



AGENDA OF THE GREEN BAY PLAN COMMISSION

FRIDAY, DECEMBER 3, 2021, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the Agenda for the December 3, 2021, special meeting of the Green Bay Plan Commission.

D. Regular Business.

- I. (ZP 21-37) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a proposed hotel and for the hotel to exceed the maximum height limitations located at 1004 Brett Favre Pass, submitted by Victoria Fabry, The Legacy Green Bay, LLC (Ald. B. Johnson, District 9).

E. Informational.

- I. Date of the next meeting: December 13, 2021.

F. 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=L2EyVlpDSIZGZ1FjcmlpWnZIOEVnUT09>

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=L2EyVlpDSIZGZ1FjcmlpWnZIOEVnUT09>

Additional Information

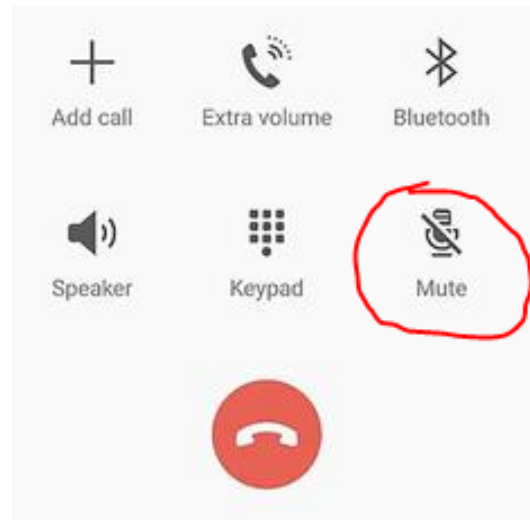
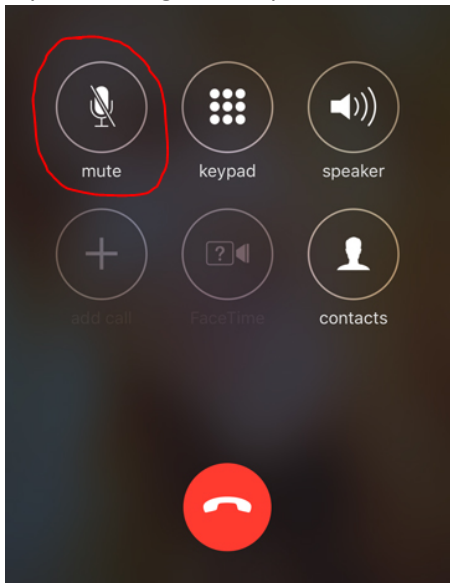
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.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

December 3, 2021

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.1

(ZP 21-37) Consideration with possible action on a request to authorize a Conditional Use Permit (CUP) for a proposed hotel and for the hotel to exceed the maximum height limitations located at 1004 Brett Favre Pass, submitted by Victoria Fabry, The Legacy Green Bay, LLC (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 1004 Bret Favre Pass

Aldersperson/District: Ald. Brian Johnson / District 9

Reason for Request: To permit a hotel use and to allow the hotel to exceed the maximum height requirement of 35 ft.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Planned Unit Development (PUD) - Vacant restaurant

NORTH: General Commercial (CI) - Hotel

SOUTH: General Commercial (CI) - Vacant, parking

EAST: PUD-Planned Unit Development - Light industrial uses & brewery

WEST: Village of Ashwaubenon - Commercial

Comprehensive Plan: The 2022 Smart Growth Plan and the Legend's District Master Plan designate the subject area as Commercial (C). 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 and the Legends Plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject property is located on the site of the former Brett Favre's Steakhouse, along Brett Favre Pass and Tony Canadeo Run. Brett Favre's Steakhouse was established in 1999. Previously, the Plan Commission reviewed and recommended, on two different occasions, a proposed Staybridge Hotel. The hotel was never constructed and subsequent ownership of the subject property changed. The steakhouse was demolished and the site cleared in 2020. The current proposal is for a new luxury hotel named The Legacy Hotel.

The subject sites, as well as other nearby and adjacent sites, were rezoned to a Planned Unit Development (PUD) in 2010, which was amended to include design standards and other regulations of the Legends District Plan in 2020. Hotel uses are included as a Conditional Use Permit (CUP) within the PUD and are to follow the Downtown One (DI) standards.

Analysis:

The lot size is approximately 136,125 sq. ft. / 3.13 acres. There is an existing drive connection to the north leading to the Hilton Hotel and is required to remain by private easement rights. The proposed luxury six-story boutique hotel contains a total of 100 all-suites hotel rooms as well as a lobby bar, restaurant, executive board rooms, rooftop terrace, on and off-site parking, landscaping, lighting and other related improvements.

There is a maximum height limitation of 45 ft. in the DI District, which is allowed to be increased through the issuance of a CUP. Within this area there are two other similar types of hotels: Hilton Garden, located at 1015 Lombardi Avenue, directly north of the site and Spring Hill Suites, located at 1011 Tony Canadeo Run, south of the site. The Hilton Garden was constructed in 1999 and is five stories in height with 125 rooms. The Spring Hill Suites, originally a Cambria Suites Hotel, received a CUP in 2006, for hotel use and to exceed the height limitation and allow it to be 69 ft. 8 in. The current proposal for the Legacy is to have an overall height of 70 ft. 8 in. to the flat rooftop and 81 ft. to the highest roof element.

The Legends Plan recommends industrial chic building design, which is consistent with the submission. Building façade elevations are attached and staff believe they are consistent with the standards of the Legends Plan. A conceptual site plan has also been submitted as part of the CUP review and is attached within this meeting packet. Planning staff believe the submissions are consistent with the standards of the Legends Plan. However, full detailed evaluation of the building façade and site plan will be completed during administrative site plan and building permit reviews.

The land uses surrounding the proposed hotel are predominately made up of a mix of existing hotel/restaurant uses and some established light industrial uses. There are no residential uses in the immediate area. Staff feels the proposed use is consistent with existing land uses for the immediate neighborhood and that the proposed hotel is a compliment to the existing developments in the area. It will contribute to the continued transformation of the area from a one-time industrial development to a commercial destination consistent with the City's Comprehensive Plan and the Legends District Master Plan.

Ald. Brian Johnson, the Village of Ashwaubenon and adjacent property owners within 200 ft. of the subject area have been noticed of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

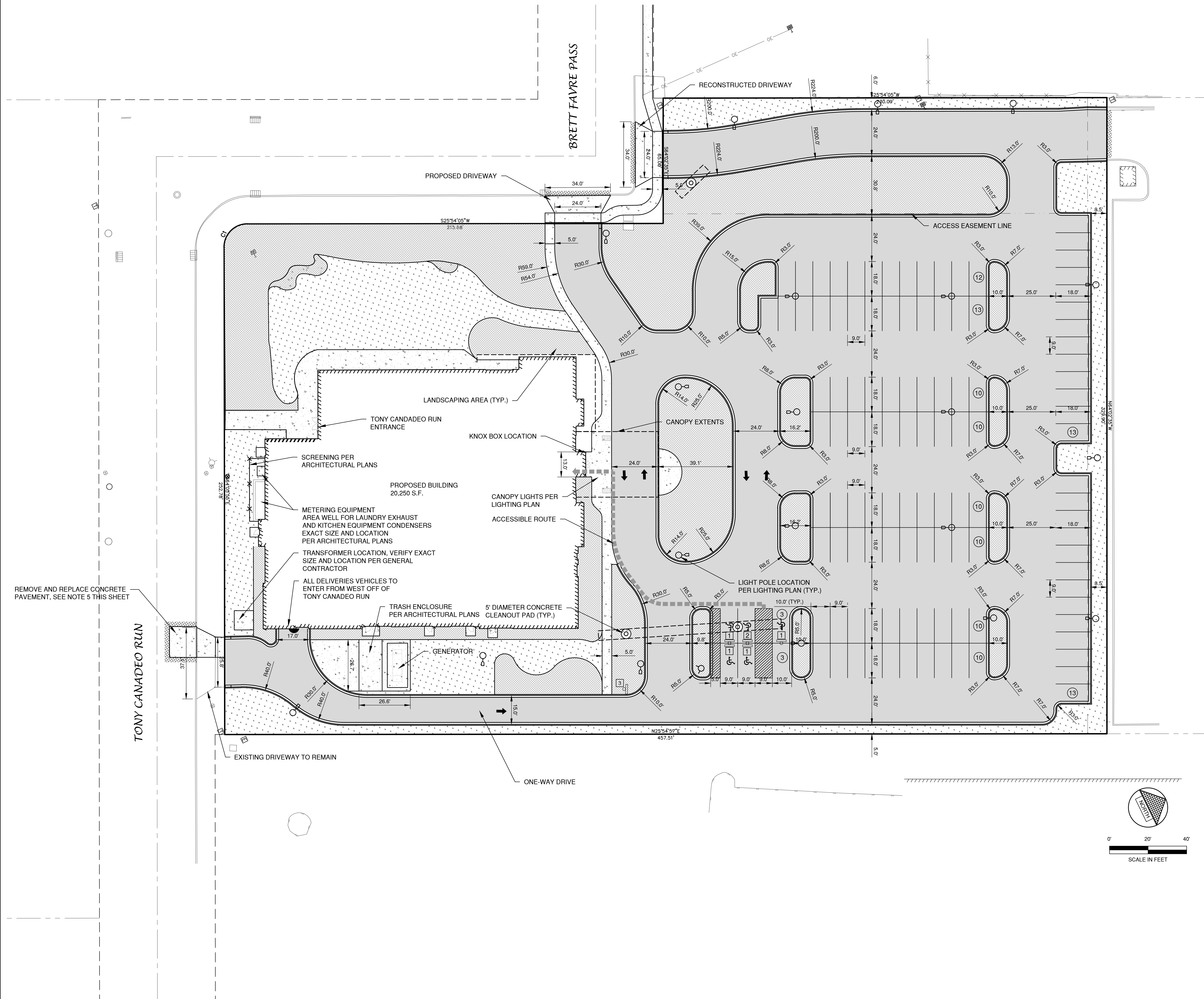
Approval of the request, subject to:

1. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan and building plan review and approval.

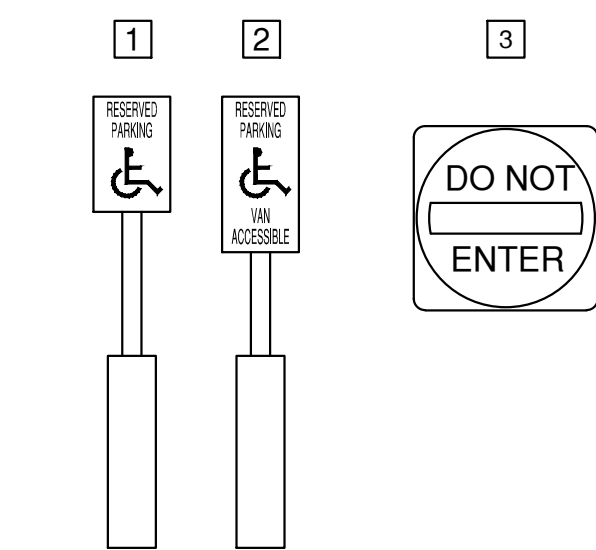
FISCAL IMPACT

ATTACHMENTS

1. ZP 21-37 site plan 11.19.21
2. ZP 21-37 ELEVATIONS AND PERSPECTIVES 11.19.21



- LEGEND**
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT (LIGHT) (S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - WALL PACK
 - LIGHT POLE (1 LAMP)
 - LIGHT POLE (2 LAMPS)
 - LIGHT POLE (3 LAMPS)
 - LIGHT POLE (4 LAMPS)
- *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, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
 - SAWCUT LINE, SWEEP UP DUST AFTER SAW CUTTING SO FINES DON'T END UP IN STORM SEWER
 - THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF ANY CITY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATT WOICEK PH. (920) 448-3100
 - 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) (IFC 506.1 & 506.1.1)
 - THE PROPOSED SEWER/WATER LATERAL CONNECTION IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A TEMPORARY STREET REPAIR UNTIL A PERMANENT REPAIR CAN BE MADE BY THE CITY OF GREEN BAY. THE COST OF THE PERMANENT REPAIR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT TAKES OUT THE STREET EXCAVATION PERMIT.
 - THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF ANY SANITARY SEWER OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT MATT HECKENLAIBLE PH. (920) 448-3100
 - THE CITY OF GREEN BAY WATER DEPT. MUST BE NOTIFIED (3) THREE WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL PH. (920) 448-3480

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 117
HANDICAP ACCESSIBLE PARKING STALLS = 5
TOTAL PARKING STALLS REQUIRED = 112
1 STALL PER GUEST ROOM X 80 GUEST ROOMS = 80 STALLS
1 STALL PER 100 SQUARE FEET OF RESTAURANT SPACE X 3,200 S.F. = 32 STALLS

SITE DATA
TOTAL AREA = 3.13 ACRES, 136,127 S.F.
BUILDING AREA = 0.47 ACRES, 20,250 S.F. (14.9%)
SIDEWALK/PARKING LOT AREA = 1.67 ACRES, 72,885 S.F. (53.5%)
GREEN SPACE = 0.99 ACRES, 42,992 S.F. (31.6%)

ZONING
PUD

CONSTRUCTION CLASSIFICATION
2B, SPRINKLED

PARCEL NO.
1-1841-C-2

SITE ADDRESS
1004 BRETT FAVRE PASS

TITLE		DRAWING NO.		PROJECT NO.		DATE	
SITE PLAN		C1.2				09/25/20	
DRAWN		CIRCD		SCALE		DESCRIPTION	
						BIDS/CONSTRUCTION	
						1	



LEGACY HOTEL

WEST ELEVATION

SCAL 1/8" = 1'-0"
E:



LEGACY HOTEL

EAST ELEVATION

SCAL 1/8" = 1'-0"
E:



LEGACY HOTEL

SOUTH ELEVATION

SCAL 1/8" = 1'-0"
E:

Performa
ARCHITECTS + ENGINEERS

09/10/2020



NORTH ELEVATION

SCAL 1/8" = 1'-0"
E:



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE

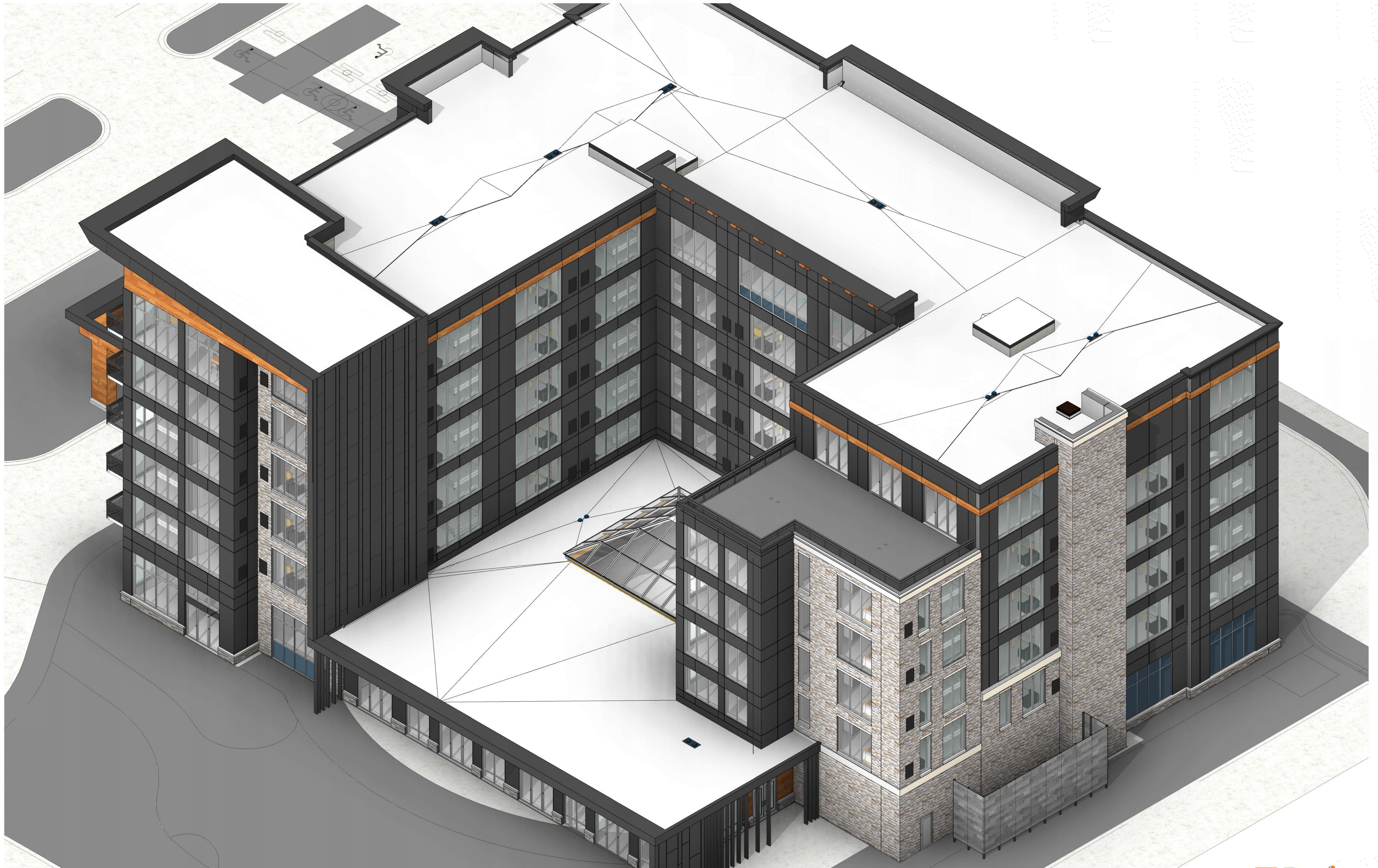


WEST PERSPECTIVE

LEGACY HOTEL

PERSPECTIVE

SCAL
E:



LEGACY HOTEL

AXONOMETRIC

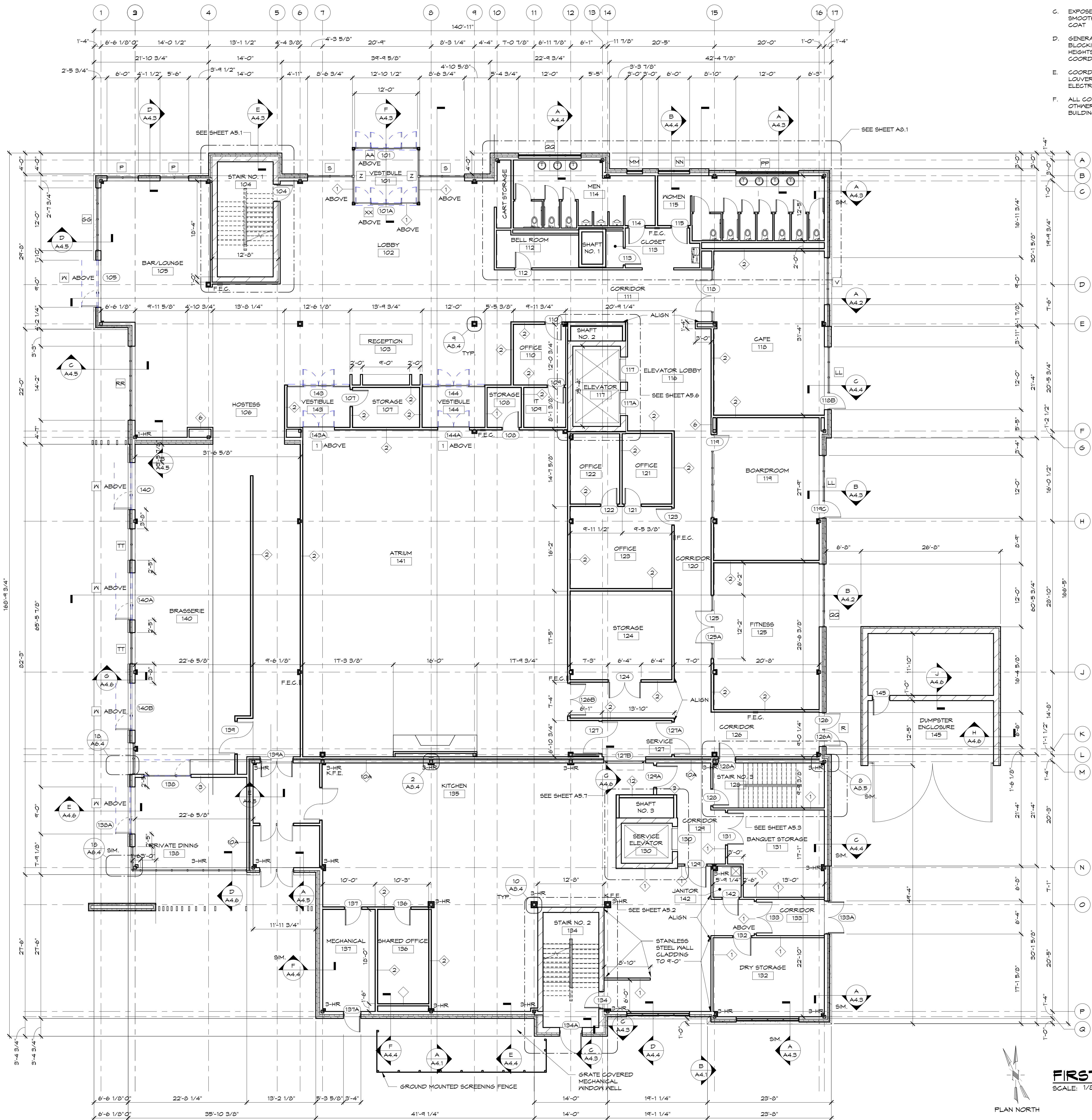
SCAL
E:

 **Performa**
ARCHITECTS + ENGINEERS

09/10/2020

FLOOR PLAN GENERAL NOTES

- A. ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE.
- B. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE.
- C. EXPOSED COLUMNS SHALL BE SMOOTH AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT.
- D. GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES.
- E. COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS.
- F. ALL COLUMN WRAPS TO BE 1-HR RATED UNLESS NOTES OTHERWISE. SEE DETAILS 9/A4.4, 10/A4.4, 2/A4.4. SEE BUILDING SECTIONS FOR BEAM CLADDING.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW HOTEL DESIGN
The Legacy Green Bay, LLC
1004 Brett Favre Pass Green Bay, WI 54304



FIRST FLOOR PLAN

DRAWN	DWB	CHKD	RB
DATE	09/25/20	SCALE	1/8" = 1'-0"
DRAWING NO.	A1.2		
PROJECT NO.	19005	REV.	1