



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 22, 2021, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

1. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Veronica Corpus-Dax, Sidney Bremer, Derius Daniels, and Ken Rovinski.

C. Approval of the Agenda.

1. Approval of the Agenda for the November 22, 2021, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the November 8, 2021, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (CPA 21-04) Public Hearing on a request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses, submitted by Paul Davis, Kingdom Agenda Ministries, on behalf of Church of Living God International Inc, property owner (Ald. R. Scannell, District 7).
2. (CPA 21-04) Consideration with possible action on a request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses, submitted by Paul Davis, Kingdom Agenda Ministries, on behalf of Church of Living God

International Inc, property owner (Ald. R. Scannell, District 7).

3. (TA 21-06) Public Hearing on a request to amend Chapter 44-769: Table 44-1 I, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district, submitted by Randall J. Peterson, on behalf of the Estate of Kenneth Ward, property owner.
4. (TA 21-06) Consideration with possible action on a request to amend Chapter 44-769: Table 44-1 I, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district, submitted by Randall J. Peterson, on behalf of the Estate of Kenneth Ward, property owner.
5. (Site Plan 3388) Consideration with possible action on a request to approve the site plan for a residence hall at 3390 Walter Way as part of the UW-Green Bay campus, submitted by University Housing, Inc., developer (Ald. Dorff, District 1).

F. Informational.

1. Director's Report.
2. Date of the next meeting: December 13, 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

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Dial by your location

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+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

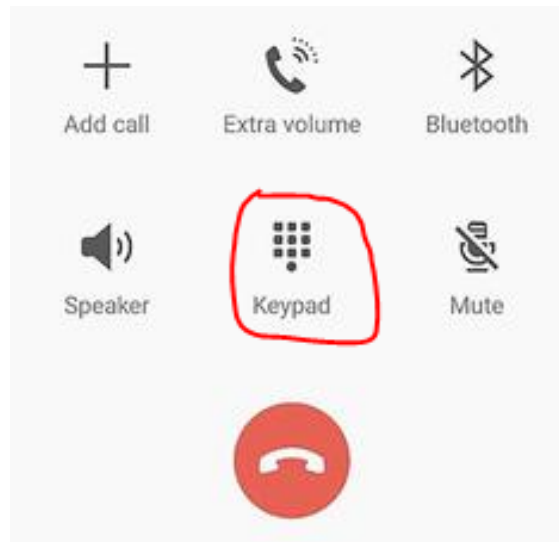
Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Additional Information

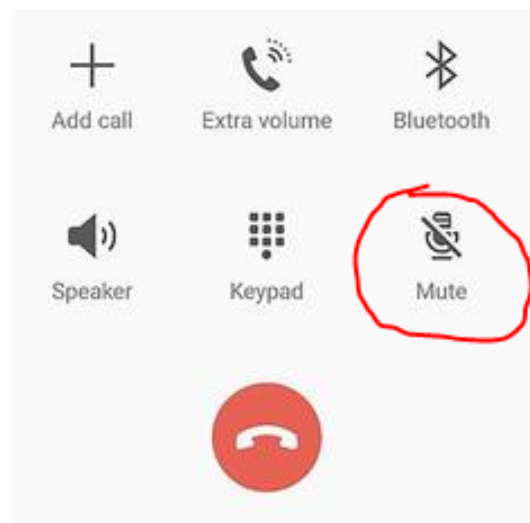
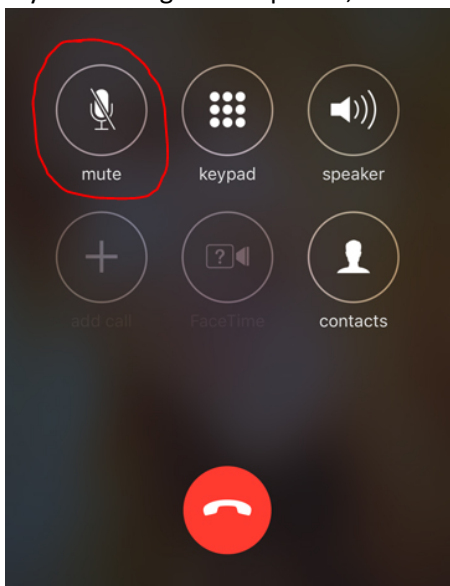
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.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

November 22, 2021

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.1

(CPA 21-04) Public Hearing on a request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses, submitted by Paul Davis, Kingdom Agenda Ministries, on behalf of Church of Living God International Inc, property owner (Ald. R. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CPA 21-04 Class I Public Notification for PC Mtg

For Official Notice:

**Public Notification
Proposed Amendment to the City of Green Bay
Smart Growth 2022 Comprehensive Plan
(CPA 21-04)**

The Green Bay Plan Commission will hold a public hearing on **Monday, November 22, 2021**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in the Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

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

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The hearing is regarding the following proposed amendment to the City of Green Bay Smart Growth 2022 Comprehensive Plan:

(CPA 21-04): A request to amend the City's Comprehensive Plan for property located in the 730 North Quincy Street and 708 Harvey Street, Tax Parcels: 7-520 & 7-521, from General Industrial Uses to Other Public or Semi-Public Uses submitted by Paul Davis, Kingdom Agenda Ministries on behalf of Church of Living God International Inc, property owner. Additionally, City staff is requesting that 702 N Quincy (7-544), 706 North Quincy(7-545-1), 712 N Quincy(7-520-A), 619 N Quincy(7-567), 715 N Jackson(7-525), 796 Harvey(7-527), 729 N Jackson(7-526), 802-812 Harvey(7-529), 820 Harvey(7-569), and 716 N Jackson(7-531) be added to the request as it is currently owned and operated by Green Bay Transit. An image depicting the affected area is available in the office of Community and Economic Development for the City of Green Bay.

The proposed comprehensive plan amendment would allow for the future rezoning of the property for potential future public transportation uses and proposed religious institutional use.

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

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

For additional information, contact David Buck at david/buck@greenbaywi.gov or 920.448.3411.

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation 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.

Publication Date: November 12, 2021



Report to the Green Bay Plan Commission

MEETING DATE

November 22, 2021

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.2

(CPA 21-04) Consideration with possible action on a request to amend the City's Comprehensive Plan for property located in the 700 Block of University Avenue from the future land use designation of general industrial to Other Public or Semi-Public Uses, submitted by Paul Davis, Kingdom Agenda Ministries, on behalf of Church of Living God International Inc, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 730 North Quincy Street and 708 Harvey Street. Staff has included the 700 Block of University Avenue with this request.

Aldersperson/District: Ald. Randy Scannell, District 7

Reason for Request: The proposed comprehensive plan amendment would allow for the future rezoning of the property for potential future public transportation uses and proposed religious institutional use.

Zoning and Land Use:

SUBJECT: General Industrial (GI) & Public/Institutional (PI) & Vacant, automotive repair & municipal transit center

NORTH: General Industrial (GI) & Varied Density Residential (R3) & Commercial, single, two & multiple-family homes

SOUTH: General Industrial (GI) & Industrial

EAST: Public/Institutional (PI) & Municipal transit center

WEST: General Industrial (GI) & Industrial

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends general industrial uses. The applicant is requesting public or semi-public uses for the subject parcels.

Analysis: This request is in reaction to the Kingdom Agenda Ministries request to change the future land use classification from "general industrial" to "other public/semi-public" and subsequent zone change from GI: General Industrial to PI: Public Institutional for properties at the southeast corner of North Quincy Street and Harvey Street (730 North Quincy Street and 708 Harvey Street) to allow the establishment of a religious institution/place of worship. Staff does not necessarily feel a religious institution/place of worship is the highest and best use at this location but must look at the request and area in a broader sense and consider the suitability of all uses in the "other public/semi-public" category, which are as follows:

"This category includes public buildings and public facilities, buildings for private organizations that are supported heavily by public funds and donations (e.g., museums), hospitals and closely associated medical clinics (even though they may be privately owned), places of worship and cemeteries. Potential zoning districts include PI: Public Institutional or C:Conservancy".

Also, as staff began the analysis on said petition, it was discovered that approximately half of the 700 block of

University Avenue was also designated for general industrial uses in the Comprehensive Plan even though zoning had changed to PI: Public Institutional. This zone change took place in conjunction with the Green Bay Transit garage development in 2006. Therefore, staff has expanded the area of this request to encompass it and bring the future land-use designation in line with the current zoning and to keep consistency for the block.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of The Smart Growth 2022 Comprehensive Plan.

- Staff feels the proposed future land-use designation amendment is in compliance with the goals and objectives as outlined in the Comprehensive Plan.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and parks.

- The proposed amendment should have no impact on public facilities and services. However, will provide expansion possibilities for the Green Bay Metro Public Transit Center or other public use.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

- The proposed change in land use better represents the surrounding properties and land uses and will be consistent with the surrounding area. Area to the north and west is or is to be industrial and transit is service that may need expansion room-good to have public uses near the bus service.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

- The proposed amendment will have little effect on planned uses in the area but will provide a more compatible transition to the adjacent public transit and fire station uses to the east.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

- There are no known environmental impacts.

6. There is a change in City policies or neighborhood characteristics that would justify a change.

- The 2006 rezoning and subsequent transit facility expansion support the amendment request.

7. The change corrects an error made in the original plan.
 - Much of the area should have been corrected in conjunction with the zone change in 2006, so this could be construed as correcting an oversight.
8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.
 - Though not specifically referenced, the request falls under the objections in Comp Plan Chapter 19 – Transportation Plan.
9. The change helps the City meet its life-cycle and affordable housing goals.
 - Not applicable.
10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
 - There are no landmarks or historically significant features that are being modified as part of the request.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request and notices have been provided regarding the public hearings for this meeting. Green Bay Metro Transit has been consulted and is in support of the land-use change. Ald. Randy Scannell and property owners within 400 ft. have been noticed of the meeting and a zoning action sign has been placed on the property, per Plan Commission policy. At the time of drafting this report, staff had not received any objections to this request.

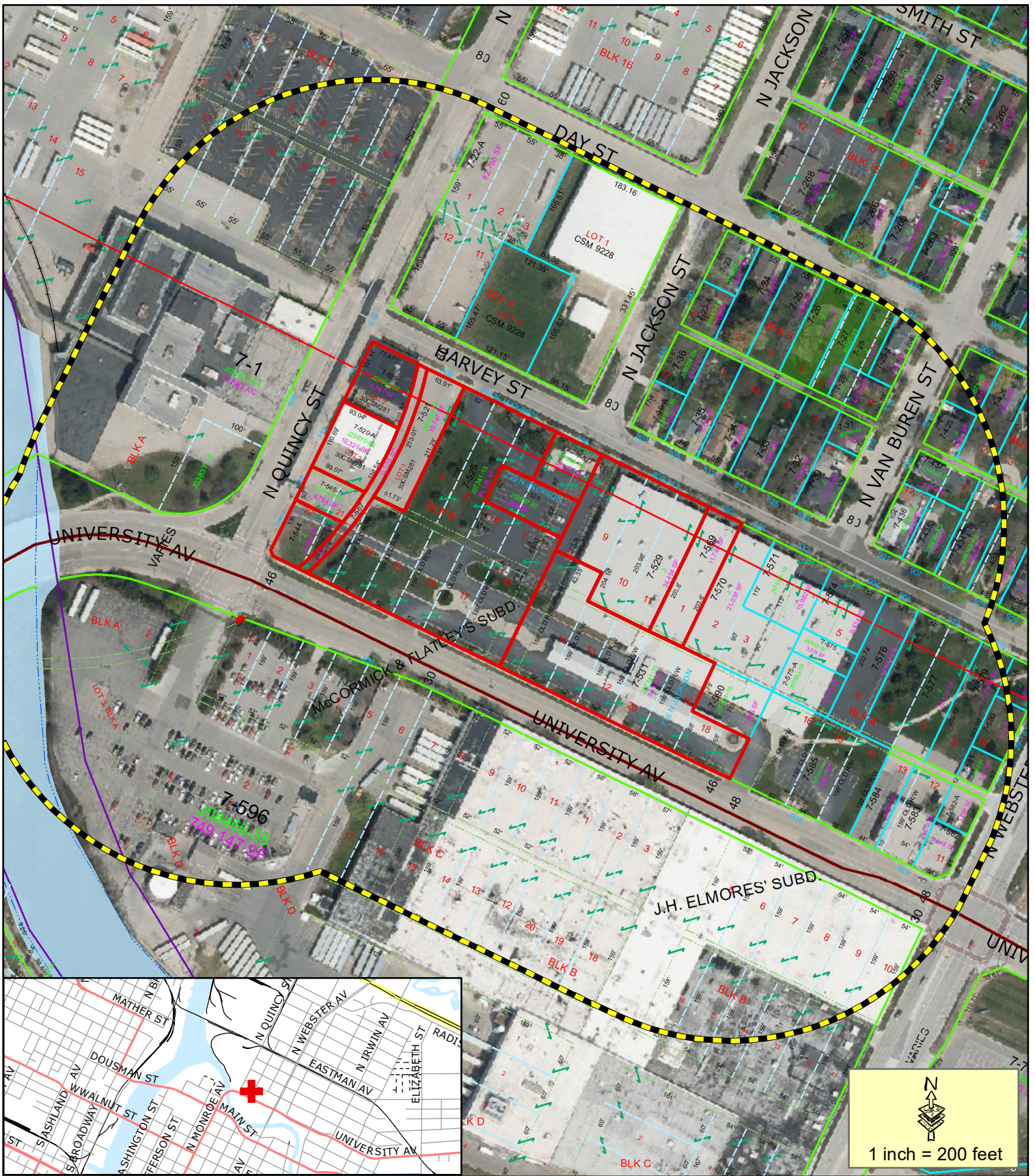
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. CPA 21-04 Location Map_Color



- Proposed CUP
- 400' 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

CPA 21-04 Proposed Comprehensive Plan Amendment at the 700 Block of University Avenue





Report to the Green Bay Plan Commission

MEETING DATE

November 22, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.3

(TA 21-06) Public Hearing on a request to amend Chapter 44-769: Table 44-I I, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district, submitted by Randall J. Peterson, on behalf of the Estate of Kenneth Ward, property owner.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

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Attn: David Buck
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Green Bay, WI 54301

For additional information, contact David Buck at david/buck@greenbaywi.gov or 920.448.3411.

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Publication Date: November 12, 2021



Report to the Green Bay Plan Commission

MEETING DATE

November 22, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.4

(TA 21-06) Consideration with possible action on a request to amend Chapter 44-769: Table 44-11, to permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district, submitted by Randall J. Peterson, on behalf of the Estate of Kenneth Ward, property owner.

BACKGROUND

Aldersperson/District: All

Reason for Request: To permit tool/equipment rental facility as a permitted principal use within the Business Park (BP) district.

Report: The zoning code provides three different industrial zoning classifications: General Industrial (GI), Light Industrial (LI) and Business Park (BP); BP being the most restrictive of the three. There are three general areas in the City where the BP district is found:

Packerland Industrial Park – Packerland Drive

Tower East Industrial Park – Elizabeth Street/Radisson Street/Cofrin Drive

Areas along North Military Avenue, north of Bond Street, including Stiles Road and Morley Road.

The most recent changes to the BP district occurred in 2014, with the following development standards for limited outdoor storage and display as follows:

1. Outdoor storage areas shall not exceed 20% of the lot area and shall be contiguous.
2. A fence 90% impervious to sight is required to enclose all outdoor storage areas from view. The fence shall not exceed eight (8) ft. in overall height and shall consist of wood, vinyl or masonry material.
3. No material/product may be stored higher than the required fencing.
4. A five (5) ft. wide landscaped area shall be provided along all fenced areas with ground cover, shrubs or trees planted at an average spacing of 30 ft. on center.
5. All outdoor storage areas shall be surfaced compliant with Chapter 13-1714.
6. No outdoor storage shall encroach within a required setback.

A catalyst for this request is the intent of the property owner at 2030 Cofrin Drive to permit a tool/equipment rental facility as a permitted principal use within the Business Park (BP) district. BP is considered a hybrid industrial district which in some instances blends commercial and light industrial uses. It is staff's opinion that the addition of a tool/equipment rental facility is compatible in the BP district and it may be considered as one of those hybrid types of land uses. This would appear to be an appropriate use for industrial type equipment to be in a Business Park type district as opposed to a commercial zoning district. A copy of the draft ordinance is attached within this agenda packet.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. Draft GO xx-21 - Amend Ch 44 Regulation of Res Building Width

GENERAL ORDINANCE NO. XX-21

AN ORDINANCE
AMENDING CHAPTER 44-769: TABLE 44-11,
GREEN BAY MUNICIPAL CODE,
REGARDING TOOL/RENTAL EQUIPMENT FACILITY AS A PERMITTED PRINCIPAL USE
(TA 21-06)

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

SECTION 1. Code Chapter 44-769: Table 44-11, Principal use within in the Industrial Districts, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-769. Principal uses for the Industrial districts.

Table 44-11. Principal Uses in the Industrial Districts

Personal service "	C	—	P	
Business service "	P	P	P	
Building maintenance, janitorial service	P	P	P	
Catering service	P	—	P	
Printing and publishing establishment	P	P	P	
Small appliance repair service	P	—	—	
Tool/equipment rental facility	P	—	P	
Animal hospital, veterinary clinic	P	—	P	x
Animal grooming establishment	P	—	—	
Animal boarding facility, kennel	P	—	—	x

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

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

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

APPROVED:

Mayor

ATTEST:

Clerk

pn

11/10/21



Report to the Green Bay Plan Commission

MEETING DATE

November 22, 2021

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.5

(Site Plan 3388) Consideration with possible action on a request to approve the site plan for a residence hall at 3390 Walter Way as part of the UW-Green Bay campus, submitted by University Housing, Inc., developer (Ald. Dorff, District I).

BACKGROUND

Primary Address: 3390 Walter Way, part of the UW-Green Bay campus.

Aldersperson/District: Ald. Barb Dorff, District I

Reason for Request: Concurrence and guidance from the Plan Commission to the Green Bay Housing Authority regarding the development of a new residence hall on campus.

Zoning and Land Uses: Public Institutional (PI), vacant, existing parking.

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as School land use. UW-Green Bay Campus Plan (2006) and Residence Life Master Plan (2019).

Report: The University of Wisconsin-Green Bay (UWGB) is proposing the construction of additional on-campus student housing. The project would consist of one (1) four- story building with adjacent parking that includes housing for 232 students. The building will be built by University Village Housing, Inc. on land east of the Mauthe Center and north of the Kress Event Center. The site plan and architectural details of the new building are attached within this agenda packet. The architect has provided the following break-down in parking for current and proposed housing on campus:

Parking / Bed Count Inventory

	Leasable Residential Parking Stalls	
	Units	
Existing Conditions	2079	974
Proposed Conditions*	2071	965

*Per the Res Life Master Plan - This building replaces four (4) of the original B.O.R's owned 1960s vintage campus apartments.

(Subtracts (60) beds in four (4) buildings; adds 232 beds in the New Project.)

Plan Commission Role

Normally, site plans of this nature do not come before the Commission except under conditional uses or planned unit developments. However, as a part of the financing for this housing project, the Plan Commission has been asked to review and approve the applicability and the location of the new housing project. The specific site design standards are not a part of this review, but as part of staff site plan approval.

For the purpose of the meeting minutes and documentation, the Commission members are still encouraged to comment on concerns regarding this project. A draft Resolution of approval is attached within this agenda packet.

The architect has indicated that construction on the property would begin in the spring of 2022, with an anticipated completion for the fall semester of 2023. The proposed development is consistent with the existing PI zoning requirements as well as the adopted UWGB Campus Plan and Residence Life Master Plan.

RECOMMENDATION

Approval of the request and Resolution for the student housing project of University Village Housing, Inc. as proposed.

FISCAL IMPACT

ATTACHMENTS

1. UWGB UVHI NRH 22nov21 PlanCommission
2. Notification to GB Plan Commission



Southeast



Southwest



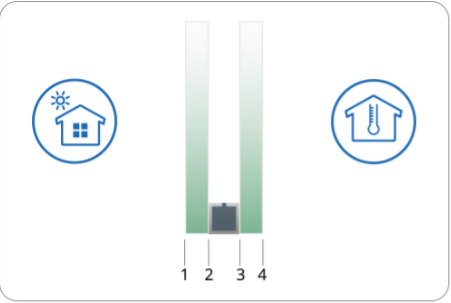
East Elevation



Southwest



DoubleGlazed

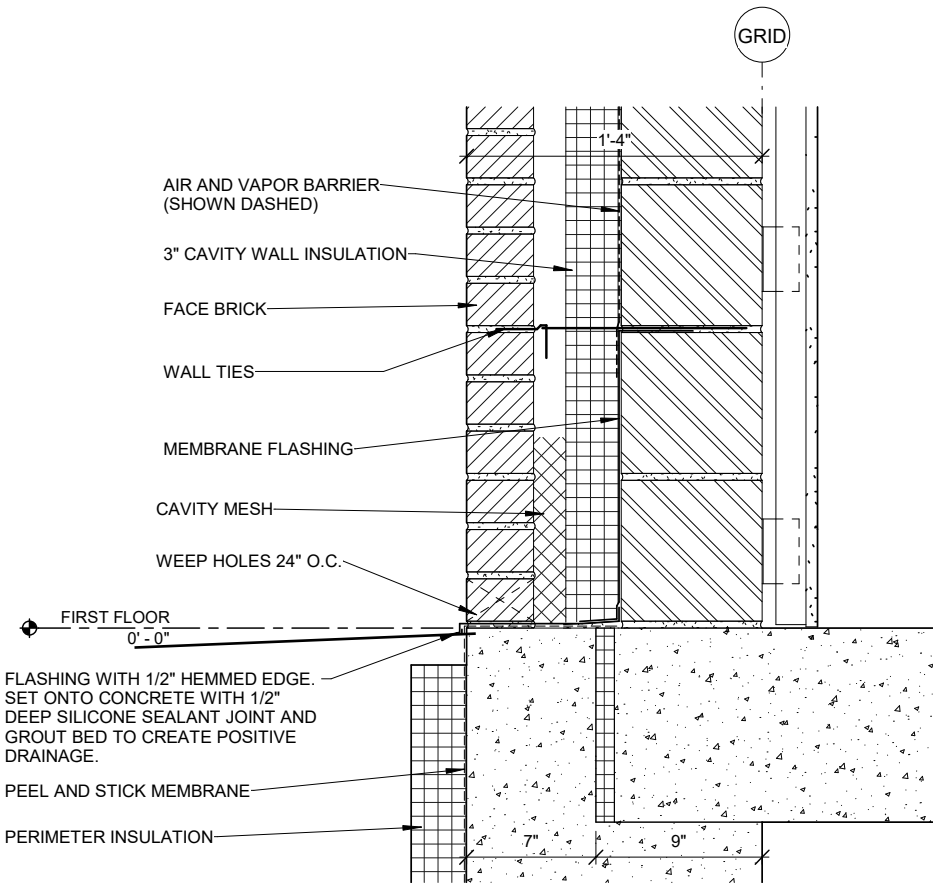


GLASS: Guardian Clear Glass (North America) Glass, 1/4" (6mm) (2-SunGuard® SN 68 (North America))
GAP: 10% Air, 90% Argon 12.7mm
GLASS: Guardian Clear Glass (North America) Glass, 1/4" (6mm)

Calculated Values are in accordance with NFRC 2010

Performance Values

VISIBLE LIGHT	Transmittance (tv)	68 %
	Reflectance outside (pv)	11 %
	Reflectance inside (pv)	12 %
	General Color Rendering Index (CRI)	95.4
ULTRAVIOLET	Transmittance UV (tuv)	30 %
SOLAR ENERGY	Solar transmittance (te)	33 %
	Reflectance outside (pe)	33 %
	Reflectance inside (pe)	36 %
	Solar absorptance (ae)	34 %
	Solar Heat Gain Coefficient (SHGC)	0.37
	Shading Coefficient (sc)	0.43
THERMAL PROPERTIES	Winter night U-Value	0.245 Btu/hr·ft²·F
	Summer day U-value	0.220 Btu/hr·ft²·F
LIGHT TO SOLAR GAIN	Light to Solar Gain (LSG)	1.82





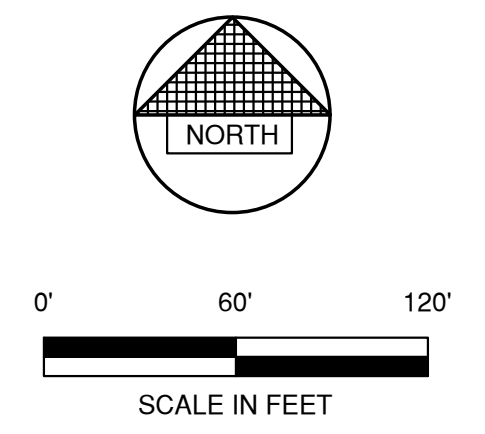




File: R:\DWG\0975\032624.dwg
Plot Date: Oct 14, 2021 - 2:06pm



BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	EAST CORNER OF BASE OF LIGHT POLE #S080	175.26
2	SW CORNER OF CONC. BASE OF LIGHT POLE #SB19	182.25
3	E BOLT LIGHT POLE #SB 35	184.37
4	NE CORNER OF LIGHT POLE #SB 29	183.01
5	NW EDGE OF CONC. BASE OF LIGHT POLE #SE 11	180.04
6	NW CORNER OF CONC. SLAB	185.63
7	SE CORNER OF CONC. BASE OF LIGHT POLE #SE 5	175.89
8	NW CORNER OF CONC. BASE OF LIGHT POLE #SE 10 A	183.05
9	N CORNER OF CONC. BASE OF LIGHT POLE #J 4	183.91
10	N EDGE OF CONC. BASE OF LIGHT POLE #J 7	179.70
11	FLAG BOLT ON HYDRANT	174.92
12	FLAG BOLT ON HYDRANT	180.93



bernerschaber

310 Pine Street | Green Bay, WI 54301
920.432.4862 | www.bernerschaber.com

Robert E. Lee & Associates, Inc.

ENGINEERING, SURVEYING, ARCHITECTURE
1230 CENTRAL AVENUE, SUITE 200
GREEN BAY, WI 54301
920.432.4862 | www.leeassoc.com

UNIVERSITY of WISCONSIN
GREEN BAY



Leon Bredt Drive - Walter Way | Green Bay, WI 54311

NEW RESIDENCE HALL
UW - GREEN BAY

Sheet Title:
OVERALL EXISTING SITE CONDITIONS

REVISIONS:

No.	Date:	Description:

IN-PROGRESS SET

PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C102

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L

K

J

H

G

F

E

D

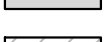
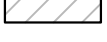
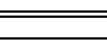
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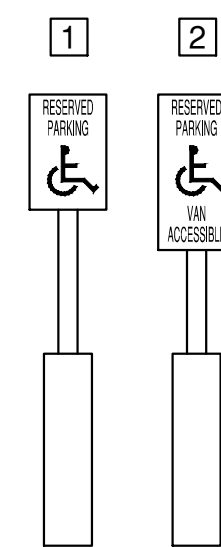
B

A



LEGEND

- | | |
|---|--|
|  | CONCRETE PAVEMENT |
|  | ASPHALT PAVEMENT (LIGHT) (32,861 S.F.) |
|  | RECONSTRUCT EXISTING ASPHALT PAVEMENT |
|  | GREEN SPACE |
|  | PROPOSED 18" STANDARD CURB AND GUTTER |
|  | PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER |
|  | TRAFFIC FLOW ARROW |
|  | HANDICAPPED PARKING |
|  | INDICATES NUMBER OF PARKING STALLS |



*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 274
HANDICAP ACCESSIBLE PARKING STALLS = 8

CONSTRUCTION CLASSIFICATION:

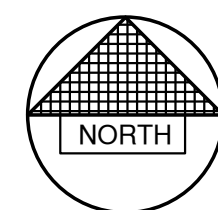
11-B

OCCUPANCY TYPE:

RESIDENTIAL GROUP R2

NOTE

1. ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
2. SAWCUT LINE, SWEEP UP DUST AFTER SAW CUTTING.
3. THE KNOX BOX BRAND LOCKING BOXES CAN BE PURCHASED BY CALLING (920) 448-3280 AND REQUESTING A KNOX BOX BRAND LOCKING BOX PACKET OR BY GOING ONLINE AT KNOXBOX.COM (USE CITY OF GREEN BAY AS JURISDICTION-0



0' 30' 60'

SCALE IN FEET

REVISIONS:

[illegible]

IN-PROGRESS SET

PROJECT NUMBER	6190.00
DATE ISSUED	MAY 6, 2021
SHEET NUMBER	C105



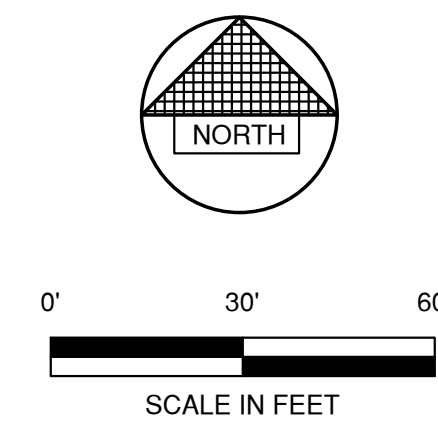
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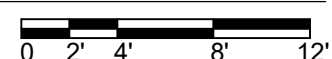
- | | |
|--|--|
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT (LIGHT) (53,610 S.F.) |
| | RECONSTRUCT EXISTING ASPHALT PAVEMENT |
| | GREEN SPACE |
| | PROPOSED 18" STANDARD CURB AND GUTTER |
| | PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER |
| | TRAFFIC FLOW ARROW |
| | HANDICAPPED PARKING |
| | INDICATES NUMBER OF PARKING STALLS |

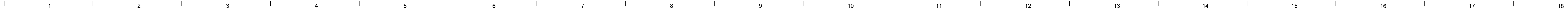
*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB,
UNLESS NOTED OTHERWISE

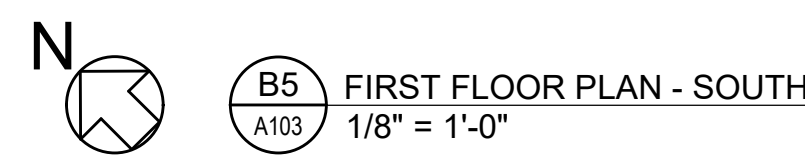
NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDING AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 431







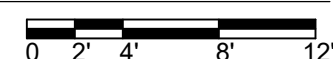
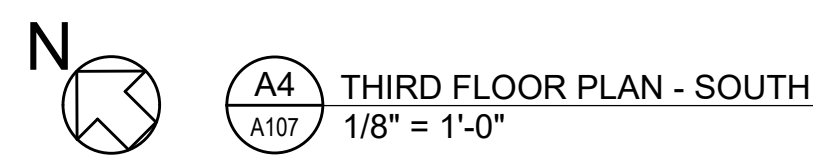


11/16/2021 3:28:16 P



A5 THIRD FLOOR PLAN - NORTH
A106 1/8" = 1'-0"

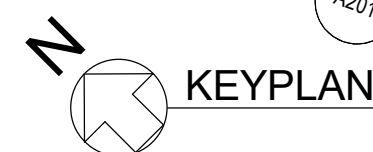
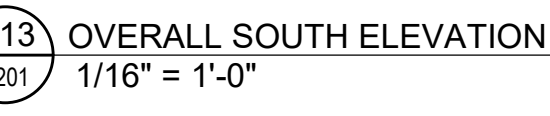
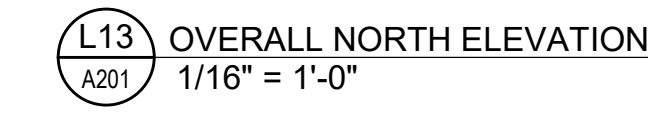
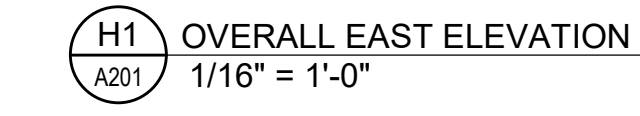
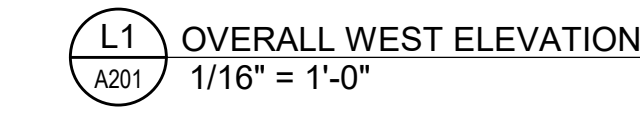
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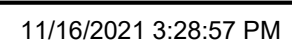
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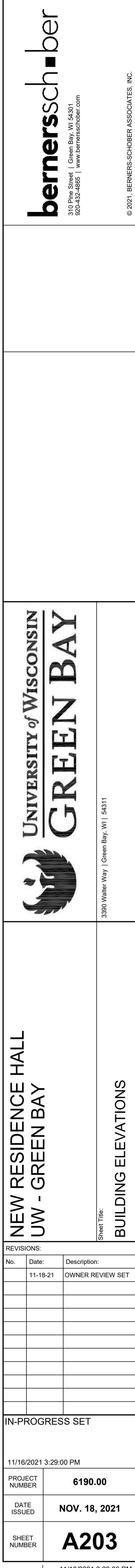
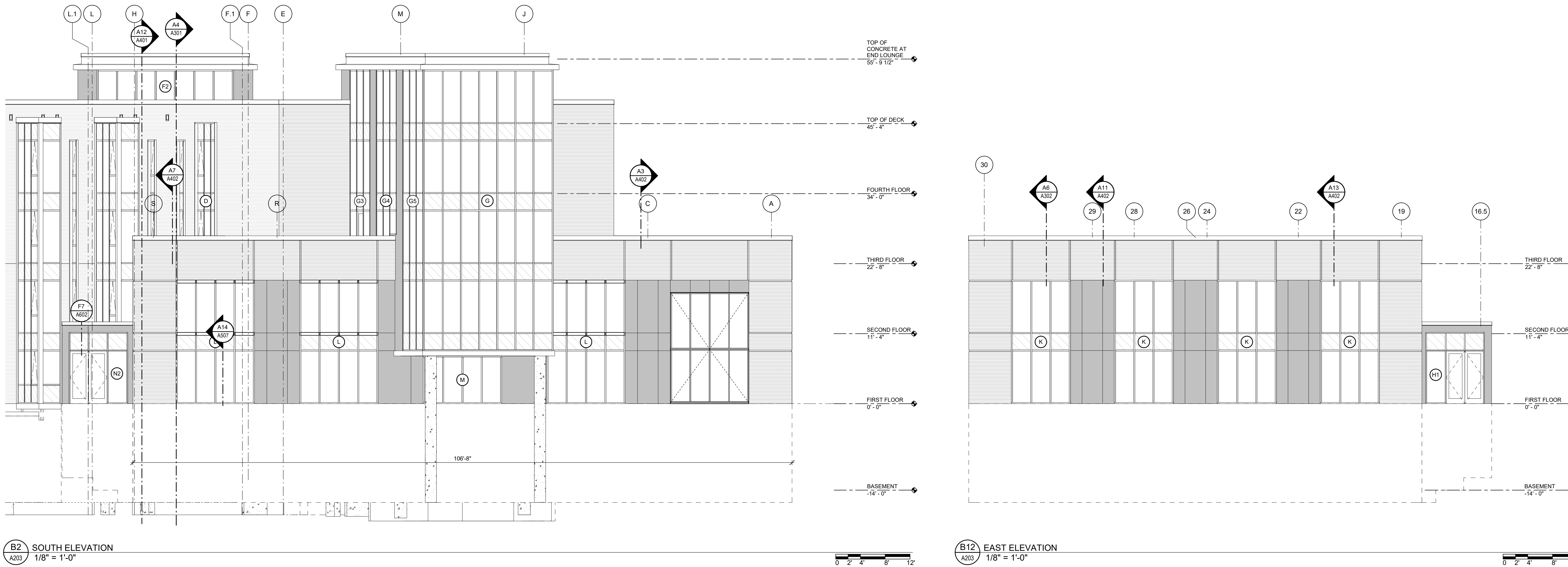


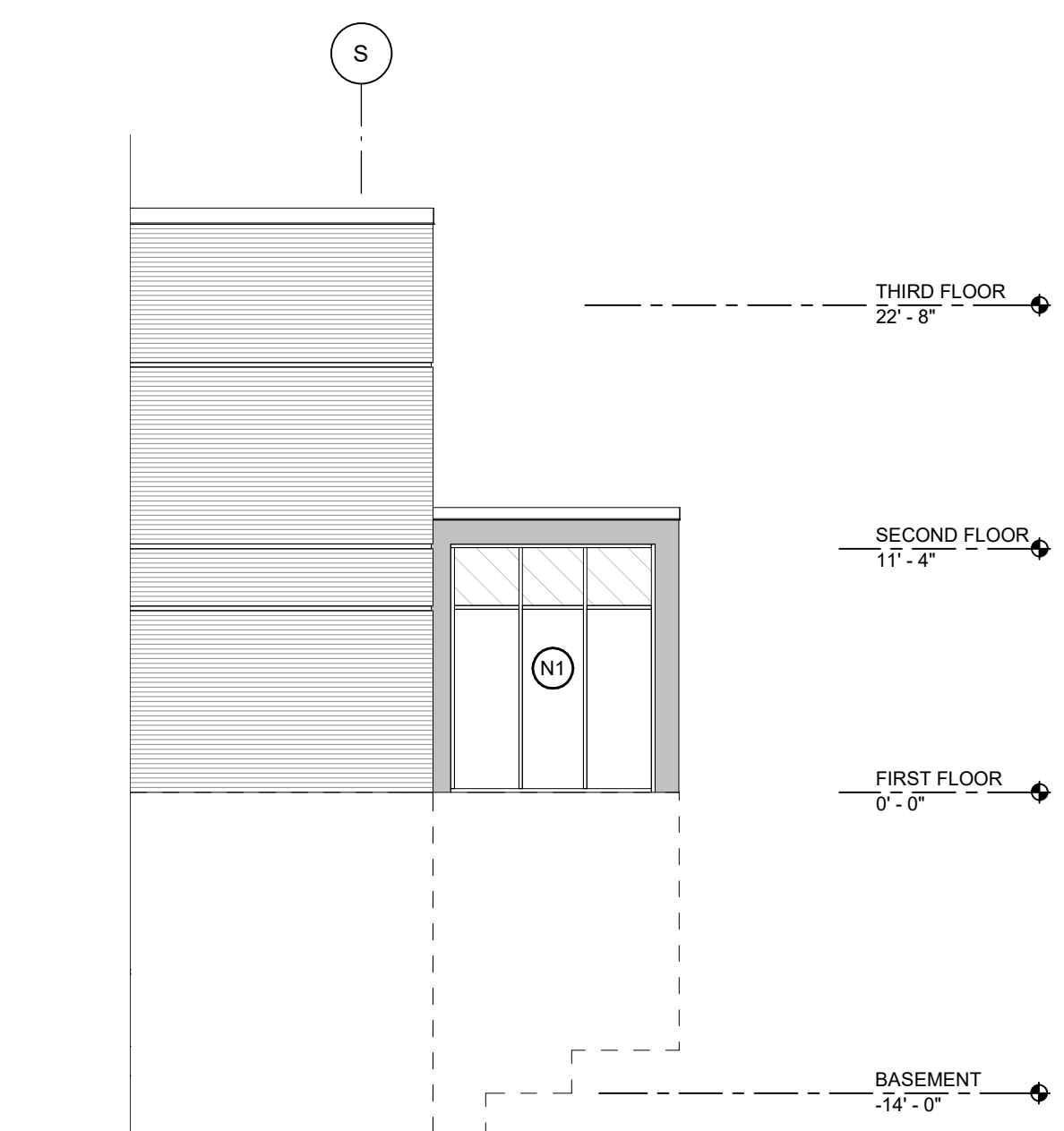
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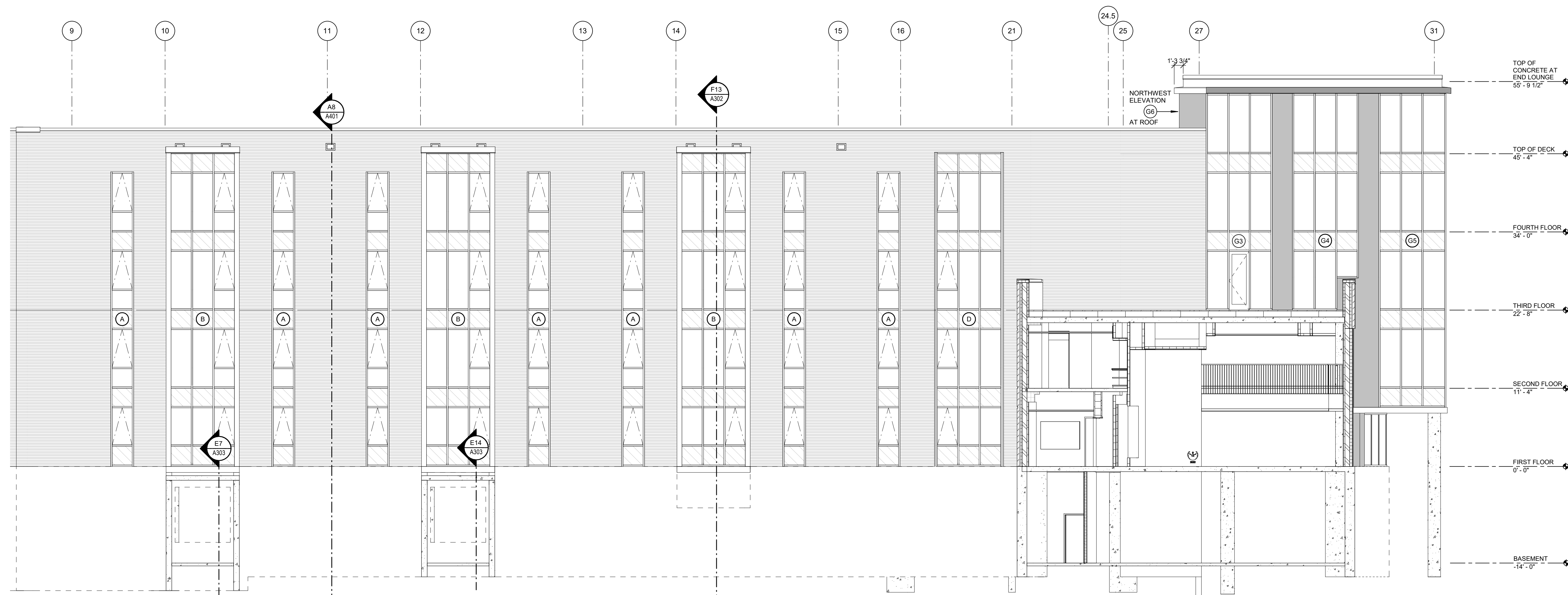
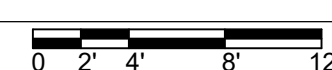




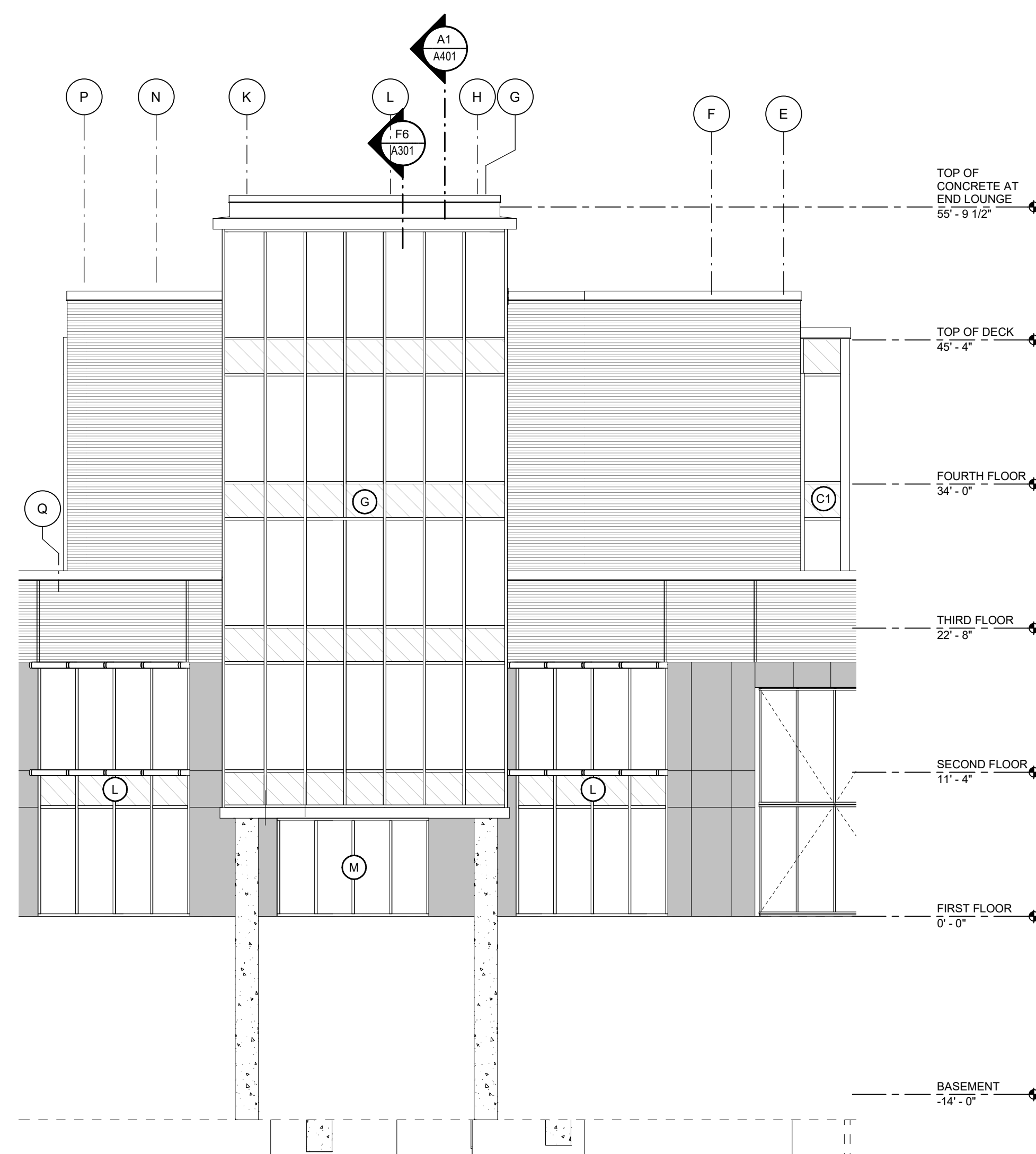




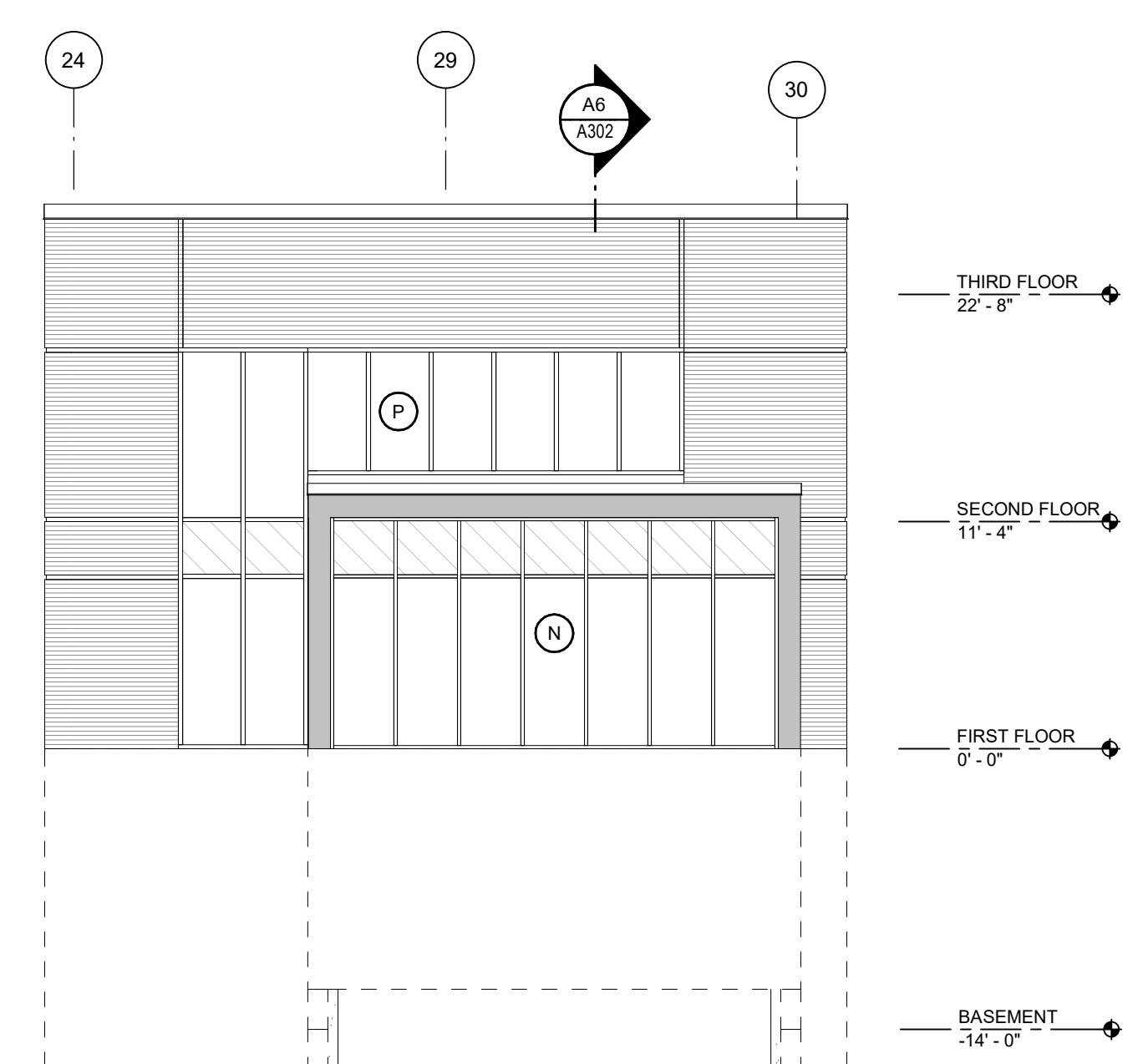
 NORTH ELEVATION - SOUTHWEST ENTRY
1/8" = 1'-0"



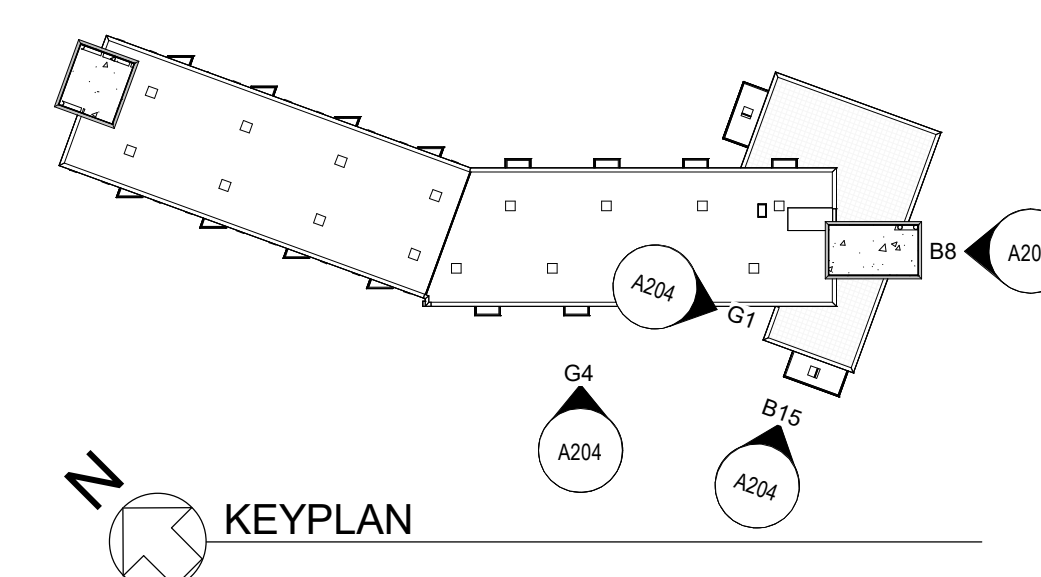
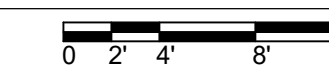
G4 SOUTHWEST ELEVATION
A204 1/8" = 1'-0"



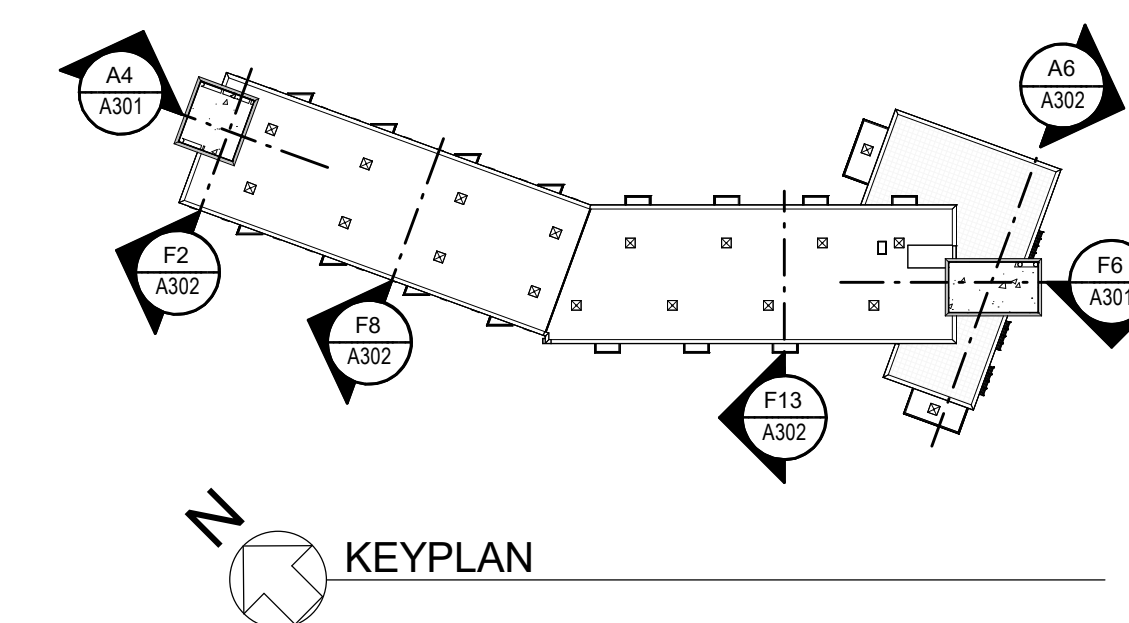
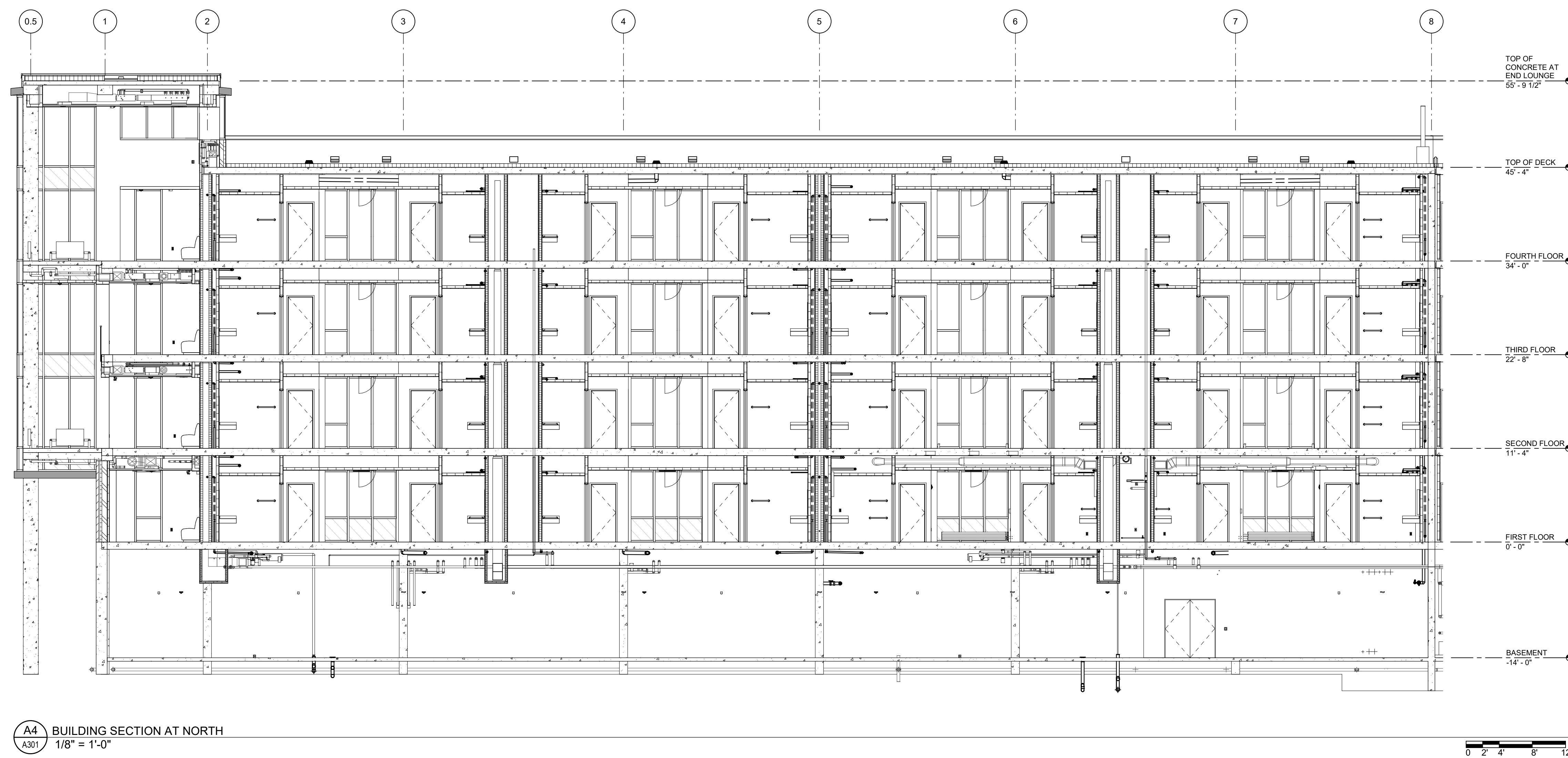
B8 **SOUTHEAST ELEVATION**
A204 1/8" = 1'-0"

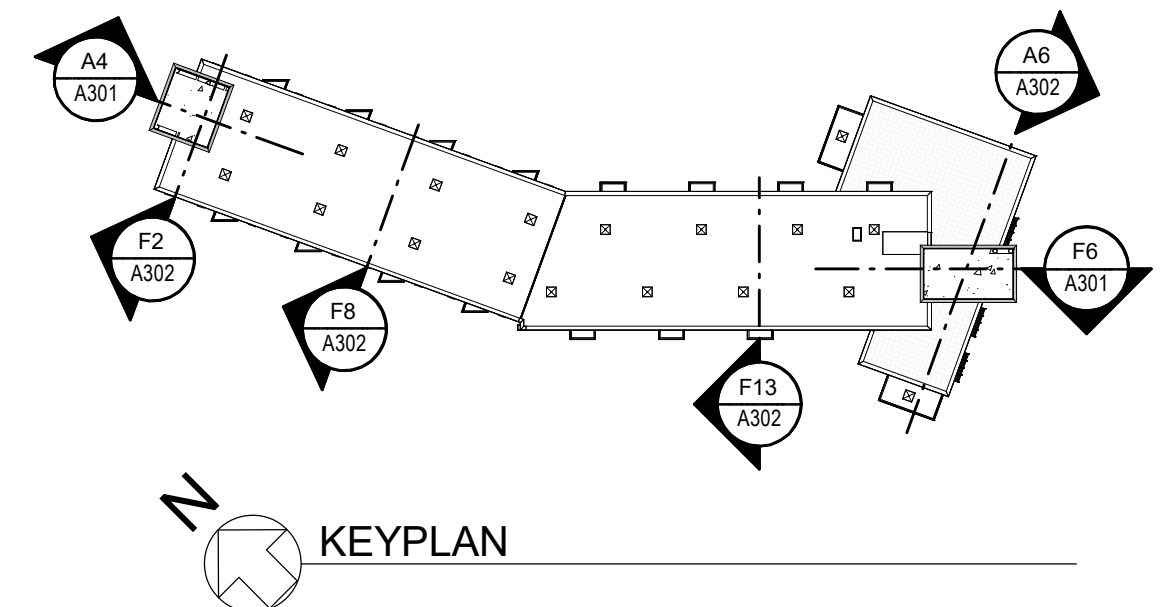
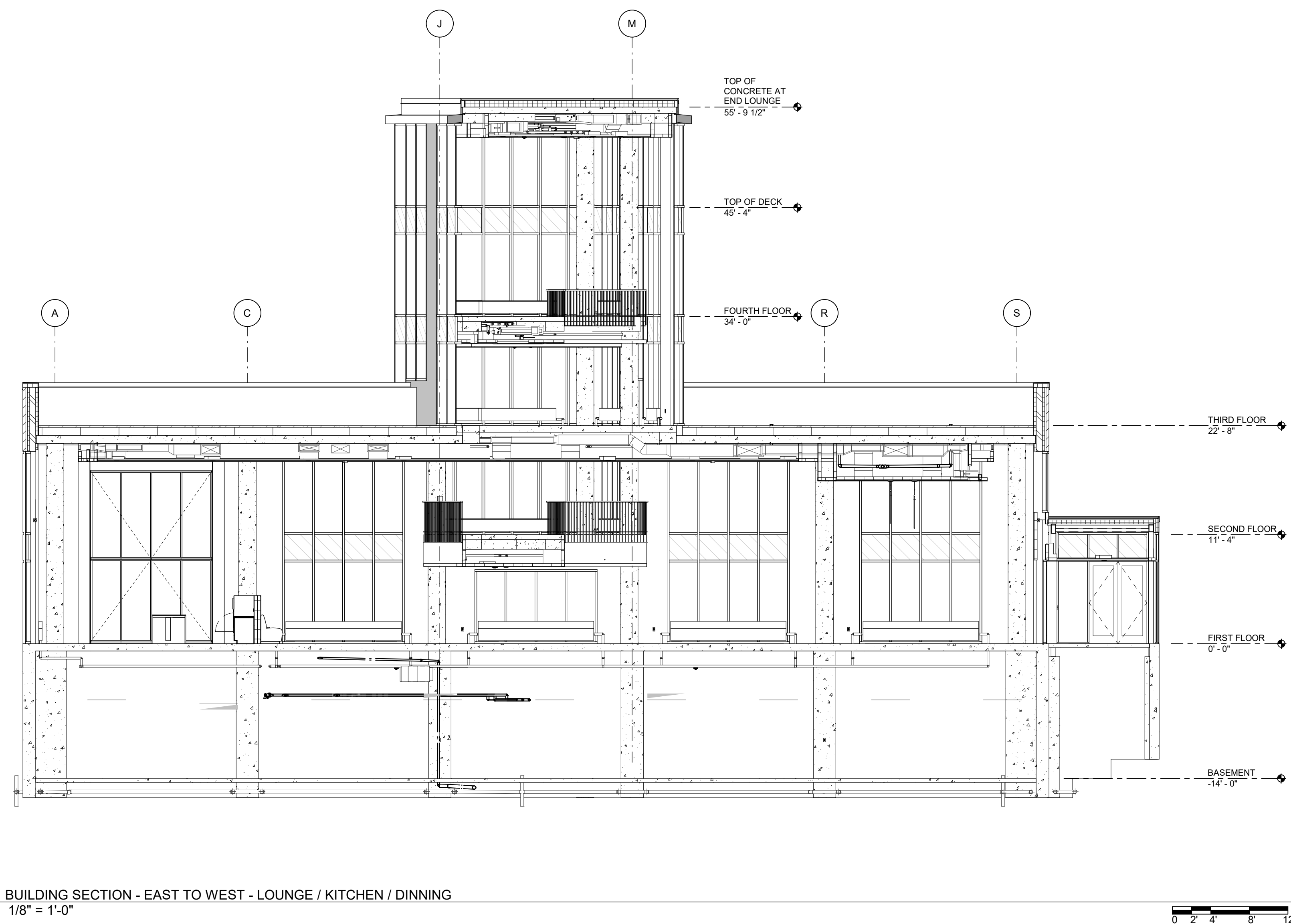
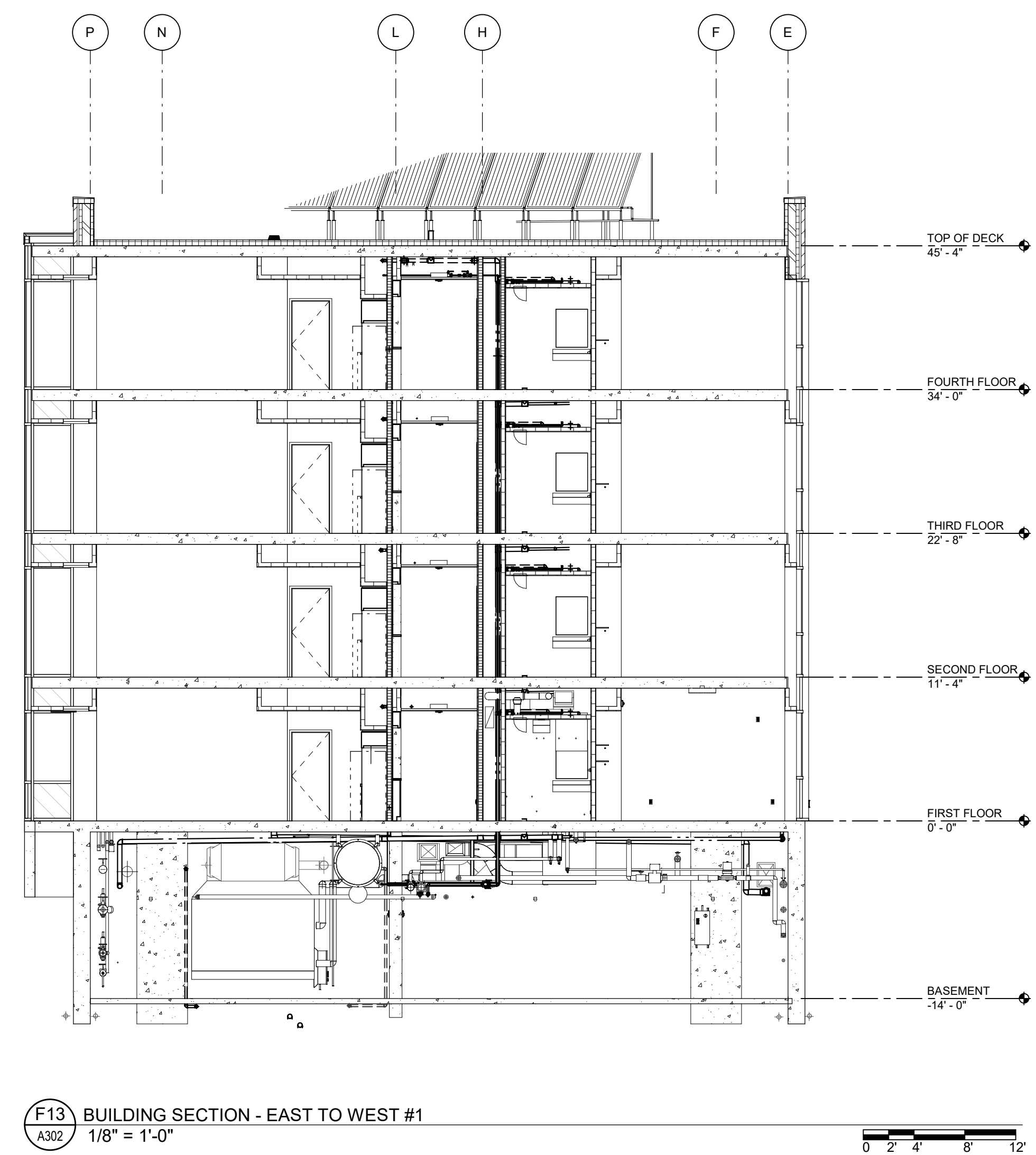
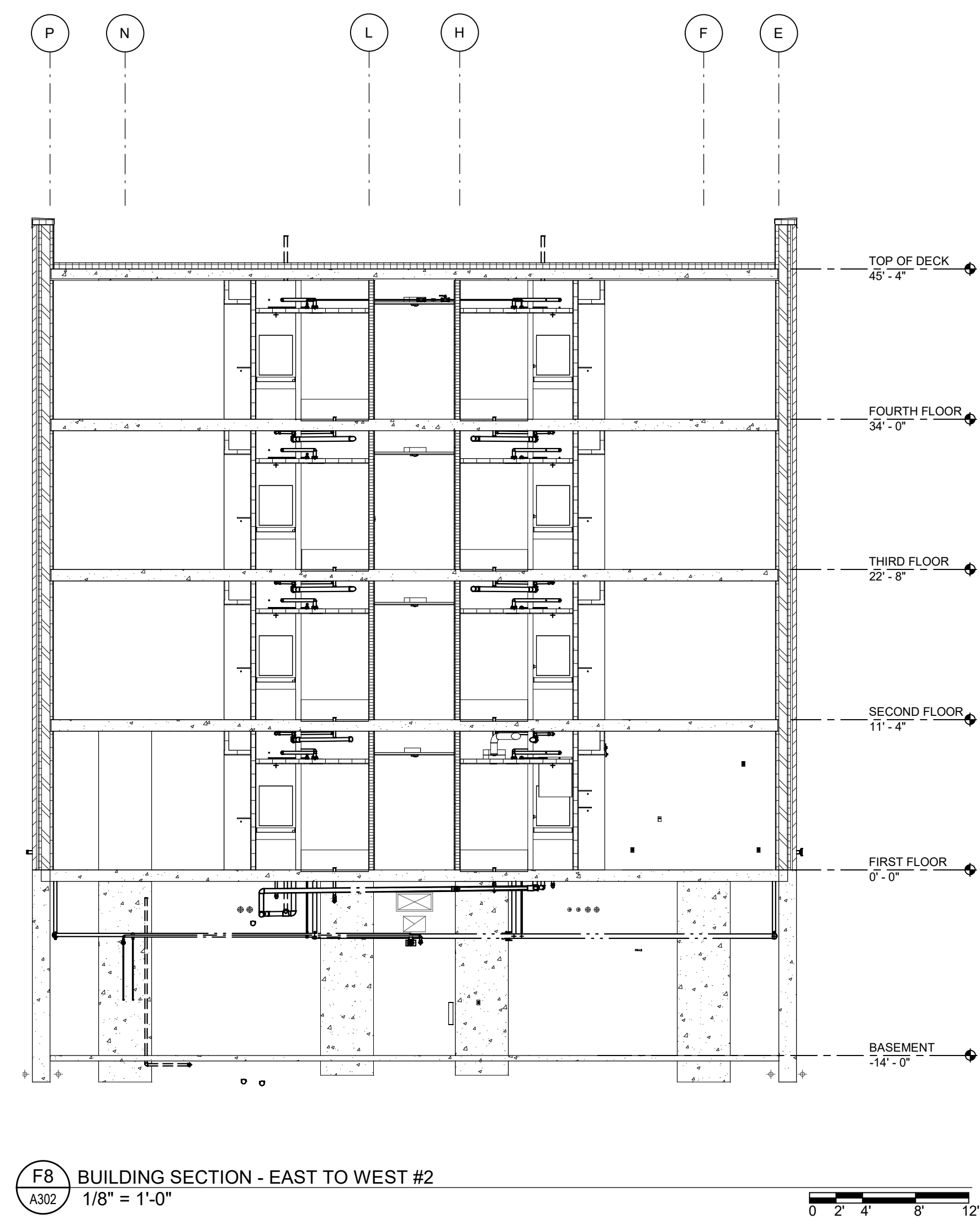
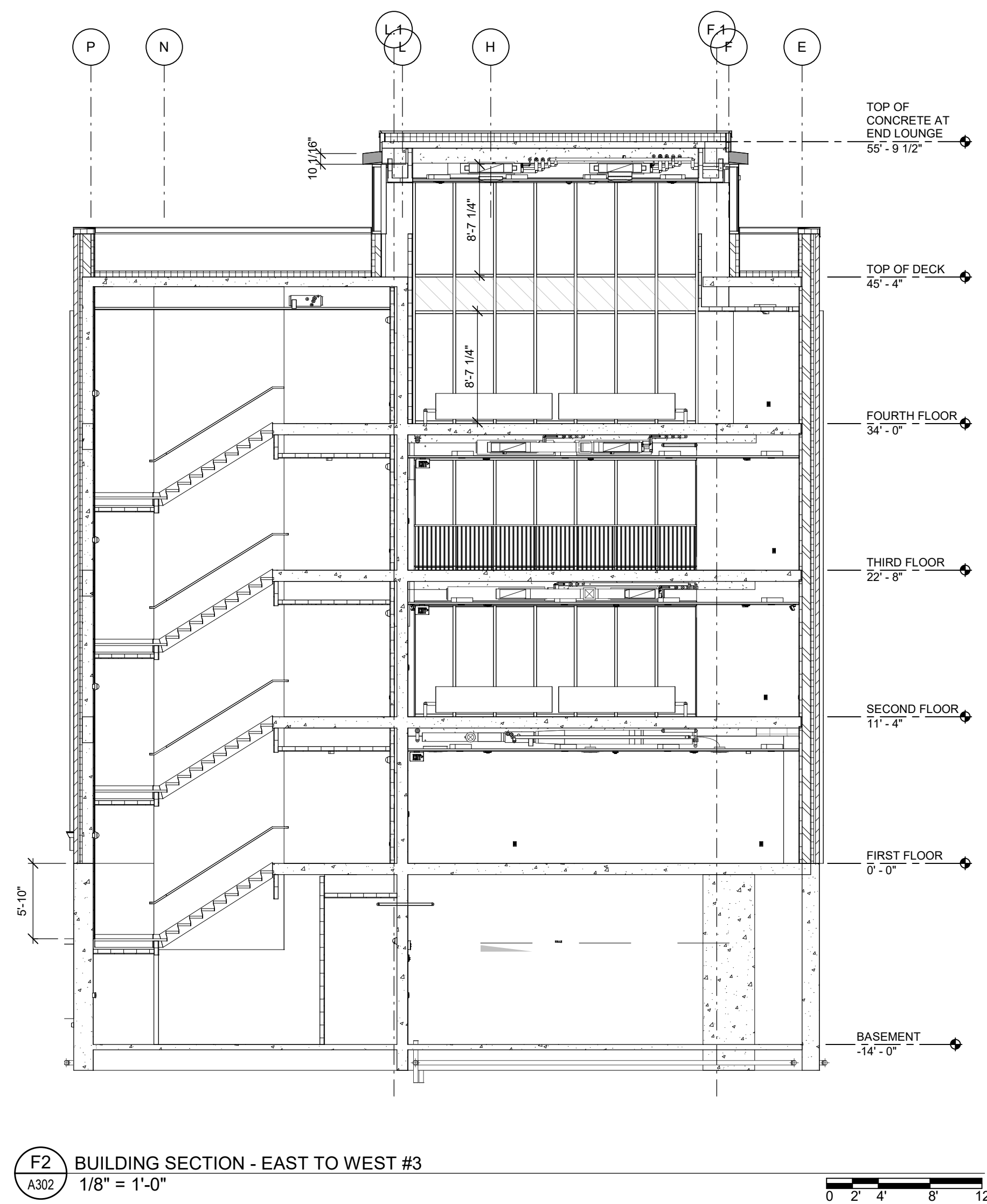


B15 WEST ELEVATION - SOUTHWEST ENTRY
A204 1/8" = 1'-0"

[illegible]

11/16/2021 3:29:03 PM	
PROJECT NUMBER	6190.00
DATE ISSUED	NOV. 18, 2021
SHEET NUMBER	A204





PLAN COMMISSION
OF THE
CITY OF GREEN BAY, WISCONSIN

November , 2021

Resolution No.

Resolution Approving Student Housing Project
of University Village Housing, Inc.

WHEREAS, the Housing Authority of the City of Green Bay, Wisconsin (the "Authority") has received a proposal from University Village Housing, Inc., a Wisconsin nonprofit corporation (the "Developer"), for the construction of an apartment style housing facility for students containing approximately 232 beds to be located at 3390 Walter Way (the "**Project**") in the City of Green Bay, Wisconsin (the "**City**"); and

WHEREAS, the Authority has referred the Project to this body for advice; and

WHEREAS, this body has reviewed the proposed location, the extent of the Project, and the general features of the proposed layout of the Project, including the proposed location of the building and open spaces;

Now, THEREFORE, BE IT RESOLVED that the proposed location, extent and general features of the layout of the Project are hereby approved, and the Secretary or other appropriate officer of this Plan Commission is hereby directed to advise the Authority of such approval.

The foregoing resolution of the Plan Commission of the City of Green Bay, Wisconsin was duly adopted and recorded on November , 2021.

_____, Chairperson

, Secretary

