



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 21, 2022, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

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 February 21, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the February 7, 2022, Meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 22-02) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a silo to exceed the maximum height limitation within the General Industrial (GI) district at 125 9th Street, Barry Pigeon, LafargeHolcim, property owner (Ald. B. Johnson, District 9).
2. (ZP 22-02) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a silo to exceed the maximum height limitation within the General Industrial (GI) District at 125 9th Street, Barry Pigeon, LafargeHolcim, property owner (Ald. B. Johnson, District 9).
3. (ZP 22-04) Public Hearing on request to amend ZO 13-21, a Planned Unit Development (PUD) along the 2300-2400 Blocks of East Mason Street (East Town Mall), submitted by the Department of Community Development (Ald. L. Gerlach, District 3).

4. (ZP 22-04) Consideration with possible action on request to amend ZO 13-21, a Planned Unit Development (PUD) along the 2300-2400 Blocks of East Mason Street (East Town Mall), submitted by the Department of Community Development (Ald. L. Gerlach, District 3).
5. (CPA 21-03) Public hearing on request to amend the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road from a future commercial land use designation to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners (Ald. B. Dorff, District 1).
6. (CPA 21-03) Consideration with possible action on request to amend the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road, from a future commercial land use designation to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners (Ald. B. Dorff, District 1).
7. (ZP 19-16) Public Hearing on request to authorize a Conditional Use Permit (CUP) to allow for a plant expansion to exceed the maximum height limitation within the General Industrial (GI) district at 1919 S. Broadway, submitted by Tim Ellsworth, Georgia-Pacific Corp., property owner (Ald. B. Johnson, District 9).
8. (ZP 19-16) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) to allow for a plant expansion to exceed the maximum height limitation within the General Industrial (GI) district at 1919 S. Broadway, submitted by Tim Ellsworth, Georgia-Pacific Corp., property owner (Ald. B. Johnson, District 9).

F. Informational.

1. Director's Report.
2. Date of the next meeting: March 7, 2022

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

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)

+1 301 715 8592 US (Washington DC)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Passcode: 483400

Find your local number: <https://us02web.zoom.us/j/kc8xd2MWP>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

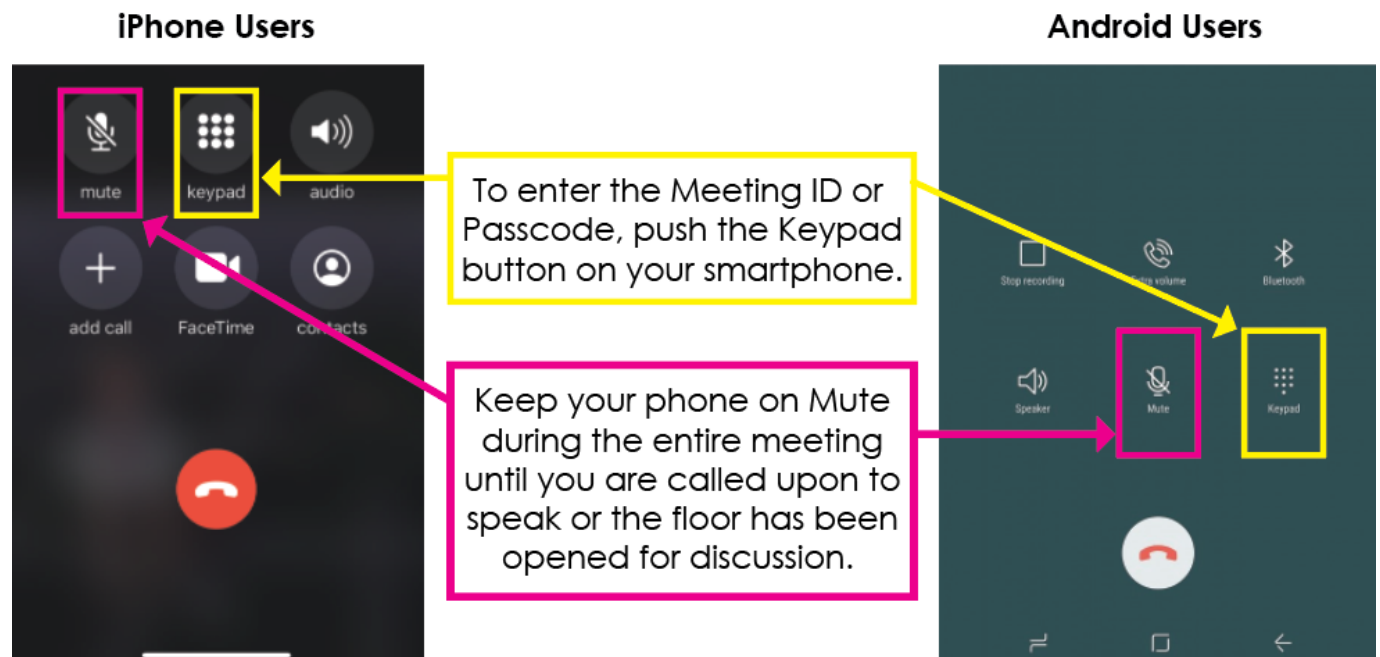
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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 #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(ZP 22-02) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a silo to exceed the maximum height limitation within the General Industrial (GI) district at 125 9th Street, Barry Pigeon, LafargeHolcim, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-02 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
125 9th Street
(ZP 22-02)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 21, 2022**, 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

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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:

(ZP 22-02) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a silo to exceed the maximum height limitation within the General Industrial (GI) district at 125 9th Street, Barry Pigeon, LafargeHolcim, property owner (Ald. Johnson, District 9).

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: Stephanie Hummel

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Stephanie Hummel at (920) 448-3424 or Stephanie.Hummel@greenbaywi.gov.

Publication Dates: February 7, 2022, and February 14, 2022



Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 22-02) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a silo to exceed the maximum height limitation within the General Industrial (GI) District at 125 9th Street, Barry Pigeon, LafargeHolcim, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 125 9th Street

Aldersperson/District: Ald. Brian Johnson / District 9

Reason for Request: To exceed the maximum building height of 35 ft. in the General Industrial (GI) district as part of a building expansion project.

Surrounding Zoning and Land Uses:

SUBJECT: General Industrial (GI) - Industrial

NORTH: General Industrial (GI) - Industrial

SOUTH: General Industrial (GI) - Industrial

EAST: Fox River - N/A

WEST: General Industrial (GI) - Industrial

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for General industry 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 compliant with the future land use map.

Report: The subject property, 125 9th Street, is a 4.601-acre industrial site along the Fox River at the end of 9th Street. An expansion project for this industrial use is being proposed, which includes a new silo structure that exceeds 35 ft., which is the maximum allowed by code. A Conditional Use Permit is required to exceed this height.

This silo will be tied into the existing silo network at the property and will allow for additional storage and product distribution. There are currently 20 silos on site with an average height of 120 ft. The new silo will be 180 ft. There will be additional rooftop mounted equipment that will bring the highest point of this silo to 200 ft. The attached site survey, site plan, and elevation shows the existing and future layout of the site.

In the review of the CUP, the Zoning Ordinance Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- (1) *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- (2) *The establishment of the conditional use will not impede the normal and orderly development and improvement of*

the surrounding property for uses permitted in the district.

(3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.

(4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

(5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

(6) Adequate parking facilities as specified in Article XVIII of this chapter.

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Planning staff feels approval of this request meets the standards above and is keeping with surrounding land uses. While we acknowledge this will be much taller than surrounding buildings, we do not have a strong opinion either way about the aesthetics of the silo; Plan Commission could discuss and add conditions under review standard #3 listed above if found necessary. Ald. Brian Johnson and property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has not received an inquiry or objection to the request.

RECOMMENDATION

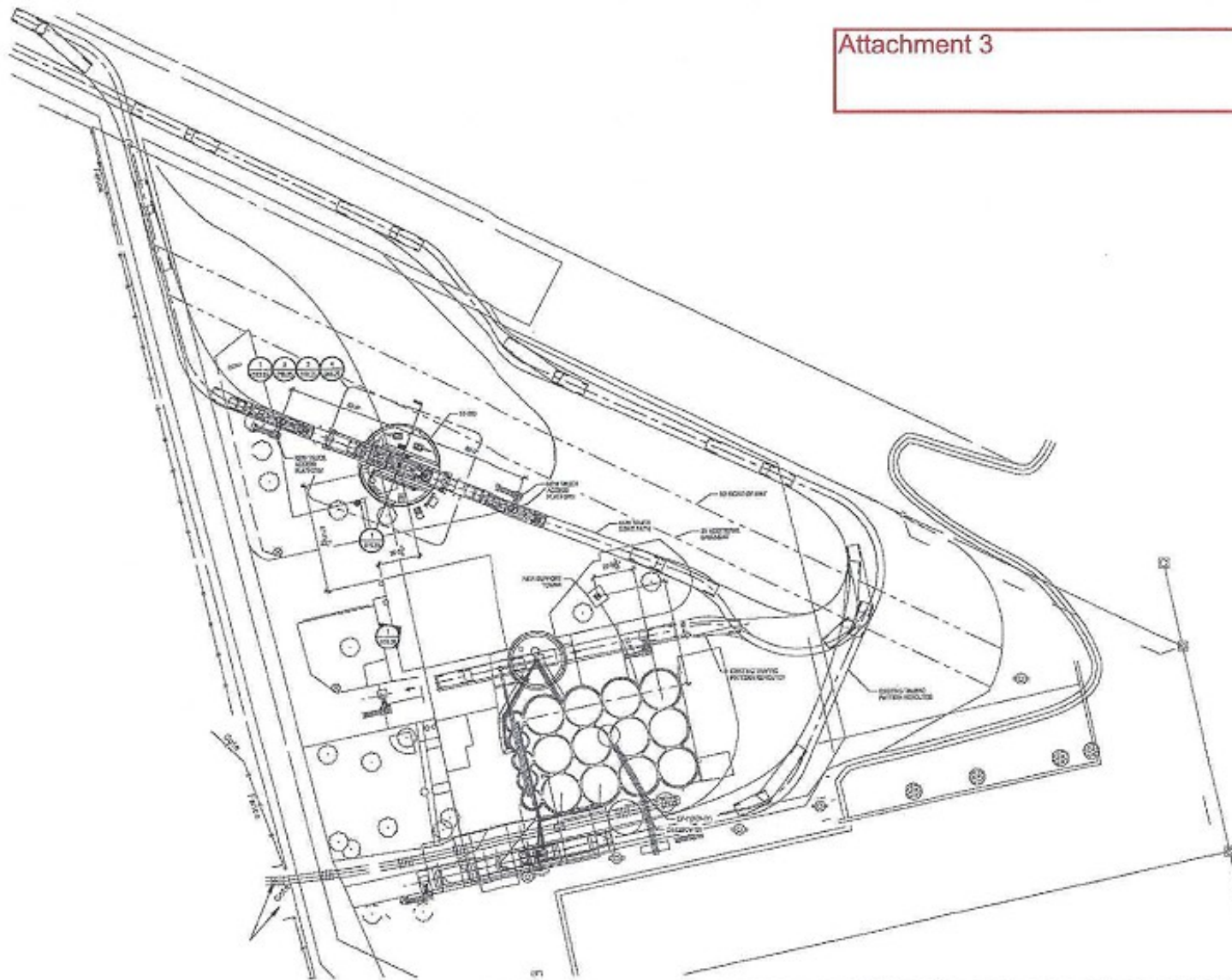
Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-02 Map
2. ZP 22-02 Site Survey - Rotated
3. ZP 22-02 Site Plan - Rotated
4. ZP 22-02 Elevation - Rotated
5. ZP 22-02 Silo Details - Rotated

Attachment 3



ENGINEERING SYSTEMS, INC.
4043 NORTH 30TH EAST, STE. A
DUNDY, ILL. 60118
Phone: (312) 555-8814
Fax: (312) 555-8800

PROJECT

LAFARGE HOLCIM
STORAGE EXPANSION

SECTION

GREEN BAY, WI

REV.	DESCRIPTION	DATE
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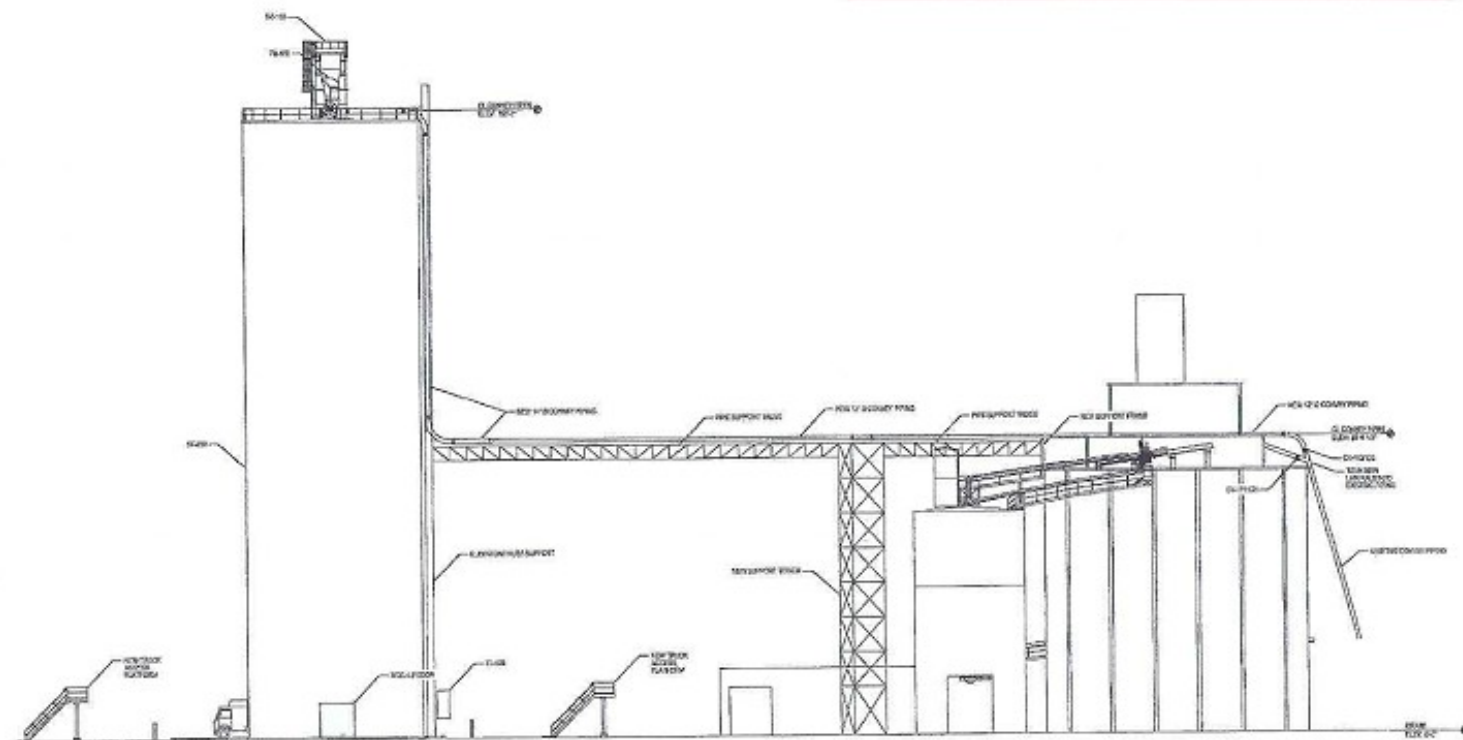
PROJECT TITLE
LOWER LEVEL GENERAL ARRANGEMENT PLAN
(SILO OPTION)

DATE
2/1/01 4:10:30 PM A-21.07.01

DIGITAL CERTIFICATION

SEAL
PRELIMINARY
NO USE FOR CONSTRUCTION
010.20

Attachment 5



ENGINEERING SYSTEM SOLUTIONS
4645 NORTH 29TH EAST, SUITE A
DUNWOODY, GA 30134
Phone: (770) 952-0884
Fax: (770) 952-9902

Table 1

LAFARGE HOLCIM STORAGE EXPANSION

GREEN BAY, WI

495

ADVANCE HERE

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Keywords: *workplace spirituality, organizational commitment, organizational citizenship behavior, turnover intention, organizational trust, organizational justice, organizational identification, organizational social capital, organizational cynicism, organizational engagement, organizational identification, organizational social capital, organizational cynicism, organizational engagement*

Figure 2. (continued)

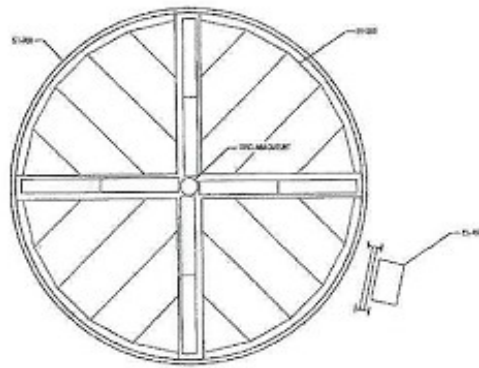
OVERALL ELEVATION (SELO OPTIONS)

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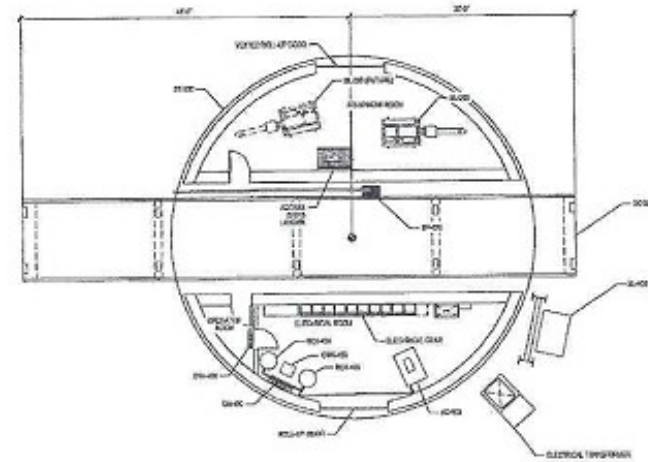
DIGITAL CERTIFICATION

SAC

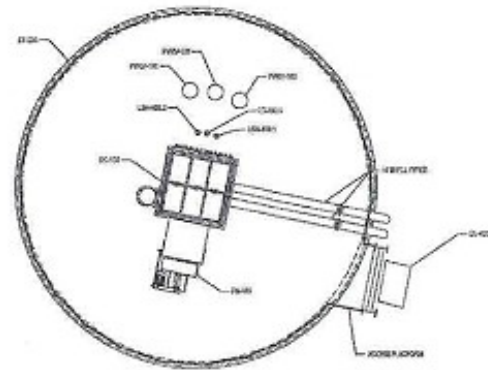
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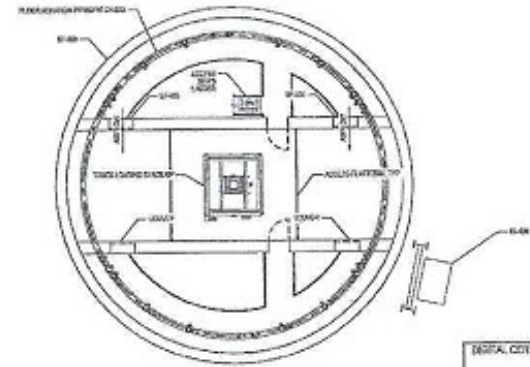
1 SILO FLOOR LEVEL
ELEVATION



2 SILO FLOOR AT GRADE LEVEL
ELEVATION



3 SILO ROOF
ELEVATION



4 SILO FLOOR AT PIPE ACCESS LEVEL
ELEVATION



ENGINEERING SYSTEM SOLUTIONS
4400 NORTH 20TH AVE., STE. A
CHANDLER, AZ 85226-1000
Phone: (480) 452-0544
Fax: (480) 252-0002

PROJECT: LAFARDE WOLLM
STORAGE EXPANSION
LOCATION: GREEN BAY, WI

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	01/01/11
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DESIGNED	CHECKED	APPROVED	DATE
JA	JA	T	T
FLOOR LEVEL DETAILS (SILO OPTION)			
01/01/11 - 01/01/11			

NOTAL CERTIFICATION

REAL

PRELIMINARY

010.25



Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 22-04) Public Hearing on request to amend ZO 13-21, a Planned Unit Development (PUD) along the 2300-2400 Blocks of East Mason Street (East Town Mall), submitted by the Department of Community Development (Ald. L. Gerlach, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-04 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Amend Existing Planned Unit Development (PUD)
For Property Located at the 2300-2400
Block E Mason Street / East Town Mall
(ZP 22-04)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 21, 2022**, at 6:00 p.m. If you wish to participate in a public hearing, you may access the meeting by the internet or telephone using the access code below.

Join Zoom Meeting

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

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

(ZP 22-04) Public Hearing and Possible Action on the request to amend ZO 13-21, a Planned Unit Development (PUD) along the 2300-2400 Blocks of East Mason Street (East Town Mall), submitted by Community and Economic Development Department (Ald. L. Gerlach, District 3). The applicant wishes to change requirements regarding access and circulation easement requirements.

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.

Publication Dates: February 7, 2022, and February 14, 2022



Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(ZP 22-04) Consideration with possible action on request to amend ZO 13-21, a Planned Unit Development (PUD) along the 2300-2400 Blocks of East Mason Street (East Town Mall), submitted by the Department of Community Development (Ald. L. Gerlach, District 3).

BACKGROUND

Primary Address: 2300-2400 Blocks of East Mason

Aldersperson/District: Ald. Lynn Gerlach / District 3

Reason for Request: To amend the PUD to allow for a partial cross-access easement for lot 21-126-7-2 only.

Surrounding Zoning and Land Uses:

SUBJECT: Planned Unit Development (PUD) - East Town Mall

NORTH: Office Residential (OR), Planned Unit Development (PUD), and Low-Density Residential (RI) - Commercial Uses

SOUTH: Highway Commercial (C2) and Low-Density Residential (RI) - Commercial and Residential Uses

EAST: Low-Density Residential (RI) - Residential Uses

WEST: General Commercial (CI) and Light Industry (LI) - Commercial and Storage Uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Commercial Uses. This PUD amendment request is consistent with the recommendations of the Comprehensive Plan.

Report: In late 2021, the Plan Commission approved the Planned Unit Development for East Town Mall, which replaced a previous PUD from 1979 with 11 amendments. Along with cleaning up these amendments, the new PUD also allows for "in lot" developments, parcels created with no public road access. This was allowed solely because of a cross-access easement provision in the PUD, shown in Exhibit C as Semi-Public Roads. This permanent recorded easement maintains continuous access to all current and potential parcels at the East Town Campus.

The developer has not been able to secure the full support of all owners within the East Town Campus to complete this cross-access easement. The PUD allows for a full year to secure this easement, giving the developer until December 7, 2022. Director Neil Stechschulte and our Law Department have agreed to allow one "in lot" to start development without the full cross-access easement (parcel 21-126-7-2). This parcel has a Certified Survey Map (CSM) with a cross-access easement for this parcel, and has already received their Footings and Foundation Permit. Given the parcel's close location to public right-of-way and the easement created as part of the CSM, staff is comfortable amending the PUD to reflect this parcel being allowed to develop without the full cross-access easement. Staff is not supportive of further parcel creation until the full easement has been secured. This has been communicated to the developer and reflected in the PUD amendment.

Ald. Lynn Gerlach and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff had received one general inquiry and no objections.

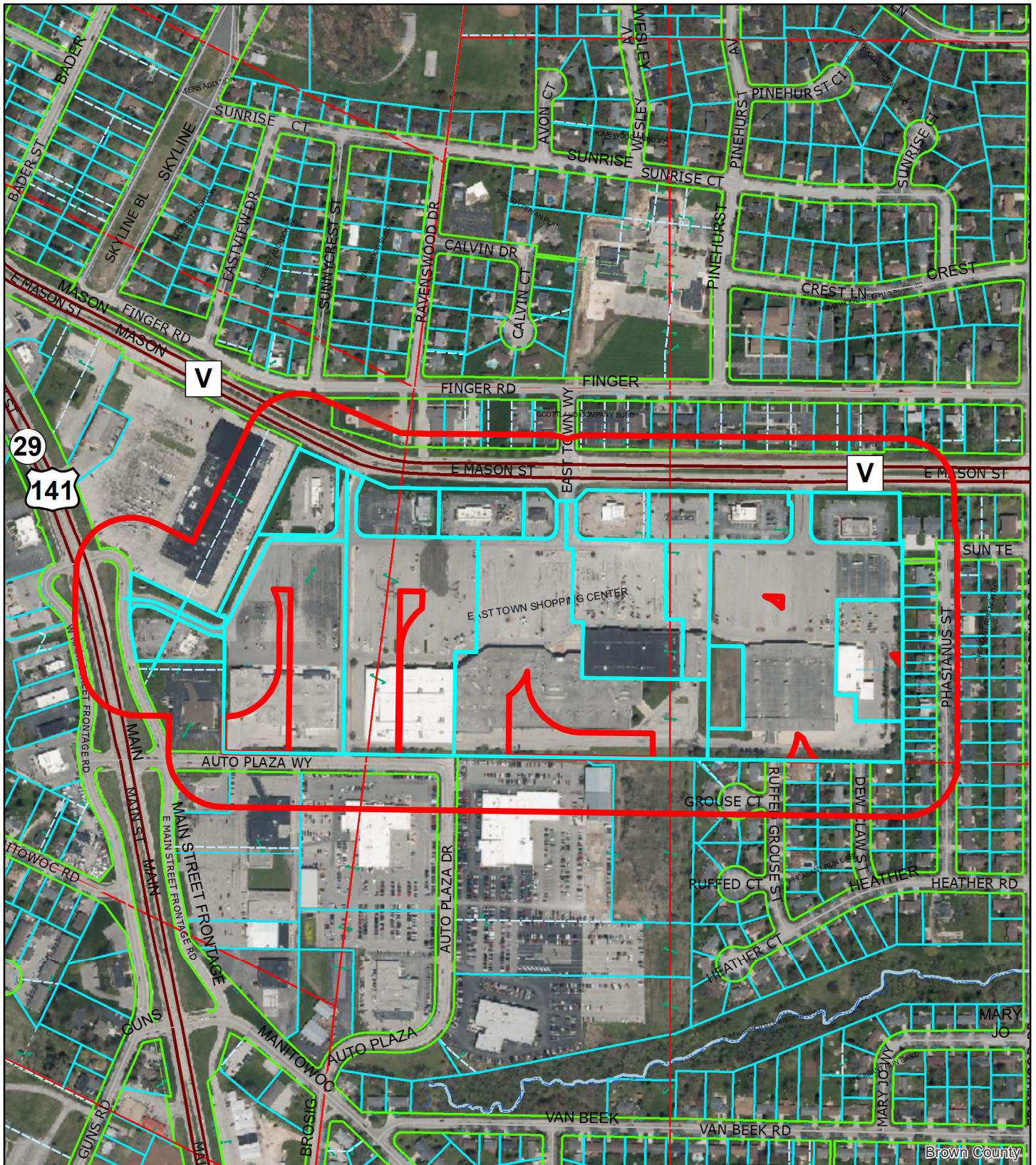
RECOMMENDATION

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

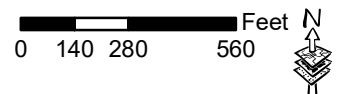
FISCAL IMPACT

ATTACHMENTS

1. ZP 22-04 Map
2. Draft ZO 02-22 - Amend PUD at 2300-2400 Block East Mason, East Town Mall
3. Exhibit E- Partial Easement Exhibit, Parcel 21-126-7-2
4. ZO 13-21 Exhibit C
5. Final ZO 13-21 Repeal and Recreate East Town Mall PUD, 11.10.2021
6. ZO 13-21 Exhibit A
7. ZO 13-21 Exhibit B
8. ZO 13-21 Exhibit D



(ZP 22-04) Planned Unit Development East Town Mall



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. 08 Oct 2021 X:\Planning\Basemaps\template_8.5x11.mxd

- Mall Properties
- 200-ft. Notification Area

ZONING ORDINANCE NO. 02-22

AN ORDINANCE AMENDING
ZONING ORDINANCE NO. 13-21 FOR THE
PLANNED UNIT DEVELOPMENT FOR THE
2300-2400 BLOCK EAST MASON STREET, EAST TOWN MALL
(ZP 22-04)

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

SECTION 1. Pursuant to Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for the 2300-2400 Block of East Mason Street is hereby amended by adding the following language:

SECTION 3.D.1.(c): This PUD is only in effect if/when the semi-public roads detailed in Exhibit C are recorded with the Brown County Register of Deeds on all adjacent parcels as described in Section 3.D.1.a above. Parcel 21-126-7-2 is exempt from this requirement such that easements with adjacent parcels are not required in order for a permit to be issued to complete footings and foundation work, provided that the City is granted a partial easement connecting the parcel to public right-of-way. The exception for Parcel 21-126-7-2 shall be the only exception to this requirement. This PUD will be considered void if the easement granting the City access to all semi-public roads described in Exhibit C is not recorded within twelve (12) months of the adoption of this PUD.

SECTION 2. 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 3. 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 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. 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 7. 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 _____, 2022.

APPROVED:

Mayor

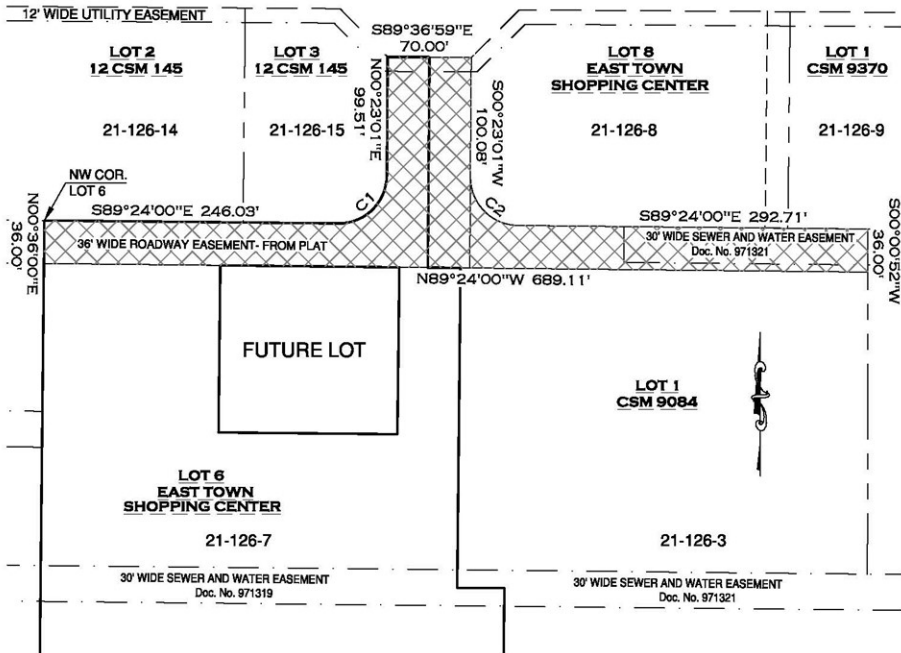
ATTEST:

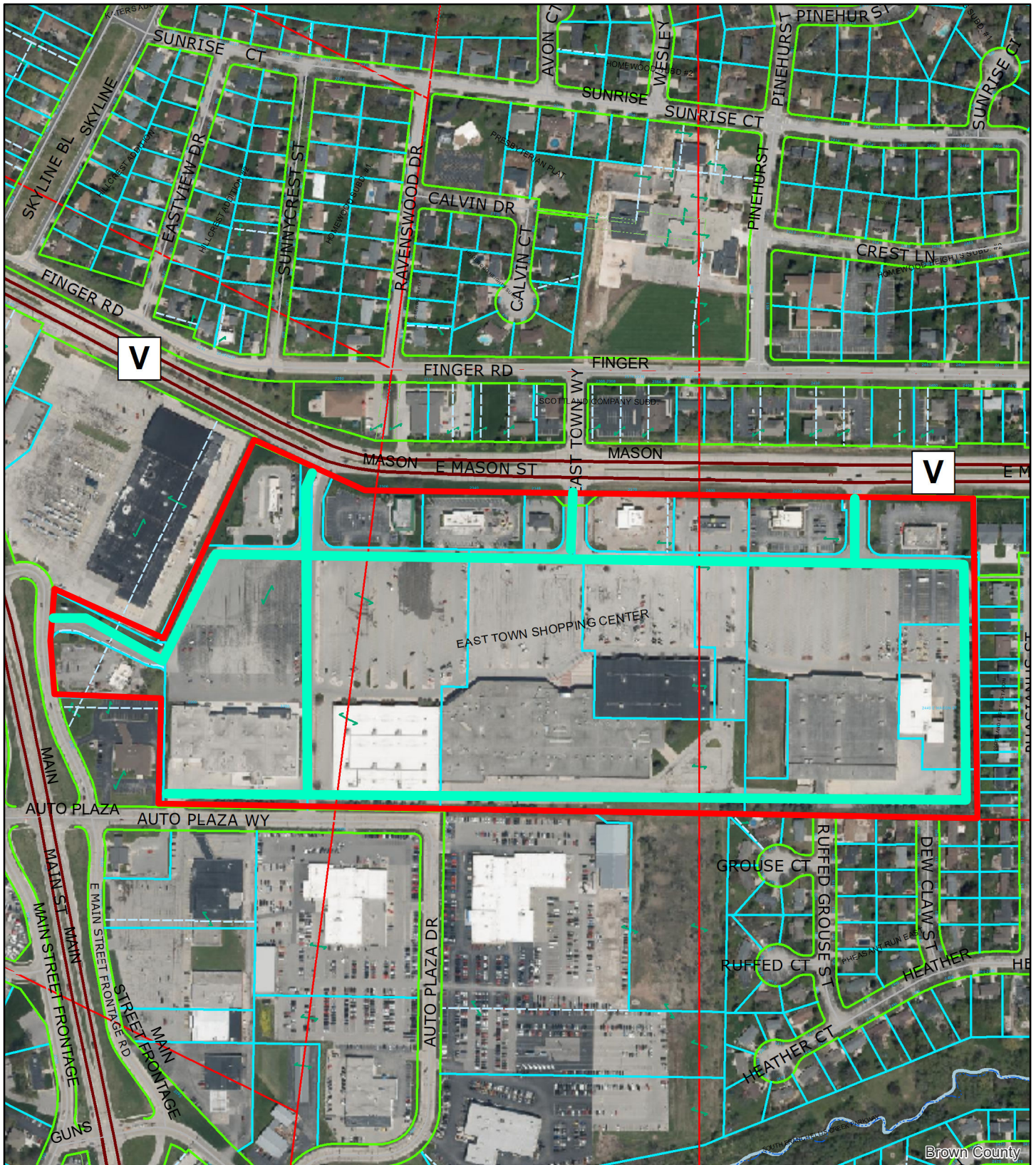
Clerk

sjh

Attachment: Exhibit E: Partial Easement Exhibit, Parcel 21-126-7-2
 Exhibit C: Semi-Public Roads

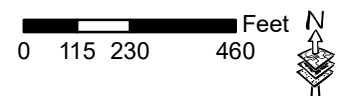
EAST MASON STREET CTH V





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 Oct 2021 X:\Planning\Basemaps\template_8.5x11.mxd

(ZP 21-26) Exhibit C



— Semi-Public Roads

— Boundary

ZONING ORDINANCE NO. 13-21

AN ORDINANCE REPEALING ZONING ORDINANCES NOS. 38-79,
10-81, 01-87, 20-88, 12-89, 19-96, 13-97, 04-98, 19-98, 26-98, 08-00, AND 01-21
AND CREATING A PLANNED UNIT DEVELOPMENT (PUD)
FOR THE 2300-2400 BLOCK EAST MASON STREET, EAST TOWN MALL
(ZP 21-26)

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

SECTION 1. Zoning Ordinance No. 38-79, creating the Planned Unit Development (PUD) for the 2300-2400 block of East Mason Street, and all subsequent zoning ordinances amending it, including but not limited to ZO Nos. 10-81, 01-87, 20-88, 12-89, 19-96, 13-97, 04-98, 19-98, 26-98, 08-00, and 01-21, are hereby repealed. It is hereby declared to be the intention of the City of Green Bay that any Zoning Ordinances affecting said PUD not explicitly enumerated herein are likewise repealed in their entirety.

SECTION 2. Pursuant to section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, a Planned Unit Development for the 2300-2400 Blocks of East Mason Street is hereby created on the following described properties, collectively known as “East Town Mall”:

Legal Description: Those parts of Lots 28 and 29 of Astor’s Subdivision of Private Claims 3 through 7, East Side of Fox River, of Government Lot 1 and of the NE ¼ of the NW ¼ of Section 9, Township 23 North, Range 21 East, all lying in the City of Green Bay, Wisconsin described as:

Commencing at the southeast corner of Private Claim 7, East Side of Fox River; thence north 64°21’33” West 598.70 feet; thence North 43°33’47” West 33.37 feet to the easterly right-of-way line of U.S. Highway “141”; thence along said right-of-way North 11°13’00” West 660.52 feet; thence South 89°24’00” East 280.00 feet along the north line of Auto Plaza Way to the point of beginning; thence North 0°36’00” east 300.00 feet; thence North 89°24’00” West 313.49 feet to the east line of the frontage road; thence along said east line along the arc of a curve to the right with a radius of 597.79 feet and the chord of which bears North 12°59’58” West 37.19 feet; thence continuing along said east line North 11°13’00” West 68.00 feet; thence continuing along said east line along the arc of a curve to the right with a radius of 604.28 feet and the chord of which bears North 4°25’12” West 143.03 feet; thence continuing along said east line North 2°22’36” East 104.94 feet; thence continuing along said east line along the arc of a curve to the left with a radius of 87.57 feet and the chord of which bears North 1°25’43” East 2.90 feet; thence South 693.81 feet to the south line of Mason Street; thence along said south line South 63°49’30” East 20.00 feet; thence continuing along said south line South 66°51’59” East 376.91 feet; thence continuing along said south line South 89°05’47” East 97.12 feet; thence continuing along said south line South 89°36’59” East 434.67 feet; thence South 44°36’59” East 56.57 feet; thence South 89°36’59” East 70.00

feet; thence North 45°23'01" East 56.57 feet; thence South 89°36'59" East 1090.54 feet along the south line of Mason Street; thence South 89°48'27" East 52.91 feet; thence South 0°21'25" East 172.64 feet along the west line of the plat of "Scotland East"; thence North 89°38'35" East 9.11 feet; thence South 0°21'25" East 809.55 feet along the west line of said plat to the north line of the plat of "Pheasant Run East" thence along said north line and along the south line of the NE ¼ of the NW ¼ of Section 9 and the south line of Government Lot 1 and the north line of Auto Plaza Way, North 89°24'00" West 2484.45 feet to the point of beginning and containing 57.382 acres.

Tax Parcels: 21-126-4, 21-126-5, 21-126-6, 21-126-14, 21-126-15, 21-126-8, 21-126-9, 21-126-9-1, 21-126-7, 21-126-3, 21-126-17, 21-126-13, 21-126-1, 21-126-2, 21-126-11-1, 21-126-11, 21-126-16, 21-126-10, 21-126-12

SECTION 3. Pursuant to Chapter 44, Article XX, et seq., Green Bay Municipal Code, as they apply, the following regulations are imposed:

- A. Purpose and Intent. The purpose and intent of repealing and recreating the Planned Unit Development (PUD) for East Town Mall is to update language that has received multiple amendments. This ordinance will clarify the signage allowance for the campus. It will also allow for the creation of "in lot" parcels on this campus in their vast parking areas. The PUD will unify the campus with consistent zoning standards and provide appropriate buffering to surrounding properties. The PUD boundaries are shown in Exhibit B.
- B. Permitted and Conditional Uses. The land uses which may be established and/or maintained on the subject property shall comply with uses as detailed under Community Center Commercial (C3) zoning, found in Chapter 33, Article VIII, Green Bay Municipal Code, with the following exceptions:
 - 1. Limited production and processing uses, as defined in Section 44-250, Green Bay Municipal Code, shall be permitted to be established and occupy the rear portion of the multiple tenant shopping mall building as depicted on Exhibit A, with the following conditions:
 - a. Retail and/or service businesses shall occupy the northern section of the building with individual storefronts and entrances directly adjacent to the parking area.
 - b. All outdoor display and storage associated with the limited production and processing uses on the property are prohibited.
 - c. Truck traffic, delivery staging, loading/unloading, or other accessory uses associated with the limited production and processing uses on the property are prohibited to the north of the Mall's façade.
 - d. Additional limited production and processing uses shall require a Conditional Use Permit to be established.
 - 2. Restaurants with a drive-through facility require a Conditional Use Permit to be established.

C. Prohibited Uses.

1. Automobile sales- used or new
2. Motor vehicle repair, major

D. Dimensional and Area Requirements. Dimensional and area requirements for structures on the subject property shall comply C3 zoning requirements, with the following exceptions:

1. Lots. “In Lot” parcels, as described as a buildable lot with no public right-of-way access, are allowed within the PUD area if fronting an approved semi-public road, as detailed in Exhibit C with the following regulations:
 - a. All semi-public roads must be created through a recorded permanent cross-access easement that includes public access and access to all adjacent parcels. The City of Green Bay must be a party to this easement.
 - b. All semi-public roads shall be no less than 30-feet in width and shall not exceed 70-feet in width.
 - c. This PUD is only in effect if/when the semi-public roads detailed in Exhibit C are recorded with the Brown County Register of Deeds on all adjacent parcels as described in Section 3.D.1.a above. This PUD will be considered void if no recordation happens within twelve (12) months of the adoption of this PUD.
 - d. Additional semi-public roads shall be established only through amendment of this PUD and recording with the Brown County Register of Deeds on all adjacent parcels.
 - e. Information related to the maintenance of each semi-public road shall be approved by the City of Green Bay and recorded with the permanent cross-access easement.
 - f. All lot creation must be done according to Chapter 36, Green Bay Municipal Code, including the requirement that if five or more lots are to be created from a parent parcel within five (5) years, a subdivision plat is required. The requirement of public right-of-way frontage will be the only exception granted through this ordinance.
2. Setbacks and Lot Dimensions: All setbacks are as established under the C3 Zoning District, with the following exception:
 - a. “In Lot” parcels must have a minimum of a 60-foot frontage onto a semi-public road.
 - b. “In Lot” parcels shall have 6-foot side and rear setbacks.
 - c. “In Lot” parcels shall only have access on one semi-public or public road. No double-fronting parcels are permitted. However, corner lots are permitted.
3. Heights of Structures: Height requirements shall be regulated as specified within the C3 Zoning District.

E. Signage. All signage shall be regulated as follows:

1. New signs, including but not limited to freestanding and wall signs, shall conform to C3 Zoning District requirements, as specified in Chapter 30,

Signs, and in accordance with the following:

- a. Freestanding signage is permitted for each “in lot” or parcel separate from the main mall structure in accordance with the following:
 1. There shall be a message panel/sign no greater than fifteen (15) feet in length by four (4) feet in height for a total of 60 square feet on one side. The message panel/sign may be two-sided, but may not have more than two sides. The message shall be limited to one business name per parcel and may consist of the business name and corporate logo. The corporate color scheme is permitted.
 2. The message panel/sign shall be directly mounted to a brick base ten (10) feet in length and three (3) feet in height. There shall not be any air space or opening between the message panel and the base. The texture, size, and color of the brick for the sign base shall be the same as that of the business structure on that parcel.
 3. The depth of the message panel/ sign and base shall not exceed two (2) feet. No message or logo shall be permitted on the depth of the sign.
 4. The signs shall be placed perpendicular to the street right-of-way or semi-public road. There shall be a ten-foot (10’) minimum setback from the street right-of-way or semi-public road. Only one (1) sign is permitted for each parcel. The message panel and base constitute a “sign.”
 5. The permitted freestanding signs shall be illuminated. All lighting shall be limited to the interior of the sign panels.
 6. All required dimensions or standards shall be no more or less than specified herein unless specifically stated.
 7. All signs are subject to sign permitting requirements.
 - b. Wall mounted signage for all principal buildings shall be restricted to the following:
 1. No more than 80 square feet of signage on any single wall.
 2. No more than 185 square feet of signage for all wall total.
 3. Accessory buildings shall not be allowed any signage.
2. Three (3) pylon directory signs and one (1) monument directory sign are permitted for the whole of the East Town campus. Approved pylon directory sign locations are noted in Exhibit D as signs 1, 2, and 3. Approved monument directory sign is noted in Exhibit D as sign 4. All directory signs are further regulated as follows:
 - a. Any tenant of the main mall structure may have signage on the pylon directory signs. Any tenant within the East Town campus may have signage on the monument directory sign. The color of each tenant panel shall bear the corporate colors of the tenant identified by the sign.
 - b. Any sign face changes require review and approval of a Sign Permit.
 - c. Any changes to the design, location, or size of the existing directory

signs require review and approval of a Sign Permit and must conform to the following:

1. These signs must remain perpendicular to the nearest public right-of-way.
2. Pylon signs shall be no higher than 40 feet, and the monument sign shall be no more than twelve (12) feet. The height of the sign shall be measured from the finish grade of the entrance at which it is located.
3. The base of the column shall be no greater than six (6) feet in height and fourteen (14) feet in length.
4. The depth of the signs, base and column, shall not exceed three (3) feet.
5. The column shall be 24 feet in height and eight (8) feet in length.
6. The finish material and color of the base and column shall be the same as the structural finish material of the mall building.
7. Each directory sign must contain a campus identification portion that reads "East Town".
- d. Tenant panels on directory signs may be internally illuminated. No exterior lighting is permitted.
- e. Tenant panels may extend the full length of the directory sign or may extend only halfway.
- f. Up to 25% of the pylon directory signs 2 & 3 and monument sign (4) may be used as a one-line multiple message sign. The design of the sign is subject to review and approval of the City. Multiple message signs are prohibited on pylon directory sign 1.

F. Site Plan Review & Standards

1. A site plan shall be submitted, reviewed, and approved in accordance with Chapter 44, Article XIX, Green Bay Municipal Code.
2. All service, loading and refuse areas shall be screened in accordance with Section 44-1917, Green Bay Municipal Code.
3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Section 44-1919, Green Bay Municipal Code.
4. All "In Lots" shall be curbed around the property line aside from approved driveway areas.

G. Parking, Pedestrian Access, and Traffic

1. All parking and loading requirements for uses in the C3 Zoning District shall be as set forth in Chapter 44, Article XVIII, Green Bay Municipal Code, relating to Off-Street Parking, Drives and Loading.
2. Access to the development shall be limited to East Mason Street, Main Street frontage road, and Auto Plaza Way.
3. Shared parking is encouraged as part of this development.
4. Pedestrian and bike access is required as detailed in Section 44-1819. "In lots" have the same requirements as a standard lot.

H. Landscaping/Transitional Yard

1. All landscaping requirements are established under the Community Center Commercial (C3) zoning, further described in Sections 44-1964 through 44-1969, Green Bay Municipal Code, with the following exception:

- a. Any additional development within 100 feet of the eastern and southern boundaries adjacent to residentially zoned property shall require the installation of a minimum twenty-five-foot (25') wide landscaped area that includes a berm not less than four (4) feet in elevation next to the adjoining residential areas.

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

SECTION 4. 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 5. 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 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. 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 8. 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 9. 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:

Location Map

Exhibit A – Use Map

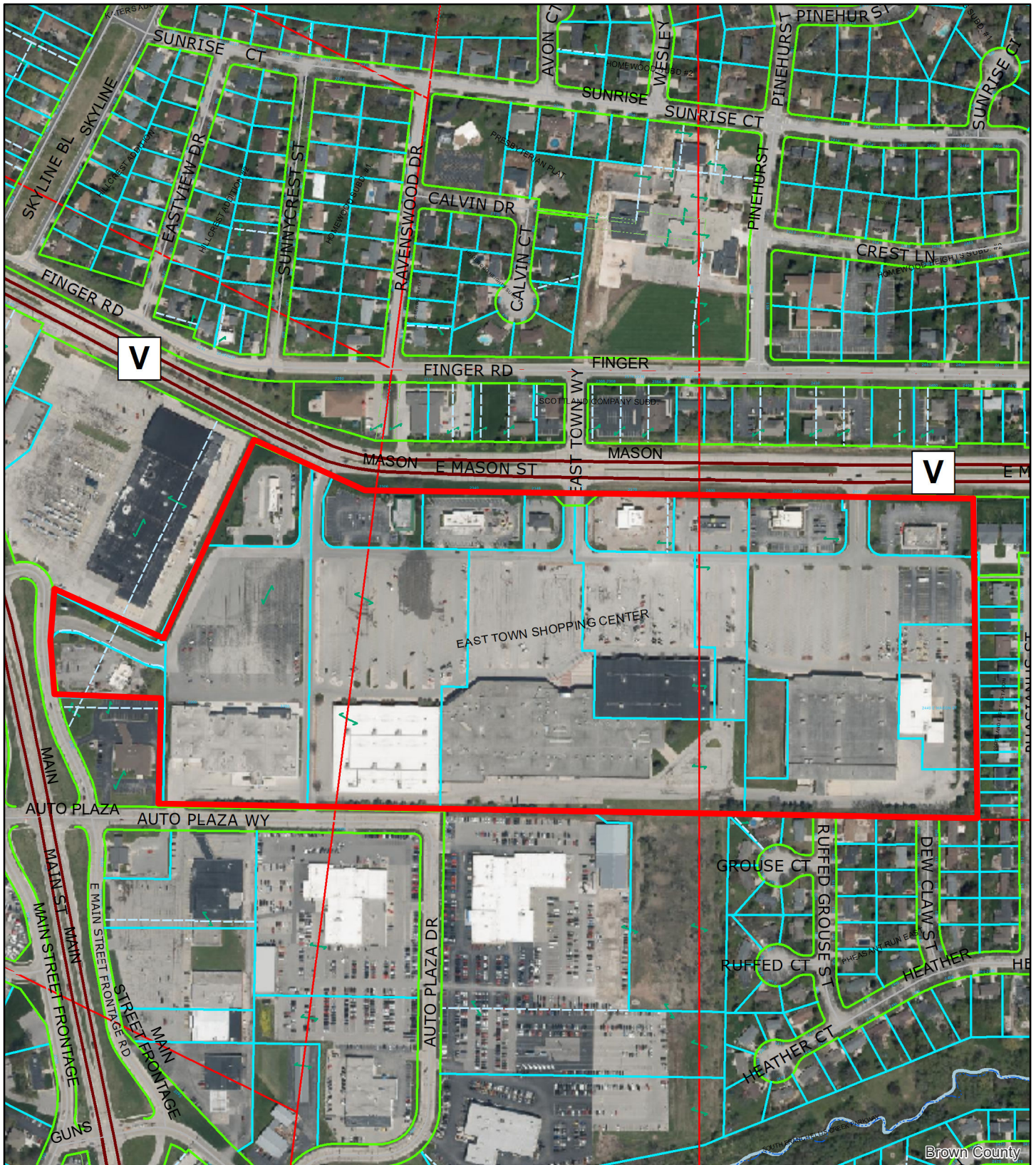
Exhibit B – Boundary Map

Exhibit C – Semi-Public Roads

Exhibit D – Pylon Sign Locations

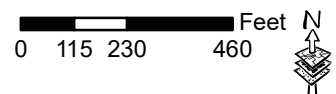
Exhibit A – Area Permitting Limited Production and Processing Uses



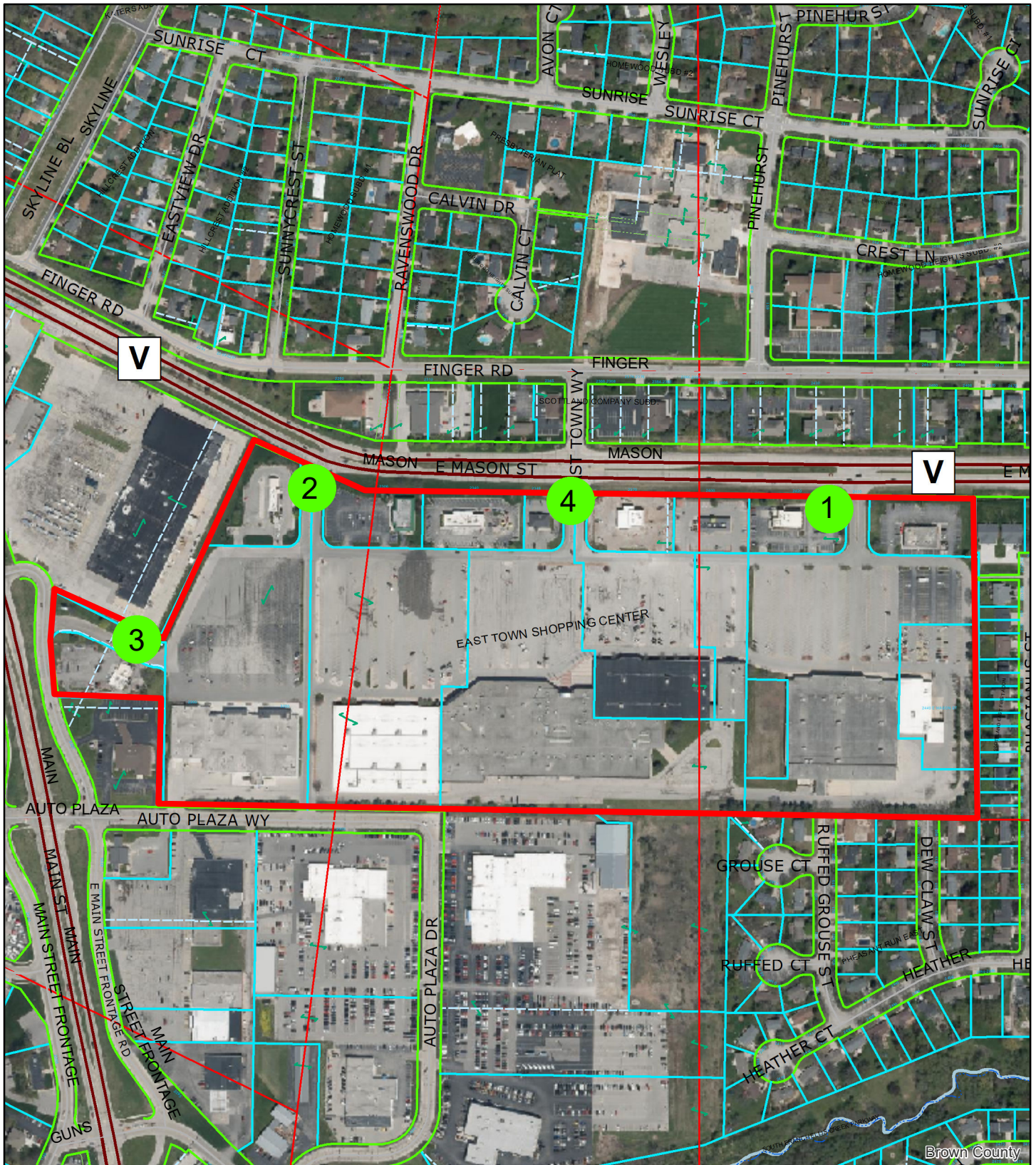


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(ZP 21-26) Exhibit B

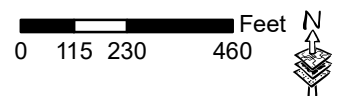


 Boundary



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(ZP 21-26) Exhibit D



Sign Locations



Boundary



Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(CPA 21-03) Public hearing on request to amend the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road from a future commercial land use designation to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners (Ald. B. Dorff, District I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CPA 21-03 Class I Public Notification for 2.21 PC

For Official Notice:

**Public Notification
Proposed Amendment to the City of Green Bay
Smart Growth 2022 Comprehensive Plan
(CPA 21-03)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 21, 2022**, 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>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

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

(CPA 21-03): A request to amend the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road from a future commercial land use designation to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners.

The proposed comprehensive plan amendment would allow for the future rezoning of the property for potential future industrial and warehousing uses.

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: February 11, 2022



Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(CPA 21-03) Consideration with possible action on request to amend the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road, from a future commercial land use designation to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners (Ald. B. Dorff, District I).

BACKGROUND

Primary Address: 4000 Block Champeau Road (Parcel No. 22-SC490)

Aldersperson/District: Ald. Barb Dorff / District I

Reason for Request: The proposed comprehensive plan amendment would allow for the future rezoning of the property for light manufacturing uses. Petitioners goal is to develop self-service storage/warehousing use.

Surrounding Zoning and Land Uses:

SUBJECT: Planned Unit Development (PUD) - Mixed Use (Undeveloped)

NORTH: Planned Unit Development (PUD) - Medical Center

SOUTH: A-1 Agriculture & B-1 Community Business (T of Scott) - Wholesale commercial & Agriculture, Commercial

EAST: Planned Unit Development (PUD)-Mixed Use - Single-Family Residential

WEST: B-2 General Business (T of Scott) - Hwy 54/57

Comprehensive Plan: The Green Bay Smart Growth Comprehensive Plan recommends commercial land-use for the subject property as well as all adjoining lands.

Analysis: The 10.8 acre subject parcel is located at the 4000 Block of Champeau Road adjacent to the east side of northbound State Trunk Highway 54/57. A watercourse runs along the north end of the property. Land located within the City of Green Bay, to the north and northeast, is the University Heights Commerce Center, currently developed as a medical center. Zoning regulations for the University Height Commerce Center are regulated through a Planned Unit Development that is attached to the agenda packet (land use map on page 43). Land located within the Town of Scott, to the south, includes Tillman Wholesale and Nursery along the highway, a sign company, multi-tenant commercial and residential homes along the southwest corner of Maloney Road and Champeau Road.

Staff has evaluated the request and believe the Comprehensive Plan land-use change from commercial to light industrial is likely to create a detriment to the surrounding neighborhood as a "spot" land use change is not consistent with surrounding land uses and existing or future zoning. We would like to stress that the Plan Commission should not simply consider the proposed mini/maxi warehousing use but all uses allowed in the Light Manufacturing district. The University Heights Commerce Center Light Manufacturing zoning permits much more intense land-uses (see page 33 of the attached University heights Covenants) than the

Mixed-Use zoning (see page 17 of the attached University Heights Covenants) and changing categories for this parcel isolates a light industrial use that is not consistent with the envisioned future development in this area of the University Heights Commerce Center. Additionally, the Mixed-Use district allows far greater flexibility for future uses, including a wide variety of residential and commercial uses. The proposed amendment is not consistent with the current or intended future uses in the area and does not provide a transition to existing and proposed uses.

The petitioner has stated that there is currently water service running to the site, for which the property owner is being assessed, but not sanitary sewer. The argument has been made that the only use suitable for the property is one that does not utilize sanitary sewer, such as the proposed warehousing. While it is true that there are not currently full utilities that the property may access, this site is essentially no different than other Greenfield and farm sites found on the far eastern side of the city. Though they have a specific zoning classification within the city, uses are limited until roads, utilities, fire service, etc. are available. Taxes are based on use not zoning, and these types of properties most often remain in some state of agricultural use until ready for appropriate urban development, as it is not feasible to run roads and full utilities to all vacant lands.

The roadway network (Algoma to Maloney then Champeau) is not designed for higher volume or heavy truck traffic, which could be part of the various light manufacturing land-uses allowed. Additionally, the subject property is large enough to support a plethora of commercial or residential activities and has high visibility with substantial highway frontage. Staff feel that manufacturing/warehousing uses are not the highest and best uses of the property.

The City of Green Bay-Town of Scott Joint Plan Commission held a meeting on February 3, 2022, to discuss the amendment request and recommended denial with a vote of 3-1 (minutes attached and video can be reviewed at: <https://greenbaywi.civicclerk.com/Web/Player.aspx?id=8139&key=-1&mod=-1&mk=-1&nov=0>). The notification for the Comprehensive Plan amendment request includes a Class I Public Hearing Notice published in the Green Bay Press Gazette. Neighborhood notice letters have been sent to property owners within 400 ft. of the property both in the City of Green Bay and Town of Scott and Ald. Barb Dorff has been notified of the request. As of the drafting of this report, staff received communication of support from Frank & Doris Arcuri, adjacent property owners to the east at 4083 Champeau Road and a call from Nicole Gloral, property owner of 4050 Champeau Road (Image Advantage Sign Co.) and homeowner at 2479 Maloney Road.

RECOMMENDATION

Denial of the Comprehensive Plan amendment request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 21-03 Application
2. Champeau Rd concept site plan
3. Champeau Rd concept Facade Elevations
4. Application Supplement 2.14.21
5. CPA 21-03 PropMap
6. University Height Protective Covenants
7. JPC Minutes 020322
8. Comments combined for PC packet 2.17.22



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): ICS Properties LLC / Seth Lenss Date: 10-7-21
Email: sethlenss@gmail.com Phone Number: 920-660-6925
Address: 1833 Morrow St City: Green Bay State: WI Zip Code: 54302
Property Owner: Joe Moore, Owners agent Phone Number: 920-328-7885
Parcel Numbers (required): 22-SC490
Location of Property: University Heights

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, ICS Properties LLC / Seth Lenss, 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): Amendment to the City's Comprehensive Plan

Petitioner Signature(s): [Signature] 10-7-21
Review Fee: \$200 Receipt No.: 2789328-0025 Zoning Petition No.: CPA 21-03

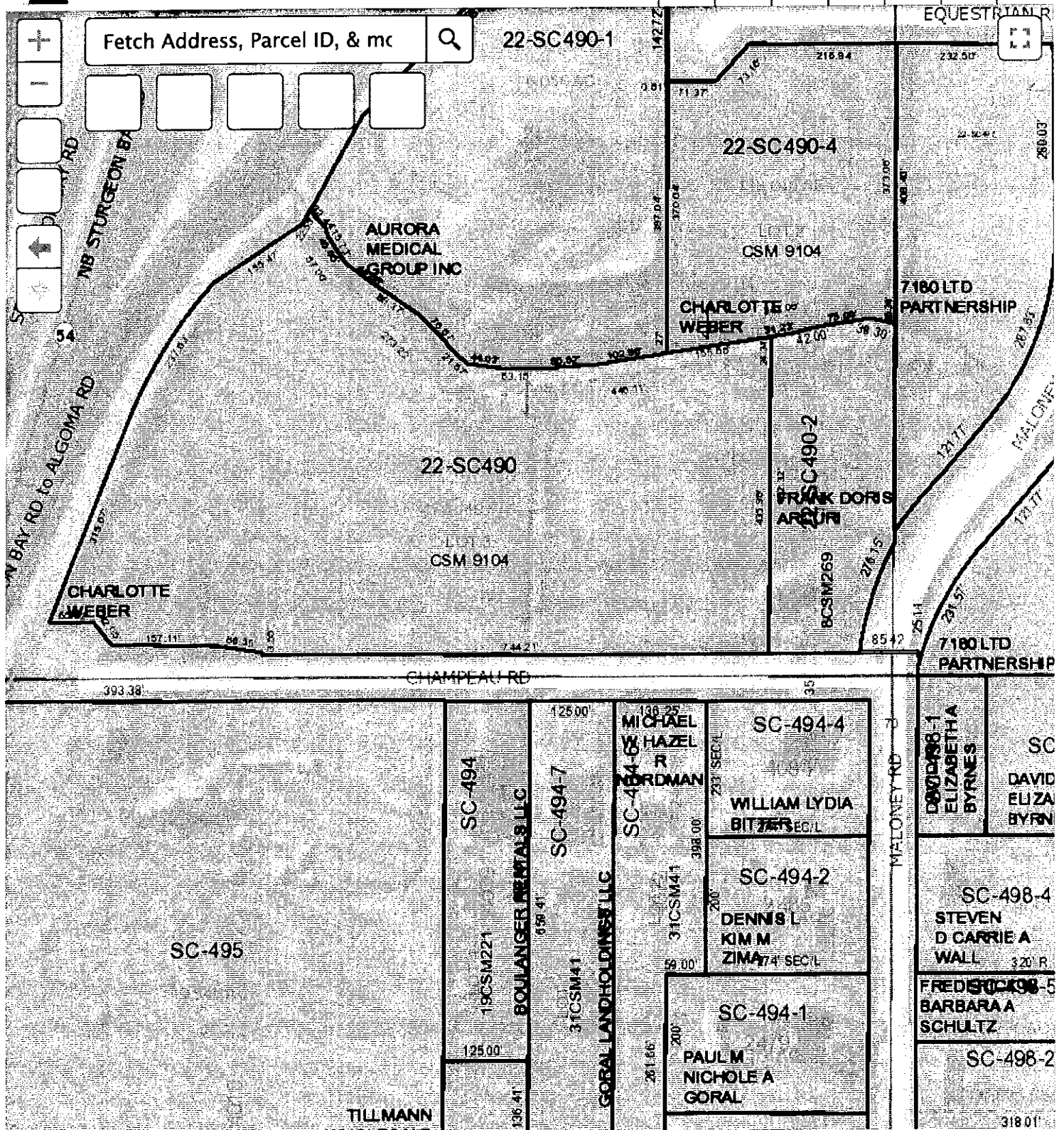
Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

Request for an amendment to the City's Comprehensive Plan from the current commercial land use category to a light industrial land use.

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

Rec'd 10/8/2021

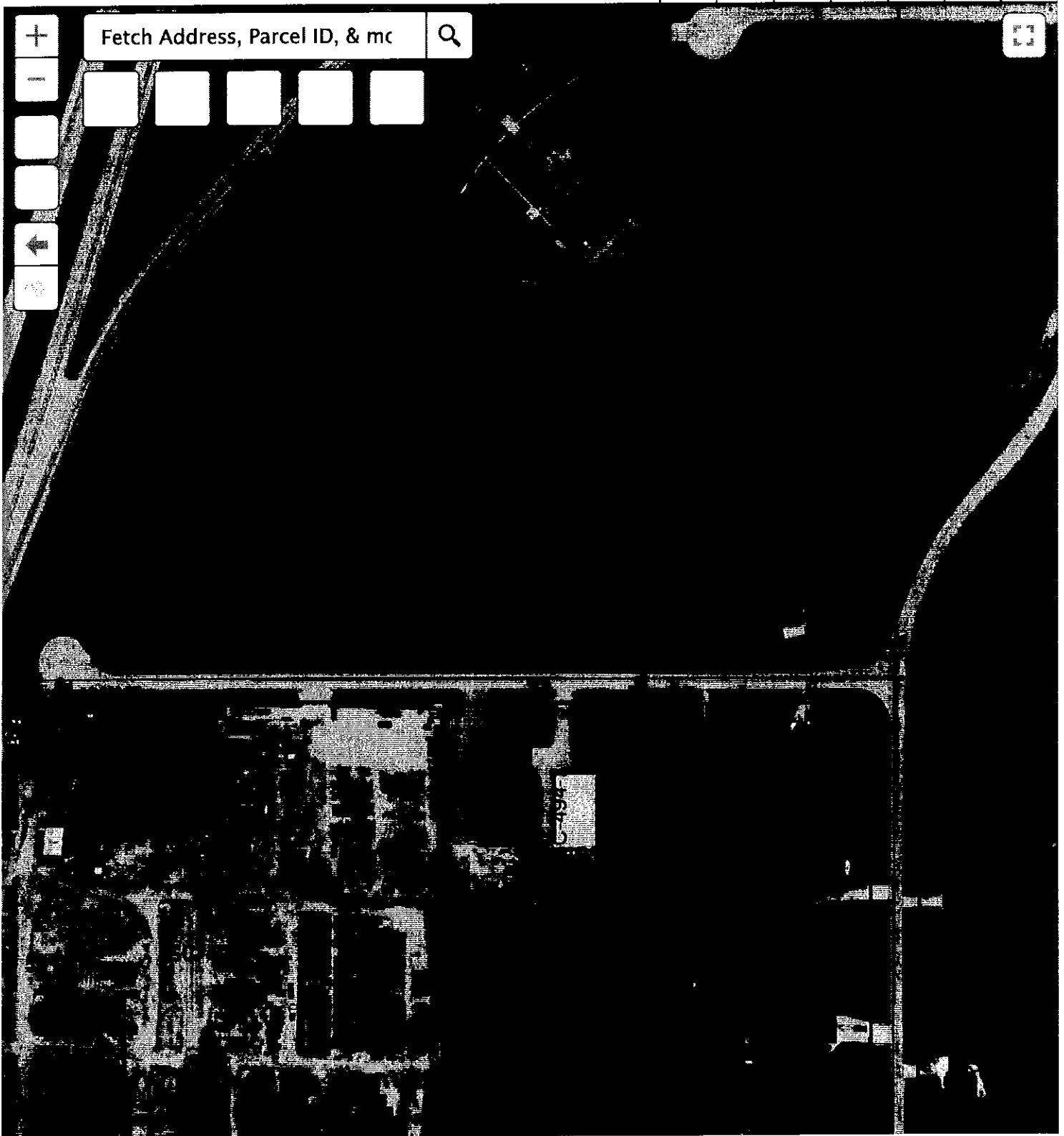




BrownDog

Official GIS map of Brown County, WI

More

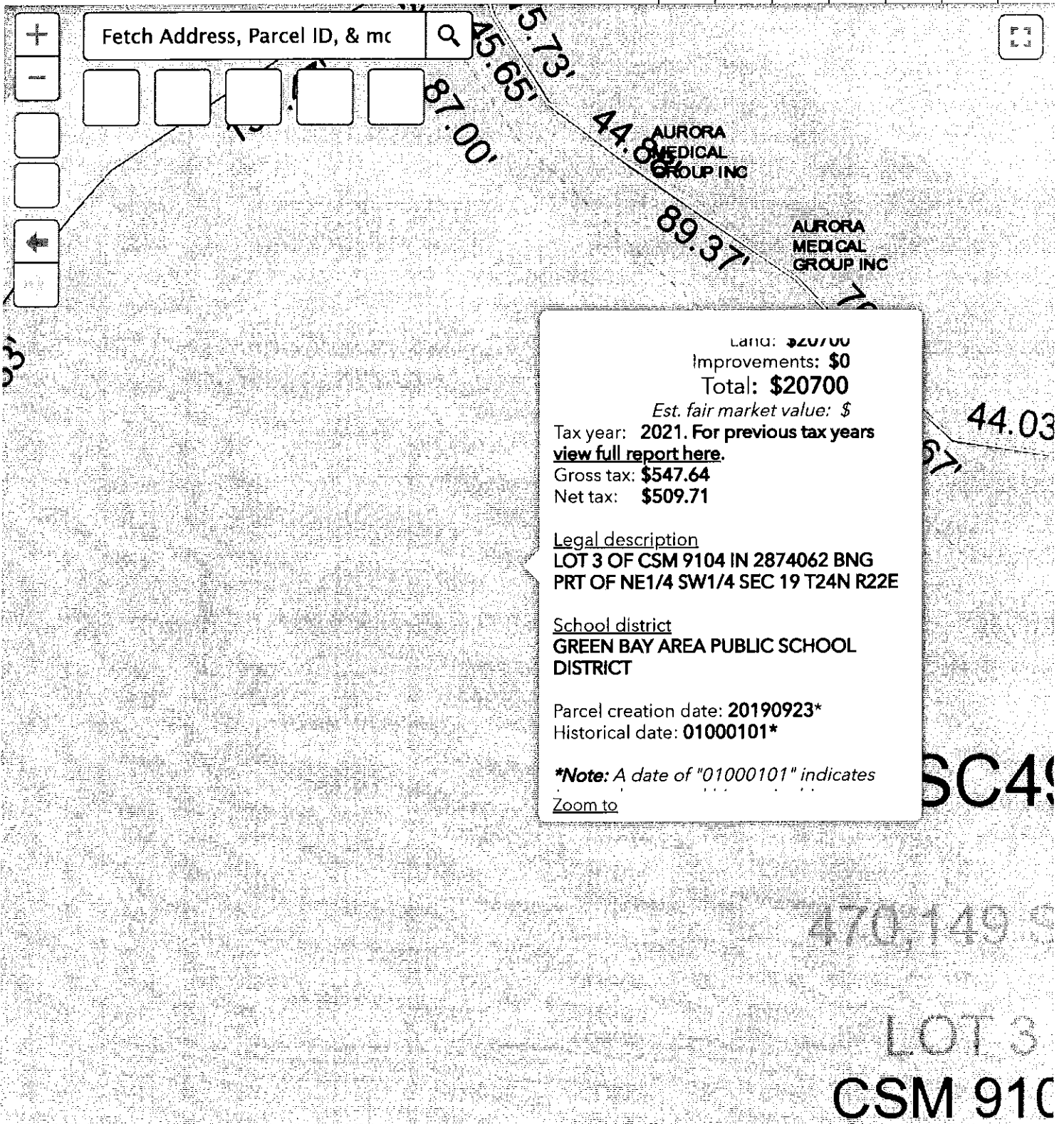


Fetch Address, Parcel ID, & mc



0 100 200ft

137,514.46 575,552.79 Feet



0 30 60ft

134,938.62 574,991.33 Feet

Concept Plan

Lot 3, Certified Survey Map No. 9104, Document No. 2874062, Brown County Records, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 19, T24N-R22E, City of Green Bay, Brown County, Wisconsin.

Graphic Scale

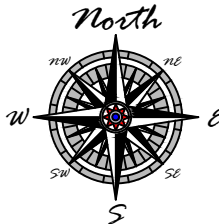


Site Statistics

Total area: 470,149 sq. ft.
Ponds: 36,664 sq. ft. 7.8%
Green Space: 142,254 sq. ft. 30.3%
Impervious Surface: 291,231 sq. ft. 61.9%

Storage Unit Count

TO BE DETERMINED



Scale: 1" = 80'

Client: Seth Lenss

Tax Parcel: 22-SC490

Drafted By: MRA

File: Border CSM 021213.dwg

Data File: X####.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

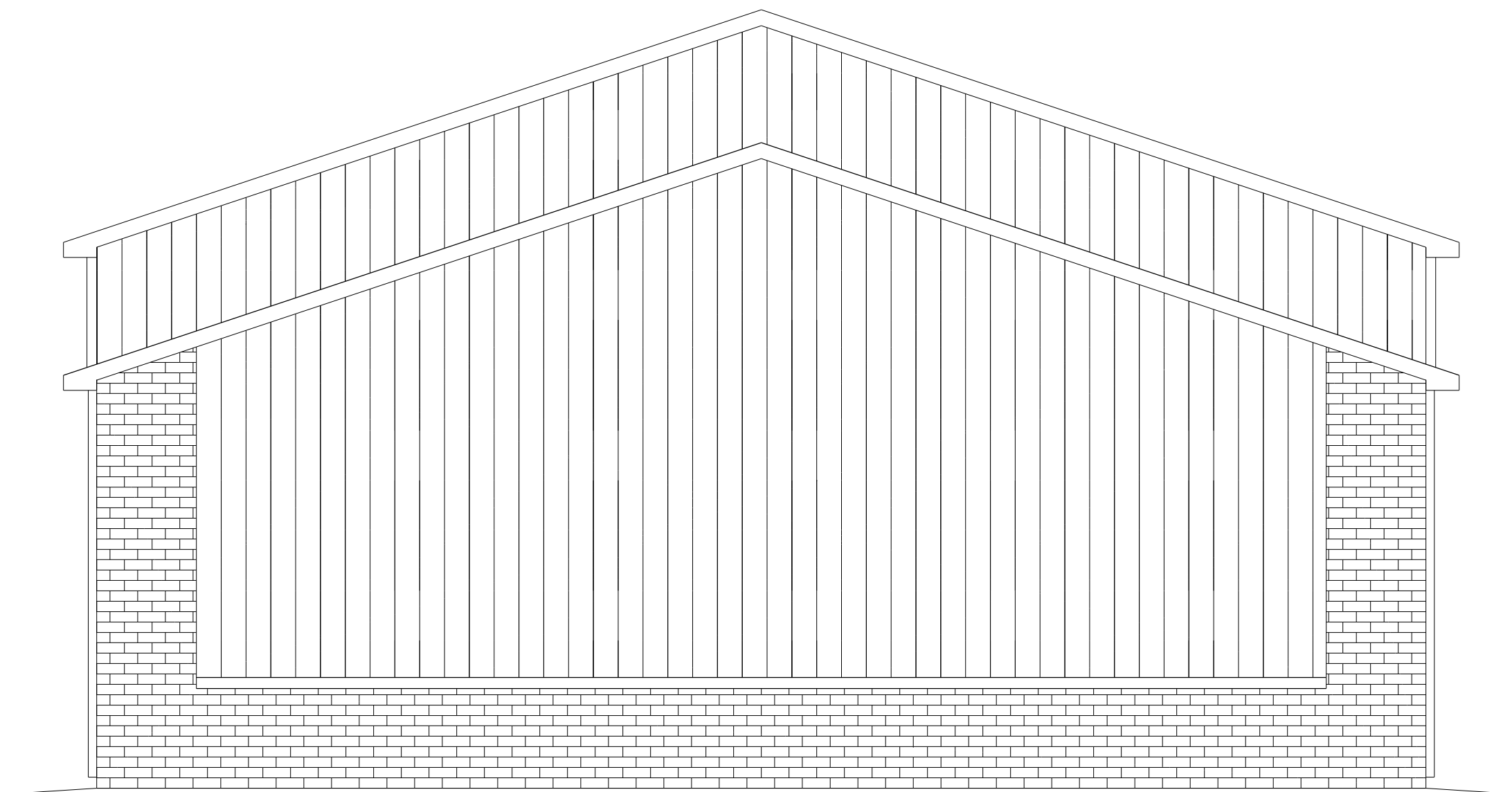
Project No.: L-822

Drawing No.: X-1229

Fieldwork Completed: xx/xx/xx



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



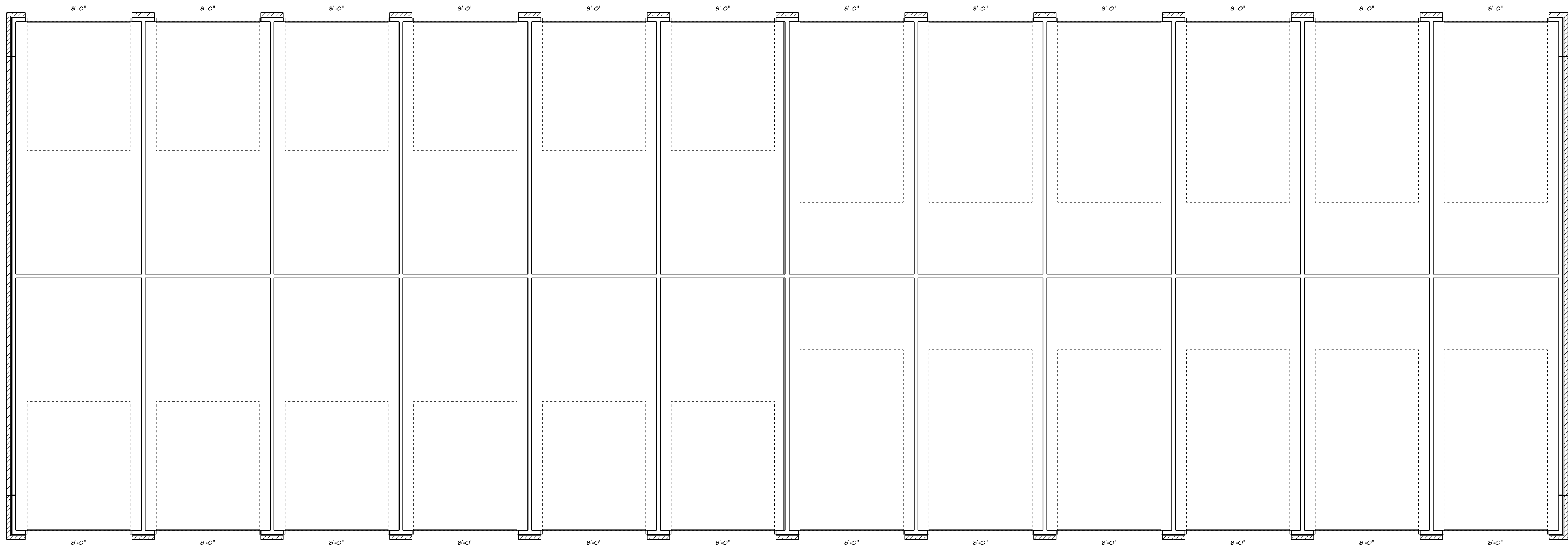
ROAD ELEVATION
SCALE: 1/4" = 1'-0"



STEEL COLOR



BRICK COLOR



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

FIELD VERIFY ALL GIVEN DATA
BEFORE PREPARATION OF
SHOP DRAWINGS,
CONSTRUCTION AND
INSTALLATION

PROPOSED NEW PROJECT FOR:
SELF STORAGE UNITS
GREEN BAY, WI

PRELIMINARY

REVISION DATES:	
△ 1/20/22 (1.5)	
△ 1/30/22 (5)	
△	
△	
△	
△	
△	

PROJECT NUMBER
G22-009

SHEET NUMBER
A1



PROPOSED VEGETATION

FIELD VERIFY ALL GIVEN DATA
BEFORE PREPARATION OF
SHOP DRAWINGS,
CONSTRUCTION AND
INSTALLATION

PROPOSED NEW PROJECT FOR:
SELF STORAGE UNITS
GREEN BAY, WI

PRELIMINARY	
REVISION DATES:	
Δ	1/20/22 (1.5)
Δ	1/30/22 (5)
Δ	
Δ	
Δ	
Δ	
Δ	

PROJECT NUMBER
G22-009

SHEET NUMBER
A2

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.84		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Bating Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	8.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
810	Hospital	1,000 SF GFA	0.97		
820	Nursing Home	1,000 SF GFA	0.59		
830	Clinic	1,000 SF GFA	→	3.28	5.18
840	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
850	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.80		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.48		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.88		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.85
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.80		
950	Truck Stop	1,000 SF GFA	22.73		
980	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

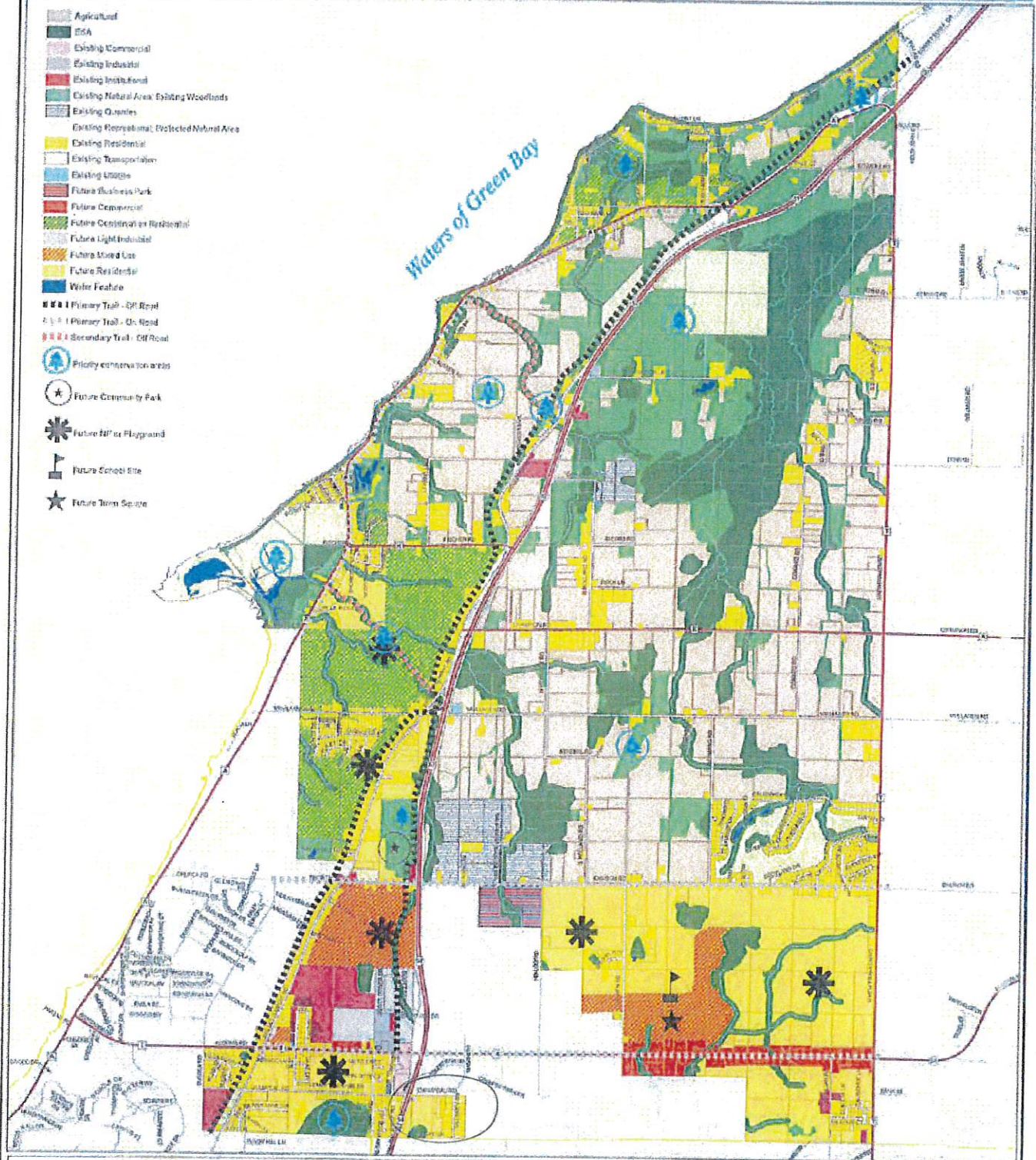
The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.



Future Land Use

Town of Scott, Brown County, Wisconsin



Source: Brown County
Planning Commission agenda 10/2017

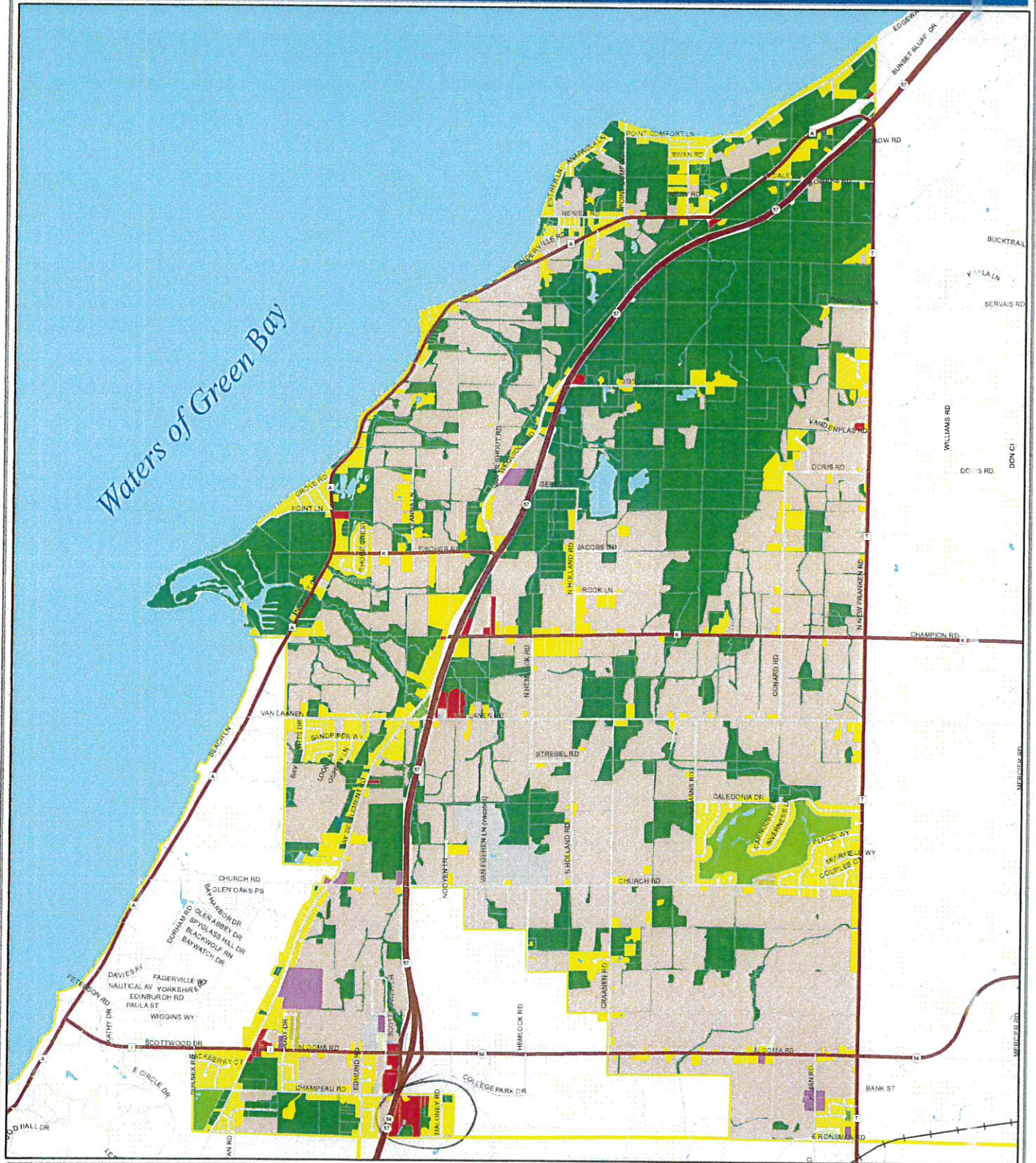




Figure 2-2

Existing Land Use

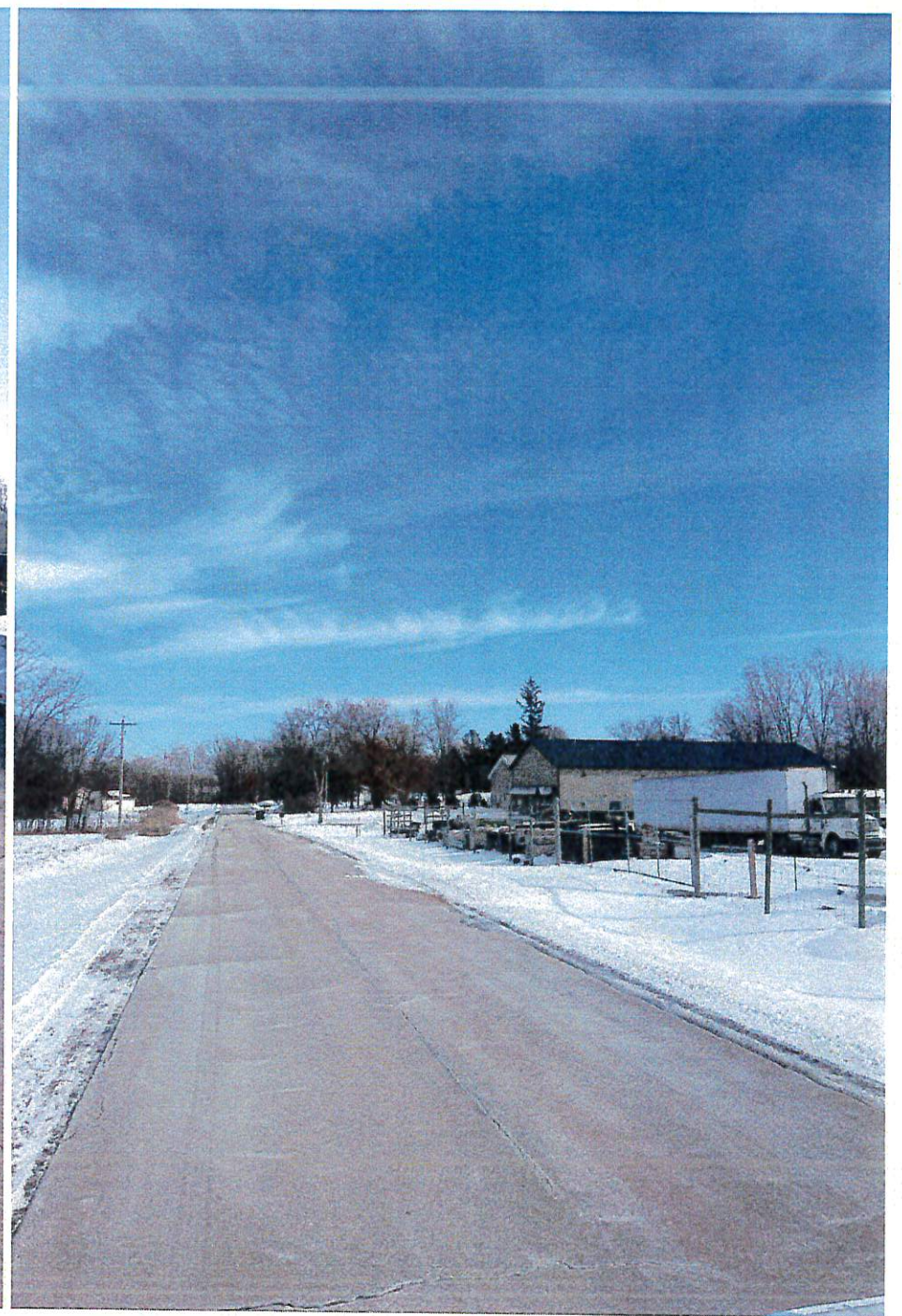
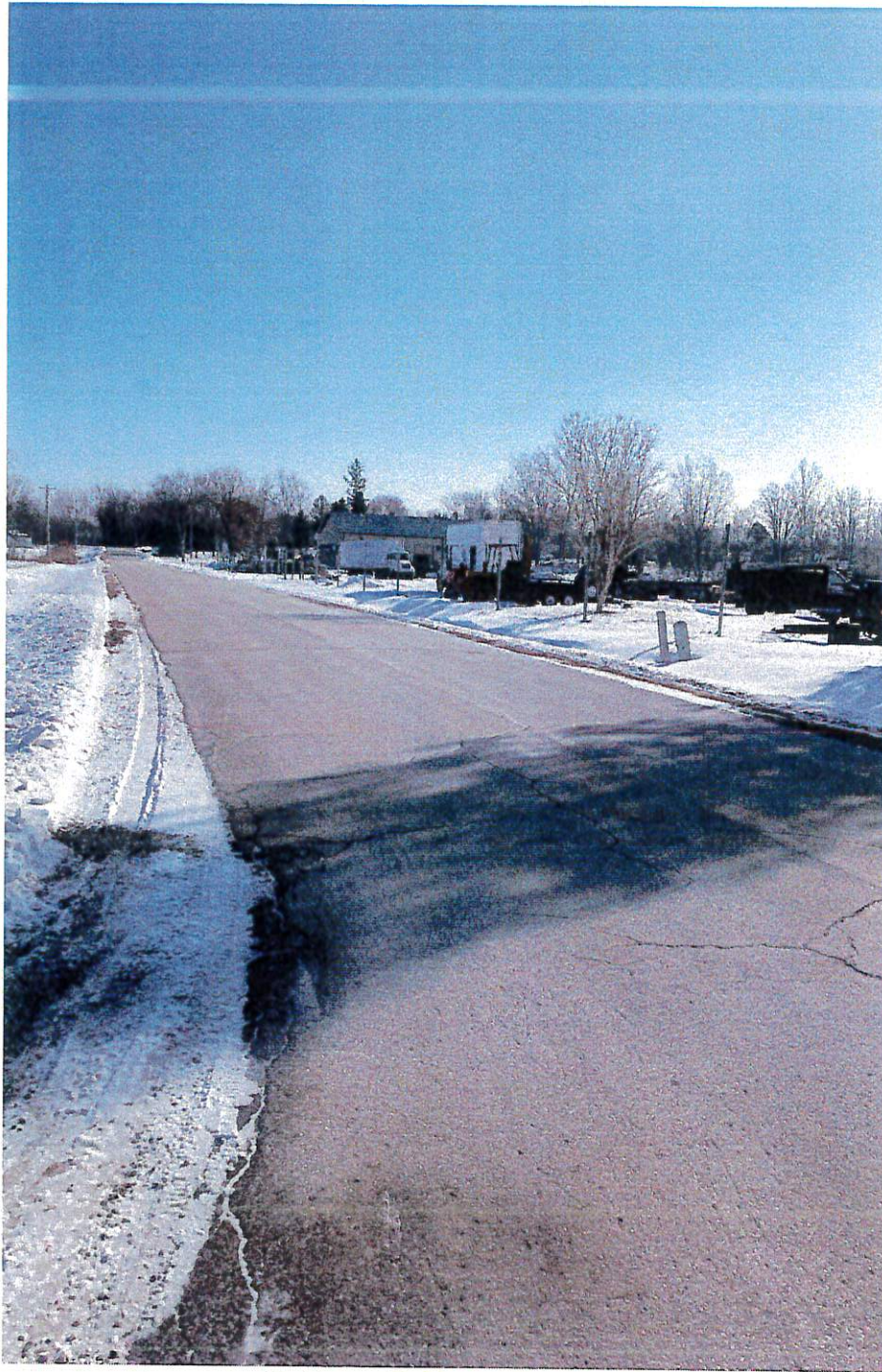
Town of Scott, Brown County, Wisconsin

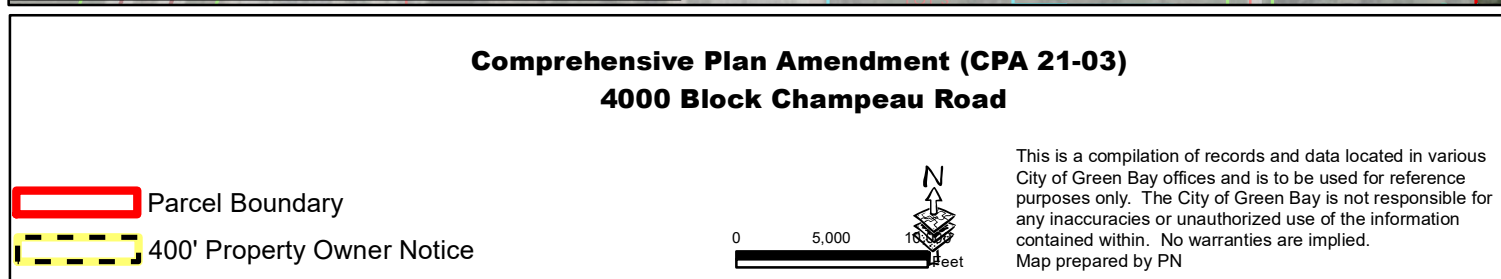


Source: Brown County
Planning Commission 1/2017











PROTECTIVE COVENANTS

Economic Development Authority
100 North Jefferson Street
Green Bay, Wisconsin 54301-5026
920.448.3397
www.green-bay.org

Adopted July 2005

**University Heights Commerce Center
Protective Covenants**

**Economic Development Authority
100 North Jefferson Street
Green Bay, Wisconsin 54301-5026
920.448.3397
www.green-bay.org**

Adopted July 2005

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Commercial Land Use Regulations

1. Permitted and Conditional Uses

The following uses are allowed as permitted uses:

- a. Department stores
- b. Hardware stores
- c. Home improvement stores
- d. General retail
- e. Grocery stores
- f. Medical/dental clinics
- g. Professional office
- h. Theatres
- i. Restaurants with or without drive-thru service
- j. Hotel or motels
- k. Convenience stores with gasoline sales
- l. Drug stores with or without drive-thru prescription service
- m. Financial institutions with or without drive-thru service
- n. Residential uses if located above the first floor
- o. Accessory uses incidental to any of the above uses when located on the same premises

2. Building Architecture

- a. Architecture and building facade design shall be reviewed and approved by the Plan Commission during final site plan(s) review and approval and shall minimally provide the following:
 1. All colors, materials, finishes, and building forms shall be coordinated in a consistent manner on all facades. If multiple structures are developed at staggered times or in phases, the first development shall set the general standard in regard to overall architectural consistency.
 2. All exterior walls shall be finished with brick, natural stone decorative face concrete block and/or glass curtain walls, architectural precast concrete panels (surface finish to be painted, stained, or exposed aggregate). Exterior finish and insulation systems (E.F.I.S.), such as Drivit, must be approved by the Development Review Team (DRT). Architectural metal roof for accent only (minimum of 20-year warranty on finish; at least 26-gauge metal, totally concealed fasteners, base plates, and end trim required), and other materials as approved by the DRT during final site plan review.
 3. Exterior trim is required for all doors and windows and shall be either wood, stone, cast stone, molded fiberglass, molded high density polymer,



and other materials as approved by the DRT during final site plan review.

4. Buildings with facades over 100 feet in linear length shall incorporate wall projections or recesses at a minimum of 3-foot depth and a minimum of 20 continuous feet within each 100 feet of facade length and shall extend over 20 percent of the facade. Developments shall use animating features, such as arcades, display windows, entry area, or awnings along at least 60 percent of the facade.
5. Variations in roof lines shall occur every 100 linear feet in the building length. Parapets, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view.
6. Each principal building on the site shall have clearly defined, highly visible customer entrances featuring, at a minimum, one of the following:
 - ◆ Canopies or porticos
 - ◆ Overhangs
 - ◆ Recesses/projections
 - ◆ Arcades
 - ◆ Raised corniced parapets over the door
 - ◆ Peaked roof forms
 - ◆ Arches
 - ◆ Outdoor patios
 - ◆ Display windows
 - ◆ Architectural details, such as tile work and moldings, which are integrated into the building structure and design
 - ◆ Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
7. All mechanical equipment, including roof-mounted, shall be enclosed or screened from view as part of the overall architectural design. This includes views from all adjacent roadways including, STH 54 and STH 57.
8. All exterior storage in trash collection areas and materials contained therein shall be visually screened from view. Exposed materials used to construct the screen shall be similar in appearance to materials used for exterior building walls. Colors of the screen shall match those of the building. All exterior entrances to a screened storage or trash area shall be provided with a gate or door of similar design to that of the screen.
9. All truck loading/unloading areas, truck parking, outdoor storage, utility meters, HVAC equipment, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties,

State Highways 54 and 57 and the Niagara Trail Road. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls. Materials, colors, and design of screening walls shall conform to those used as predominant materials and colors of the building.

3. Dimensional Standards

a. Setbacks

The minimum setbacks for all buildings, parking, and drives shall be as follows:

1. Front and corner side yard setback: 15 Feet.
2. Side yard (interior) setback: 10 feet.
3. Rear yard setback: 10 feet.
4. Highway 54 setback: 50 feet
5. Highway 57 setback: 50 feet.
6. ESA setback: Setbacks for all environmentally sensitive areas, as delineated. The environmentally sensitive areas shall be protected, as set forth by Brown County, State of Wisconsin, and the United States Federal Government.
7. Exception: Rear and interior side yard setbacks may be removed to accommodate the development of and access to shared parking facilities or formal pedestrian accessways.

b. Building Height

1. No building shall exceed 45 feet in overall height.
2. All developments/businesses with a building's overall height greater than 45 feet shall require a conditional use permit, as regulated in the Green Bay Municipal Code.

c. Lot Size and Coverage

1. Lot size and frontage: No lot shall be created with an overall area less than 9,000 sq. ft. nor with less than 100 linear feet of frontage on a public street right-of-way.
2. Lot coverage: The maximum impervious surface coverage of any lot is 75 percent of the total lot area.

4. Landscaping

A detailed landscape plan shall be submitted for each individual development to the City for its approval, meeting the regulations of this ordinance and meeting the requirements of Chapter 13.1800, Section 5, Landscaping. Said landscape plan must be reviewed and approved by the DRT as part of the final site plan approval(s). The landscaping should strive to not only enhance the overall appear-



ance of the development but should also attempt to enhance the overall appearance of the area. Efforts should be made to integrate each new landscape plan with the natural environment, as well as the landscaping of adjacent properties. For consistency, a naturalistic design theme is preferred. Elements of a naturalistic design are:

1. Canopy trees distributed over the entire site.
2. Meandering lawn spaces formed by masses of varied shrubs.
3. Occasional “accent” plants used in conjunction with masses of background plants to provide visual interest without being chaotic.
4. Use of gentle berming to break up the horizontal ground plane and emulate a naturally rolling terrain.
5. Grouping different varieties of plants to create a gentle transition from smaller to larger.
6. Landforms and masses of plant material should be used to screen visually obtrusive utilities and parking.
7. Appropriately sized and spaced foundation plantings to visually soften the building and provide human scale.

a. General Requirements

All landscape plans will be reviewed by the DRT in conjunction with the overall site development plan. All vegetation used to satisfy the requirements of this section shall be indigenous to the appropriate hardiness zone and physical characteristics of the site. Landscape features should be used to create a parklike appearance, while addressing the functional considerations of visual screening, land cooling, drainage, and other environmental concerns.

b. Minimum Standards

All landscape designs must meet the following minimum standards:

1. Greenspace shall be at least 10 percent of the total lot area for commercial sites.
2. The number of trees shall be at least one per 6,500 square feet for light manufacturing sites. All fractional parts shall be rounded up to the nearest whole number. The minimum number of trees required in this section shall not include street trees.
3. The number of shrubs shall not be less than four per 1,000 square feet for light manufacturing sites.
4. All lawn areas shall be seeded with an appropriate blue grass seed mix, mulched with straw or wood fiber mulch, watered, fertilized, and maintained to a point where there are no bare areas greater than three feet square.

The following exceptions may be granted by the DRT:

1. The use of mulch materials for shrubs and foundation plantings.

2. Areas designated as greenspace to be properly planted and maintained in a “natural state.”
3. Drainage areas that are planted with appropriate tall grass seed mixes and maintained to slow runoff and encourage groundwater percolation.

5. Stormwater Management and Grading Plan

A 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.

6. Environmentally Sensitive Areas

All environmentally sensitive areas and wetlands shall be clearly delineated to determine any potential impact on the development.

7. Parking

Parking shall be provided as follows:

- a. All parking quantities shall be regulated as per Chapter 13.1700-Off-Street Parking and Loading Requirements, Green Bay Municipal Code. Shared parking is permitted with the understanding that parking space requirements for individual users must be met prior to the issuance of building permits.
- b. All parking areas are to be paved bituminous or concrete.
- c. Parking shall be provided for bicycles. Bicycle parking may consist of conventional racks, bike lockers, or other means, as approved by the DRT during final site plan review.
- d. Interior parking areas shall meet the requirements of Chapter 13.1821-Interior Parking Lot Landscaping, Green Bay Zoning Code.
- e. All parking areas and drive aisles shall be interconnected with other developments within the PCD area.
- f. All maintenance and upkeep of landscaping, internal drives and parking areas within the PCD are the sole responsibilities of the property owner(s).

8. Access and Circulation

Appropriate access and circulation for automobile and pedestrian traffic shall be provided as follows:

- a. Pedestrian Access:
 1. Internal pedestrian circulation shall be established for individual developments as approved during final site plan(s) review and approval with the underlying requirement of linking the main access road walks to the individual developments.



9. Signage

All signage shall be aesthetically consistent with the architecture of the buildings and other signage onsite and must be approved by the DRT as part of the final site plan approval. Signage shall also be regulated as follows:

General Requirements - All signs shall be reviewed by the DRT prior to receiving a permit. Signage shall be limited to name, corporate logo, and address only. The horizontal measurement of all of identity ground monument and wall signs must be greater than the vertical measurement to ensure no vertical signage. Lighting, although not required, shall be internal illumination and intensity and shall comply with Chapter 13.500, General Regulations, City Zoning Code.

- a. Roof-mounted or pole-mounted signs are not permitted.
- b. Banners are not permitted.
- c. Off premise signage and billboards are not permitted.
- d. Changeable copy signs must be reviewed by the DRT prior to receiving a permit.

Major Identity Sign - The entire development is permitted two major identity signs. The locations of the signs are yet to be determined. The sign shall consist of a message panel with "University Heights Commerce Center" shown as the development name. No readerboards, message panels, changeable copy signs, or other advertising is permitted. The sign panel shall be no larger than 150 square feet in size and shall be two-sided. The sign shall be no more than 30 feet in height and be built on a masonry column with a base of six feet in height and twelve feet in length. The final design and materials of the sign shall be approved by the DRT. The height of the sign shall be measured from the finished grade of the pavement for the entrance at which it is located.

Each individual property is permitted one of the following identity signs within the commercial district:

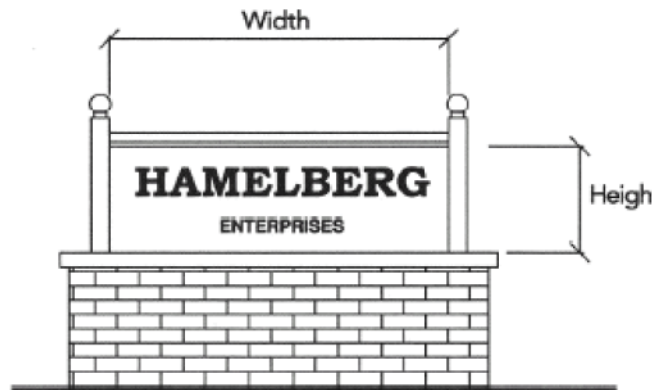
Pole-Mounted Sign - A pole-mounted sign may be two-sided and not closer than ten (10) feet from the front property line. The sign shall be no taller than 15 feet, as measured from the finished grade of the pavement for the entrance at which it is located, and be built on a masonry column. The sign shall be no larger than 70 square feet in size.

Identity Ground Monument Sign - Each property is permitted one identity ground monument sign within the commercial district. It may be two-sided and not closer than ten (10) feet from the front property line. Maximum sign allowed in the commercial district is determined by frontage: less than 200 feet - 75 square feet; 200 feet or more - 125 square feet.

- a. The message panel shall be directly mounted on a brick base two to four feet in height. There shall be no air space or opening between the message panel and base. The texture, size, and color of the brick base shall be the

same as that of the business structure. If the business structure is constructed with material other than brick, the DRT must approve the base material prior to permit. The width of the message panel shall not exceed two feet. No message panel or logo shall be permitted on the width of the sign.

Monument Sign



Wall Signs - One wall sign and one awning/canopy sign per building wall facing a public street. In a multi-tenant building, one wall and one awning sign per business. A maximum area of 200 square feet is permitted per building. Awning/canopy signs are permitted at a maximum area of 50 percent of the awning/canopy.

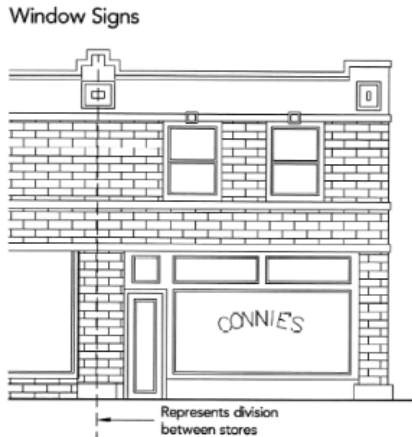
Wall signs are permitted to be lighted either internally or externally.
 Wall signs shall not protrude higher than the structure itself.
 Wall signs shall not extend more than 18 inches from the face of the wall.

Wall Sign



Window Signs - One sign per window is permitted, not to exceed 50 percent of the window area.

- a. Window signs are permitted to be lighted either internally or externally.



10. Refuse and Ground Mechanicals

Refuse containers shall only be located in the rear or interior side of the building. All refuse containers shall be enclosed using materials similar to the primary structures on the property and be impervious to sight with gates to contain trash. The structure shall complement and be architecturally compatible with the primary structures. Ground-based mechanical equipment shall only be located in the rear or interior side of the building. All ground-based mechanical equipment shall be screened from public view. All roof-mounted mechanical equipment shall be screened from public view by the roof structure itself, parapet walls, or other screening element that blends with and complements the architecture and materials of the building.

11. Lighting

Lighting shall be decorative and of a consistent style/nature throughout the development area and regulated as follows:

- a. Primary parking lot illumination shall consist of sharp cut-off luminaries. Parking lot lights shall not exceed thirty (30) feet from the ground level.
- b. Walkway lighting should be of the same family as the parking lot and building lighting. Walkway lights shall not exceed fifteen (15) feet from the ground level.
- c. Building mounted lighting shall occur as part of the overall design concept and be of the same family as the parking lot and walkway lighting.
- d. All light levels shall be regulated as is set forth in Section 13.500 General Regulations, Green Bay Zoning Code.

12. Required Plans

A preliminary site plan shall be accompanied by architectural plans, elevations, and landscape plan of sufficient detail to show conformance with these design standards.

13. Other Applicable Codes

Unless specifically addressed in this ordinance, any aspect of the development shall comply with all regulations of the Green Bay Municipal Code.

14. Commission Review

- a. The Green Bay Planning Department shall review this ordinance on a yearly basis from adoption by the Common Council to determine if any section of the ordinance requires changes or other adjustments to keep it current with market forces.
- b. Final site plan(s), which include, but are not limited to, building layout, drives/parking/access, architectural plans, landscaping, stormwater management, lighting, and signage for any portion of the property shall be submitted to and approved by the Green Bay Plan Commission prior to the issuance of building permits.



Mixed-use District

Section 1. General Provisions

1. Purpose

The mixed-use district is established to encourage a mix of compatible land uses in a variety of locations and scales in order to create a more vital and walkable activity center consistent with the City's comprehensive plan. The mixed-use district is a transitional area between the more intensive commercial and light manufacturing districts and the future residential uses in the Town of Scott. This district permits small office and service establishments, as well as limited sized retail, and supportive civic uses, such as daycares. There are specific design standards that are required for the majority of permitted uses. The more general retail and condominium/townhouse style housing would be allowed by conditional use permit.

2. Permitted Uses For the Mixed-Use District

- a. In general. The following table, Principal Uses in the Mixed-Use District, lists all permitted and conditional uses allowed in the mixed-use district.
- b. Permitted uses. Uses specified with a "P" are permitted in the district provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or modify a permitted use shall receive final site plan approval from the City of Green Bay.
- c. Conditional uses. Uses specified with a "C" are allowed as a conditional use in the district provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall receive final site plan approval from the City of Green Bay.
- d. Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) in the district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited the district. Such determination shall be made in the manner provided for in Chapter 13, City Code.
- e. Specific development standards. Permitted and conditional uses specified with an "x" under the Specific Development Standards column shall be subject to the standards identified in Chapter 13-1600, Specific Development Standards, City of Green Bay Zoning Code.



Table 1. Principal Uses in the Mixed-Use District

	MU	Dev. Std.
Dwellings		
Attached single-family dwelling, condominium/townhouse	C	x
Multiple family dwelling	C	x
Live-work unit	C	x
Congregate Living		
Community living arrangement:		x
serving three or fewer people	C	
serving four or more people	C	
Dormitory	C	x
Fraternity, sorority house	C	x
Convent, monastery, seminary	C	x
Nursing home, assisted living	C	x
Educational Uses		
School, elementary or secondary	P	x
College, university, etc.	P	x
School, specialty or personal instruction	P	x
Family daycare home (8 or fewer children)	P	x
Group daycare center, preschool (9 or more children)	P	x
Community center, neighborhood center	P	
Cultural institution	P	x
Library	P	
Public park, playground, recreational center	P	
Religious institution, place of worship		
Clinic, healthcare facility		
Public Service and Utilities		
Public safety/service facility	P	x
Telecommunication facility, wireless comm. facility	C	x
Governmental buildings and structures	P	
Public utility buildings and structures	C	
Office		
General office	P	
Government office	P	

Note: P = Permitted Use; C = Conditional Use

	MU	Dev. Stds.
Bank or other financial institution (drive-thru is C)	P	x
Medical office, clinic	P	
Artist's studio	P	
Commercial		
Accommodation and Food Service Uses		
Bed and breakfast	P	x
Restaurant,* not including drive-thru	P	
Restaurant with drive-thru	C	x
Tavern, bar *	C	
Service Businesses		
Personal service**	P	
Business service**	P	
Catering service	P	
Funeral home	P	
Laundromat	C	
Small appliance repair service	P	
Animal hospital, veterinary clinic	P	x
Animal grooming establishment	P	x
Retail Sales		
General retail sales **	P	
Currency exchange	P	
Firearms sales and service	C	x
Greenhouse, lawn and garden supply store	C	x
Secondhand goods store, consignment store	C	
Commercial Recreation and Entertainment		
Health club, fitness center	P	
Indoor recreation (bowling, billiards, etc.)	P	
Restaurant or bar with entertainment, nightclub*	P	
Theater, assembly hall	P	x
Vehicle Services		
Carwash	C	x
Convenience store	C	x
Motor vehicle repair, minor	C	x
Parking structure (principal use)	C	
Surface parking lot (principal use)	C	

Note: P = Permitted Use; C = Conditional Use



* Any establishment at which primarily alcoholic beverages are served must also meet the requirements of the Green Bay Municipal Code, Chapter 6–Licenses & Permits.

** General retail is the sale of products, sometimes with provision of related services, to the general public that produce minimal off-site impacts. General retail sales include, but are not limited to, the following uses:

- ◆ Antiques and collectibles store
- ◆ Art gallery
- ◆ Bicycle sales and repair
- ◆ Book store, music store
- ◆ Clothing and accessories
- ◆ Drugstore, pharmacy
- ◆ Electronics and appliance sales and repair
- ◆ Florists
- ◆ Food store, including grocery, bakery, butcher shop, delicatessen, etc.
- ◆ Jewelry store
- ◆ Hardware store
- ◆ Liquor store
- ◆ Newsstands, magazine sales
- ◆ Photographic equipment and supplies
- ◆ Picture framing
- ◆ Sporting goods store
- ◆ Stationery store
- ◆ Tobacco store
- ◆ Video rental or sales

** Personal service business is an establishment providing services that are of a recurring and personal nature to individuals that produce minimal off-site impacts. This term includes, but is not limited to, the following uses:

- ◆ Barber and beauty shops
- ◆ Dry-cleaning pickup station
- ◆ Interior decorating/upholstery
- ◆ Locksmith
- ◆ Shoe repair
- ◆ Tanning salon
- ◆ Tailor shop
- ◆ Tattoo or body piercing establishment
- ◆ Watch repair, other small goods repair

** Business service is an establishment primarily providing services to businesses or individual businesspeople on a fee or contract basis, including, but not limited to:

- ◆ Business equipment and furniture sales or rental.
- ◆ Copy center, excluding offset printing and publishing.
- ◆ Commercial photography studio.
- ◆ Mailing and packaging service.

3. Combination of Uses On a Lot

Any permitted and conditional uses may be combined on a parcel or within a building, provided that all uses meet all other applicable provisions of this ordinance, including any specific development standards.

4. Use Restrictions

- a. In mixed-use buildings, residential uses are not permitted on the ground floor.
- b. Warehousing areas accessory to retail sales shall be limited to 30 percent of gross floor area.
- c. All residential uses whether independently built or part of a mixed-use building are required to provide private garbage and recycling pickup.
- d. Drive-thru uses, whether primary or accessory, are not allowed except by conditional use permit.

5. Enclosed Building Requirement

All business activities except for off-street parking and loading shall take place within completely enclosed buildings, except as provided in a. through c. below.

- a. Outdoor sales and display. Retail merchandise may be displayed on a temporary basis on the sidewalk immediately in front of the principal building or elsewhere on the site provided that such display does not interfere with pedestrian or vehicle traffic or encroach upon landscaped areas. The City of Green Bay must grant a temporary use permit prior to use of any public right-of-way. In addition, the following use(s) may include permanent outdoor sales and display, in compliance with the Specific Development Standards for such use(s):

1. Garden supply store.
- b. Outdoor dining areas. Outdoor dining areas may be allowed as a seasonal temporary use, in compliance with the Specific Development Standards for such uses.
- c. Outdoor speakers. Outdoor speakers shall not be audible from a residential use or residential district boundary.

6. Site Design Considerations

Development of land within the mixed-use districts shall follow the following standards, as well as those specified in Chapter 13-1600, Specific Development Standards and Chapter 13-1800, Site Plan Review, City Zoning Code.

- a. If a structure originally designed for commercial use is converted wholly or partially to residential use, the elements of traditional storefront design, where present, shall be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.
- b. Building materials. All colors, materials, finishes, and building forms shall be coordinated in a consistent manner on all facades. If multiple structures are developed at staggered times or in phases, the first development shall set the general standard in regard to overall architectural consistency.
- c. All exterior walls shall be finished with brick, natural stone decorative face concrete block and/or glass curtain walls, architectural precast concrete panels (surface finish to be painted, stained, or exposed aggregate). Exterior finish and insulation systems (E.F.I.S.), such as Drivit, must be approved by the Development Review Team (DRT). Architectural metal roof shall be permitted for accent only (minimum of 20-year warranty on finish; at least 26-gauge metal, totally concealed fasteners, base plates, and end trim required) and other materials as approved by the DRT during final site plan review. Metal pole barn structures are prohibited.
- d. Exterior trim is required for all doors and windows and shall be either wood, stone, cast stone, molded fiberglass, molded high density polymer, and the materials as approved by the DRT during final site plan review.
- e. Buildings with facades over 100 feet in linear length shall incorporate wall projections or recesses at a minimum of 3-foot depth and a minimum of 20 continuous feet within each 100 feet of facade length and shall extend over 20 percent of the facade. Developments shall use animating features, such as arcades, display windows, entry area, or awnings along at least 60 percent of the facade.
- f. Variations in roof lines shall occur every 100 linear feet in the building length. Parapets, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view.
- g. 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.
- h. Signs shall be placed so as not to obscure the architectural features of the principal building and shall be designed to be compatible in materials, size, and appearance with the principal building.

7. Dimensional and Area Requirements

Lot area and setback requirements shall be as specified in Table 2.

Table 2. Dimensional and Area Requirements, Mixed-Use District

Minimum Lot Area (sq. ft.)

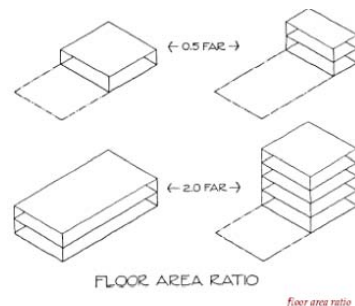
Multifamily dwelling (per unit)	1,500 per unit
Nonresidential or mixed-use	5,000
Floor Area Ratio** Minimum	0.5
Floor Area Ratio** Maximum	2.0
Maximum ground floor area, retail, and service uses a	20,000 sf
Minimum Lot Width (feet)	
All uses	100
Maximum Height (feet)	50
Maximum Impervious Surface Coverage	70%
Setbacks – Nonresidential and Mixed-Uses	
Front yard minimum	15
Front yard maximum	25
Side yard	10
Rear yard	15

Notes to Table 2:

- Maximum ground floor area for retail or service uses may be exceeded as a conditional use.
- 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 properties zoning district.
- At least 60 percent of the front facade must fall between the maximum setback and minimum setback lines.

**Floor area ratio: The gross floor area of all buildings or structures on a lot divided by the total lot area. See graphic next.

FAR = Total Building Square
Total Lot Area in Square Feet
Footage



Graphic Courtesy of the American Planning Association



8. Parking and Loading Requirements

Parking and loading requirements for ses in the mixed-use districts shall be as set forth in Chapter 13.1700, Off-Street Parking and Loading. All parking and loading areas must comply with Chapter 13.1800, Interior Parking Lot Landscaping Requirement section.

- a. Bicycle parking shall be provided for retail and service uses or at the de termination of the DRT. Bicycle racks shall be located in a convenient and visible area. With permission of the city engineer, bicycle parking may be located within the public right-of-way.
- b. Pedestrian access: Public sidewalks shall be provided, per the City of Green Bay standards for public walks.
 1. Said walks shall provide access from the sidewalks on the public right-of way, when developed, and shall connect all parking areas and structures within the development.
 2. Internal pedestrian circulation shall be established for individual de velopments as approved during final site plan(s) review and approval with the underlying requirement of linking the main access roadwalks to the individual developments.

9. Regulation of Signs

Purpose

The Planned Unit Commercial Development Overlay District promotes compatible signage throughout the development. Signage should be an integral part of the overall building concept and design.

General Requirements

All signs shall be reviewed by the DRT prior to receiving a permit. Signage shall be limited to name, corporate logo, and address only. The horizontal measurement of all of the identity ground monument and wall signs must be greater than the vertical measurement to ensure no vertical signage.

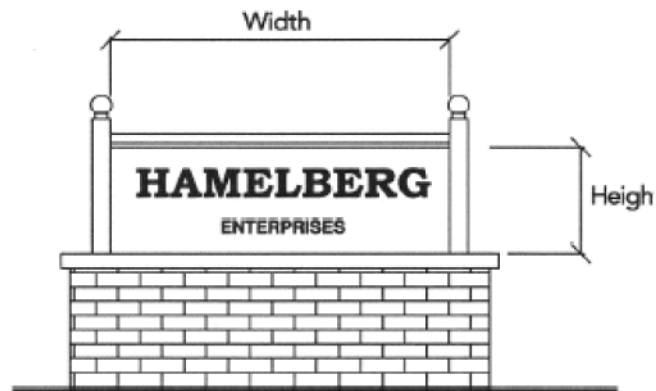
- a. Roof-mounted or pole-mounted signs are not permitted.
- b. Banners are not permitted.
- c. Off premise signage and billboards are not permitted.
- d. Changeable copy signs must be reviewed by the DRT prior to receiving a permit.

Identity Ground Monument Sign

Each property is permitted one identity ground monument sign within the mixed-use district. It may be two-sided and not closer than ten (10) feet from the front property line. Maximum sign allowed in the mixed-use district is determined by frontage: less than 200 feet - 27 square feet; 200 feet or more - 48 square feet.

- a. The message panel shall be directly mounted on a brick base two feet in height. There shall be no air space or opening between the message panel and base. The texture, size, and color of the brick base shall be the same as that of the business structure. If the business structure is constructed with material other than brick, the DRT must approve the base material prior to permit. The width of the message panel shall not exceed two feet. No message panel or logo shall be permitted on the width of the sign.
- b. Lighting, although not required, shall be internal illumination and intensity and shall comply with Chapter 13.500, General Regulations, City Zoning Code.

Monument Sign



Wall Signs

One wall sign and one awning/canopy sign shall be permitted per building wall facing a public street. In a multi-tenant building, one wall and one awning sign shall be permitted per business. A maximum area of 200 square feet is permitted per building. Awning/canopy signs are permitted a maximum area of 50 percent of the awning/canopy.

- b. Wall signs are permitted to be lighted either internally or externally.
- c. Wall signs shall not protrude higher than the structure itself.
- d. Wall signs shall not extend more than 18 inches from the face of the wall.

Wall Sign

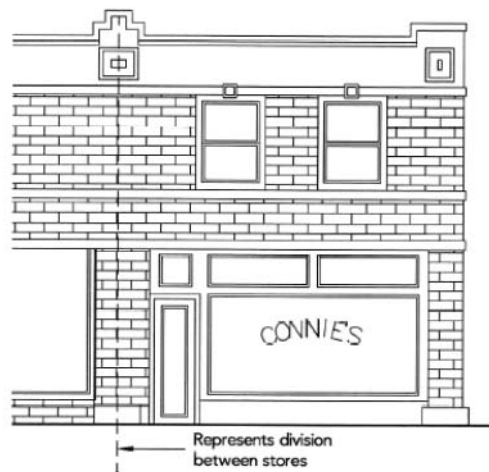


Window Signs

One sign per window is permitted, not to exceed 50 percent of the window area.

- a. Window signs are permitted to be lighted either internally or externally.

Window Signs



Section 2. Accessory Uses and Structures

1. General Requirements

Accessory uses and structures in the mixed-use district shall comply with the following standards and all other applicable regulations of this ordinance:

- a. No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- b. The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.
- c. The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.
- d. The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.
- e. The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

2. Residential Accessory Buildings

The standards in the City Zoning Code applicable to accessory buildings in the residential districts shall apply.

3. Nonresidential Accessory Buildings

- a. Attached structures. An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway or common wall. Such structures shall be subject to the following requirements:
 1. The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.
 2. In no case shall the total floor area of an attached garage, carport, or other accessory structure exceed the ground floor area of the principal building located on the same lot.
 3. The structure shall not exceed the height of the principal building to which it is attached.
- b. Detached structures. Detached accessory structures shall be permitted in mixed-use districts in accordance with the requirements shown in Table 3 and as follows:
 1. Detached accessory structures shall be located to the side or rear of the principal building and are not permitted within the required front yard or within a side yard abutting a street, except that a surface parking lot or structure may be located within a side yard.
 2. The structure shall meet the required rear and side yard setbacks for a



principal structure, as established for the zoning district in which it is located.

3. The total floor area of a detached accessory building shall not exceed the ground floor area of the principal building located on the same lot.
4. The maximum size of a detached accessory building may be increased by up to twenty-five (25) percent upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.
5. Structures with a metal exterior finish, exceeding 120 square feet shall be permitted only by conditional use permit.
6. No detached accessory building shall be located closer than six (6) feet from the principal building. Distance between structures shall be measured from wall to wall.

4. Permitted accessory uses

Permitted accessory uses are as shown in Table 3.

Table 3. Permitted Accessory Uses in the Mixed-Use Districts

Use	OR	Dev. Stds.
Uses Accessory to Residential Dwellings		
Antennas, satellite dishes, and similar equipment as regulated by City Zoning Code	P	
Fences	P	x
Gardening and other horticultural uses	P	
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests.	P	
Outdoor kennel or exercise run	P	x
Uses Accessory to Nonresidential Uses		
Antennas, satellite dishes and similar equipment	P	x
Off-street loading docks	C	x
Outdoor commercial recreation	-	x
Outdoor sales, display, and storage	See Above	x
Parking (surface)	P	
Parking (structured)	C	x
Parking and storage of vehicles licensed to a business	P	x
Signs, as regulated by this section	P	
Telecommunication facilities	C	x
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within principal building, not exceeding 25% of total floor area	C	x
Waste and recycling storage	P	x

Note: P = Permitted Use; C = Conditional Use

Section 3. General Requirements

1. Stormwater Management and Grading Plan

A 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.

2. Landscaping

A detailed landscape plan shall be submitted to the City for each individual development or for the subject area as a whole, meeting the regulations of this ordinance and meeting the requirements of Chapter 13.1800, Section 5, Landscaping. Said landscape plan must be reviewed and approved by the DRT as part of the final site plan approval(s). The landscaping should strive to not only enhance the overall appearance of the development but should also attempt to enhance the overall appearance of the area. Efforts should be made to integrate each new landscape plan with the natural environment, as well as the landscaping of adjacent properties. For consistency, a naturalistic design theme is preferred. Elements of a naturalistic design are:

1. Canopy trees distributed over the entire site.
 2. Meandering lawn spaces formed by masses of varied shrubs.
 3. Occasional "accent" plants used in conjunction with masses of background plants to provide visual interest without being chaotic.
 4. Use of gentle berming to break up the horizontal ground plane and emulate a naturally rolling terrain.
 5. Grouping different varieties of plants to create a gentle transition from smaller to larger.
 6. Landforms and masses of plant material should be used to screen visually obtrusive utilities and parking.
 7. Appropriately sized and spaced foundation plantings to visually soften the building and provide human scale.
- a. General Requirements
- All landscape plans will be reviewed by the DRT in conjunction with the overall site development plan. All vegetation used to satisfy the requirements of this section shall be indigenous to the appropriate hardiness zone and physical characteristics of the site. Landscape features should be used to create a park-like appearance, while addressing the functional considerations of visual screening, land cooling, drainage, and other environmental concerns.
- b. Minimum Standards
- All landscape designs must meet the following minimum standards:
1. Greenspace shall be at least 15 percent of the total lot area for mixed-use sites.
 2. The number of trees shall be at least one per 5,500 square feet for light

manufacturing sites. All fractional parts shall be rounded up to the nearest whole number. The minimum number of trees required in this section shall not include street trees.

3. The number of shrubs shall not be less than four per 1,000 square feet for light manufacturing sites.
4. All lawn areas shall be seeded with an appropriate blue grass seed mix, mulched with straw or wood fiber mulch, watered, fertilized, and maintained to a point where there are no bare areas greater than three feet square.

The following exceptions may be granted by the DRT:

1. The use of mulch materials for shrubs and foundation plantings.
2. Areas designated as greenspace to be properly planted and maintained in a “natural state.”
3. Drainage areas that are planted with appropriate tall grass seed mixes and maintained to slow runoff and encourage groundwater percolation.

3. Lighting

Lighting shall be decorative and of a consistent style/nature throughout the development area and regulated as follows:

- a. Primary parking lot illumination shall consist of sharp cut-off luminaries. Parking lot lights shall not exceed thirty (30) feet from ground level.
- b. Walkway lighting should be of the same family as the parking lot and building lighting. Walkway lights shall not exceed fifteen (15) feet from ground level
- c. Building mounted lighting shall occur as part of the overall design concept and be of the same family as the parking lot and walkway lighting.
- d. All light levels shall be regulated as is set forth in Section 13.500-General Regulations, Green Bay Municipal Code.

4. Refuse and Ground Mechanical

Refuse containers shall only be located in the rear or interior side of the building. All refuse containers shall be enclosed using materials similar to the primary structures on the property and be impervious to sight with gates to contain trash. The structure shall complement and be architecturally compatible with the primary structures. Ground-based mechanical equipment shall only be located in the rear or interior side of the building. All ground-based mechanical equipment shall be screened from public view. All roof-mounted mechanical equipment shall be screened from public view by the roof structure itself, parapet walls, or other screening element that blends with and complements the architecture and materials of the building.

5. Required Plans

A preliminary site plan shall be accompanied by architectural plans, elevations, and landscape plan of sufficient detail to show conformance with these design standards.

6. Other Applicable Codes

Unless specifically addressed in this ordinance, any aspect of the development shall comply with all regulations of the Green Bay Municipal Code.

7. Commission Review

- a. The Green Bay Planning Department shall review this ordinance on a yearly basis from adoption by the Common Council to determine if any section of the ordinance requires changes or other adjustments to keep it current with market forces.
- b. Final site plan(s), which include, but are not limited to, building layout, drives/parking/access, architectural plans, landscaping, stormwater management, lighting, and signage for any portion of the property shall be submitted to and approved by the Green Bay Plan Commission prior to the issuance of building permits.

Light Manufacturing District

1. Permitted Uses in the Light Manufacturing District (District M)

Purpose: This is the most general development area of the Planned Unit Commercial Overlay District that allows many types of businesses and light manufacturing firms.

Permitted Use: The Light Manufacturing district allows the following types of development:

Principal Uses in the Industrial Districts

Use	LM	Dev. Stds.
Production, Processing, and Storage		
Agricultural uses	P	
Limited production and processing	P	x
Light industrial uses	P	
Dry cleaning establishment, commercial laundry	P	
Research and development facility	P	
Self-service storage facility	C	x
Wholesale and distribution facility	P	
Transportation Uses		
Ground transportation service	P	
Motor freight terminal	P	x
Package delivery service	P	
Public Service and Utility Uses		
Public safety/service facility	P	
Telecommunication tower, wireless communication facility	C	x
Substation/distribution equipment	P	
Office and Mixed Uses		
General office	P	
Government office	P	
Artist's studio	P	
Commercial Uses		
Service Businesses		
Business service**	P	
Building maintenance, janitorial service	P	
Catering service	P	
Printing and publishing establishment	P	
Small appliance repair service	P	

Use	LM	Dev. Stds.
Tool/equipment rental facility	P	
Animal hospital, veterinary clinic	P	x
Animal grooming establishment	P	
Animal boarding facility, kennel	P	x
Retail Sales		
Building material sales	P	
Contractor showroom	P	
Greenhouse, garden supply store	C	
Commercial Recreation and Entertainment		
Health clubs, fitness centers	P	x
Indoor recreational facility	P	
Vehicle services		
Automobile rental	P	x
Motor vehicle repair, minor	C	
Educational Uses		
School, specialty or personal instruction, etc.	C	x

Note: P = Permitted Use; C = Conditional Use

**Business service is an establishment primarily providing services to businesses or individual businesspeople on a fee or contract basis, including, but not limited to:

- ◆ Business equipment and furniture sales or rental.
- ◆ Copy center, excluding offset printing and publishing.
- ◆ Commercial photography studio.
- ◆ Mailing and packaging service.

2. Use Restrictions

- a. Retail sales, service, and repair. Retail sales, service, and repair shall be prohibited in all industrial districts except those specifically listed in Table 1 or where such activity is accessory to the permitted principal use. Accessory retail uses shall be limited to a maximum of 20 percent of the overall gross floor area occupied by the primary business, up to a maximum of 2,000 square feet.

3. Site Design Considerations

Development of land within the Light Manufacturing district shall follow the following standards, as well as those specified in Chapter 13-1600, Specific Development Standards, and Chapter 13-1800, Site Plan Review.

a. The Building

Overall Approach: The City of Green Bay encourages a variety of architectural styles. However, it is intended that a basic harmony of architecture prevail among the buildings so that no one structures detract from the attractiveness of the overall environment. In the Light Manufacturing district, development that is both architecturally pleasing and functionally sound is encouraged.

Facade: Colors, finishes, and building forms shall be coordinated in a consistent manner on all facades. All building facades shall be designed with architecturally finished materials.

All exterior walls shall be finished with the following materials:

1. Brick or natural stone (exterior use of brick, masonry, and manmade or natural stone, which does not require a foundation, generally is not permitted, DRT review and approval required). Also, 50% masonry on all exterior walls that have street frontage and/or are visible from the street is required.
2. Decorative face concrete block.
3. Glass curtain walls.
4. Concrete panels.
5. Architectural metal (minimum 20-year warranty on finish; at least 26-gauge metal, totally concealed fasteners, base plates, and end trim required).
6. Other materials, as approved by the DRT, provided the facades demonstrate distinguished architectural character.

Gutter and downspout roof drainage systems generally required; underground connection to the storm sewer system may be required per DRT review.

The DRT shall review building design, exterior colors, materials and appearance in order to insure architectural compatibility and integrity.

- b. 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.

4. Parking and Loading Requirements

Parking shall be regulated as established in Chapter 13-1700, Green Bay Zoning Code. Parking to be located substantially in the rear and interior side yards of the buildings. Only one row of parking will be permitted between any public right-of-way and the proposed building. Interior landscaping of parking and loading areas shall be regulated as established in Chapter 13.1800, Green Bay Zoning Code.



- a. Service areas shall be screened with an approved combination of berms, landscaping, and walls or fences architecturally complementary to the principal building.
- b. Loading docks shall be located and screened so as to minimize the visibility from any street. In no case shall the loading dock area be located on the front facade of the primary building.

5. Signs

The University Heights Commerce Center promotes compatible signage throughout the development. Signage should be an integral part of the overall building concept.

- a. General Requirements

All signs shall be reviewed by the DRT. Signage shall be limited to name, corporate logo, and address only. The horizontal measurement of all of the identity ground and wall signs must be greater than the vertical measurement to ensure no vertical signage. Lighting, although not required, shall be internal illumination, and intensity shall comply with Chapter 13.500, General Regulations, City Zoning Code.

 - (a) Roof-mounted or pole-mounted signs are not permitted.
 - (b) Banners are not permitted.
 - (c) Off premise signage and billboards are not permitted.
 - (d) Changeable copy signs are not permitted.
- b. Identity Ground Sign in the Manufacturing District

No signs, other than company identification and directional signs, shall be permitted on the described property. Signs shall be regulated pursuant to the following requirements:

 - 1. Each approved facility or use is permitted a total sign area (identity ground- and wall-mounted signs combined) of three hundred (300) square feet or ten (10) percent of the front facade of the building, whichever is less.
 - 2. Each property is permitted one identity ground monument sign within the Light Manufacturing district. It may be two-sided and not closer than ten (10) feet from the front property line. Maximum sign allowed in the mixed-use district is determined by frontage: less than 200 feet - 27 square feet; 200 feet or more - 48 square feet.
- a. The message panel shall be directly mounted on a brick base two feet in height. There shall be no air space or opening between the message panel and base. The texture, size, and color of the brick base shall be the same as that of the business structure. If the business structure is constructed with material other than brick, the DRT must approve the base material prior to permit. The width of the message panel shall not exceed two feet. No message panel or logo shall be permitted on the width of the sign.

3. One corporate identity sign may be placed on each building front facade. No roof-mounted signs will be permitted. All lettering on the building shall be no greater than twenty (20) percent of the wall height, and the length of all combined graphics shall not be longer than twenty-five (25) percent of the average wall length.
4. All proposed signs must be submitted to the Planning Department for approval as part of the required site plan.

6. Landscaping.

A detailed landscape plan shall be submitted for each individual development or for the subject area as a whole to the City, meeting the regulations of this ordinance and meeting the requirements of Chapter 13.1800, Section 5, Landscaping. The landscaping should strive to not only enhance the overall appearance of the development but should attempt to enhance the overall appearance of the area. Efforts should be made to integrate each new landscape plan with the natural environment, as well as the landscaping of adjacent properties. For consistency, a naturalistic design theme is preferred.

Elements of a naturalistic design are:

1. Canopy trees distributed over the entire site.
 2. Meandering lawn spaces formed by masses of varied shrubs.
 3. Occasional “accent” plants used in conjunction with masses of background plants to provide visual interest without being chaotic.
 4. Use of gentle berming to break up the horizontal ground plane and emulate a naturally rolling terrain.
 5. Group different varieties of plants to create a gentle transition from smaller to larger.
 6. Landforms and masses of plant material should be used to screen visually obtrusive utilities and parking.
 7. Appropriately sized and spaced foundation plantings to visually soften the building and provide human scale.
- a. General Requirements
- All landscape plans will be reviewed by the DRT in conjunction with the overall site development plan. All vegetation used to satisfy the requirements of this section shall be indigenous to the appropriate hardiness zone and physical characteristics of the site. Landscape features should be used to create a park-like appearance, while addressing the functional considerations of visual screening, land cooling, drainage, and other environmental concerns.

b. Minimum Standards

All landscape designs must meet the following minimum standards:

1. Green space shall be at least 10 percent of the total lot area for light manufacturing sites.
2. The number of trees shall be at least one per 7,000 square feet for light manufacturing sites. All fractional parts shall be rounded up to the nearest whole number. The minimum number of trees required in this section shall not include street trees.
3. The number of shrubs shall not be less than three per 1,000 square feet for light manufacturing sites.
4. All lawn areas shall be seeded with an appropriate blue grass seed mix, mulched with straw or wood fiber mulch, watered, fertilized, and maintained to a point where there are no bare areas greater than three feet square.

The following exceptions may be granted by the DRT:

1. The use of mulch materials for shrubs and foundation plantings.
2. Areas designated as greenspace to be properly planted and maintained in a "natural state."
3. Drainage areas that are planted with appropriate tall grass seed mixes and maintained to slow runoff and encourage groundwater percolation.

7. The Site

Density:

Minimum Lot Size – 65,340 square feet

Minimum Frontage - 100 feet

Maximum FAR - 0.75

Maximum Height - 50 feet or per DRT

Setbacks

Front - 25 feet

Rear - 20 feet

Side - The building setback shall be 20 feet or 10 percent of lot frontage if the lot frontage is less than 200 feet, 10 feet minimum.

ESA- Setbacks for all environmentally sensitive areas, as delineated. The environmentally sensitive areas shall be protected, as set forth by Brown County, State of Wisconsin, and the United States Federal Government.

8. Outdoor Storage

- a. Outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park, or residential property, in compliance with Chapter 13-1800, Site Plan Review.

9. Refuse Containers

Refuse containers shall only be located in the rear or interior side of the building. All refuse containers shall be enclosed using materials similar to the primary structures on the property and be impervious to sight with gates to contain trash. The structure shall complement and be architecturally compatible with the primary structures.

10. Mechanical Equipment

Ground-based mechanical equipment shall only be located in the rear or interior side of the building. All ground-based mechanical equipment shall be screened from public view. All roof-mounted mechanical equipment shall be screen from public view by the roof structure itself, parapet walls, or other screening element that blends with and complements the architecture and materials of the building.

11. Stormwater Management and Grading Plan

A 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.

12. Lighting

Lighting shall be decorative and of a consistent style/nature throughout the development area and regulated as follows:

- a. Primary parking lot illumination shall consist of sharp cut-off luminaires. Parking lot lights shall not exceed thirty (30) feet from ground level.
- b. Walkway lighting should be of the same family as the parking lot and building lighting. Walkway lights shall not exceed fifteen (15) feet from ground level.
- c. Building mounted lighting shall occur as part of the overall design concept and be of the same family as the parking lot and walkway lighting.
- d. All light levels shall be regulated as is set forth in Chapter 13.500, Green Bay Zoning Code.

13. Required Plans

A preliminary site plan shall be accompanied by architectural plans, elevations, and landscape plan of sufficient detail to show conformance with these design standards.

14. Other Applicable Code

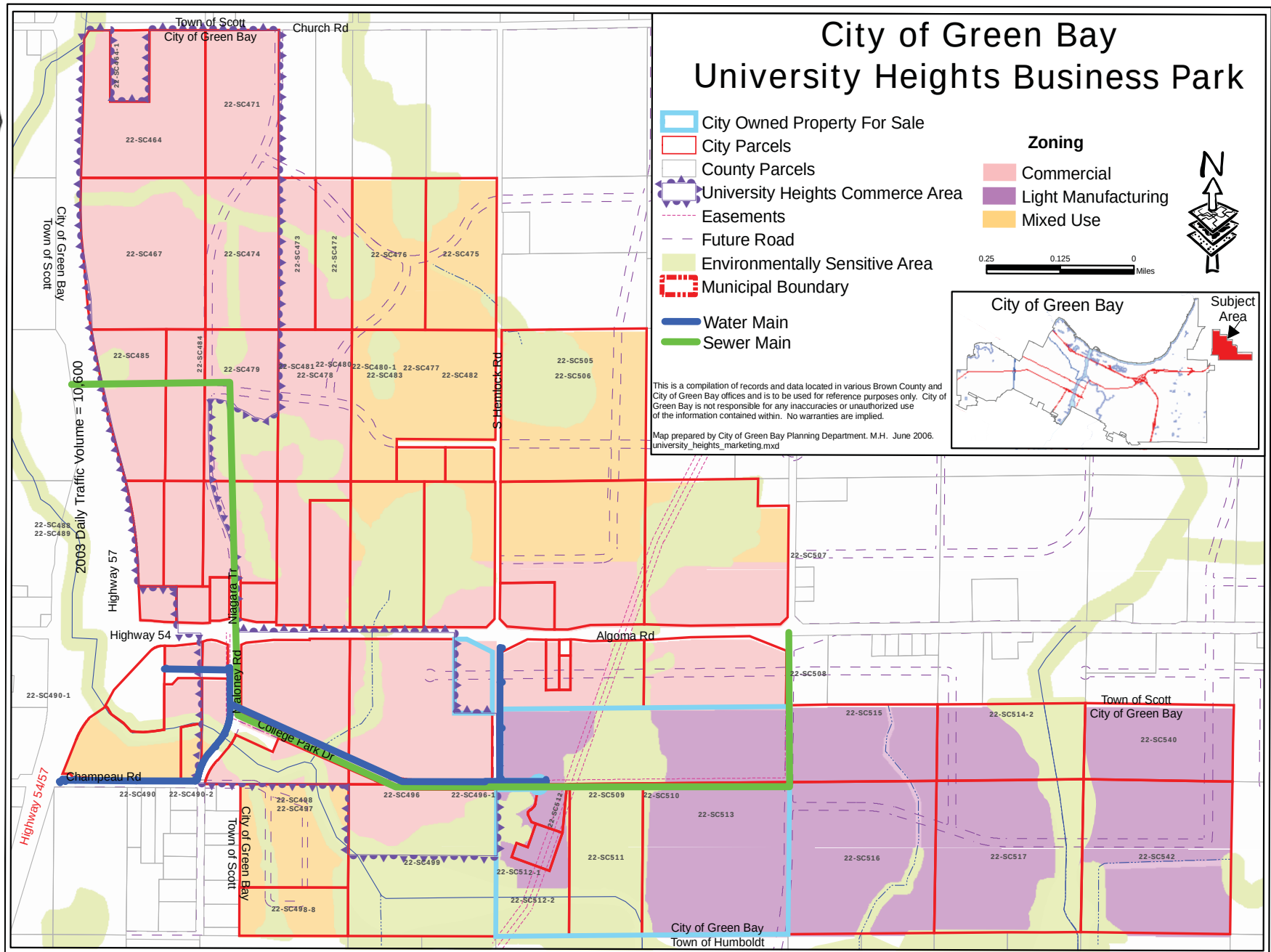
Unless specifically addressed in this ordinance, any aspect of the development shall comply with all regulations of the Green Bay Municipal Code.



15. Commission Review

- a. The Green Bay Planning Department shall review this ordinance on a yearly basis from adoption by the Common Council to determine if any section of the ordinance requires changes or other adjustments to keep it current with market forces.
- b. Final site plan(s), which include, but are not limited to, building layout, drives/parking/access, architectural plans, landscaping, stormwater management, lighting, and signage for any portion of the property shall be submitted to and approved by the Green Bay Plan Commission prior to the issuance of building permits.

Appendix



MINUTES
GREEN BAY-SCOTT JOINT PLAN COMMISSION
Wednesday, February 20, 2019
Scott Town Hall
5:00 p.m.

MEMBERS PRESENT: Ed Dorff, Eric Rakers, Jerry Hruska and Ken Rovinski.

MEMBERS EXCUSED: Dale Herold

OTHERS PRESENT: Dave Cerny (Town of Scott Staff), Dave Buck (City of Green Bay Staff), Seth Lenss, Joe Moore (via Zoom)

APPROVAL OF AGENDA:

A motion was made by K. Rovinski and seconded by E. Rakers to approve the Agenda of February 3, 2022. Motion carried 4-0.

APPROVAL OF MINUTES:

Approval of the minutes from the February 19, 2019, Green Bay-Scott Joint Plan Commission meeting.

A motion was made by E. Rakers and seconded by J. Hruska to approve the minutes of the February 20, 2019, Green Bay-Scott Joint Plan Commission meeting. Motion carried 4-0.

REGULAR BUSINESS:

- 1. Discussion and action on the annual election of officers on the Joint Plan Commission per Exhibit C of the Boundary Agreement between the City of Green Bay and the Town of Scott - Chair, Vice-Chair, and Secretary.**

A motion was made by E. Rakers seconded by J. Hruska to elect D. Herold as Chair. Motion carried 4-0.

A motion was made by Hruska seconded by E. Dorff to elect E. Rakers as Vice-Chair. Motion carried 4-0.

Secretary position to remain vacant.

- 2. Consideration with possible action of a request to amend the City of Green Bay's Comprehensive Plan for property located in the 4000 Block of Champeau Road (Parcel No. 22-SC490) from commercial to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners.**

Excerpt from Staff Report:

The proposed comprehensive plan amendment would allow for the future rezoning of the property for light manufacturing uses. Petitioners overall goal is to develop self-service storage/warehousing use.

The Green Bay Smart Growth Comprehensive Plan recommends commercial land- use for the subject property as well as all adjoining lands.

The subject 10.8 acre parcel is located at the 4000 Block of Champeau Road adjacent on the east side of northbound State Trunk Highway 54/57. Wequiock Creek runs along the north end of the property. Lands located within the City of Green Bay to the north and northeast is the University Heights Commerce Center currently developed with a medical center. Lands located within the Town of Scott to the south include Tillman Wholesale and Nursery along the highway, a sign company, multi-tenant commercial and residential homes along the southwest corner of Maloney Road and Champeau Road.

City and Town staff have evaluated the request and collectively believe the Comprehensive Plan land-use change from commercial to light industrial may create a detriment for the surrounding neighborhood as a “spot” land use change is not consistent with surrounding land uses and existing or future zoning. We would like to stress that the Joint Plan Commission should not simply consider just the proposed warehousing use but all the uses allowed in the district. The University Heights Commerce Center Light Manufacturing zoning permits much more intense land-uses than the Mixed-Use zoning and changing categories for this parcel isolates a light industrial use that is not consistent with the envisioned future development in this area of the University Heights Commerce Center. The proposed amendment is not consistent and does not provide a transition to existing and proposed uses.

The roadway network (Maloney then Champeau) is not designed for higher volume or heavy truck traffic, which could be part of the various light manufacturing land-uses allowed. Additionally, the subject property is large enough to support a plethora of commercial or residential activities and has extremely high visibility with substantial highway frontage and staff feels that manufacturing/warehousing uses are not the highest and best uses of the property.

Applicant: Seth Lenss & Joe Moore

S. Lenss explained that he is proposing self-storage development. He explained:

~ that the 10 acre parcel change would not be significant impact on the area.

~ the Town had changed 2 of the parcels to Commercial.

~ his proposal would not create significant traffic.

~ The site has water available but does not have access to the sewer line, without significant cost.

~ his proposal of self-storage would not require sewer lines.

In closing he is asking

Neighbor provided an e-mail comment:

Hello, we are the neighbors to the East of the property and would be most affected by the project.

We support the development!

Sincerely,

Frank and Doris

Arcuri

Joe Moore, (Realtor listing the property): Explained how, as the Real Estate Listing Agent there have been no willing buyers due to the cost of extending the sewer line. He provided other examples of developments in the area.

Discussion by JPC:

Rakers: asked staff if they feel there is already too much commercial in the area, and what is the best future land use.

Buck explained that the plan should be updated.....

Cerny explained the historic process of including the neighbors with the original planning maps and proposed uses. A change and re-visit to these plans should include the residents and the land owners.

Dorff: asked about stormwater management due to the large amount of proposed impervious surfaces.

Buck: explained that it is a conceptual plan and that level of detail has not yet been developed.

Rovinski: asked if the Town and the City had discussed how to improve the area with Sewer (and water) and he asked if there is Federal money that would be available.

Buck: explained that originally the City was going to improve the area thru the use of TIF monies.

Cerny: The Town has been researching some of the same questions about Federal money and infrastructure improvements and is interested in further discussing.

Dorff: Asked for clarification on the process; if this were approved would it go to the Plan Commission. Staff responded yes.

A motion was made by E. Rakers and seconded by Rovinski to deny the request to amend the City of Green Bay's Comprehensive Plan.

Discussion:

Moore addressed the JPC stating that a development like this would be a catalyst for future development, and provide an example of what land values should actually be priced at (being purchased for \$35,000 per acre).

Dorff: Started this meeting looking to have questions answered, which he felt were answered, he would be in favor of the request.

Motion carried 3-1.

INFORMATIONAL

1. Joint Plan Commission background discussion

D. Buck and D. Cerny summarized the background of the Joint Plan Commission, its roles, and its duties. The formation of the Joint Plan Commission is tied to the Boundary Agreement between the City and the Town. That Agreement was approved by the City and the Town on March 3, 2003, and the Joint Plan Commission had their first meeting on October 1, 2003.

Rakers: emphasizes that the Joint Planning Commission has had a good working relationship and the City and the Town has worked together throughout the parcel.

ADJOURNMENT:

A motion was made by Rovinski and seconded by Hroska to adjourn the meeting. Motion carried 4-0.

Meeting adjourned at 6:13 p.m.

From: [Tim Beyer](#)
To: [David Buck](#)
Subject: Storage units on champeau rd
Date: Wednesday, February 16, 2022 7:31:52 PM

I am NOT in favor of this happening here. I bought my house & property here because of the location & the quiet area . Rezoning to put up those storage units is going to bring alot of extra traffic here , the roads here aren't built for that not to mention all the young kids that ride bikes on the road here too. We have the park & ride here which is enough for us out here !!!!! Thank you for your time !!

From: [Nikki Goral](#)
To: [David Buck](#)
Subject: Letter regarding rezoning request for the 4000 block of Champeau Road
Date: Thursday, February 17, 2022 3:21:33 PM

Feb 17, 2022

Mr. David Buck,

My name is Nichole Goral and my husband and I own the Community Business Zoned building in the Town of Scott at 4050 Champeau Road. I operate the Graphic Design and Sign Business, Image Advantage, located within the building. We also live in the neighborhood at 2479 Maloney Road. We received the notice of rezoning for the (10) acre parcel in the City across the road from our building in the Town of Green Bay.

According to the comprehensive/development plan that the City of Green Bay has for the University Heights Commerce Center, (to be referred to as UHCC,) the request to rezone the parcel in question does not align with those concepts. The parcel is currently zoned for Commercial development, which does not include Self-Storage units as being proposed. University Heights does have zoning developed to meet this need and request on Hemlock Road just a mile away. As such, according to the Light Manufacturing Permitted uses on page 33 of the UHCC, it appears that even in this permitted zoning and use, a Conditional Use permit would also be required. If these conditions are correct, then not only would the property in question require rezoning (prior to the purchase of said property by Mr. Lenss,) it would also need to be approved for a Conditional Use Permit as well. The impetus for this amount of requests for a parcel must only be driven by the purchase price for the ten acre parcel of \$35,000 per acre, which is significantly lower than the other available, currently correctly zoned parcels.

Upon a possible approval of rezoning by the City, there are no guarantees that Mr. Lenss will in fact, purchase said parcel. It is possible he could re-sell to a Light Industrial user that would not fit with the current mixed-use thought process of bounding residential with small community business uses.

The Smart Growth 2022 Concept Plan emphasizes that "Rural Character" should be maintained along with water quality and wildlife habitat. The amount of impervious surface Mr. Lenss would create is significant and with the ESA abutting the entirety of the northern edge of the parcel, his proposal is not suited for this property. This speaks directly to water quality as this "creek" drains to the Bay. Retention type ponds shown on the proposed plan, are a concern due to the impact of creating those reservoirs within 75 feet of a navigable waterway. They do not align with the natural contour of the parcel. This is concerning as there is a residence abutting the proposed plan that is already lower than Champeau Road

and significantly lower in elevation from the highest point of the property near the exit ramp to highway 54. The drainage that crosses Champeau Road between 4030 and 4050 Champeau was not addressed on the site plan. This drainage services the entire Maloney Road/Champeau Road neighborhood. The residents pay an assessment for this drainage annually on their taxes and as such, is a point to address. A significant amount of water drains naturally through this area and any impediment of this flow on the north side of the road will cause catastrophic issues not only for the businesses but the residents as well.

The neighborhood is a quiet mix of Community Businesses, as the Town refers to the commercial buildings at 4030 and 4050 Champeau. Tillmann's Landscape Nursery is a fixture in the Town, and even though they do generate some commercial type traffic, it generally does not impact the neighborhood to the extent that a transient population associated with Self-Storage units, which according to the proposed site plan could number around 600 units at completion, would.

Security is also an issue for the existing businesses. Although the companies here have security systems, lighting, cameras and fences, they have all been cognisant of the residents who live in the neighborhood and communicate regularly if there is suspicious activity. There would be an added burden to maintain a secure working environment for the livelihoods of the business owners and a safe, peaceful neighborhood for the residents. The added transient traffic, the lighting and the 24/7 nature of the Self-Storage industry is not acceptable to the above groups.

In addition to the above mentioned issue is to address how many jobs would be created with this type of use? The goal with any business developments is to create new economic opportunities (jobs) within the community.

Finally, in my position as the Zoning Board of Appeals Chair for the Town of Scott, I reviewed the YouTube footage from the February 3rd meeting of the Joint Plan Commission. The JPC reviewed the materials and input from the applicant at the meeting and voted to recommend denial of the rezoning application. Appreciating that the JPC approached the application from many angles and had relevant discussion items brought forward, I am in agreement with their decision. The Zoning of cities and towns is in place for many years of future development in order to make the area attractive to live, work and play in. Considering the City already has earmarked property for this specific use, pending other conditional permits as needed, less than one mile away, would go against the Comprehensive Plan and the UHCC plan for future development. Also, to be noted, that development does not exist in a vacuum. We must look at development of an area as a whole, regardless if it is in the City or the Town. The Town of Scott recently opened an industrial area of its own on Algoma Road which currently is under construction with business condo warehousing units. The distance between the units in that compliant and zoned area and Mr. Lenss' proposed project is 1.2 miles following the Industrial Park roads

in the Town of Scott, east on Algoma Road, south on Maloney and west to the edge of the parcel in question or similarly approximately 2600 feet in a straight line. As a whole, this would not be an appealing decision to make.

For these reasons mentioned and the current denial recommendation by the Joint Plan Commission, I would respectfully request this application be denied.

Thank you very much for your time.

Nikki Goral
Owner Goral Landholdings
4050 Champeau Road
New Franken, WI 54229
920.465.4500

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Nikki Goral
Owner, Image Advantage Signs
4050 Champeau Road
New Franken, WI 54229
920-465-4500
www.image-advantage.com

From: [MARK HERMANS](#)
To: [David Buck](#)
Subject: (CPA 21-03) Comprehensive Plan Amendment-4000 Block Champeau Road
Date: Thursday, February 17, 2022 8:32:45 AM

Dear Mr. Buck

My name is Mark J. Hermans and I live in the vicinity of the request for amendment to the Comprehensive Plan - 4000 Block Champeau Road. My address is 4090 Leland Rd. I feel that the Comprehensive Plan that was developed years ago for this area should NOT be amended.

Sincerely,

Mark J Hermans

From: [Madison Hansen](#)
To: [David Buck](#)
Subject: CPA 21-03
Date: Wednesday, February 16, 2022 9:37:36 PM

>> Dear Mr. Buck,

>>

>> My name is Madison Hansen and my family resides at 4067 Leland Road in New Franken. I am contacting you because I strongly oppose the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road.

>>

>> My parents built our family home in this neighborhood before I was born because it was a secluded, safe environment for me, my sisters, and our dogs to grow up. Since then, traffic has increased in our neighborhood due to the addition of both the Park and Ride and the Aurora Clinic. Over the years, a multitude of questionable activities and individuals have been noted at the Park and Ride, making my family, especially my sisters and I being young women, feel less safe to go walking or running near our home.

>>

>> Building 600 storage units will make our peaceful, family-friendly, residential neighborhood more industrialized and bring in many transient, unfamiliar tenants and vehicles. Increased traffic to the area will make it even less safe to exercise, especially independently as a young woman. Enhanced traffic to the neighborhood will inevitably result in more unfamiliar vehicles arriving in our driveway (the dead end of the road is where our home sits), putting my family on higher alert for stranger danger and giving our home unwelcomed and much unwanted visibility. Please help us keep our little corner of the world secluded and peaceful.

>>

>> I respectfully request that you consider the best interests of my family and my neighbors by denying the rezoning request, and proceed with the original Comprehensive Plan instead.

>>

>> Sincerely,

>> Madison Hansen

From: [Mackenzie Hansen](#)
To: [David Buck](#)
Subject: CPA 21-03
Date: Wednesday, February 16, 2022 9:12:10 PM

> Dear Mr. Buck,

>

> My name is Mackenzie Hansen and my family resides at 4067 Leland Road in New Franken. I am contacting you because I strongly oppose the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road.

>

> My parents built our family home in this neighborhood when I was 1 year old because it was a secluded, safe environment for me, my sisters, and our dogs to grow up. Since then, traffic has increased in our neighborhood due to the addition of both the Park and Ride and the Aurora Clinic. Over the years, a multitude of questionable activities and individuals have been noted at the Park and Ride, making my family, especially my sisters and I being young women, feel less safe to go walking or running near our home.

>

> Building 600 storage units will make our family-friendly, residential neighborhood more industrialized and bring in many transient, unfamiliar tenants and vehicles. Increased traffic to the area will make it even less safe to exercise, especially independently as a young woman. Enhanced traffic to the neighborhood will inevitably result in more unfamiliar vehicles arriving in our driveway (the dead end of the road is where our home sits), putting my family and I on higher alert for stranger danger and giving our home unwelcomed visibility.

>

> I respectfully request that you consider the best interests of my family and the others in our community by denying the rezoning request, and proceed with the original Comprehensive Plan instead.

>

> Many thanks for your consideration.

>

> Sincerely,

> Dr. Mackenzie Hansen

From: kzima55@aol.com
To: [David Buck](#)
Subject: Rezoning request for 4000 block of Champeau Rd
Date: Thursday, February 17, 2022 3:47:16 PM

David,

My name is Kim Zima and I live at 2485 Maloney Road. I received a letter of the rezoning request by Mr. Seth Lenss for the ten acres in the 4000 block of Champeau Road. I have lived at my home for over 35 years and moved to the country to not have to deal with City type issues.

The amount of traffic, the questionable activities and individuals that this type of development would bring to our neighborhood is unacceptable. As I am aware, the City does not have this type of construction in it's plan for this area but it does less than a mile away off Hemlock Road.

Mr. Lenss recently stopped at my home to convince me his plan was better than having apartments and asked me which I would prefer to have. My response was that I would prefer to have neither! I did not appreciate his implication and threat of other development if I didn't support his plan.

I live in a very family oriented neighborhood with several sets of family members living on Maloney and Champeau. Our neighbors look out for each other and the neighborhood and we enjoy a sense of peace, safety and community because of that. Bringing a demographic that is transient into our neighborhood will remove that sense of safety and security. Along with that, the amount of traffic and the lighting will impact the residents who live here.

For these above reasons, I oppose the rezoning request.

Thank you for your time.

Kim Zima

[Sent from the all new AOL app for Android](#)

From: [STEVEN HANSEN](#)
To: [David Buck](#)
Subject: CPA 21-03
Date: Wednesday, February 16, 2022 8:05:13 PM

Dear Mr. Buck,

My name is Holly Hansen and I reside at 4067 Leland Road New Franken. I am contacting you regarding the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road. I am highly opposed to this proposal.

My family moved to this neighborhood because it was secluded with very little traffic and a safe environment for our children and pets. Since then, both the Park and Ride and the Aurora Clinic have come into our neighborhood. Traffic has increased as a result, not to mention that many questionable activities and individuals have been noted at the Park and Ride.

The addition of 600 storage units will bring in as many tenants. Traffic will increase significantly making it less safe to walk and bike in our neighborhood. I would also expect more traffic will be venturing down our road (our driveway is the dead end) and there will be an increased awareness of our secluded neighborhood. We have experienced no crime to date in this location and we do not want that to change.

Please deny the rezoning request, let's keep with the original Comprehensive Plan.

Thank you,
Holly Hansen

Sent from my iPhone

From: [Doris Arcuri](#)
To: [David Buck](#)
Subject: Property on Champeau Rd
Date: Thursday, February 3, 2022 12:45:44 PM

Hello, we are the neighbors to the East of the property and would be most affected by the project.

We support the development!

Sincerely,
Frank and Doris
Arcuri

From: [Barbara Popp](#)
To: [David Buck](#)
Subject: zoning on 4000 block Champeau Rd
Date: Wednesday, February 16, 2022 7:08:37 PM

David,

I am against changing the zoning on Champeau Rd from lite commercial to industrial. This area is zoned residential and lite commercial now. I think it is a terrible idea to 'spot' zone industrial here next to residents.

If storage units are built and each rented out to different clientele, that would be a lot of traffic for the road. I think more than the area should have to handle.

I moved out here knowing there was lite commercial near the residential zone and I am not happy to have that changed. So to repeat myself I am **against** changing the zoning to industrial.

Barbara Popp
Homeowner on Maloney Road



Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.7

(ZP 19-16) Public Hearing on request to authorize a Conditional Use Permit (CUP) to allow for a plant expansion to exceed the maximum height limitation within the General Industrial (GI) district at 1919 S. Broadway, submitted by Tim Ellsworth, Georgia-Pacific Corp., property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 19-16 Class 2 Pub Not PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1919 South Broadway
(ZP 19-16)**

The Green Bay Plan Commission will hold a public hearing on **Monday, February 7, 2022**, 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 authorize a Conditional Use Permit (CUP) for a plant expansion to exceed the maximum height limitation within the General Industrial (GI) district at 1919 South Broadway, submitted by Tim Ellsworth, Georgia Pacific Corp., property owner (Ald. Brian Johnson, District 9).

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: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

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

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 Dates: January 24, 2022 and January 31, 2022



Report to the Green Bay Plan Commission

MEETING DATE

February 21, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.8

(ZP 19-16) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) to allow for a plant expansion to exceed the maximum height limitation within the General Industrial (GI) district at 1919 S. Broadway, submitted by Tim Ellsworth, Georgia-Pacific Corp., property owner (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 1919 South Broadway

Aldersperson/District: Ald. Brian Johnson / District 9

Reason for Request: To construct a major mill expansion on the Georgia-Pacific campus.

Subject Parcel Zoning and Land Use: GI – General Industrial zoning –heavy industrial uses.

Surrounding Zoning and Land Uses:

North: GI-General Industrial - Industrial

South: GI-General Industrial - Industrial

East: Fox River

West: GI-General Industrial - Industrial

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for industrial land uses.

Analysis: Originally proposed in 2019, the item was held up at the request of the petitioner. The petitioner, Georgia-Pacific (GP), had proposed to construct a 458,800 sq. ft. (10.50 acres) expansion to stream line the paper production process on the GP campus. The Georgia-Pacific campus is approximately 200 acres with a project area of approximately 36 acres.

The 2022 version of the project is called Project Cinco and now includes a slightly larger mill expansion that includes 492,000 sq. ft. addition (11.30 acres). A letter from the petitioner is attached within this agenda detailing the expansions along with a general site plan, conceptual oblique view aerials and building elevation cross-sections.

The petitioner is seeking an increase from the designated maximum height of thirty-five (35) ft. to a proposed structure height of approximately 90 ft. for some portions of the building. There are several portions of the building that exceed the minimum 35 ft. height limitation. Some of those areas are as follows:

Paper Machine building: 90 ft.

Bale Pulper building: 45 ft.

Converting building: 52 ft.

Parent Roll Storage building: 36 ft.

Broke Processing building: 49 ft.

Several stacks will be utilized for the Paper Machine building, some as high as 190 ft.; however, smokestacks, water towers, and other similar structures are allowed to exceed the height requirement without a CUP under Zoning Code requirements.

The proposed structure(s) has a flat roof line as depicted in the attached graphics and is comprised of precast concrete wall panels for the warehouse portion of the building, Insulated Metal Panels (IMP) for the paper machine building and the west facing wall of the Bale Pulper building will consist of brick. However, final color schemes have not been determined as yet. The expanded structures are planned to be located outside the 50 ft. building setback and located outside the floodplain boundary of the Fox River. Site improvements over the past two years have included the removal of coal piles and two smokestacks.

The current proposal shows a Paper Machine expansion close towards the S. Broadway right-of-way. The General Industrial (GI) district does not require a building setback along property lines. The building height is proposed to be approximately 45 ft. for the Bale Pulper/loading dock area and then step up to 90 ft. for the proposed Paper Machine building.

Per the applicant, the dimensions of the Bale Pulper building from the right-of-way is approximately no more than 20 ft. from the S. Broadway right-of-way. The applicant's intent is to maintain the existing landscaping (grass) between S. Broadway and Georgia-Pacific's parking lot. Georgia-Pacific would like a drive lane between the building and its curb to allow movement of vehicles from the north side of the proposed buildings to the south side of the proposed building.

Approximately 12 ft. of existing pervious terrace area, the distance between the back curb along S. Broadway as well as approximately 2 ft. of green space on the Georgia-Pacific property. There is approximately 8 ft. of terrace area along Liberty Street right-of-way with another 8 ft. or more on Georgia-Pacific's property. Staff will be recommending adding landscaping along the S. Broadway and Liberty Street rights-of-way to State Street on Georgia-Pacific property to soften the building heights and to provide screening for overhead doors on the north side of the building.

The subject parcel is large enough that the Planning staff believes the increased heights will not detract from the adjacent property owners as it sits within an industrial corridor and is in keeping with existing structures on the campus and the immediate area. Ald. Brian Johnson and adjacent property owners were notified of the request. Staff received no inquiries as to the drafting of this report.

RECOMMENDATION

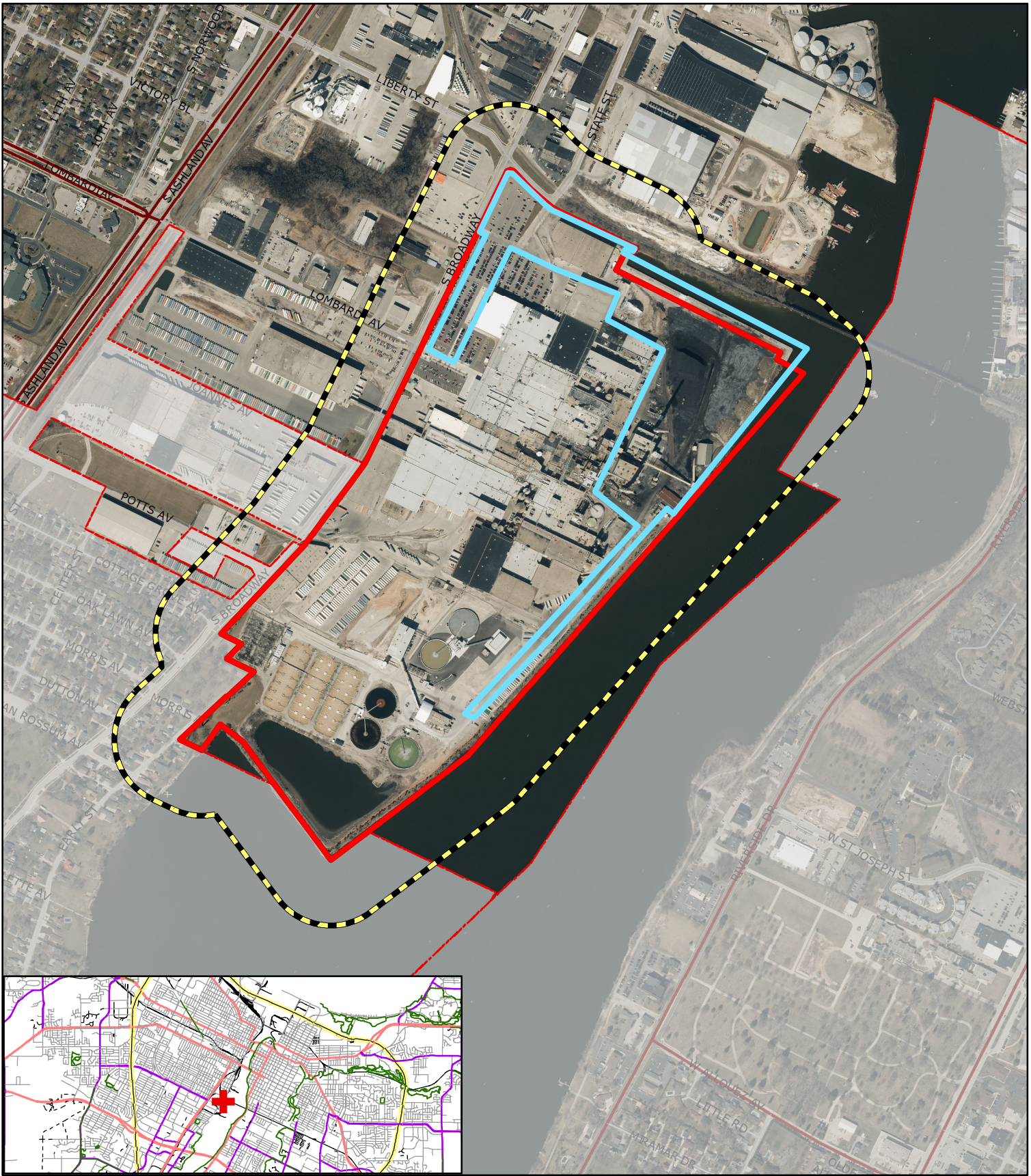
Approval of the request, subject to:

1. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review, standards and approval.
2. Retention of existing green space along the South Broadway and Liberty Street rights-of-way to State Street, including terrace areas and green space as part of the Georgia-Pacific property. A combination of fencing and landscaping shall be provided in both terrace areas and on Georgia-Pacific property where appropriate as determined staff and the property owner based on site limitations. Any fencing/landscaping shall not conflict with vision for pedestrians/motorist/truck traffic. Landscaping within the rights-of-way shall be coordinated with the City Forester and any encroachment in the right-of-way for fencing shall be addressed by the Department of Public Works-Engineering.

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-16 letter
2. Conditional Use Letter of Intent_2021.12.17_signed
3. Site_Bldg Elevations



Zoning Petition (ZP 19-16)
Proposed Conditional Use (CUP)
1919 South Broadway

-  Parcel Boundary
-  Project Area
-  400' 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

December 15, 2021

Your Reference
Project Cinco
60654766

Mr. Paul Neumeyer
Zoning Administrator
City of Green Bay
100 North Jefferson Street
Green Bay, WI 54310

Request for City Action - Letter of Intent

Dear Mr. Neumeyer,

AECOM Technical Services, Inc. (AECOM), on the behalf of Georgia-Pacific Consumer Operations LLC (GP) requests a conditional use permit, to exceed the maximum building height of 35 feet for buildings within the area zoned General Industry (GI), for the proposed facility expansion located at 1919 Broadway, Green Bay, Wisconsin. The legal description for the property is included in Attachment 1 and the parcel boundary, taken from the City of Green Bay Web Map, is shown on Attachment 2.

GP plans to expand their production facilities at the existing Broadway Mill in Green Bay, Wisconsin; this expansion is termed "Project Cinco". Project Cinco will include new construction of a new Paper Machine and Building, Broke Processing Pulper, Bale Pulper, Parent Roll Storage Building, a Converting Building, and storm water pump station. The footprint for these buildings totals approximately 492,000 sq. ft. in area. These new buildings, their associated roadways, and support features will be sited on the northern portion of the existing GP Mill site, generally within the existing coal pile area adjacent to the Fox River and the existing parking lots along Broadway Street. A site location diagram showing the total project area is included as Attachment 2 and the proposed site plan showing the location of the various buildings is included in Attachment 3. Architectural renderings of the proposed expansion is included in Attachment 4.

Design of these buildings and process equipment is being performed by others (Baisch Engineering). The Bale Pulper, Paper Machine, Parent Roll Storage, Paper Converting, and Broke Processing Pulper Buildings will exceed the maximum height for the General Industry (GI) zoned of 35 feet. The paper machine equipment and bridge crane located within the Paper Machine Building will exceed 35 feet, with the building reaching 90 feet (see Attachment 5). Attachment 5 also shows the the height of the Bale Pulper building at a maximum height of 45 feet. The Converting Building is designed to be 52 feet from top of finished floor to top of building. Total building height will vary depending on surrounding site grades (see Attachment 6). The Parent Roll Storage Building is designed to be 36 feet from finished floor to top of building (Attachment 7). The Broke Processing Pulper Building has a planned roof height of 49 feet. Per the Green Bay Municipal Code Chapter 44 Section 802 Dimensional and Area Requirements, Table 44-12, note "a" indicates that certain structures may exceed the maximum height limit as specified by conditional use. The height of the proposed buildings is consistent with building heights currently on-site or is required based on the equipment located within the buildings. The architectural rendering included in Attachment 4 portrays several other existing buildings of similar height.

It should be noted that several stacks will be required for the Paper Machine building, some as high as 190 feet, but are not currently included in the renderings, pending final details. We understand stacks are considered exempt from this variance request.

Per Green Bay Municipal Code Chapter 44 Section 81 Request for City Action, this letter of intent accompanies the "Request for City Action" form and other supporting documents and is completed in full and is being submitted, with appropriate fee, to the City Clerk for placement on an available City Council meeting.

Yours sincerely,



Michael J. Zapinski
Senior Project Manager
AECOM
T: 414.944.6204
E: mike.zapinski@aecom.com

c: Brian Worcester, GP
Shannon Allen, AECOM

Attachments:

- Request for City Action – Plan Commission Form
- Attachment 1 – Legal Description
- Attachment 2 – City of Green Bay Web Map
- Attachment 3 – Site Key Plan
- Attachment 4 – Architectural Renderings
- Attachment 5 – Paper Machine and Bale Pulper Buildings looking West
- Attachment 6 – Converting Building looking West
- Attachment 7 – Parent Roll Storage looking West



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

Date: 12/13/2021

Petitioner(s): Tim Ellsworth Phone Number: (920) 236-6715

Address: 1919 S. Broadway St. City: Green Bay State: WI Zip Code: 54304

Property Owner: Georgia Pacific Corp. Phone Number: _____

Parcel Numbers (required): 1-1407

Location of Property: Property is located along the Fox River in Green Bay, WI. See attached maps and legal description.

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, Tim Ellsworth, 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/Area Development Plan 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).

AECOM, on behalf of Georgia Pacific Corp., requests a conditional use permit, to exceed the maximum building height of 35 feet for buildings within area zoned General Industry (GI), located at 1919 Broadway, WI. This conditional use request is consistent with building requirements for the manufacturing of paper goods.

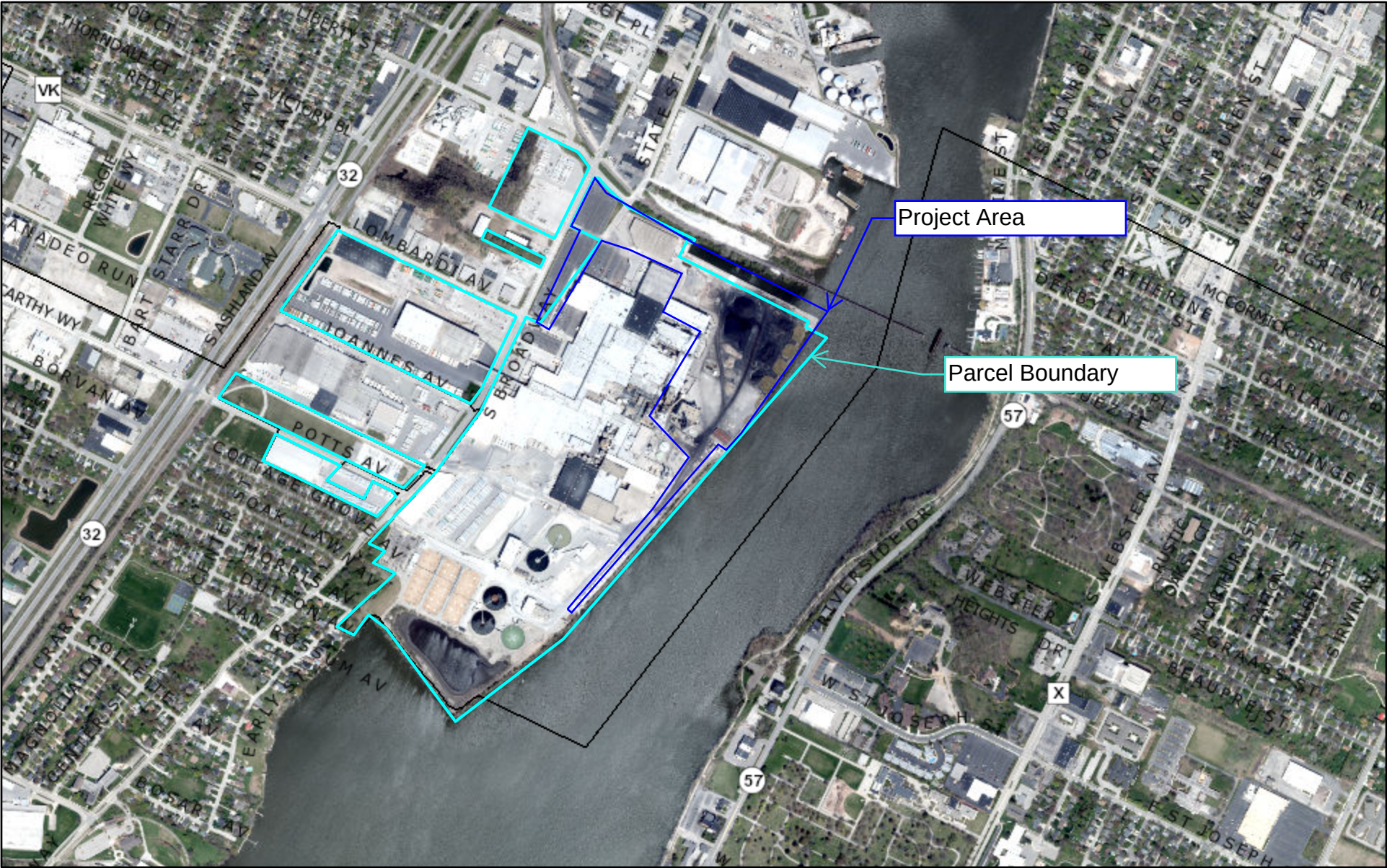
Please contact the Dept. of Community and Economic Development in Room 608, City Hall, (920) 448-3400, if you have any questions.

Attachment 1- Legal Description

Parcel ID: 1-1407
Address: 1919 S Broadway, Green Bay, WI 54304
Zoning: General Industry (GI)
Land Use: Manufacturing
City Contact: Matt Heyroth, City (920-448-6480)
Zoning: General Industry
Conditional Use Zoning: CUSE
44-81
44-83-Conditional Uses
44-802-Industrial Districts

Legal Description:

TANKS SUBD OF PC 12 & N1/2 OF PC 13 WSFR THAT PART OF LOTS 1,2,3 & 4 DESC IN 187 D 141 & A STRIP OF LAND IN SD LOTS LYG BTWN THE PARTS DESC IN 181 D 257 & 267 D 505 & 278 D 255 EX THE WLY 5 FT ALSO 595 R 343 ALSO THAT PRT DESC IN 322 D 266 & PRT OF LOT 2 DESC IN 595 R 365 & A TRI PIECE OF LAND IN SE COR OF LOT 6 DESC IN 145 D 245 & S 274 FT OF LOT 1 CLA TANKS SUBD OF S1/2 OF PC 13 WSFR LOTS 1,2,3,4,5 & N1/2 OF LOTS 6 & 7 LYG E OF RR ALSO THAT PRT OF LOT 6 DESC IN 268 D 620 & 275 D 320 EX 260 D 319 ALSO THAT PRT OF PC 14 & 15 WSFR LYG E OF GB & DEPERE RD EX S 1.10 AC ALSO THAT PRT OF PC 13W AS DESC IN 584 R 467 (60.42AC) PRT OF PC 16 WSFR COM INTNG S/L & E/L RR NLY ALG RR 287.92 FT TO BEG CONT NLY 237.72 FT S 63°43'30" E 1630.6 FT S46°26'30" W 245.5 FT N 63° 43'30" W 1597.1 FT TO BEG (8.68 AC) THAT PRT OF PC 15 WSFR DESC IN 215 D 222 & BNG 51.89 FT ALG RD & EXTENDING E TO RIVER (1.10 AC) N 194.92 FT OF S 520 FT OF PC 16 WSFR E OF HWY H EX S 54 FT (2.67AC) N 108.08 FT OF S 379.08 FT OF PC 16W LYG E OF GB-DEPERE RD (2.13 AC) PART PC 16 W COM INTNG S/L & E/L FOX RIVER ST S63°46' E 616.54 FT N63°46' E 328.6 FT N63°44' W 736.59 FT S43°26' W 272.23 FT (4.05 AC) THAT PRT OF PC 17 WSFR COM INTNG N/L & BANK OF FOX RIVER TH N63°51' W TO C/L EARLY ST IF EXTENDED TH S46°56'20" W 229.92 FT TH S 63°51" E TO LWM OF FOX RIVER NLY TO BEG (1.58 AC) PRT OF N1/2 OF PC 17W DESC 647 R 439 FRONTING 114.57 FT ON FOX RIVER ALSO PCL 1 & 2 IN 758 R 191 EX THAT PRT WLY OF ST (.43 AC) S1/2 LYG E OF EARLY ST OF TRACT DESC AS FOLLOWS: PRT PC 17W COM INTNG N/L & E/L HWY H S43°30' W 225 FT TO BEG CONT SLY 191.34 FT S63°53' E 498 FT N63° 27'22" E 229.15 FT N63°51' W 579.9 FT TO BEG (.45AC) NLY 72 FT OF SLY 144 FT OF N1/2 OF PC17W LYG E OF HWY EX PART LYG W OF EARLY ST (.32AC) SLY 72 FT OF THAT PART OF PC 17W LYG BTWN EARLY ST & RIVER ALSO 17.39 AC BNG PRT OF PC 13,14 & 15 WSFR AS DESC IN 75J210-32 ALSO LOTS 23,24,25,26 & 27 EARLY SUBD RIVERSIDE PLAT & VAC MORRIS AV BTWN SD LOTS 24 & 25 & SO BROADWAY SUBD #2 LOTS 8, 9,10 & 11 BLK 3 & THAT PRT OF PC 10 & 11 AS DESC IN 863 R 317 ALSO S .10 FT OF LOTS 7 & 12 BLK 3 SO BROADWAY SUBD #2 & THAT PART OF PC 16W DESC AS FOLLOWS: BEG AT A PT INTNG S/L POTTS AV & WLY BOUNDARY SO BROADWAY; TH SWLY ALG SD WLY BOUNDARY OF SO BROADWAY TO THE S/L OF SD PC 16W TH NWLY ALG A LINE PARA TO S/L OF PC 16 986.4 FT TH NLY ALG A LINE PERPENDICULAR TO S/L SD PC 16 234.1 FT TO S/L POTTS AV ALG S/L POTTS AV TO POB EX PRT DESC AS: COM INTNG S/L POTTS & W/L S BRDWAY TH WLY ALG S/L POTTS 222.75 FT TO POB TH SLY..... SEE COMMENTS FOR REM LEGAL



7/12/2021, 2:54:31 PM

parcels

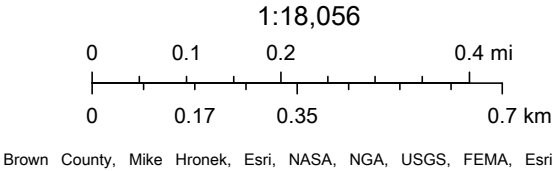
Green Bay

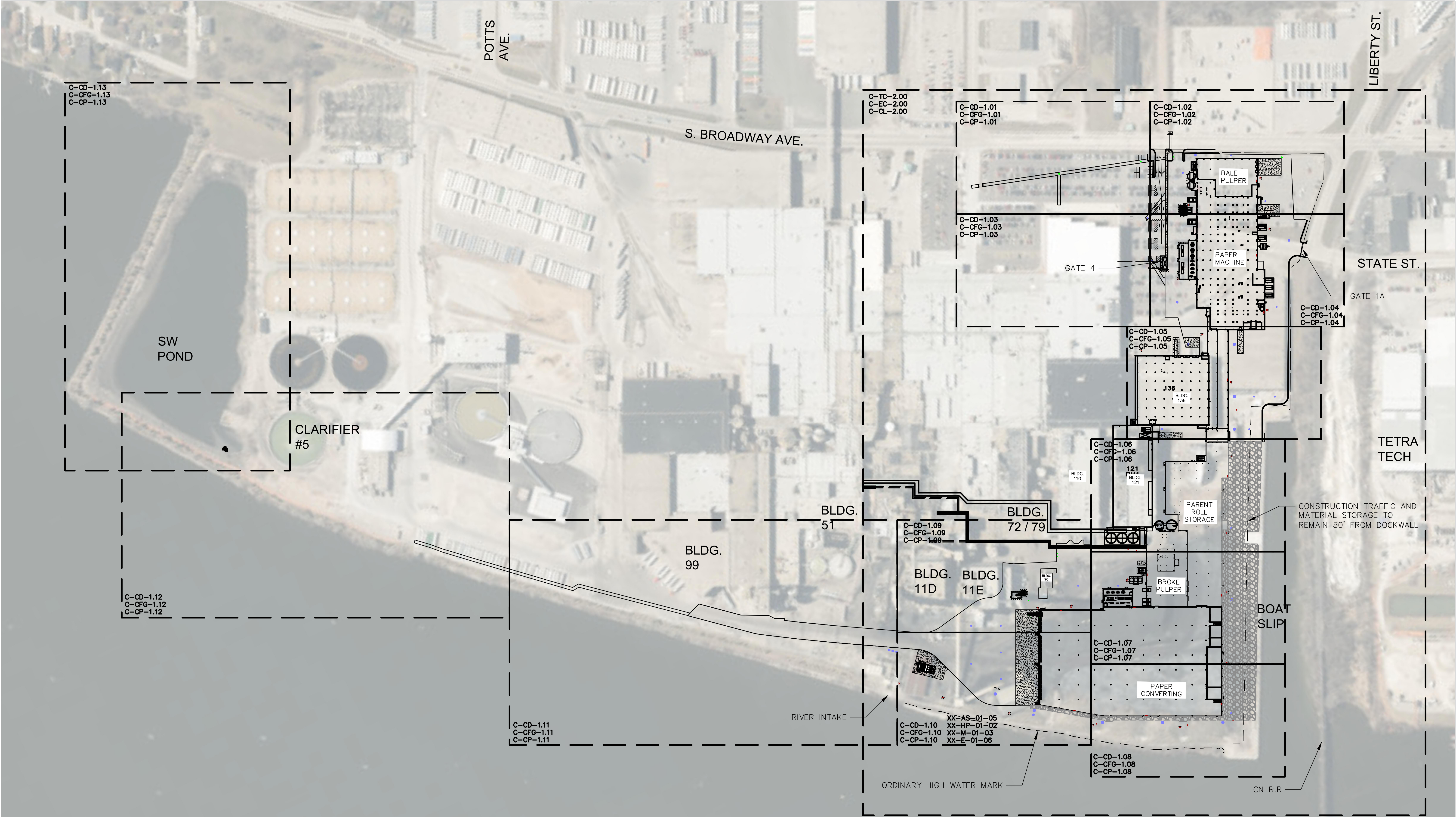
Green Bay Aerials_May2020

Red: Band_1

Green: Band_2

Blue: Band_3

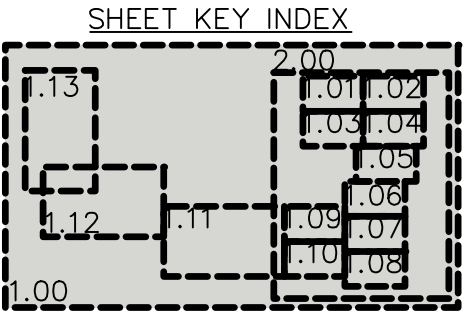
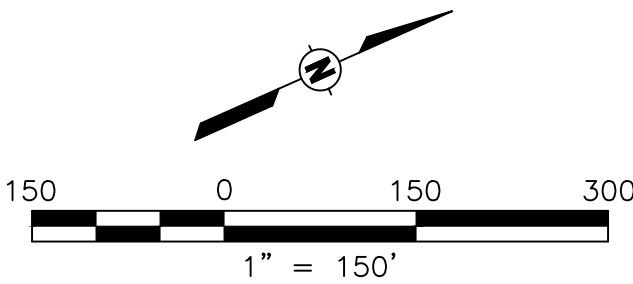




GENERAL NOTES
1. CINCO PROJECT OVERALL SITE GENERAL ARRANGEMENT, SHOWING NEW BUILDINGS, PUMP STATION, ACCESS ROAD LOADING DOCKS AND MISCELLANEOUS AREAS WITH RESPECT TO EXISTING MILL STRUCTURES.

SHEET KEY NOTES
1.

LEGEND



AECOM
AECOM GREEN BAY
2985 SOUTH RIDGE ROAD, SUITE B
GREEN BAY, WI 54304
920.468.1978 tel 920.468.3312 fax
www.aecom.com

NO.	DATE	BY	REVISION
B	07-08-21	CLL	ISSUED FOR RFP
A	06-15-21	CLL	ISSUED FOR REVIEW

CONFIDENTIAL
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GP&P Holdings, LLC all rights reserved.
Duplication prohibited without prior
written consent.

PROJECT:		CINCO GBB02-PM02			
MACH NAME:		Balance of Plant			
DET NAME:		Site Key Plan			
DR.	CLL	CH.	TAP	DATE: 07-08-21	-
-	-	-	-	AECOM #:	G-0.11
-	-	-	-	JOB#	0022976
G-0.11-Site Key		DWG#		-	REV
INFO: -		P&ID: -		- of -	



CINCO - CONCEPTUAL VIEW LOOKING SOUTHWEST

STATUS/REVISION: A.1		DRAWING STATUS CODES:				GP Georgia-Pacific Consumer Products CONFIDENTIAL © 2021 Confidential and Proprietary Information of GP or its Holdings, LLC or its subsidiaries. Duplication prohibited without prior written consent.	PROJECT: CINCO						
BY: TPG		A Preliminary not for Construction					MACH NAME: MILL SITE / BALANCE OF PLANT – AREA 100						
DATE: 10/4/21		B Approval not for Construction					DET NAME: CONCEPTUAL VIEW LOOKING SOUTHWEST						
BAISCH PROJECT No.: GW1421104		C Freeze not for Construction					DR: KLV	CH: –	DATE: 9/21/21	–	–	–	
CLIENT PROJECT No.: .		D Not for Construction					–	–	–	JOB#	22976	–	
		E Reference not for Construction					–	–	–	–	–	–	
		F Fabrication					–	–	–	–	–	–	
		G Construction					GA – A – 1		DWG#	GA – A – 1		REV	

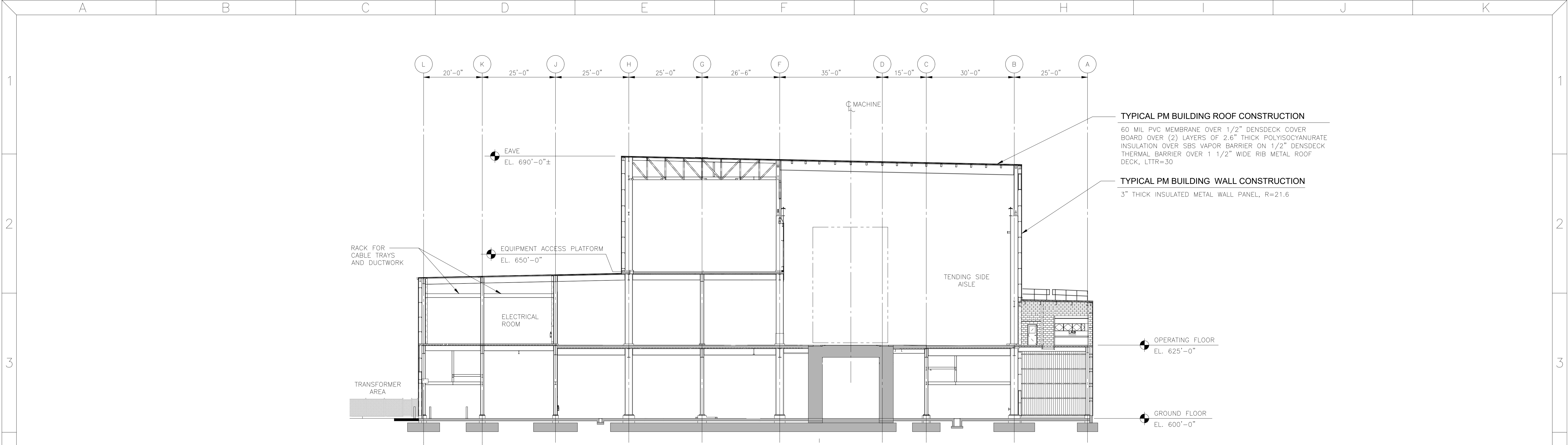
 Baisch ENGINEERING	809 HYLAND AVENUE P.O. BOX 440 KAUKAUNA, WI 54130	A.1	10/4/21	TPG	REFERENCE	
		NO.	DATE	BY	REVISION	

– of –



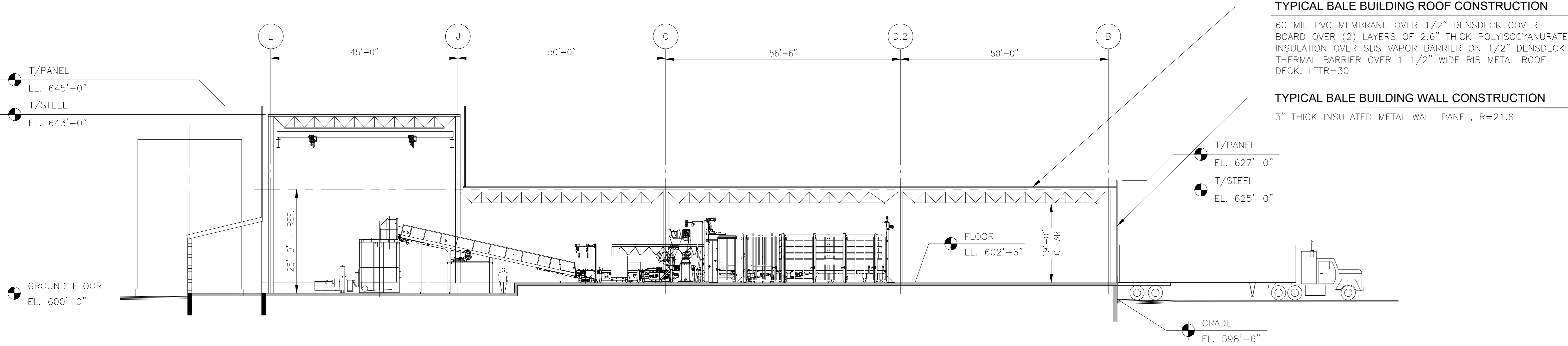
CINCO - CONCEPTUAL VIEW LOOKING SOUTHEAST

STATUS/REVISION: A.1			DRAWING STATUS CODES: A Preliminary not for Construction B Approval not for Construction C Freeze not for Construction D Bid not for Construction E Reference not for Construction F Fabrication G Construction							PROJECT: CINCO					
BY: TPG										MACH NAME: MILL SITE / BALANCE OF PLANT - AREA 100					
DATE: 10/4/21										DET NAME: CONCEPTUAL VIEW LOOKING SOUTHEAST					
BAISCH PROJECT No.: GW1421104										DR. KLV	CH. -	DATE: 10/4/21 -	-	-	-
CLIENT PROJECT No.: .										JOB# 22976					
B Baisch ENGINEERING			809 HYLAND AVENUE P.O. BOX 440 KAUKAUNA, WI 54130		A.1	10/4/21	TPG	REFERENCE	CONFIDENTIAL © 2021 Confidential and Proprietary Information of GP&P Holdings, LLC all rights reserved. Duplication prohibited without prior written consent.	- - - -		- - - -		REV -	
					NO.	DATE	BY	REVISION		GA-A-2 DWG#		GA-A-2			
										INFO: P&ID: -		- of			



PAPER MACHINE BUILDING
CROSS SECTION - VIEW LOOKING WEST

SCALE: 1/16" = 1'-0"

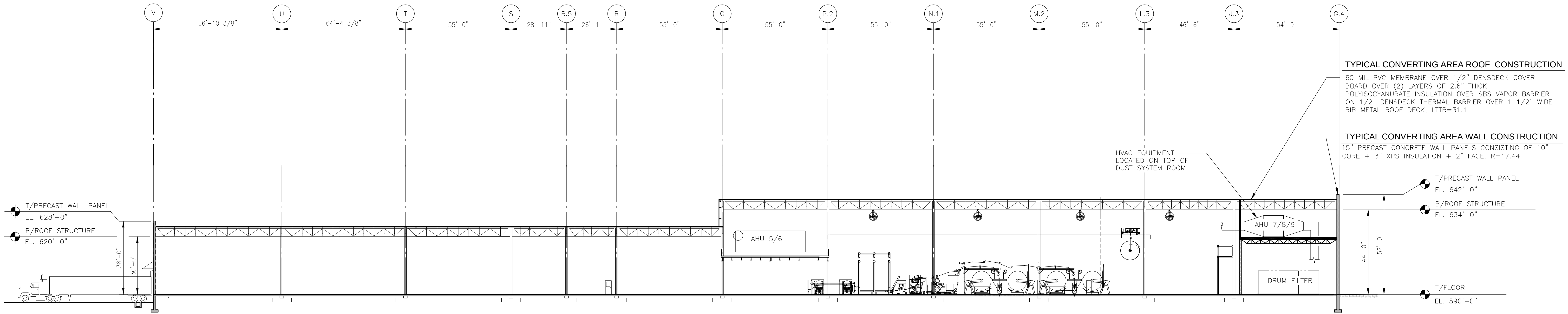


BALE PULPER BUILDING
CROSS SECTION - VIEW LOOKING WEST

SCALE: 1/16" = 1'-0"

ATTACHMENT 5

STATUS/REVISION: D.1				DRAWING STATUS CODES:				 Georgia-Pacific Consumer Products CONFIDENTIAL © 2021 Confidential and Proprietary Information of GPCP IP Holdings, LLC all rights reserved. Duplication prohibited without prior written consent.				PROJECT: CINCO							
BY: TRV				A Preliminary not for Construction								MACH NAME: PAPER MACHINE - AREA 400							
DATE: 6/11/21				B Approval not for Construction								DET NAME: BUILDING SECTIONS							
BAISCH PROJECT No.: GW1421104				C Freeze not for Construction								DR.	TPG	CH.	-	DATE: 3/15/21	-	-	-
CLIENT PROJECT No.: .				D Bid not for Construction								JOB# PRJ-E104635				REV			
Baisch ENGINEERING 809 HYLAND AVENUE P.O. BOX 440 KAUKAUNA, WI 54130				E Reference not for Construction								GA-C-900				DWG# GA-C-900			
				F Fabrication								INFO: -				P&ID: -			
C.2 5/6/21 TRV DESIGN FREEZE UPDATE				G Construction								J				K			
C.1 4/23/21 TRV DESIGN FREEZE				NO. DATE BY REVISION															

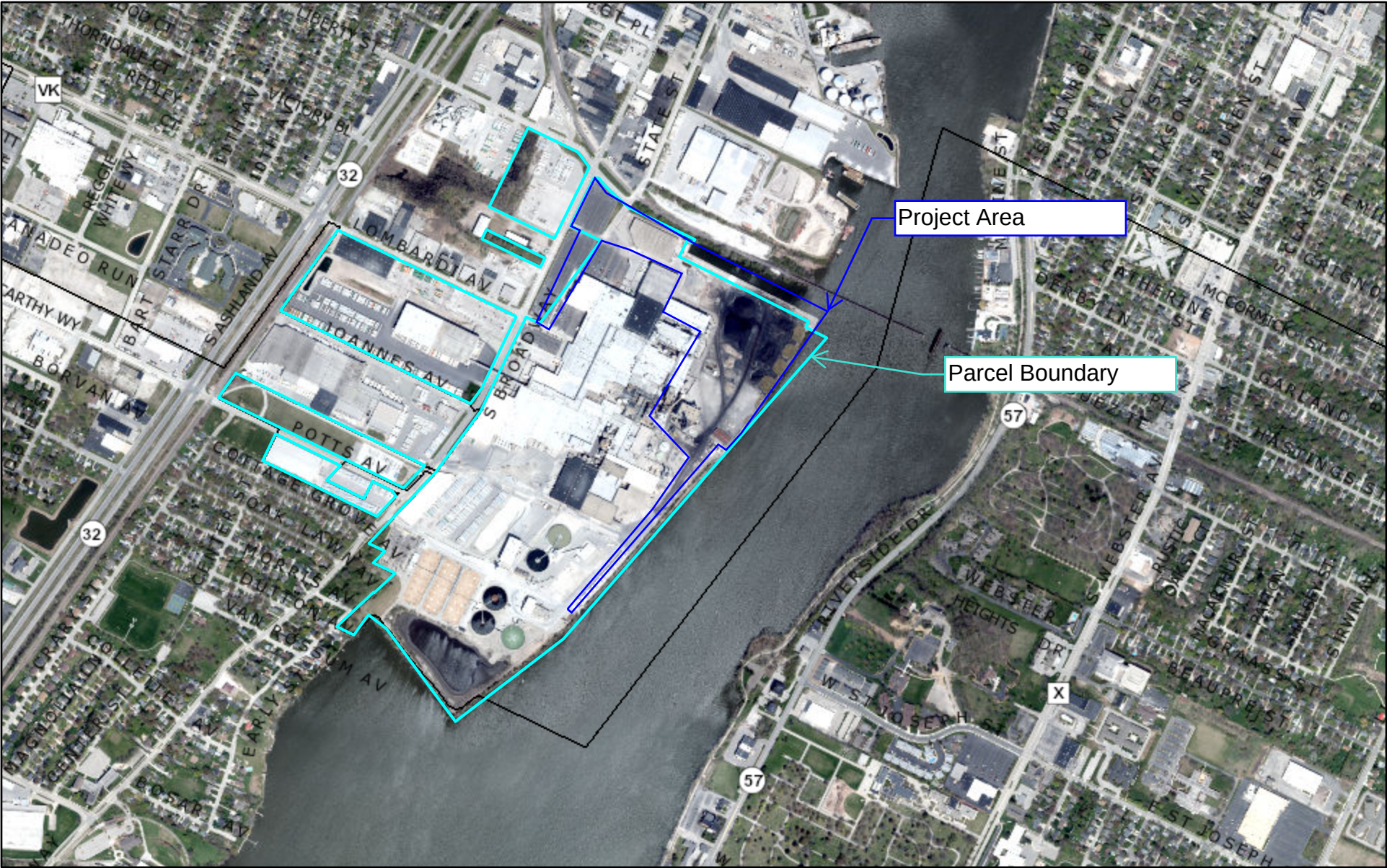


VIEW LOOKING WEST THRU CONVERTING
LONGITUDINAL SECTION

SCALE: 1" = 25'

ATTACHMENT 6

STATUS/REVISION: D.1		DRAWING STATUS CODES:		GP Georgia-Pacific Consumer Products CONFIDENTIAL © 2021 Confidential and Proprietary Information of GP® P Holdings, LLC all rights reserved. Duplication prohibited without prior written consent.	PROJECT: CINCO							
BY: TRV		A Preliminary not for Construction			MACH NAME: CONVERTING — AREA 500							
DATE: 6/25/21		B Approval not for Construction			DET NAME: LONGITUDINAL SECTION — LOOKING WEST							
BAISCH PROJECT No.: GW1421104		C Freeze not for Construction			DR.	TPG	CH.	—	DATE: 11/15/20	—	—	—
CLIENT PROJECT No.: .		D Bid not for Construction			JOB#		PRJ—E104635					
		E Reference not for Construction			—		—					
		F Fabrication			—		—					
		G Construction			—		—					
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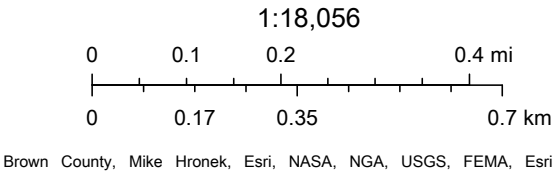
Green Bay

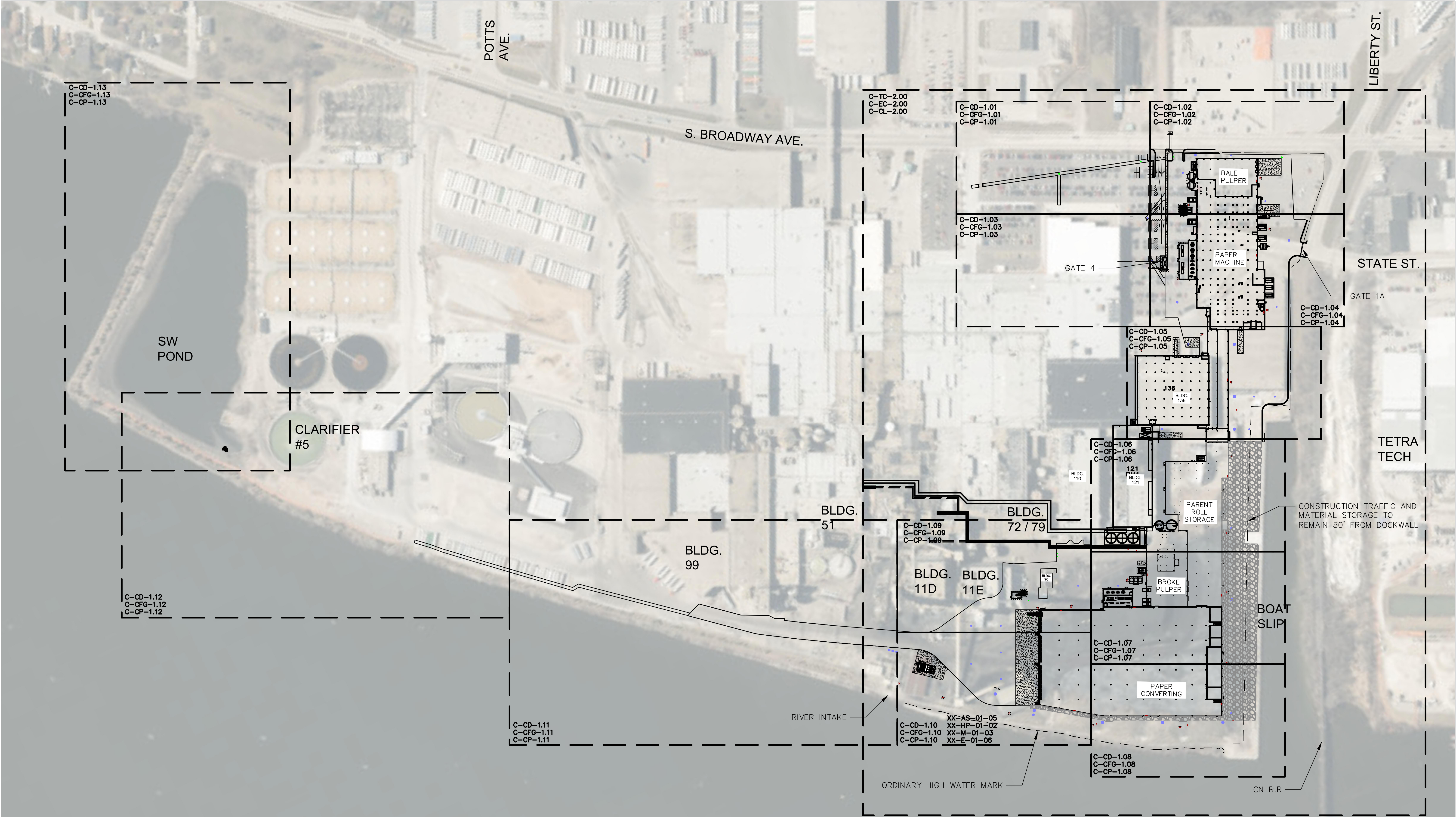
Green Bay Aerials_May2020

Red: Band_1

Green: Band_2

Blue: Band_3

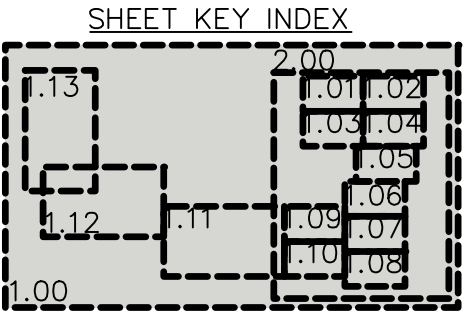
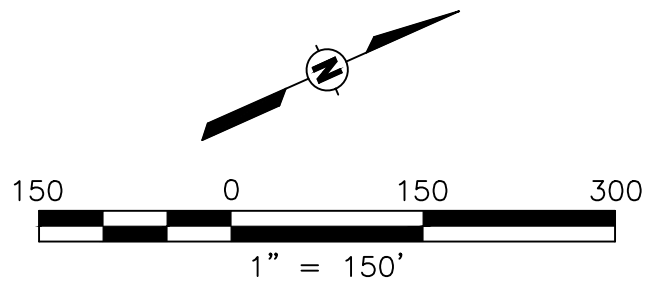




GENERAL NOTES
1. CINCO PROJECT OVERALL SITE GENERAL ARRANGEMENT, SHOWING NEW BUILDINGS, PUMP STATION, ACCESS ROAD, LOADING DOCKS AND MISCELLANEOUS AREAS WITH RESPECT TO EXISTING MILL STRUCTURES.

SHEET KEY NOTES
1.

LEGEND



AECOM
AECOM GREEN BAY
2985 SOUTH RIDGE ROAD, SUITE B
GREEN BAY, WI 54304
920.468.1978 tel 920.468.3312 fax
www.aecom.com

NO.	DATE	BY	REVISION
B	07-08-21	CLL	ISSUED FOR RFP
A	06-15-21	CLL	ISSUED FOR REVIEW

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written consent.

PROJECT:		CINCO GBB02-PM02			
MACH NAME:		Balance of Plant			
DET NAME:		Site Key Plan			
DR.	CLL	CH.	TAP	DATE: 07-08-21	-
-	-	-	AECOM #:	G-0.11	JOB# 0022976
G-0.11-Site Key		DWG#		-	REV B
INFO: -		P&ID: -			



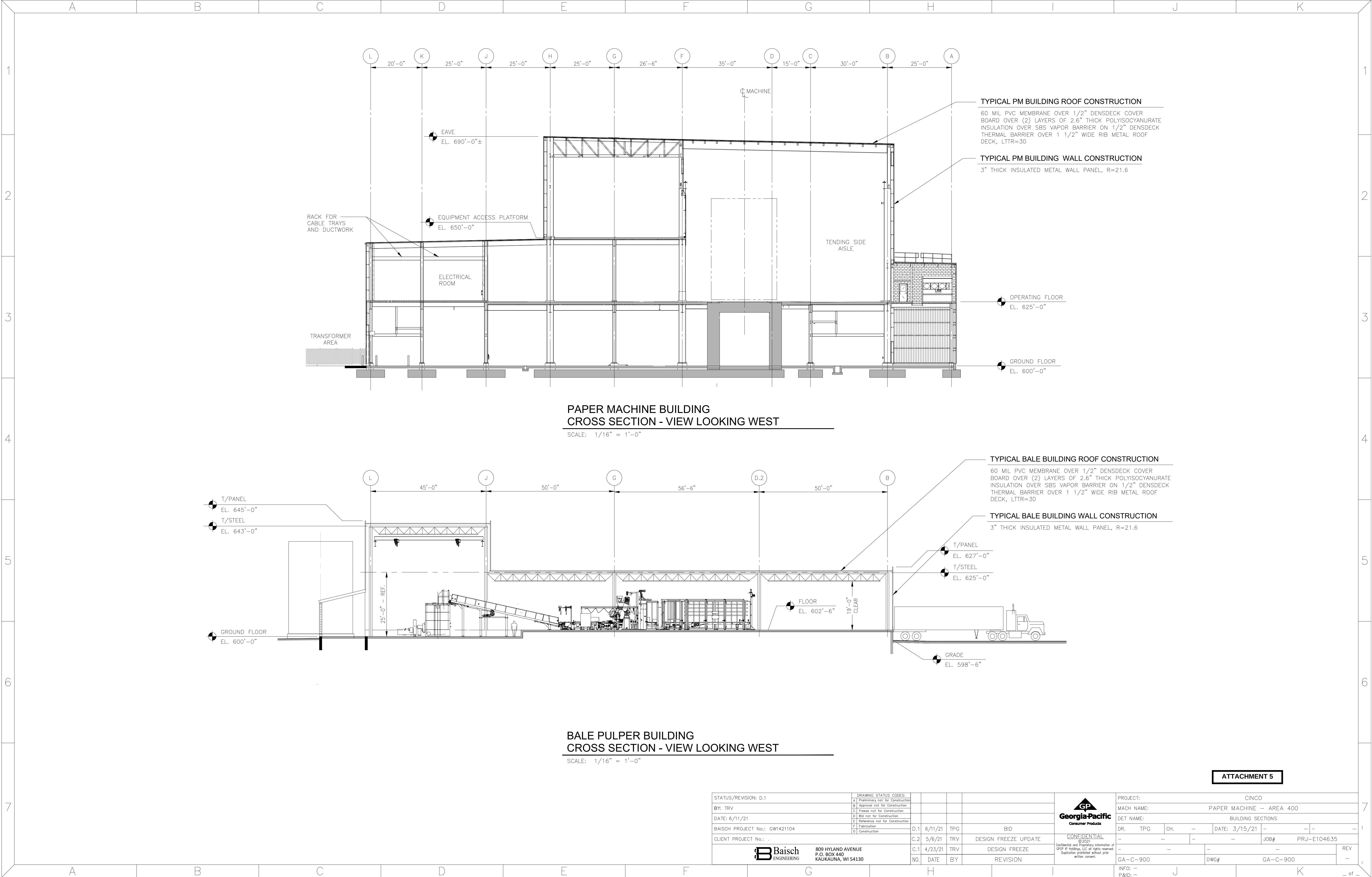
CINCO - CONCEPTUAL VIEW LOOKING SOUTHWEST

STATUS/REVISION: A.1			DRAWING STATUS CODES: A Preliminary not for Construction B Approval not for Construction C Freeze not for Construction D Bid not for Construction E Reference not for Construction F Fabrication G Construction								PROJECT: CINCO						
BY: TPG											MACH NAME: MILL SITE / BALANCE OF PLANT -- AREA 100						
DATE: 10/4/21											DET NAME: CONCEPTUAL VIEW LOOKING SOUTHWEST						
BAISCH PROJECT No.: GW1421104											DR. KLV	CH. --	DATE: 9/21/21	--	--	--	
CLIENT PROJECT No.: .											--	--	--	JOB#	22976	--	
B Baisch ENGINEERING			809 HYLAND AVENUE P.O. BOX 440 KAUKAUNA, WI 54130		A.1	10/4/21	TPG	REFERENCE			CONFIDENTIAL © 2021 Confidential and Proprietary Information of GP&P Holdings, LLC. All rights reserved. Duplication prohibited without prior written consent.						
					NO.	DATE	BY	REVISION			--	--	--	--	GA--A--1	REV	
															DWG#	GA--A--1	--
											INFO:						
											P&ID: --						-- of --

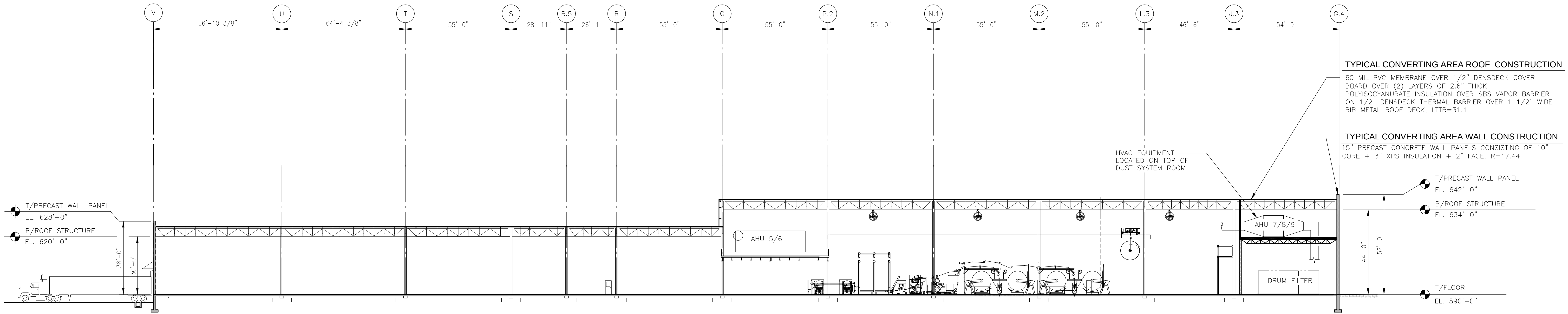


CINCO - CONCEPTUAL VIEW LOOKING SOUTHEAST

STATUS/REVISION: A.1		DRAWING STATUS CODES:						 CONFIDENTIAL © 2021 Confidential and Proprietary Information of GP&P Holdings, LLC. All rights reserved. Duplication prohibited without prior written consent.	PROJECT: CINCO			
BY: TPG		A Preliminary not for Construction							MACH NAME: MILL SITE / BALANCE OF PLANT -- AREA 100			
DATE: 10/4/21		B Approval not for Construction							DET NAME: CONCEPTUAL VIEW LOOKING SOUTHEAST			
BAISCH PROJECT No.: GW1421104		C Freeze not for Construction							DR:	KLV	CH.	---
CLIENT PROJECT No.: .		D Bid not for Construction							DATE: 10/4/21		---	---
		E Reference not for Construction							JOB#		22976	---
 Baisch ENGINEERING		F Fabrication						INFO:	---		---	REV
809 HYLAND AVENUE P.O. BOX 440 KAUKAUNA, WI 54130		G Construction							---		---	---
				A.1	10/4/21	TPG	REFERENCE	DWG#		GA-A-2		
				NO.	DATE	BY	REVISION	P&ID: ---		---		



STATUS/REVISION: D.1				DRAWING STATUS CODES:								PROJECT: CINCO			
BY: TRV				A Preliminary not for Construction				MACH NAME: PAPER MACHINE - AREA 400				DET NAME: BUILDING SECTIONS			
DATE: 6/11/21				B Approval not for Construction				DR: TPG CH: - DATE: 3/15/21 - - -				JOB# PRJ-E104635			
BAISCH PROJECT No.: GW1421104				C Freeze not for Construction				- - -				REV			
CLIENT PROJECT No.: .				D Bid not for Construction				- - -				GA-C-900			
Baisch ENGINEERING				E Reference not for Construction				DWG# GA-C-900				INFO: -			
809 HYLAND AVENUE P.O. BOX 440 KAUKAUNA, WI 54130				F Fabrication				P&ID: -				- of -			
				G Construction				CONFIDENTIAL							
				D.1 6/11/21 TPG BID				© 2021							
				C.2 5/6/21 TRV DESIGN FREEZE UPDATE				Confidential and Proprietary Information of							
				C.1 4/23/21 TRV DESIGN FREEZE				GP® P Holdings, LLC all rights reserved.							
				NO. DATE BY REVISION				Duplication prohibited without prior							
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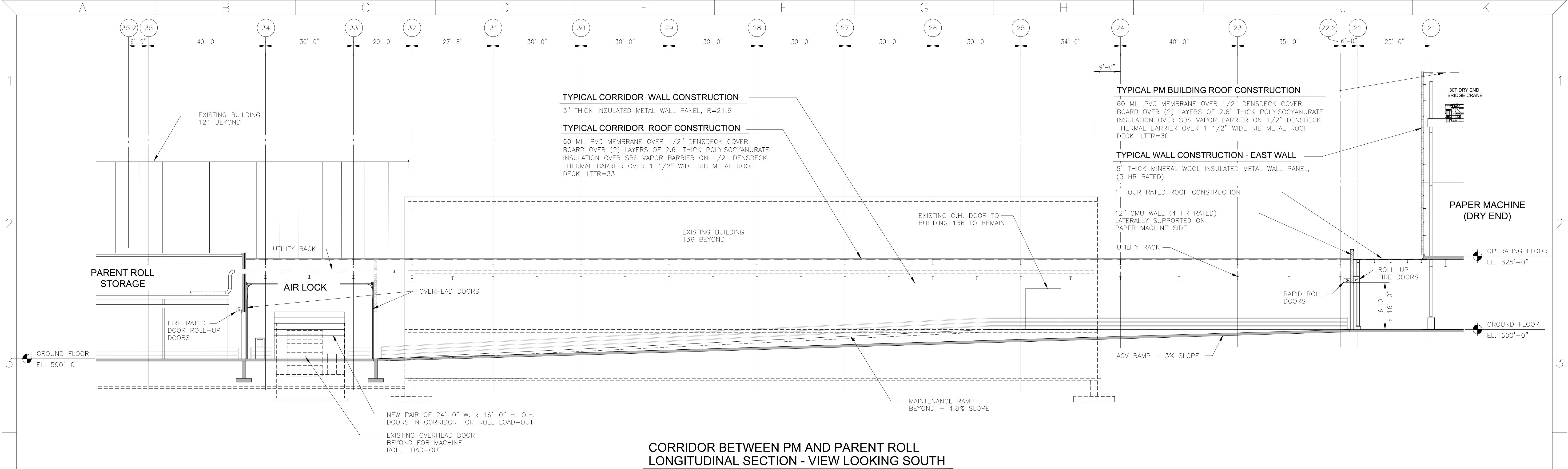


VIEW LOOKING WEST THRU CONVERTING
LONGITUDINAL SECTION

SCALE: 1" = 25'

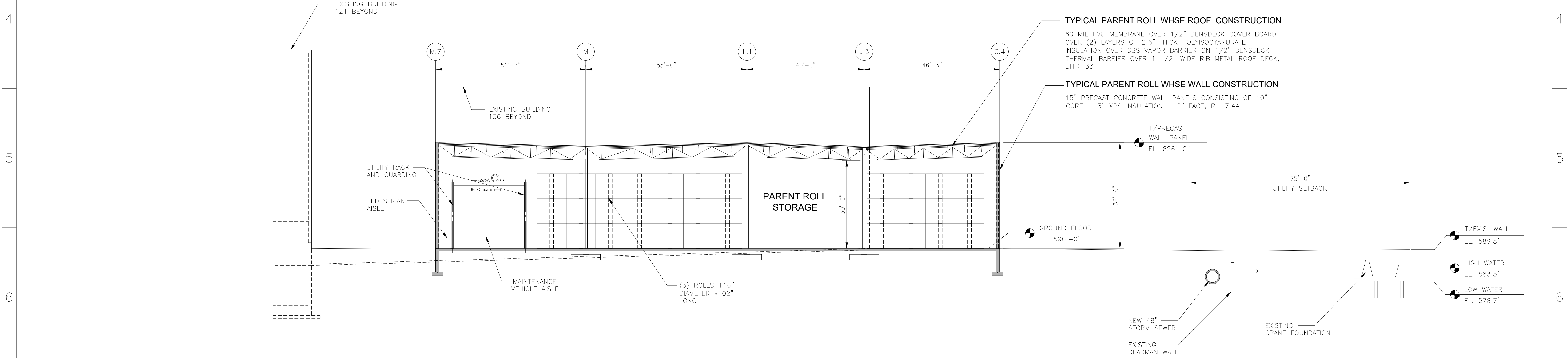
ATTACHMENT 6

STATUS/REVISION: D.1		DRAWING STATUS CODES:		GP Georgia-Pacific Consumer Products CONFIDENTIAL © 2021 Confidential and Proprietary Information of GP® P Holdings, LLC all rights reserved. Duplication prohibited without prior written consent.	PROJECT: CINCO							
BY: TRV		A Preliminary not for Construction			MACH NAME: CONVERTING – AREA 500							
DATE: 6/25/21		B Approval not for Construction			DET NAME: LONGITUDINAL SECTION – LOOKING WEST							
BAISCH PROJECT No.: GW1421104		C Freeze not for Construction			DR.	TPG	CH.	–	DATE: 11/15/20	–	–	–
CLIENT PROJECT No.: .		D Bid not for Construction			–		–	–	JOB#	PRJ–E104635		
		E Reference not for Construction			–		–	–	–	–	–	–
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CORRIDOR BETWEEN PM AND PARENT ROLL
LONGITUDINAL SECTION - VIEW LOOKING SOUTH

SCALE: 1/16" = 1'-0"



PARENT ROLL STORAGE
CROSS SECTION - VIEW LOOKING WEST

SCALE: 1/16" = 1'-0"

ATTACHMENT 7

STATUS/REVISION: D.1				DRAWING STATUS CODES:				GP Georgia-Pacific Consumer Products CONFIDENTIAL © 2021 Confidential and Proprietary Information of GP or P Holdings, LLC all rights reserved. Duplication prohibited without prior written consent.				PROJECT: CINCO			
BY: TRV				A Preliminary not for Construction				MACH NAME: PAPER MACHINE - AREA 400				7			
DATE: 6/11/21				B Approval not for Construction				DET NAME: BUILDING SECTIONS							
BAISCH PROJECT No.: GW1421104				C Freeze not for Construction				DR. TPG CH. - DATE: 3/15/21 - - -				JOB# PRJ-E104635			
CLIENT PROJECT No.: .				D Bid not for Construction				- - - - -				REV			
B Baisch ENGINEERING 809 HYLAND AVENUE P.O. BOX 440 KAUKAUNA, WI 54130				E Reference not for Construction				GA-C-901				DWG# GA-C-901			
				F Fabrication				INFO: -				P&ID: -			
				G Construction				J				K			
				D.1 6/11/21 TPG BID				- of -							
				C.2 5/6/21 TRV DESIGN FREEZE UPDATE											
				C.1 4/23/21 TRV DESIGN FREEZE											
				NO. DATE BY REVISION											