Neighborhood Association: **One Astor**

PLEASE NOTE: If comments are not received from your agency before the Plan Commission review date, it is assumed your agency approves the request without comment.

* A Hold Harmless Agreement shall be prepared, executed by City and adjacent owner to the north and recorded with the Brown County

Register of Deeds which shall include but not limited to the following as to the area Closed to Vehicular Traffic:

Purpose of use; Who may use; Who shall pay costs for construction; Who shall pay costs when terminated; etc.

STREET CLOSURE REQUEST

DATE: May 4, 2021

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Room 608, City Hall
100 N. Jefferson Street
Green Bay, WI 54301
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TO: _____ Department of Public Works, Steven Grenier, Tom Giese
_____ Wisconsin Public Service, Real Estate Department
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=====

AGENCY COMMENTS

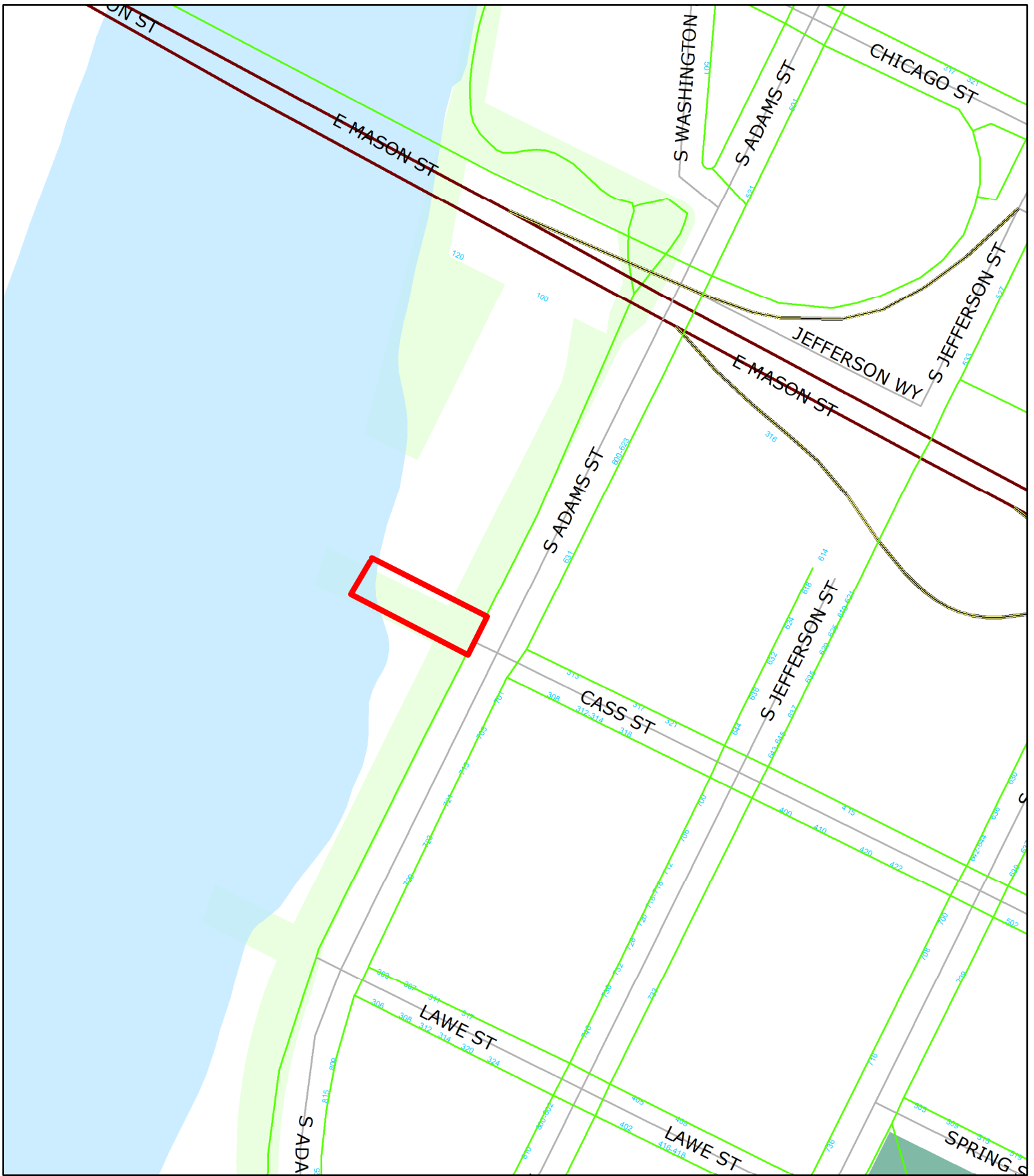
Please indicate if you have facilities within the subject area. Failure to indicate if any facilities are present will be assumed that you have none. If yes, please provide an exhibit indicating location and type of facilities present.

_____ Yes we have facilities present in subject street
_____ No we do not have facilities present in subject street
To the above-mentioned street closure request, we:
_____ Have no objection.
_____ Have no objection, provided:
_____ Wish to object because:

Signed By: _____ Date: _____
Agency: _____

cc: **Ald. Bill Galvin, District 4** File No. **SC 21-01**
Neighborhood Association: **One Astor**

PLEASE NOTE: If comments are not received from your agency before the Plan Commission review date, it is assumed your agency approves the request without comment.



Street Closure (SC 21-01)
ROW to Fox River
Portion of CASS ST to S ADAMS ST

 Closure Area

230 115 0 230 Feet



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 Map prepared by MS, DCED.

DESCRIPTION OF A PORTION OF CASS STREET
TO BE CLOSED TO VEHICULAR TRAFFIC

That part of the Cass Street rights-of-way Dedicated to the Public lying Southerly of Block 6 and Northerly of Block 7, according to the recorded Plat of Astor, City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 2, Brown County Certified Survey Map Number 2379, as recorded in Volume 11 of Certified Survey Maps, Page 99 as Document Number 976872, (said Certified Survey Map being part of Lots 1, 2, 3, 4, 5 and all of Lots 6, 7, and 8, Block 6, according to the recorded Plat of Astor);

thence N63°-42'-15"W, 265.28 feet, along the South line of Lots 1 and 2, said Certified Survey Map Number 2379, to the Combined Pierhead and Bulkhead Line along the East bank of the Fox River;

thence S18°-19'-15"W, 60.59 feet, along said Combined Pierhead and Bulkhead Line, to the North Line of Lot 1, Block 7, according to the recorded Plat of Astor;

thence S63°-42'-15"E, 256.78 feet, along the North line of said Lot 1, Block 7, according to the recorded Plat of Astor, to the Northeast corner of said Lot 1, Block 7;

thence N26°-23'-12"E, 60.00 feet, to the point of beginning.

Adjacent Tax Parcels Affected

Owner Name and Mailing Address

15-168

Green Bay Redevelopment Authority
100 N. Jefferson Street
Green Bay, WI 54301-5006

15-168-A

Miller Land Investments, LLC
1618 Hidden Falls Court
De Pere, WI 54115

15-168-B

Brogan Family Trust, ETAL
c/o Fiduciary Partners; Brogan Family Trust
3913 W. Prospect Avenue #201
Appleton WI 54914-8797





Report to the Green Bay Plan Commission

MEETING DATE

June 21, 2021

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.8

(TA 21-04) Public Hearing on a request to remove the Zoning Code requirement requiring a minimum of a 25 ft. building width within the residential districts, submitted by Community & Economic Development.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TA 21-04 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Text Amendment
Chapter 44-554: Table 44-2, Lot Dimension & Building Bulk Requirement
Associated with Minimum Building Width, Green Bay Municipal Code
(TA 21-04)**

The Green Bay Plan Commission will hold a public hearing on **Monday, June 21, 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.

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

Meeting ID: 841 3767 5822

Password: 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

Password: 483400

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

The hearing is regarding the following:

A request to amend Chapter 44-554: Table 44-2, Lot Dimension & Building Bulk Requirement
Associated with Minimum Building Widths from 25' to 22'.

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

City of Green Bay

Department of Community and Economic Development

Attn: David Buck

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

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

Publication Date: June 9, 2021 and June 14, 2021



Report to the Green Bay Plan Commission

MEETING DATE

June 21, 2021

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.9

(TA 21-04) Consideration with possible action on a request to amend Municipal Code Chapter 44-554: Table 44-2, Lot Dimension & Building Bulk Requirement Associated with Minimum Building Widths from 25 ft. to 22 ft., submitted by the Department of Community & Economic Development.

BACKGROUND

Reason for Request: To permit residential buildings to be constructed with a minimum width on any side to be 22 ft., which is consistent with the Redevelopment Authorities New Home Construction Guide.

Report: In 2018, the City of Green Bay Redevelopment Authority commissioned seven single-family housing design plans to support and supplement the New Homes In Your Neighborhood (NYIYN) program. The plans were specifically designed to fit on the smaller infill lots that the Redevelopment Authority often has for sale throughout Green Bay's many diverse neighborhoods. Not only are the plans designed to fit narrow lots, they were created to smoothly fit in with Green Bay's existing neighborhood's traditional housing styles and neighborhood context. For these reasons, the designs feature narrow profiles ranging from 29 ft. to 22 ft. in width. A copy of the Redevelopment Authorities New Home Construction Guide is attached within this agenda packet. The design plans are receiving recent interest and several of the narrowest designs have been selected for construction.

When these designs were first created and distributed, the intent was to update the Zoning Ordinance to permit the narrow widths of the homes. Current code, in Zoning Ordinance Chapter 44-554: Table 44-2, requires "The minimum building width on any side shall be at least 25 ft., not including any entryways or other structures that do not run the full length of the building". This regulation makes several of the housing types unable to be built without a Variance and is the impetus for this proposed text amendment as well as reasoning for the recommended 22 ft. width minimum.

The Zoning Ordinance related to this topic will receive a more thorough review in the near future. As you may or may not be aware, Municipal Code, Chapter 36: Subdivisions is currently being reviewed by City staff for a full rewrite (repeal and re-adoption). The Subdivisions Code is a companion code to the Zoning Ordinance and many regulations between the two interrelate and overlap including dimensional regulations for lots. Following the update of the Subdivisions Code, staff will be taking a more comprehensive look at dimensional regulations and those related to housing size (i.e. including "tiny homes" and design standards). Additionally, a recently completed housing study contains recommendations related to diversifying our housing stock and allowing greater flexibility in designs.

At this time, staff is only requesting this text amendment to allow the currently promoted housing designs to be constructed.

RECOMMENDATION

Approval of the text amendment to reduce minimum residential building widths from 25 ft. to 22 ft.

FISCAL IMPACT

ATTACHMENTS

1. NHIYN_Design Plans_Ed2
2. DRAFT GO 16-21 - Amend 44-554 Building Width

CITY OF GREEN BAY NEW HOME CONSTRUCTION



2ND EDITION

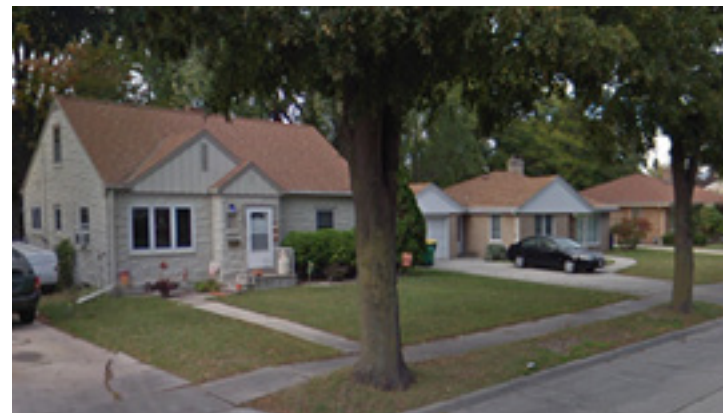
PRODUCED BY THE CITY OF GREEN BAY, WISCONSIN
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
FOR THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

WELCOME

The Redevelopment Authority of the City of Green Bay would like to WELCOME you to one of our existing neighborhoods. Whether a lifelong resident of Green Bay or relocating from afar, we are here to offer you the opportunity to build the home of your dreams. The Redevelopment Authority offers the following house plans for FREE when utilizing the New Homes in Your Neighborhood program. This program offers FREE lots and GRANT money for the construction of new, single-family, owner-occupied housing.

These plans have been strategically designed to fit on the various infill lots that the Redevelopment Authority has to offer throughout Green Bay's many neighborhoods. Although physically fitting a newly constructed house on a narrower infill lot can pose a challenge, finding an appropriate design that will fit with the character of the existing neighborhood can be a challenge all in itself. These plans have been created by carefully studying Green Bay's existing neighborhoods and incorporate modern amenities with traditional style. No matter the neighborhood, there is a plan for you!

If none of these plans meet your needs, no worries. The New Homes in Your Neighborhood program allows you to submit your own plan for approval. Having cohesive architecture is important, so take a drive and familiarize yourself with our beautiful neighborhoods. Here are some photos for inspiration as you work toward designing your dream home.



HOUSING AND NEIGHBORHOOD PATTERNS

Typically, the age of a neighborhood will influence how that neighborhood looks. Older neighborhoods have narrower lots and buildings that are closer the street. This is characteristic of the neighborhoods closer to the downtown of a community. However, as policies and styles change over time, newer neighborhoods will tend to incorporate different architectural techniques and lot dimensions. It is important to recognize the type of neighborhood where you plan to build and choose a plan accordingly. The plans in this edition have a place in almost all of Green Bay.

HOUSING ELEMENTS

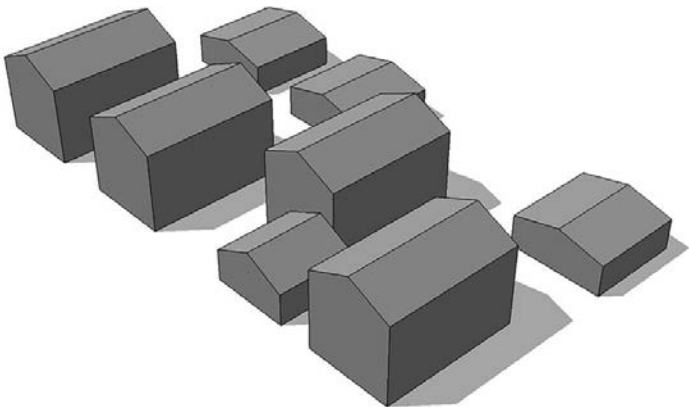
Most of the designs in this book include the same number of bedrooms and other features, however, the floor plans vary depending on the neighborhood context. It is important to observe the characteristics of the neighborhood. Some neighborhoods have blocks of houses with front porches or a certain roof line. Some neighborhoods may only have one-story houses. Finding the appropriate elements to include on your new home is important. The plans in this book complement the looks of older, traditional neighborhoods while meeting the needs of modern preferences. Each plan includes a full basement with egress windows to provide the option of future expansion, whether that is a finished family room or an additional bedroom.

NEIGHBORHOOD PATTERNS

Neighborhood character is an important aspect of this book. The design of the home is just the first step. Home facades and front yards contribute to the aesthetics of the public realm, and those should complement the pattern of the existing neighborhood. A relationship with the street and neighboring buildings should be considered. This can be achieved in new construction through consistent setbacks and door, porch, and garage placements.

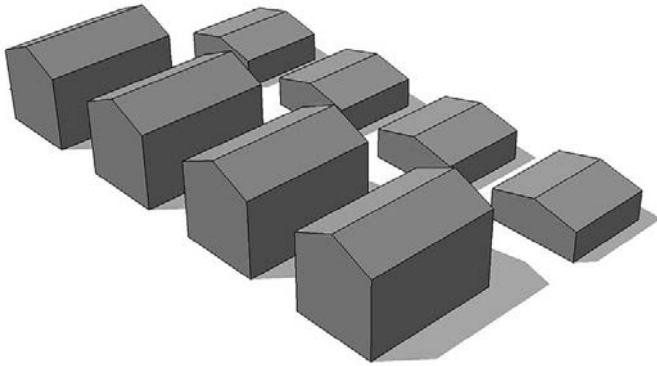
There is a map included on each plan in this book that serves as a guide to which neighborhoods are recommended for each design.

AVOID

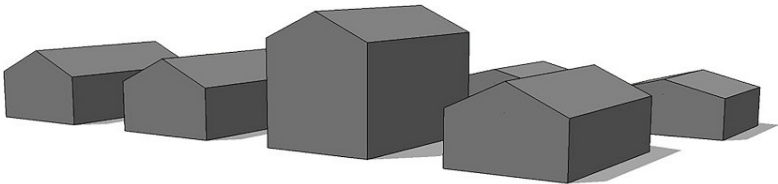


POOR GARAGE PLACEMENT

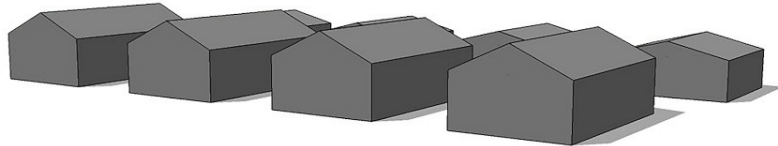
CHOOSE



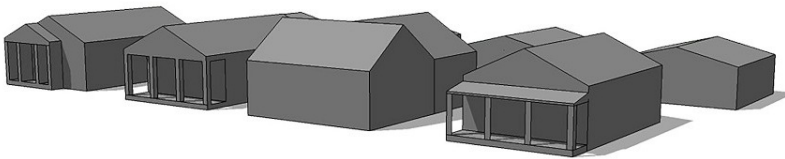
CONSISTENT GARAGE PLACEMENT



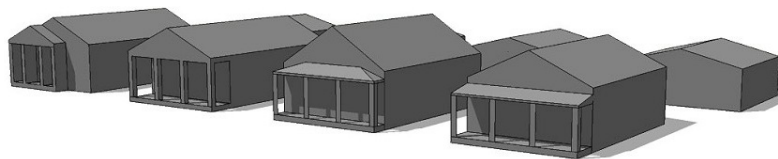
JUMP IN BUILDING HEIGHT



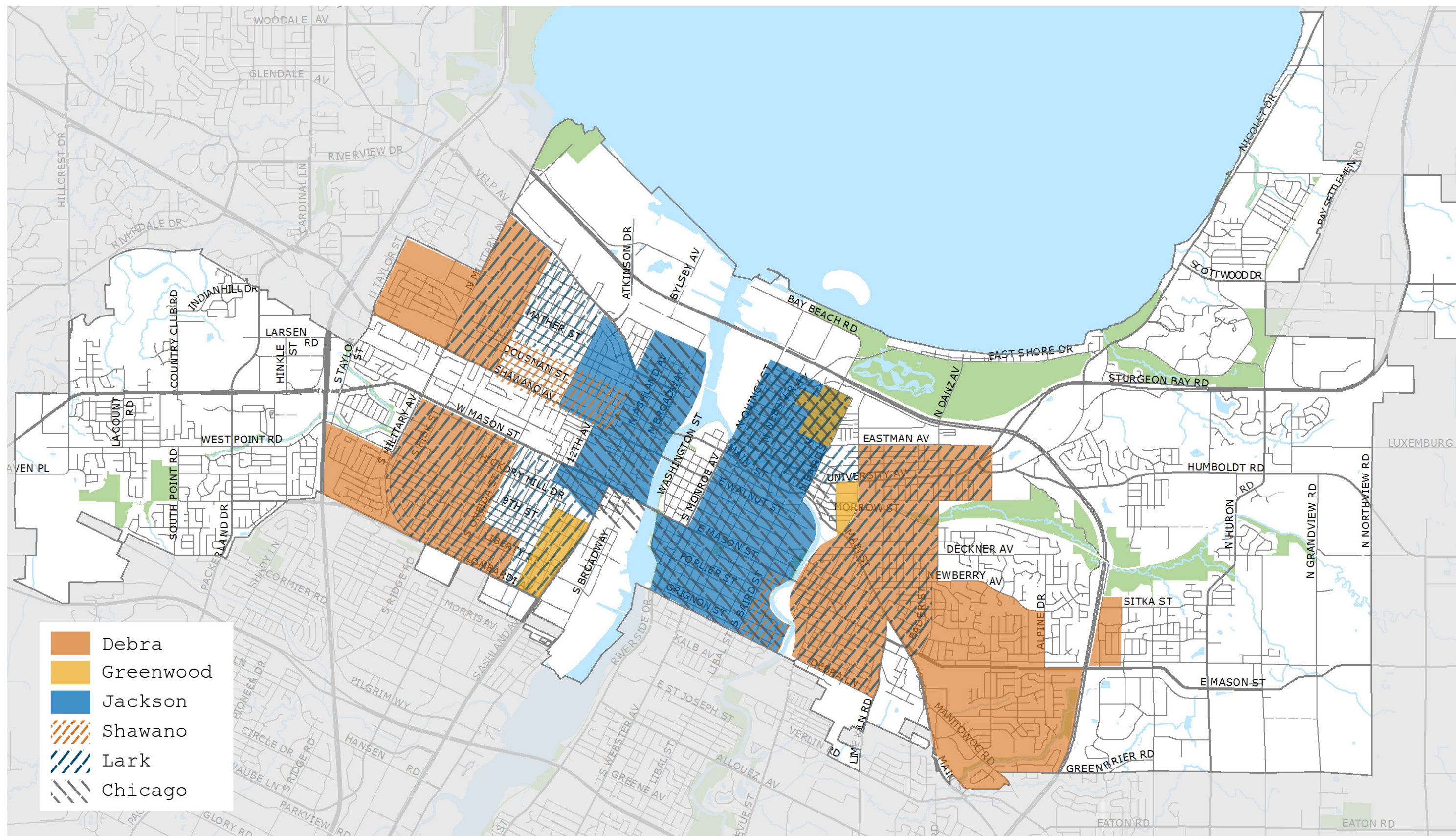
CONSISTENT HEIGHT



INCONSISTENT ENTRIES



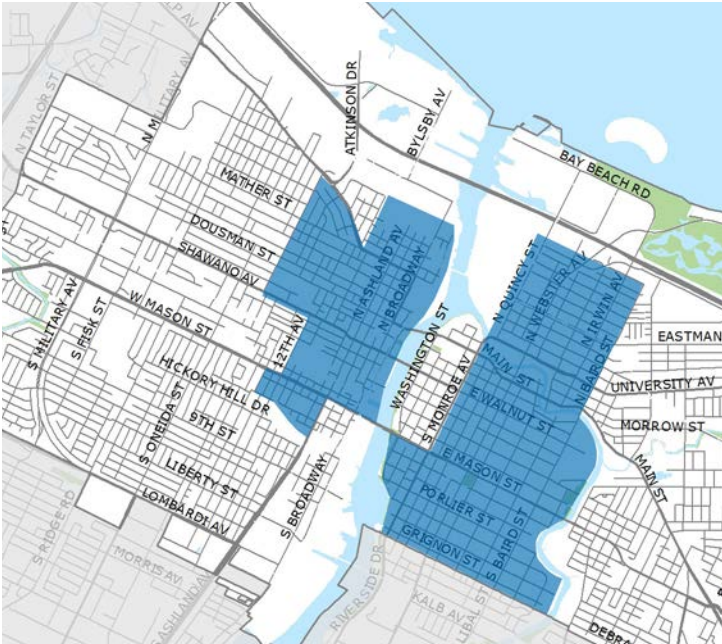
COMPLEMENTING ENTRIES



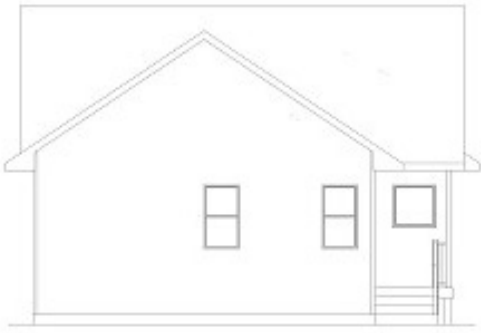
JACKSON

ONE (1) STORY
THREE (3) BEDROOMS
SQUARE FOOTAGE: 1,340 SF

This charming one-story home fits right into the older neighborhoods close to Downtown. With options for the floor plan, this house is a nice choice for many style preferences.



RIGHT ELEVATION

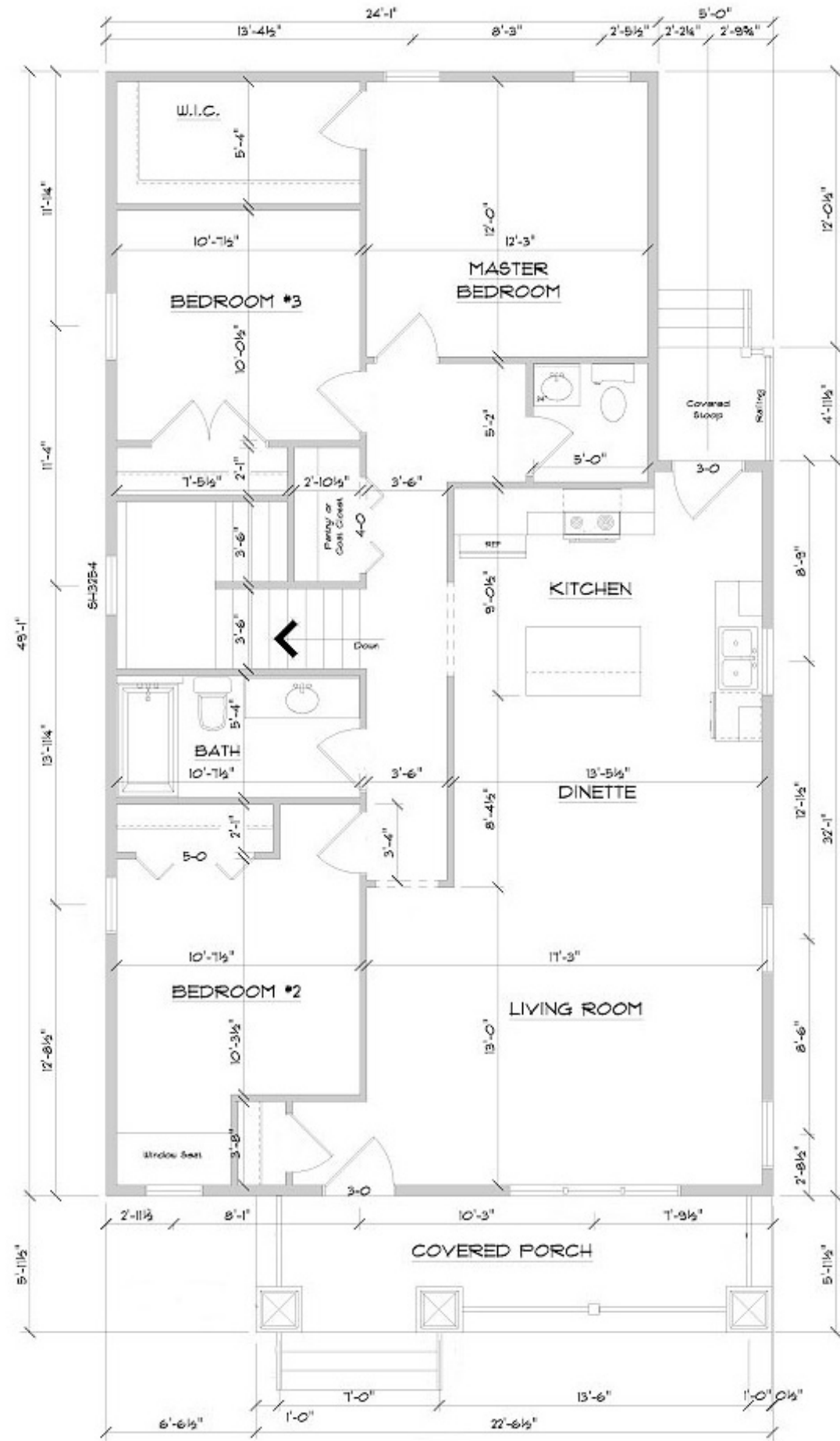


REAR ELEVATION

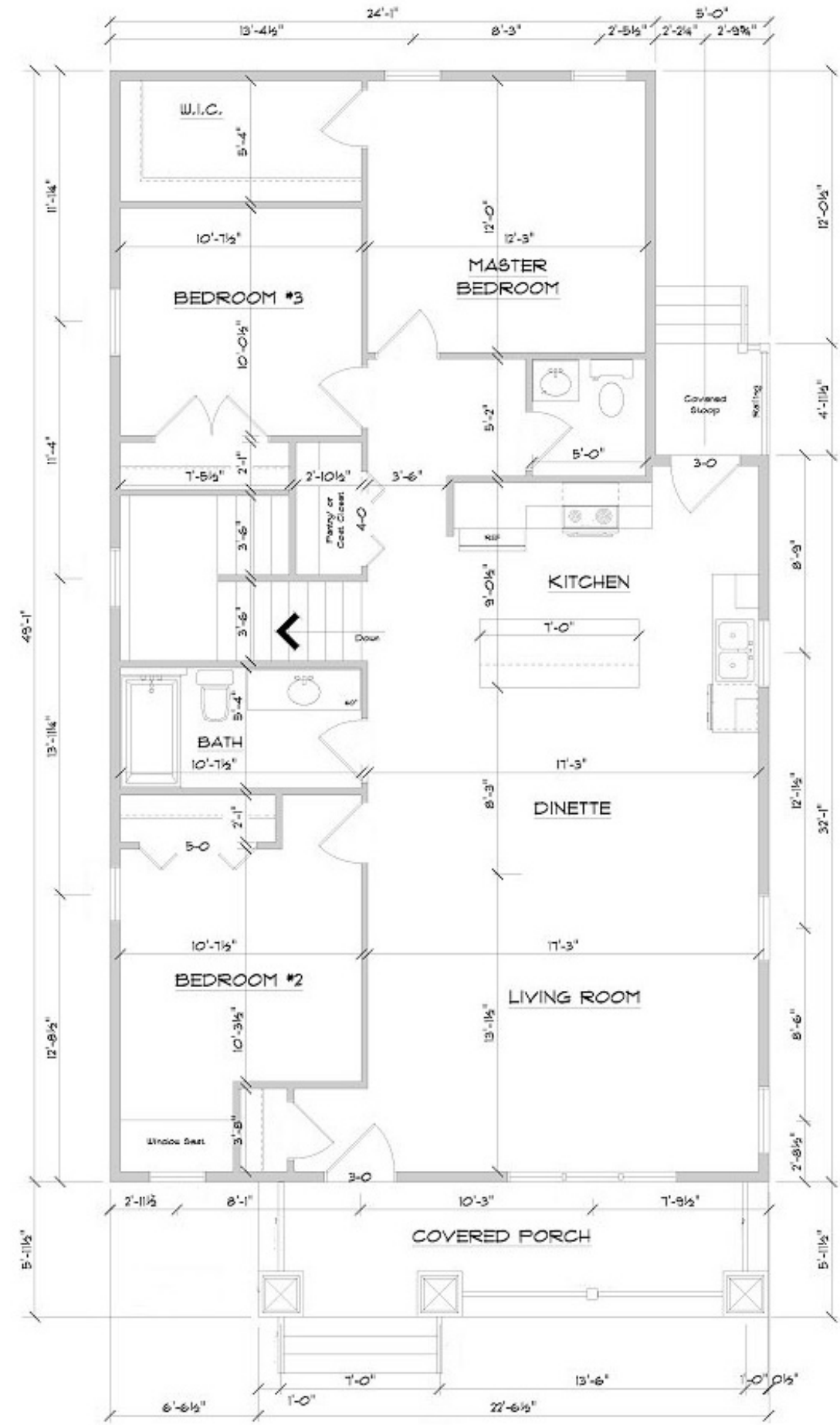


LEFT ELEVATION

OPTION 1



OPTION 2



SHAWANO

TWO (2) STORIES

THREE (3) BEDROOMS

SQUARE FOOTAGE: 1,203 SF

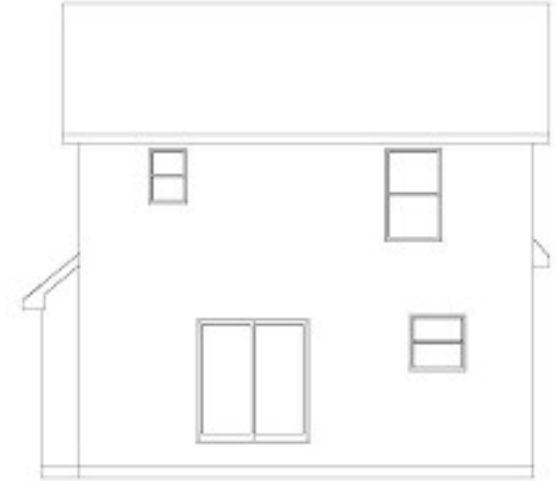
FIRST FL00R: 623 SF

SECOND FLOOR: 580 SF

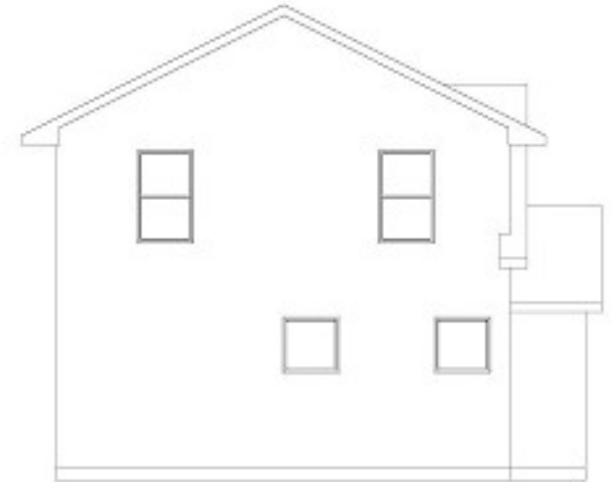
The Shawano house is reminiscent of the houses built in the neighborhoods along Shawano Avenue in the 1940s. It is an attractive, comfortable home that will fulfill many families' needs.



RIGHT ELEVATION

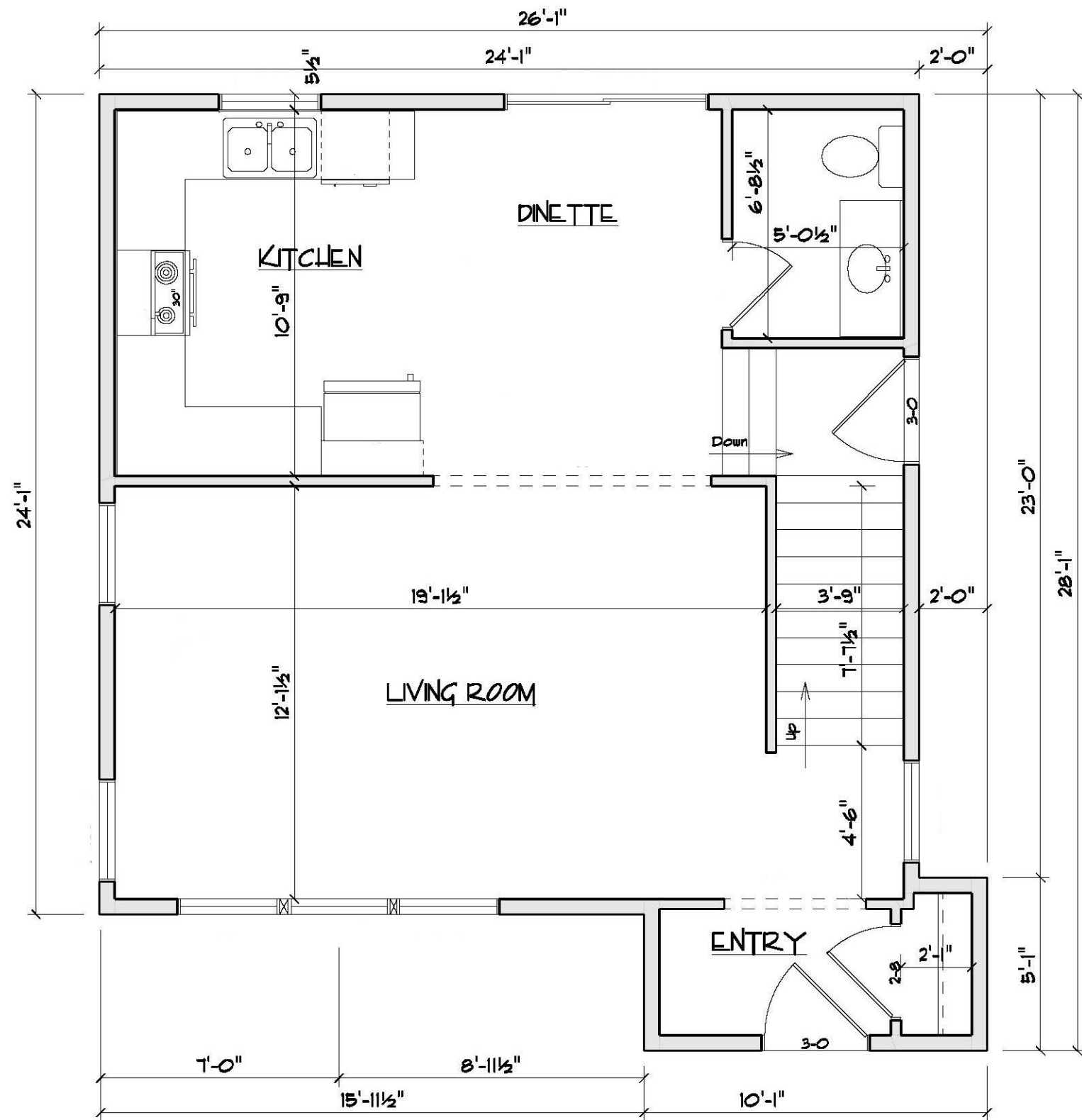


REAR ELEVATION

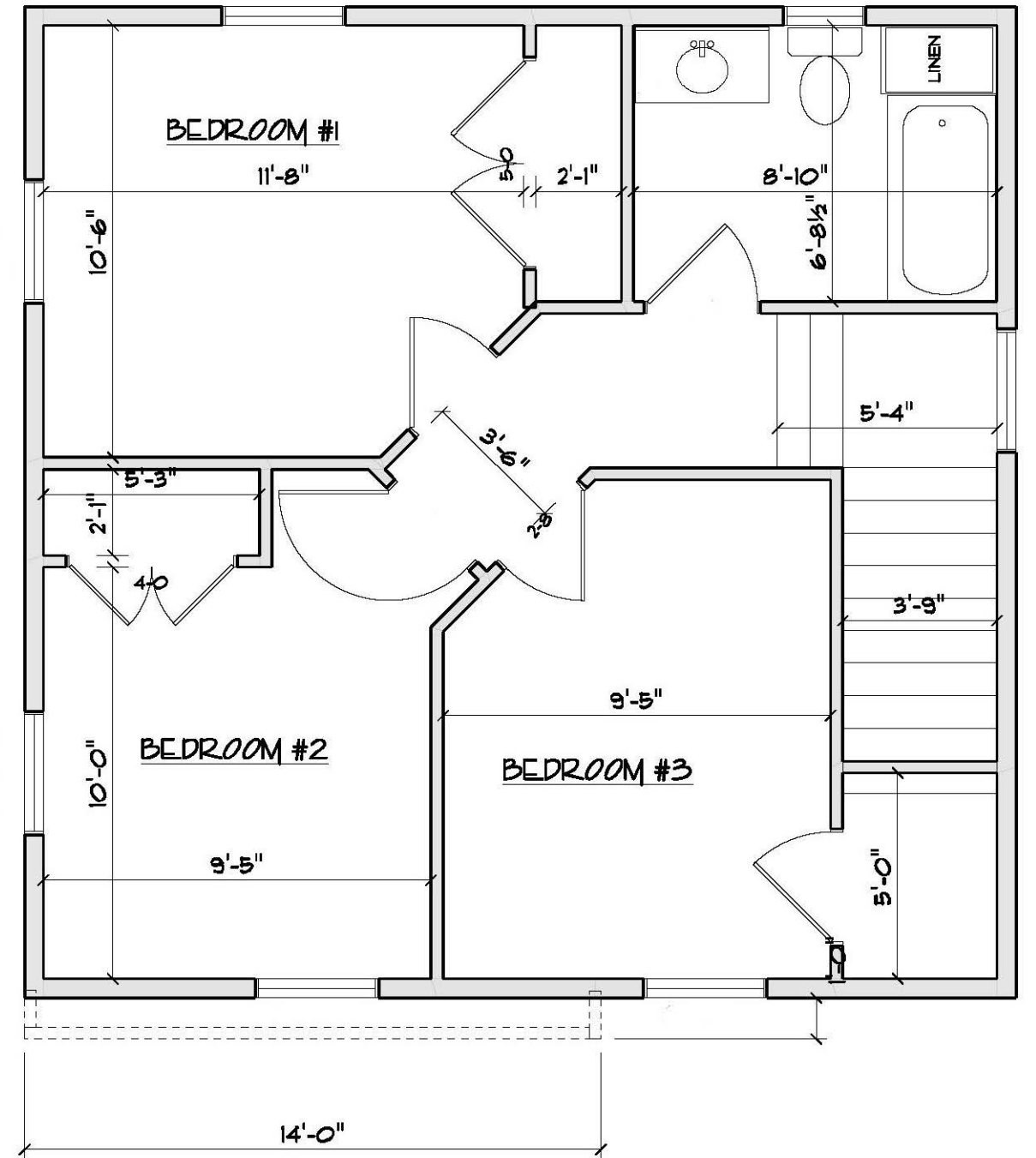


LEFT ELEVATION

FIRST FLOOR



SECOND FLOOR



CHICAGO

TWO (2) STORIES

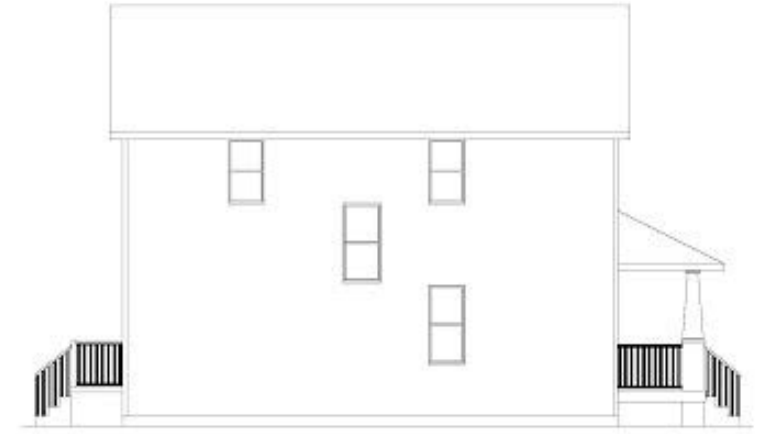
THREE (3) BEDROOMS

SQUARE FOOTAGE: 1,504 SF

FIRST FL00R: 752 SF

SECOND FLOOR: 752 SF

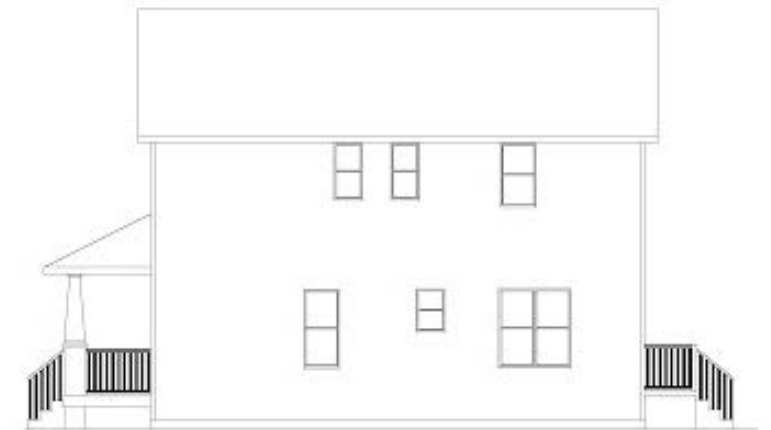
This traditional home has three covered front porch, roof, window, and trim options for a Queen Anne, Craftsman, and Classical Revival style of your choice.



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Floor Plan Details:

- Overall Dimensions:** 22'-1" (width), 34'-0 1/2" (depth), 6'-0" (porch depth), 40'-0 1/2" (total depth).
- Rooms and Dimensions:**
 - LIVING ROOM:** 13'-3" x 21'-2"
 - KITCHEN:** 10'-2" x 8'-11 1/2"
 - DINETTE:** 11'-0" x 12'-4"
 - BATHROOM:** 5'-0" x 3'-4"
 - STORAGE ROOM:** 2'-6" x 3'-4"
- Other Features:**
 - COVERED PORCH:** 6'-0" x 22'-1" (Railing Required)
 - Staircase:** Central location with "Up" and "Down" directions, 5" treads, and a railing.
 - Rear Area:** Railing/Storage Required, 3'-0" wide.
 - Doors:** 3'-4" wide.
 - Windows:** 3'-4" wide.
 - Fireplace:** Located in the living room.
 - Sinks:** Located in the kitchen and bathroom.
 - Toilet:** Located in the bathroom.
 - Stove:** Located in the kitchen.
 - Table/Chairs:** Located in the dinette.

[illegible]

CHICAGO CORNER LOT

TWO (2) STORIES

THREE (3) BEDROOMS

SQUARE FOOTAGE: 1,532 SF

FIRST FL00R: 766 SF

SECOND FLOOR: 766 SF

This Chicago design with bay windows and a wrap-around porch adds appeal to a corner lot house from both streets. The window, porch, and trim details are interchangeable, just as the other Chicago design.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

This is a detailed floor plan of a mobile home, oriented horizontally. The plan includes the following rooms and features:

- Covered Porch:** Located at the front (top) of the unit, measuring 6'-0" wide by 21'-2" deep.
- Living Room:** The largest interior space, measuring 22'-8" wide by 11'-8 1/2" deep. It features a fireplace on the left wall and a window seat on the right wall.
- Dinette:** Located at the rear (bottom) of the unit, measuring 11'-0" wide by 8'-11 1/2" deep. It includes a table and seating area.
- Kitchen:** Situated to the left of the dinette, measuring 10'-2" wide by 8'-3 1/2" deep. It contains a sink, stove, and refrigerator.
- Bathroom:** Located to the left of the dinette, measuring 3'-4" wide by 3'-4" deep, containing a toilet and sink.
- Storage/Pantry:** A small area measuring 3'-4" wide by 3'-4" deep, located between the kitchen and the living room.
- Staircase:** Centrally located, with an "Up 8" Trunk" leading to an upper level and a "Down 8" Trunk" leading to a lower level.
- Dimensions:** The overall exterior dimensions are 34'-0 1/2" wide by 44'-0" deep.

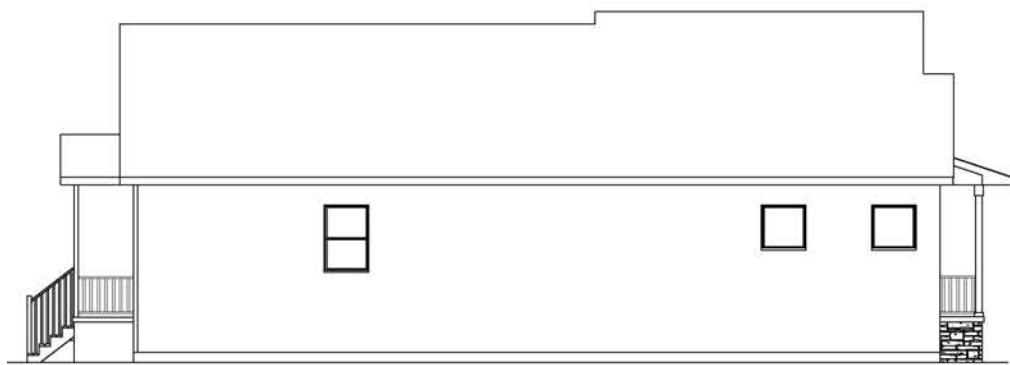
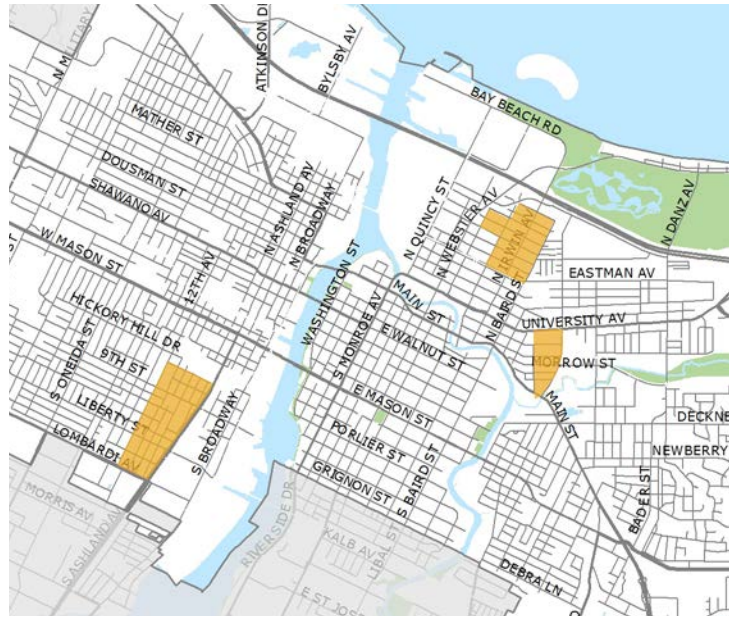
This floor plan shows a 3-bedroom house with the following layout and dimensions:

- Overall Dimensions:** 22'-1" wide by 34'-0 1/4" deep.
- Bedrooms:**
 - Bedroom #3:** 10'-5" x 10'-0"
 - Bedroom #2:** 10'-5 1/2" x 10'-0"
 - Master Bedroom:** 16'-2 1/2" x 13'-3"
- Bathroom:** 5'-4" x 5'-0"
- W.I.C. (Walk-In Closet):** 9'-1" x 4'-8"
- Stairs:** 3'-4" x 3'-4", labeled "Down 8" Treads".
- Other Features:**
 - Two linen closets (Linen).
 - A window seat on the right side.
 - Various closets and storage areas.

GREENWOOD

ONE (1) STORY
TWO (2) BEDROOMS
SQUARE FOOTAGE: 1,234 SF

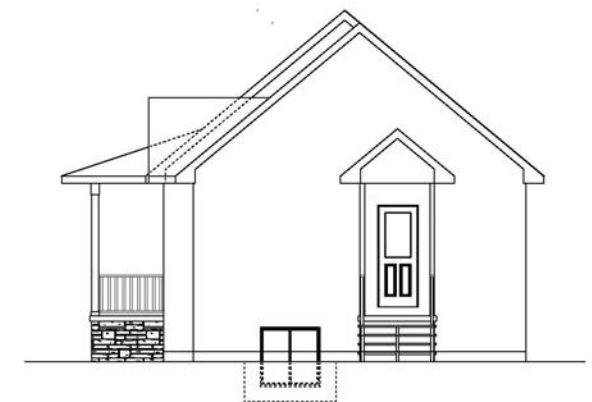
This modest home is designed for narrow lots in the City, and it has a wrap-around porch to add curb appeal if on a corner lot.



LEFT ELEVATION



RIGHT ELEVATION

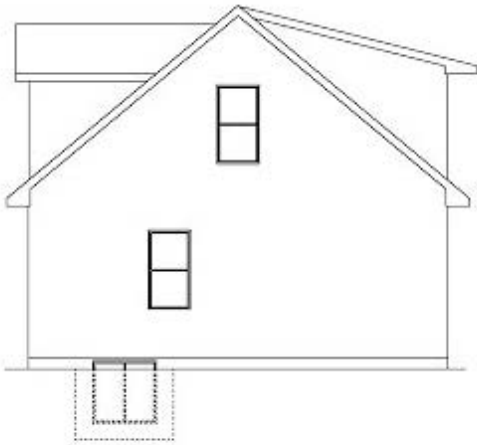
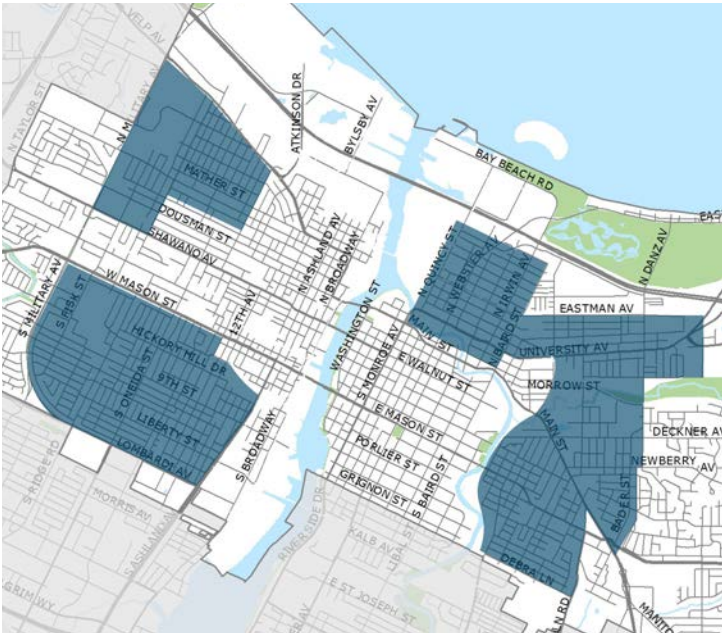


REAR ELEVATION

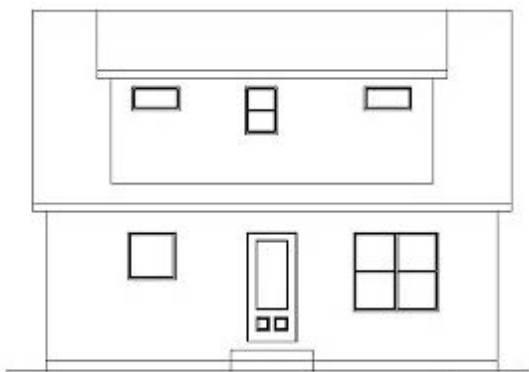
LARK

TWO (2) STORIES
THREE (3) BEDROOMS
SQUARE FOOTAGE:1,274 SF
FIRST FLOOR: 733 SF
SECOND FLOOR: 541 SF

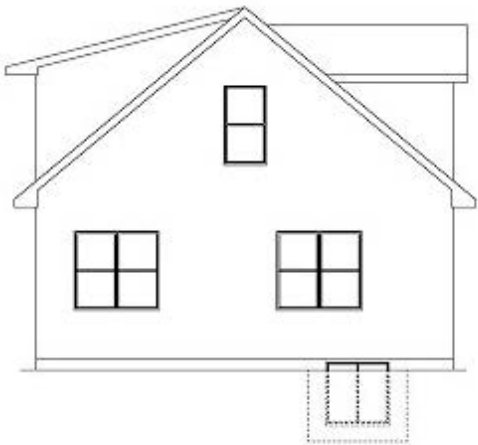
Lark is a quaint home, familiar to many established Green Bay neighborhoods. This design complements the character of those neighborhood blocks.



RIGHT ELEVATION

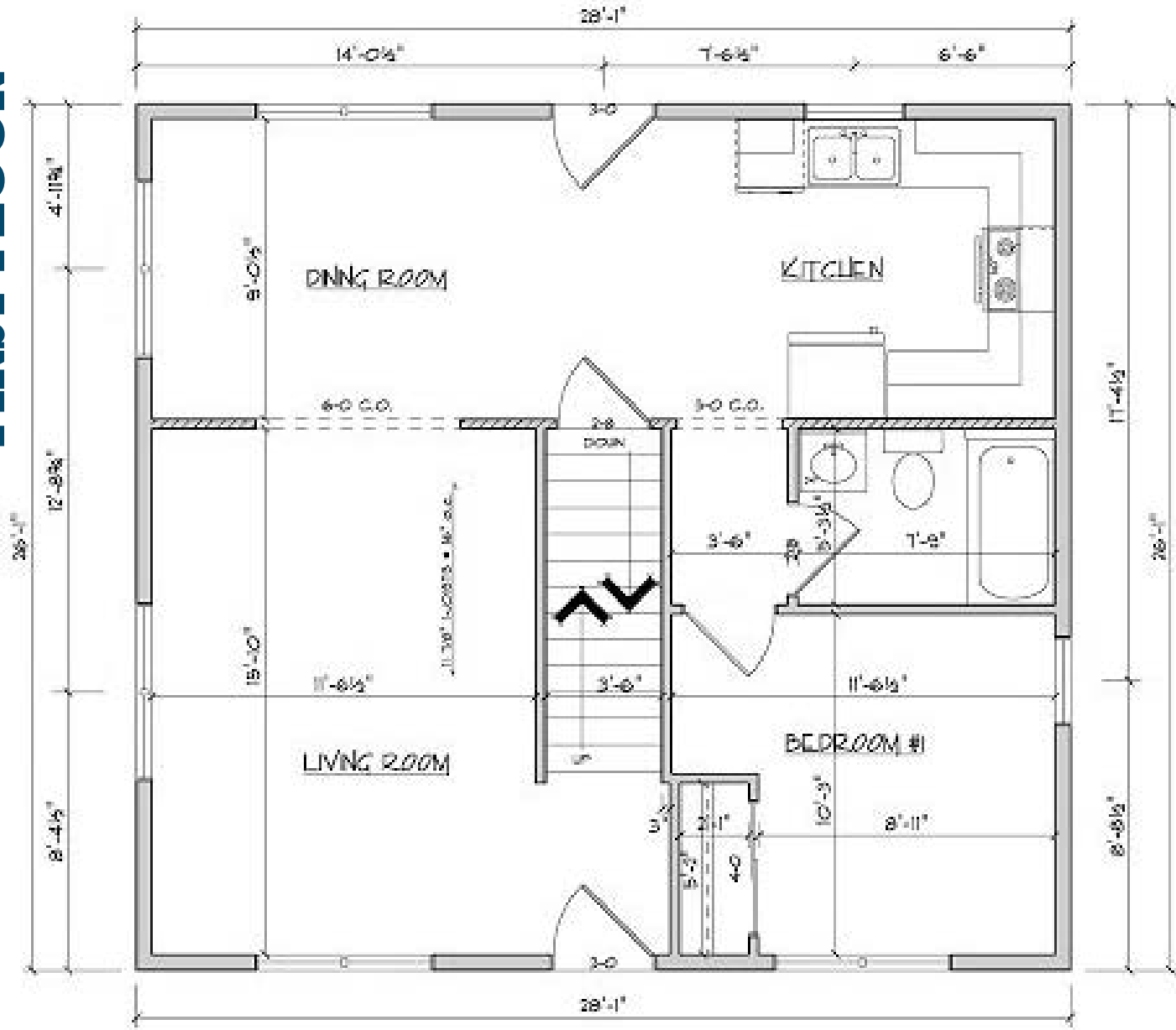


REAR ELEVATION

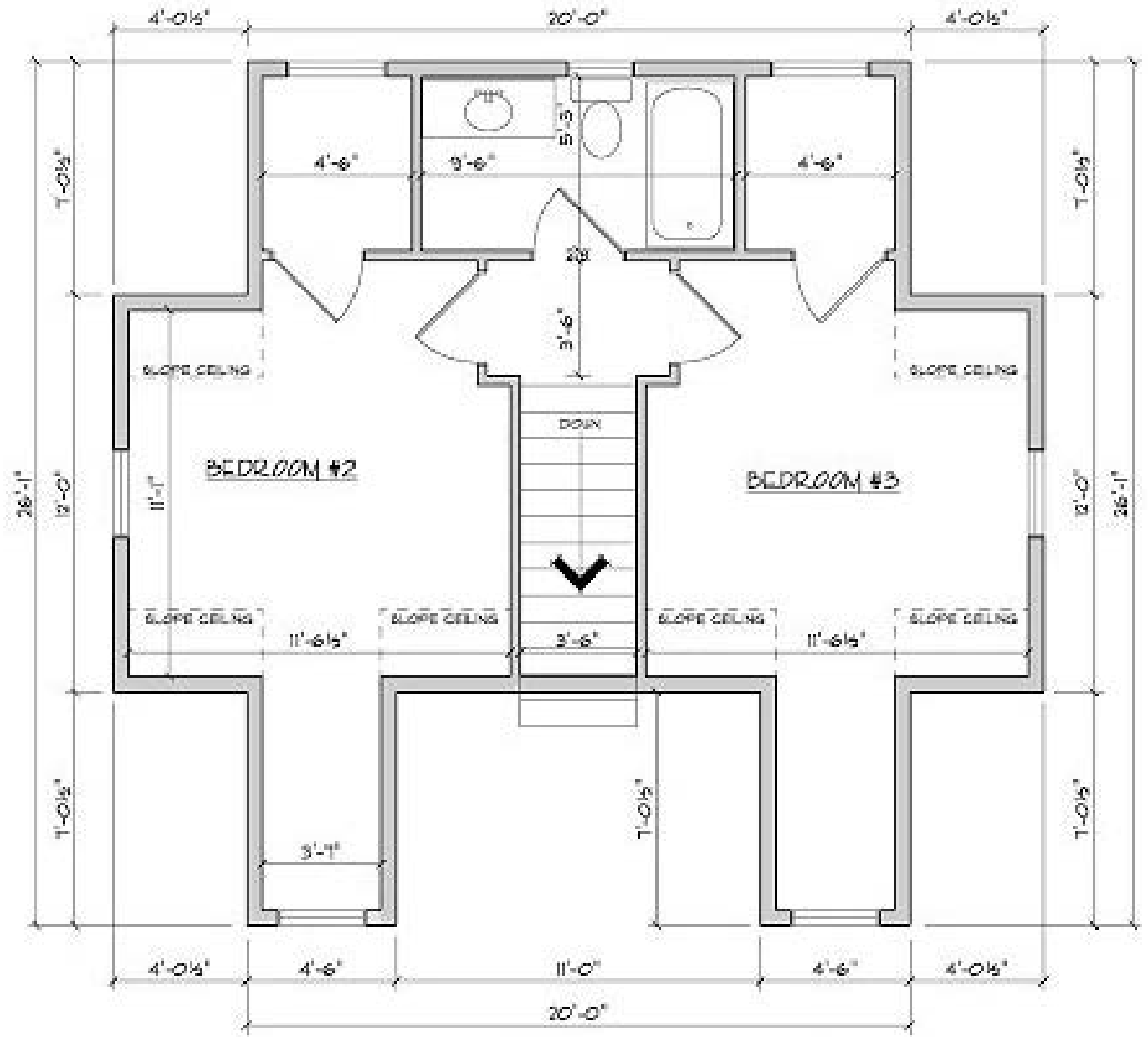


LEFT ELEVATION

FIRST FLOOR



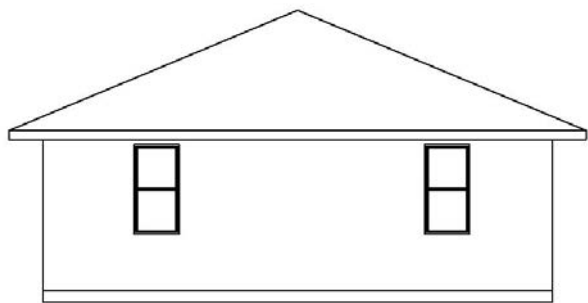
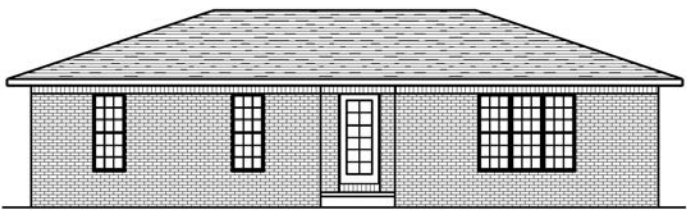
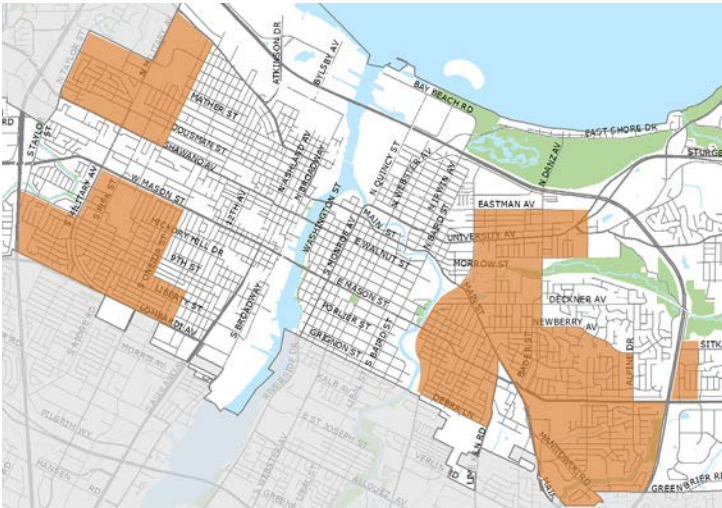
SECOND FLOOR



DEBRA

ONE (1) STORIES
THREE (3) BEDROOMS
SQUARE FOOTAGE:1,338 SF

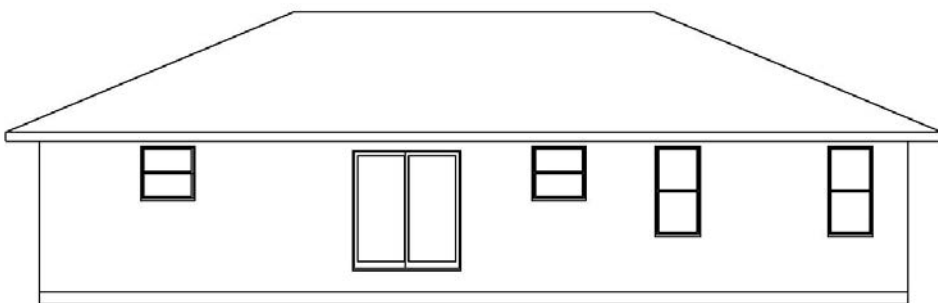
The Debra design is familiar to many Green Bay neighborhoods on the east and west sides, with four alternatives to the roof and windows.



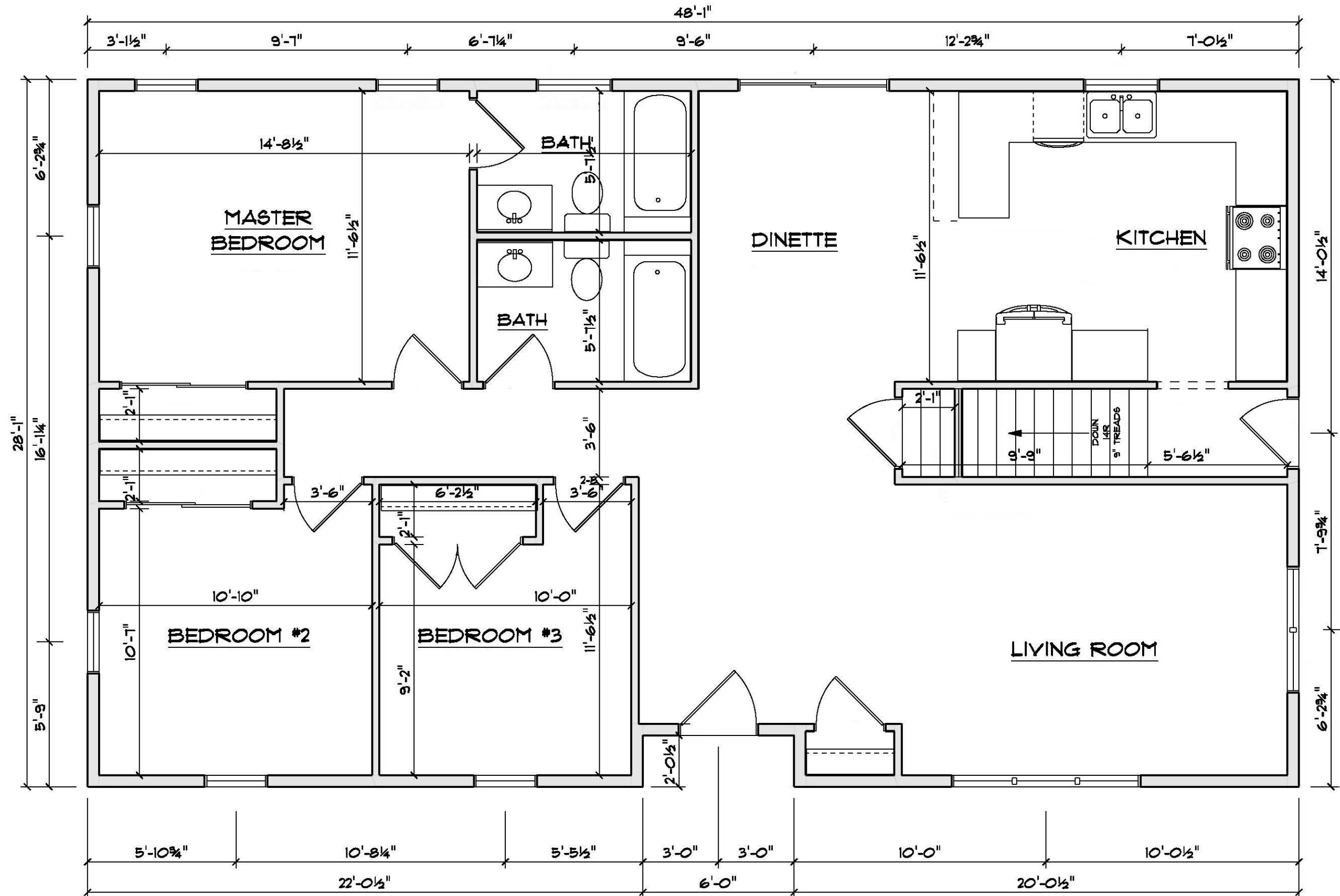
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



CITY OF GREEN BAY
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

100 N JEFFERSON ST, ROOM 608
GREEN BAY, WISCONSIN 54301
920.448.3400
GREENBAYWI.GOV



PLANS BY:
WISCONSIN BUILDING SUPPLY



GENERAL ORDINANCE NO. 16-21

AN ORDINANCE
AMENDING SECTION 44-554, TABLE 44-2,
GREEN BAY MUNICIPAL CODE,
RELATING TO MINIMUM BUILDING WIDTH
(TA 21-04)

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

SECTION 1. Section 44-554, Table 44-2, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-554. Lot dimension and building bulk requirements.

Lot area and setback requirements shall be as specified in Table 44-2, Lot Dimension and Setback Requirements.

Table 44-2. Lot Dimension and Setback Requirements, Residential Districts

	RR	R-1	R-2	R-3
Minimum Lot Area (sq. ft.)				
Single-family detached dwelling	10,000 ^a	7,500	5,000	5,000
Duplex (per building)		7,500	5,000	5,000
Semi-detached dwelling (per lot)	—	6,000	4,000	4,000
Single-family attached	—	—	2,500 or 15/ac (the lesser) ^d	2,500 or 15/ac (the lesser) ^d
Multifamily dwelling (per unit)	—	—	See Section 44-557	See Section 44-557
All other uses (per lot):		10,000	10,000	10,000
Minimum Lot Width (feet)				
Single-family detached dwelling	75	75	45	45
Duplex (per building)		75	45	45
Semi-detached dwelling (per lot)	—	40	30	30
Single-family attached	—		25	20
Multifamily dwelling (per building)	—		40	40
Minimum Building Width (feet)		See note ^b		
Maximum Height (feet/stories)	35/2.5 ^g	35/2.5 ^g	35/3 ^g	45/4 ^g
Building Setback Requirements (feet)				
Front yard	20 ^{c, h}	15 ^{c, h}	15 ^{c, h}	15 ^{c, h}
Side yard ^{e, f, i}	6/8 ea. ^j	6/8 ea. ^j	6 ea.	10 ea. ^j
Rear yard	25	25	25	25
Garages (attached)	25	20	20	20

Notes to Table 44-2:

^a For lots in the RR district without City services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in Table 44-2. See Section 44-555.

- ^b The minimum building width on any side shall be at least ~~25~~ **twenty-two (22)** feet, not including any entryways or other structures that do not run the full length of the building.
- ^c Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.
- ^d If townhouses are developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually-described lot and all other land constitutes common properties, the density requirement rather than the minimum lot size shall apply to the entire parcel.
- ^e Side yards: Setbacks shall apply to the ends of attached or semi-detached dwellings.
- ^f Corner properties: The side facade 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, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.
- ^g Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.
- ^h Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83. A porch proposed for a designated historic property or a contributing building within a historic district may be constructed within a front and/or side yard setback provided the porch is historically appropriate or a restoration of a significant architectural feature of the original structure.
- ⁱ Lots containing less than 60 feet of public street frontage may have a side yard reduction to six feet for primary buildings.
- ^j For single and two-family uses, six feet for a single story, eight feet for 1½ stories or greater.

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

SECTION 3. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

Mayor

ATTEST:

Clerk

db

06/29/21