



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 11, 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, Sidney Bremer, Derius Daniels, and Ken Rovinski.

C. Approval of the Agenda.

- I. Approval of the Agenda for the April 11, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the March 21, 2022, Meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 22-11) Public Hearing on request to rezone the following:
627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and
645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General
Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.

In addition, the Community and Economic Development Department requests the rezoning
of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial
(CI); 1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI);
1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General
Commercial (CI) and a portion of 1654 East Mason Street from Low Density Residential
(RI) to Highway Commercial (C2) (Ald. B. Galvin, District 4).

2. (ZP 22-11) Consideration with possible action on the following rezonings:
627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and
645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General
Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.

In addition, the Community and Economic Development Department requests the rezoning
of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial
(CI); 1643 and 1647 Cass Street from Light Industrial (LI) to General Commercial (CI);
1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General
Commercial (CI) and a portion of 1654 East Mason Street from Low Density Residential
(RI) to Highway Commercial (C2). (Ald. B. Galvin, District 4).

3. (ZP 22-10) Public Hearing on request to create a Planned Unit Development (PUD) overlay
to establish regulations associated with Phase I development of a new industrial park at 641
Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road,
submitted by the City of Green Bay Community & Economic Development Department
(Barb Dorff, District 1).
4. (ZP 22-10) Consideration with possible action on request to create a Planned Unit
Development (PUD) overlay to establish regulations associated with Phase I development of
a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason
Street and 3731 Finger Road, submitted by the City of Green Bay Community & Economic
Development Department (Barb Dorff, District 1).

F. Informational.

1. Green infrastructure code changes update.
2. Director's Report.
3. Date of the next meeting: April 25, 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/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

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

April 11, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.1

(ZP 22-11) Public Hearing on request to rezone the following:
627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.

In addition, the Community and Economic Development Department requests the rezoning of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI); 1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI);
1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI) and a portion of 1654 East Mason Street from Low Density Residential (RI) to Highway Commercial (C2) (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-11 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning
600-650 Block Heyrman Street/1640-1650 Block Cass Street
(ZP 22-11)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 11, 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=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

A request to rezone 627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI), 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner (Ald. B. Galvin, District 4).

In addition, the Community and Economic Development Department requests the rezoning of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI); 1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI); 1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI); and a portion of 1654 East Mason Street from Low Density Residential to Highway Commercial (C2).

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.

Publication Dates: March 28, 2022 and April 4, 2022



Report to the Green Bay Plan Commission

MEETING DATE

April 11, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # E.2

(ZP 22-11) Consideration with possible action on the following rezonings:

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner.

In addition, the Community and Economic Development Department requests the rezoning of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI); 1643 and 1647 Cass Street from Light Industrial (LI) to General Commercial (CI); 1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI) and a portion of 1654 East Mason Street from Low Density Residential (RI) to Highway Commercial (C2). (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address: 600-650 Block Heyrman Street/1640-1650 Block Cass Street

Alderson/District: Ald. B. Galvin, District 4

Reason for Request: Clean-up the current zoning to be compliant with the City's Comprehensive Plan and to permit expansion of an existing commercial use.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI)/Light Industrial (LI)/Highway Commercial (C2) - Vacant/residential and commercial uses

NORTH: Low Density Residential (R3)/Varied Density Residential (R3) - Low to Medium density residential

SOUTH: Light Industrial (LI) - Auto/light industrial uses

EAST: General Commercial (CI) - Restaurant/auto related uses

WEST: General Commercial (CI) - Funeral home

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

Report: This is a two-part request. The initial request is to rezone 627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner. R&R Properties, LLP, owns additional parcels on the east side of Heyrman Street which include the corner of East Mason Street and Heyrman Street as well as 627 and 645 Heyrman Street, the location of the original request for the expansion of the crematory at 645 Heyrman Street.

The second portion of the request is from the Community and Economic Development Department to rezone the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI)

1643 and 1647 Cass Street from Light Industrial (LI) to General Commercial (CI)

1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI)

A portion of 1654 East Mason Street from Low Density Residential to Highway Commercial (C2)

The entire area consists of eight (8) parcels with a combined area of 2.6 acres. The following address each parcel and the impact of the proposed rezoning.

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI).

Part of the original request is a vacant lot owned by the applicant and is to be consolidated with 645 Heyrman Street for one parcel for the pet crematory expansion.

645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI).

This is the location of the current crematory, known as Forever Friends Funeral Home and Crematory and is part of the original application by the property owner. A rezoning will permit the expansion of the crematory and consolidation of the parcel to the north at 627 Heyrman Street.

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI).

619 Heyrman Street contains a garage and is owned by R&R Properties, LLP, the applicant. This parcel was included as part of the Planning Department's request to match the zoning to the future land use in the area. The existing garage is considered nonconforming and a rezoning to CI will not change the zoning status of the property. 621 Heyrman Street is a single-family home. A rezoning will make the current use nonconforming, but allow a higher and better future commercial use of the property consistent with the Comprehensive Plan.

1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI).

1643 Cass Street is a vacant single-family home which currently has condemnation orders on the property. The use is considered nonconforming and rezoning of the property to CI will not affect the status of the property but does make it compliant with the future land use found in the Comprehensive Plan. 1647 Cass Street is a bar and grill known as The Job Site and a rezoning will make the current use permitted.

1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI).

1649-1651 Cass Street is a former daycare/commercial property and a rezoning would make the former uses permitted and will allow future commercial uses under the permitted use found in the CI district.

A portion of 1654 East Mason Street from Low Density Residential to Highway Commercial (C2).

This site is the location of Timsan's Japanese Steakhouse and currently has a Highway Commercial Zoning. The very far northwest corner of the property contains a small portion of RI zoning and a rezoning would adjust the current C2 zoning to the property line to match the balance of the property.

Ald. Bill Galvin and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff had received no inquiries regarding the request.

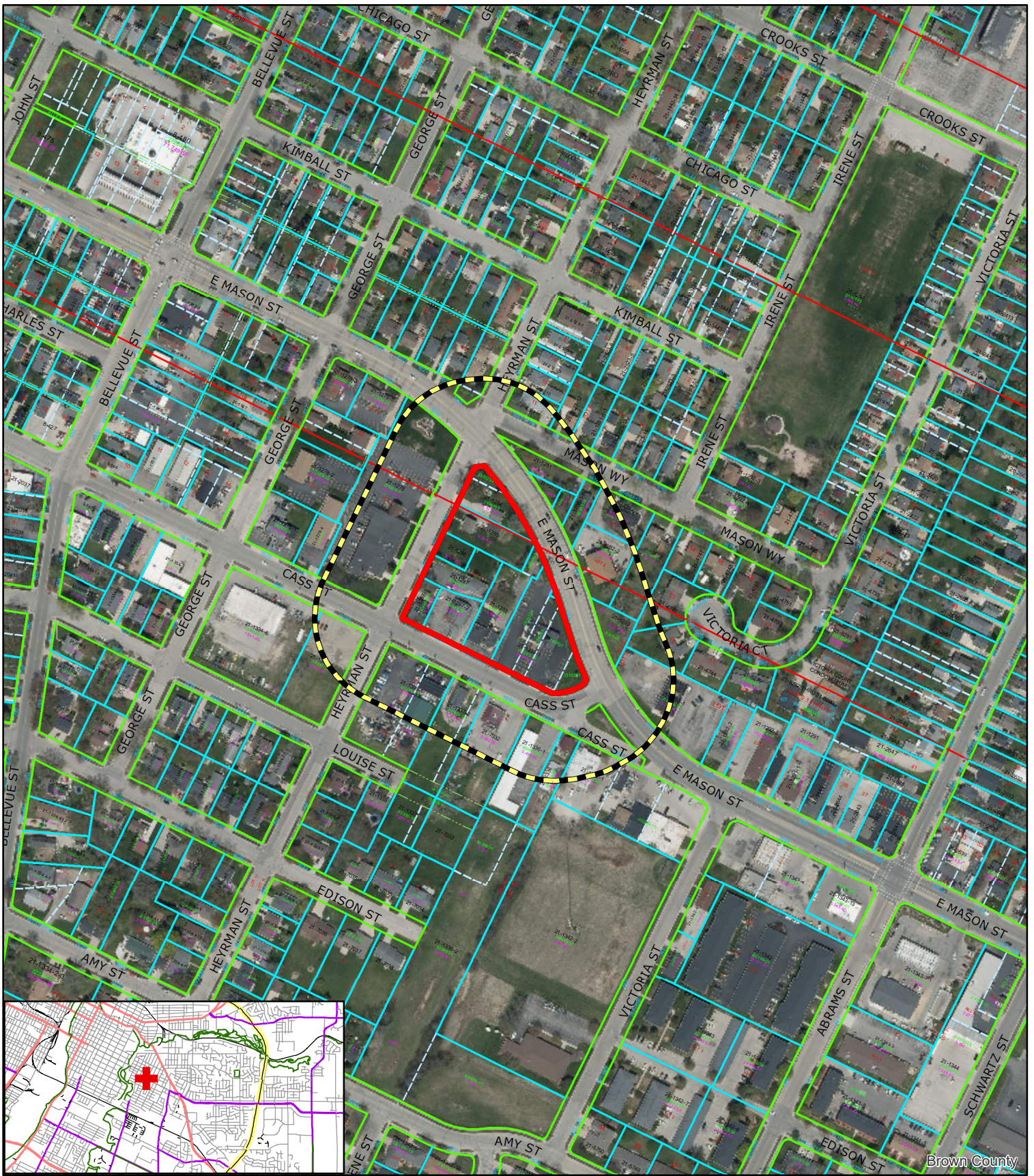
RECOMMENDATION

Staff is recommending approval of the requests.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-11 letter



Zoning Petition (ZP 22-11) Proposed Rezoning 600-650 Block Heyrman St/1640-1650 Block Cass St

Subject Area

627 Heyrman Street R1 to C1
 645 Heyrman Street LI and R1 to C1
 619 and 621 Heyrman Street R1 to C1
 1643, 1647 Cass Street LI to C1
 1649-1651 Cass Street LI and R1 to C1
 A portion of 1654 East Mason Street R1 to C2

200' Property Owner Notice

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

0 5,000 10,000
 Feet





Report to the Green Bay Plan Commission

MEETING DATE

April 11, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.3

(ZP 22-10) Public Hearing on request to create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, submitted by the City of Green Bay Community & Economic Development Department (Barb Dorff, District I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-10 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Create Planned Unit Development (PUD) Overlay
For Property Located at 641 Grandview Road,
3714 East Mason Street, 3760 East Mason Street,
and 3731 Finger Road
(ZP 22-10)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 11, 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 establish a Planned Unit Development (PUD) overlay for properties located at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street, and 3731 Finger Road, submitted by Community and Economic Development Department (Ald. B. Dorf, District 1). The PUD will establish regulation associated with the development of a business park.

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: March 28, 2022, and April 4, 2022



Report to the Green Bay Plan Commission

MEETING DATE

April 11, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.4

(ZP 22-10) Consideration with possible action on request to create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, submitted by the City of Green Bay Community & Economic Development Department (Barb Dorff, District I).

BACKGROUND

Primary Addresses: 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road

Aldersperson/District: Ald. Barb Dorff & incoming Ald. Jennifer Grant / District I

Reason for Request: To provide a location for and promote the efficient and effective growth of light-medium industrial businesses within the greater Green Bay market while also integrating land area suitable for supportive commercial retail and service uses.

Surrounding Zoning and Land Uses: Subject property is currently zoned Low Density Residential Zoning District (R-1). It is currently the location of a Green Bay Water Utility Plant and undeveloped green space.

North: Planned Unit Development (PUD)/High Density Residential - Undeveloped

South: Low Density & Rural Residential (R-1 & RR) - Undeveloped & Single -Family homes

East: Town of Humboldt - Undeveloped & Single -Family homes

West: Planned Unit Development (PUD) - Undeveloped & Single -Family homes

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as business/industrial park along with a considerable area to the south and southwest. Traditional Neighborhood Development is recommended for property to the west and low/medium density to the north. A planned unit development has been approved for the Traditional Neighborhood Development to the north and west of the subject properties. The proposed Planned Unit Development overlay district is consistent with the recommendation of the 2022 Smart Growth Comprehensive Plan.

Analysis: Except for the large scale water supply facility (Green Bay Water Utility), the subject properties are currently undeveloped land that was formerly a farm. Adjacent lands are primarily agricultural with extremely low-density residential development.

History: The Smart Growth 2022 Comprehensive Plan has indicated business/industrial park uses for this area for the past 20 years. Staff began its development at the end of 2018, with a meeting of property

owners. The meeting was first to engage and educate them on what the future land-use plans for the city are. To begin determining the feasibility of an industrial park in the area identified in the comprehensive plan, a wetland study was necessary and owners provided permission for the city's contract consultant to access their individual properties. The wetland study was completed in the summer of 2019 (<https://greenbaywi.gov/DocumentCenter/View/4751/Final-Wetland-Investigation-Report-2019?bidId=>). Results were shared with land owners and the boundaries of the future park adjusted based partially on buildable land areas. This information was shared with the Economic Development Authority (EDA) in late 2019 and early 2020. Though the EDA was supportive and they requested the city analyze the commercial and industrial real estate market to help gauge the regions need for and potential success of an industrial park. The city contracted with real estate firm NAI Pfefferle and a market study was finalized in spring of 2021, (<https://greenbaywi.gov/DocumentCenter/View/7298/Commercial-Real-Estate-Market-Study-Final-32921?bidId=>) and shared with the EDA. Among other data, the study indicated a significant need for industrial lands within the greater Green Bay market and in the fall of 2021, the EDA looked at and provided direction to staff on potential land-uses with the charge to create either a phased or overall approach to the industrial parks establishment.

In late 2021 and early 2022, staff began the development of the attached draft Planned Unit Development (PUD) as a set of regulations and began discussion on whether a phased or overall approach would be employed. A request by a manufacturing user for the availability of approximately 25 acres of land owned by the city at the corner of Finger Road and Grandview Road was fielded by the Economic Development Division. In response to their tight timeline and competition from other municipalities for the use, the City determined that a phased approach was the best option to "kick-start" the park. Phase I consists of approximately 50 acres of land owned exclusively by the City with little need for infrastructure improvements. It is felt that the property owners of the greater area identified for the industrial park will need to be introduced to the PUD prior to applying them to their lands and a meeting is anticipated to be conducted later this spring/early summer along with internal discussions on infrastructure needs and the ability and desire for potential land purchase. Application of the PUD over future land phases will need to come back to the Plan Commission.

PUD: The draft PUD contains full regulations associated with the future industrial park, called Grandview Industrial Park (GIP). They include an overview of the park's intent and objectives, permitted and conditional land-uses, site design regulations (lot size, setbacks, access, landscaping, etc.), and structural design regulations (architectural standards), all of which can be reviewed in the attached. Essentially, the proposed industrial park regulations are crafted to create primarily a light to medium intensity industrial park supporting production, processing, storage, distribution and transportation uses. Select commercial and workforce-oriented support uses such as restaurants, business and personal services and vehicle-oriented businesses are also permitted along arterial roadways. Dimensional regulations are focused on a "greener" industrial park with greater landscaping, buffering and architectural standards than the zoning ordinances for current industrial districts while also encouraging/incentivizing green infrastructure practices. The draft regulations were vetted by two private engineering/construction companies to identify suitability and adjusted based on feedback.

The Economic Development Authority will be meeting directly before the Plan Commission to determine their recommendation on selling the city-owned property and assisting in the business's development. If it receives a positive recommendation, a conceptual plan will likely be shared with the Plan Commission. However, staff wants to emphasize that the PUD, though applied to this particular business, is for a much greater industrial park and will ultimately be applied to an area approximately eight times greater in future phases.

Ald. Barb Dorff, Ald. Veronica Corpus-Dax, adjacent property owners within 400 ft. and all property owners associated with future phases of the industrial park have been notified of the request. Staff received three inquiries regarding this request as of the drafting of this report with one in support and inquiring when their

property could also receive said zoning and two objecting citing loss of rural character and noise/traffic as major concerns. They were encouraged to attend the Plan Commission.

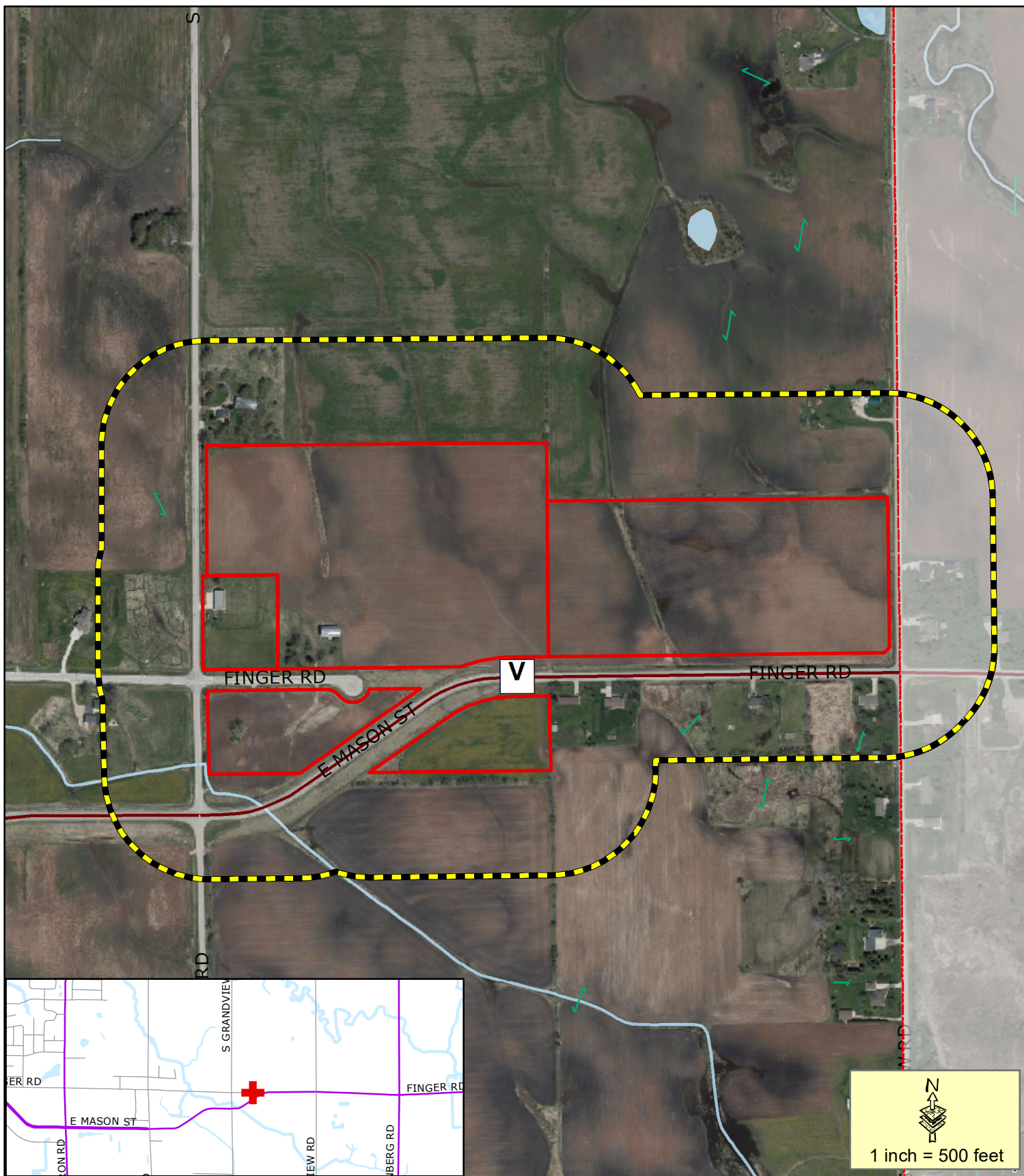
RECOMMENDATION

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

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-10 PropMap_Color
2. Grandview Industrial Park PUD_Final Draft 4.5.22



- Proposed CUP
- 400' Property Owner Notice

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

Zoning Petition (ZP 22-10)
Proposed Planned Unit Development
for Industrial Park (Phase I) at
641 Grandview Rd, 3714 E Mason St,
3760 E Mason St, and 3731 Finger Rd



ZONING ORDINANCE NO. XX-22

AN ORDINANCE ZONING CERTAIN PROPERTY LOCATED AT 641 GRANDVIEW ROAD, 3714 EAST MASON STREET, 3760 EAST MASON STREET, AND 3731 FINGER ROAD AS A PLANNED UNIT DEVELOPMENT DISTRICT FOR PURPOSES OF DEVELOPING THE GRANDVIEW INDUSTRIAL PARK (ZP 22-10)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the properties listed below and as depicted as Phase I on Exhibit A - Location Map and described below:

Parcel ID	Address	Legal description
21-189	3714 E Mason St	LOT 4 OF 53 CSM 232 BNG PRT OF NW1/4 NE1/4 SEC 12 T23N R21E
21-189-1	33760 E Mason St	LOT 3 OF 53 CSM 232 BNG PRT OF NW1/4 NE1/4 SEC 12 T23N R21E
21-22	3731 Finger Rd	LOT 1 OF 53 CSM 232 BNG PRT OF SW1/4 SE1/4 SEC 1 T23N R21E
21-22-1	641 S Grandview Rd	W 310 FT OF S 399 FT OF SW1/4 SE1/4 SEC 1 T23N R21E EX RDS
21-24	3731 Finger Rd	LOT 2 OF 53 CSM 232 BNG PRT OF SE1/4 SE1/4 SEC 1 T23N R21E

Planned Unit Development Phase I area contains 2,187,669 sq ft/50.22 acres, more or less.

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

- A. **INDUSTRIAL PARK OVERVIEW.** The Grandview Industrial Park (GIP) is a planned development designed to provide a high-quality location for and promote the efficient and effective growth of light-medium industrial businesses within the greater Green Bay market while also integrating land area suitable for supportive commercial retail and service uses.

GIP will initially consist of five parcels totally approximately 50 acres of land areas but is the first phase of a larger industrial park that will ultimately include approximately 30 parcels comprising approximately 375 acres of land. It is located on the east side of the city on both sides of the 3700-3800 Blocks of East Mason Street approximately one and a half miles east of Interstate 43, nine and a half miles from Interstate 41 and about 11 miles from the Green Bay Austin Straubel International Airport.

Through appropriate land use regulation, supportive infrastructure, proximity to the interstate highway system and nearness of work force, the City has set the stage for a regional industrial “campus” that has been identified as a necessity in the Green Bay

Smart Growth Comprehensive Plan and 2021 Commercial Market Study.

GIP is intended to be primarily a light to medium intensity industrial park supporting production, processing, storage, distribution, and transportation uses. Select commercial and workforce-oriented support uses such as restaurants, business and personal services, and vehicle-oriented businesses are also permitted along arterial roadways. It is important to note that regulation within this PUD may be differentiated based on the industrial or commercial nature of the use

- B. **LAND-USE REGULATIONS.** The only permitted or conditional uses that may be established and/or maintained within the PUD area shall be those uses listed below. All other uses shall be specifically prohibited within the PUD area.

Table I-1. Principal Uses in the PUD

Use	GIP	Development Standards	Location limited
Production, Processing, and Storage			
Agricultural Uses	P		
Limited production and processing	P	X	
Light industrial uses	P		
General industrial uses	C		
Heavy industrial uses	C		
Contractor yard	C		
Dry cleaning establishment, commercial laundry	P		
Research and development facility	P		
Warehousing (not including self-service)	P		
Wholesale and distribution facility	P		
Transportation Uses			
Ground transportation service	C		
Motor freight terminal	C	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	C		
Solar or Wind Energy Systems	C		
Office and Mixed Uses			
General office	P		
Government office	P		
Bank or other financial institution	P		Arterial Road
Clinic, healthcare facility	P		Arterial Road
Commercial Uses			
Accommodation and Food Service Uses			
Restaurant,* not including drive-through	P		Arterial Road
Restaurant* with drive-through	P		Arterial Road

Service Businesses			
Business service**	P		
Building maintenance, janitorial service	P		
Catering service	P		
Printing and publishing establishment	P		
Small appliance repair service	P		
Tool/equipment rental facility	P		
Animal hospital, veterinary clinic	C	X	Arterial Road
Animal grooming establishment	C		
Animal boarding facility, kennel	C	X	Arterial Road
Retail Sales			
General retail sales**	C		Arterial Road
Building material sales	P	X	
Contractor showroom	P		
Greenhouse, garden supply store	C		
Commercial Recreation and Entertainment			
Health clubs, fitness centers	C	X	Arterial Road
Vehicle Services			
Automobile rental	C	X	Arterial Road
Convenience store	P		Arterial Road
Fuel/gas/service station	P	X	Arterial Road
Motor vehicle repair, major	C		
Motor vehicle repair, minor	P		Arterial Road
Drive-through facility	C	X	Arterial Road
Educational Uses (Amd. GO 10-18)			
School, specialty or personal instruction, etc.	C	X	
Group daycare center, preschool (9 or more children)	C	X	Arterial Road

Note: P = Permitted Use; C = Conditional Use

- * Any establishment at which primarily alcoholic beverages are served must also meet the requirements of Green Bay Municipal Code, Chapter 4 – Alcohol Beverages.
- ** See Land Use Definitions section of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code for complete list of uses.

Table I-2. Accessory Uses in the PUD:

Use	GIP	Development Standards	Location Limited
Antennas, satellite dishes, and similar equipment	P	X	
Carwash	C	X	
Music (outdoor live or amplified music)	C		Arterial Road
Off-street loading docks	P		
Outdoor display of vehicles	C	X	
Outdoor commercial recreation	C	X	Arterial Road
Outdoor sales, display, and storage	P	X	
Parking (surface)	P		
Parking (structured)	P		
Parking and storage of vehicles licensed to a business	P	X	

Signs, as regulated by Chapter 30	P		
Small wind energy systems	P	X	
Solar energy systems	P	X	
Telecommunication facilities	C	X	
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building	P	X	Arterial Road
Waste and recycling storage	P	X	

Note: P = Permitted Use; C = Conditional Use

1. Table 1-1 and 1-2 above lists all permitted and conditional uses allowed in the PUD.
 - a. Permitted uses. Uses specified with a "P" are permitted in the PUD or districts where designated, provided that the use complies with all other applicable provisions of this PUD.
 - b. Conditional uses. Uses specified with a "C" are allowed as a conditional use in the PUD where designated, provided that the use complies with all other applicable provisions of this PUD.
 - c. Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in the PUD.
 - d. Specific development standards. Permitted and conditional uses specified with an "x" under the development standards column shall be subject to the standards identified in Article XVI of the Green Bay Zoning Code, Chapter 44, the City of Green Bay Municipal Code and below.
 - e. Specific uses are only permitted on parcels with arterial roadway frontage as listed in the use tables and depicted on Exhibit B.
2. Accessory Structures: An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:
 - a. The structure shall meet the required yard setbacks for a principal structure, as established for the PUD.
 - b. For Commercial uses, the total floor area of an accessory structure shall not exceed the ground floor area of the principal building located on the same lot.
 - c. The structure shall not exceed the height of the principal building to which it is attached.
3. Outdoor storage and Display:
 - a. Outdoor storage areas shall not exceed 35 percent of the lot area and shall be contiguous to the principal use on the site.
 - b. Solid or a minimum of a 90 percent screen is required for outdoor storage and loading/service bays unless the loading/service bay doors are an integral and necessary component of the principal building and operation of the use, as determined by the Zoning Administrator. The fence shall be at least six feet in

overall height and shall consist of wood, vinyl, or masonry material.

- c. All outdoor storage, outdoor display, employee and customer parking, drives and other facilities are required to be surfaced as regulated in Section 44-1694 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code.
- d. No material/product may be stored higher than the screening.
- e. No outdoor storage shall encroach within a required setback.
- f. Outdoor storage shall be completely screened in compliance with Section 44-1964 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code and the Landscape Section of this PUD.
- g. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918 of the City of Green Bay Zoning Code Chapter 44, Green Bay Municipal Code.

C. SITE RELATED REGULATIONS. The purpose of this section is to regulate the development of land in an integrated and innovative fashion; allow for flexibility in site design; and to encourage development that is sensitive to environmental, cultural, and economic considerations.

I. Dimensional and area requirements. Dimensional and area requirements shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:

- a. Lot(s). Minimum lot width and lot area shall be regulated as follows:
 - (1) Minimum lot area: 10,000 sq. ft. for commercially used lots and 40,000 sq. ft. for industrially used lots.
 - (2) Minimum frontage: 75 feet for commercially used lots and 200 feet for industrially used lots.
- b. Floor area ratio (FAR): Minimum is 0.25 for both commercially used lots and industrially used lots.
- c. Setbacks:
 - (1) Front yard setback, principal structures. Minimum 25 feet.
 - (2) Front yard setback, accessory and/or ancillary structures. Minimum 100 feet. Additionally, no accessory and/or ancillary structures shall be closer to the right-of-way than the principal structure(s) on the site.
 - (3) Side yard Setback. 10 feet.
 - (4) Rear yard setback. 15 feet.
 - (5) The side façade of a corner building adjoining a public street shall maintain the minimum front yard setback for both the front and side facades.
 - (6) When a side or rear yard adjoins a residential use, the side yard or rear yard setback is 25 feet with screening as regulated by the landscaping standards of this PUD (see Section 2.C.3.d.).
 - (7) Special setbacks. No detached accessory structure shall be located closer than three (3) feet from the principal structure. Distance between structures shall be measured from wall to wall.

- d. Impervious Surface. Impervious surfaces shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:
 - (1) Maximum impervious surface. 70% in both the commercially used lots and industrially used lots.
 - (2) Special Considerations. The maximum impervious surface requirement may be increased to 80% if green infrastructure elements such as bioretention areas/ rain gardens, bioswales, green roofs, etc. are installed at a 1.5 to 1 (impervious to green infrastructure) ratio.
2. Access, Circulation and Parking. Access, circulation, parking and outdoor storage or display areas on lots throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
 - a. Industrial use drives. If possible, separate individual drives shall be established for customer/employee parking lot access and commercial truck traffic access.
 - b. Areas used for permanent screened outdoor storage:
 - (1) Interior Landscaping. Permanent screened outdoor storage areas are exempt from the interior landscaping and island requirements of Section 2.C.3.e.
 - (2) Pedestrian and Bicycle access and Parking. Permanent screened outdoor storage areas are exempt from the pedestrian and bicycle access and parking regulations of the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code.
3. Landscaping. Landscaping for any development site within the PUD area shall meet the standards as set forth below:
 - a. All undeveloped areas of a development site shall at a minimum be covered in vegetative ground cover as well as:
 - (1) One (1) tree and three (3) shrubs per 7,500 square feet of total lot area for a commercial use and one (1) tree and two (3) shrubs per 10,000 square feet of total lot area for Industrial uses.
 - (2) Required trees and shrubs are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plant species. The use of native plants is ideal.
 - (3) All landscape material shall be installed to current industry standards.
 - (4) All ground cover, landscaping and screening features shall be kept free of refuse and debris.
 - (5) Maintenance and replacement of landscape materials on the site shall be the responsibility of the occupant/landowner. Replacement of dead or dying plants shall be required to take place within no more than one planting season.
 - (6) Landscaping required within subsection b-f below may count towards satisfying this tree/shrub requirement.

- b. Frontage Landscaping. In addition to the requirements of Section 2.C.3.a, all land area located along a public right-of-way shall contain:
 - (1) A minimum of one (1) deciduous, ornamental, or evergreen tree for every 30 linear feet of right-of-way/street frontage.
 - (2) Required frontage trees are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species.
 - c. Buffering Outdoor Storage. All permanent outdoor storage areas shall be screened from view and include:
 - (1) A solid fence or wall that is impervious to sight.
 - (2) Fence or wall shall be a minimum of eight (8) feet of in height.
 - d. Buffer from Residential. Property lines adjacent to lands currently zoned residential or that have future residential land use designation in the City's Comprehensive Plan shall include:
 - (1) A screening element such as a fence, berm or evergreen trees/shrubs that is 80% impervious to sight year-round running the length of the property line adjacency.
 - (2) Screening shall be a minimum of 8 feet high at installation if a fence/berm or at plant maturity.
 - e. Interior Parking Facility Landscaping. Interior parking lot landscaping regulations apply to all parking facilities containing 25 or more parking stalls designed/intended to be used by visitors, customers, and employees. The goal is to minimize the expansive appearance of hard surface areas and provide shade trees that reduce the "heat island" affect associated with such development. Internal parking facility landscaping shall consist of:
 - (1) Landscaped islands shall be provided at the end of all parking rows and within the rows of parking spaces so that there are no more than 15 consecutive parking spaces without an island.
 - (2) Landscape islands shall have a minimum interior dimension of at least 10 feet in width and 15 feet in length.
 - (3) Landscape islands shall be planted with vegetative ground cover and a minimum of 1 shade or deciduous tree that is hardy and salt resistant.
 - f. Building Foundation Landscaping. Landscaping required around customer and office areas shall be regulated as follows:
 - (1) A minimum of 5 feet of landscaped area shall be provided around a minimum of 60% of a structure's foundation, excluding areas utilized for loading/service.
 - (2) Plant material shall be decorative such as ornamental trees, flowering shrubs and perennials.
- 4. Stormwater Management and Grading. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits. The purpose of these standards to promote the use of green infrastructure or vegetated stormwater management

measures, where suitable, to manage stormwater runoff volumes and quality.

- a. Scope. Storm water management and grading shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A.
 - (1) A regional stormwater management approach may be utilized for any and all new developments; if so, the site may be required to buy in and be a part of the regional plan. This will be required upon approval of the Department of Public Works.
 - b. Additional Function.
 - (1) Human-scale interest and native planting should be included.
 - (2) Stormwater management facilities shall function not only as a utility but also as site amenity. This applies to both regional and site specific.
 - a) Site amenities include but not limited to walking paths, sitting areas, art, educational/interpretive signage, etc.
 - (3) It is encouraged to include suitable green infrastructure practices in streetscapes (tree boxes, sidewalk bioretention areas, curb bump-outs).
 - (4) In areas where infiltration is needed to manage stormwater or where soils are highly erodible, these areas shall be identified on erosion control plans and specifically protected from disturbance during and after development.
 - (5) Stormwater management areas such as bioretention areas, rain gardens, stormwater trees, or other plantings may count toward required landscape minimums.
5. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX-Division 3 of the Green Bay Municipal Code, and as modified as follows:
- a. Refuse storage and ground mechanical equipment shall not be located closer to the right-of-way than the front façade of the principal structure located on the same lot, regardless of minimum setbacks.
 - b. Wall or roof mounted mechanical equipment is regulated by Architectural Standards Section 2.D.2.h.
6. Lighting. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V-Division 8 of the Green Bay Municipal Code and further regulated as follows:
- a. Pedestrian oriented lighting is required for all walkways/trails and building entrances.
 - b. Wall or roof-mounted lighting shall be integrated into overall building design/architecture. Fixtures shall be consistent for either the entire building or alternatively for each of the building's individual units.
7. Signage throughout the PUD area shall be regulated as follows:
- a. Signage shall meet the standards for the Business Park District (BP) as set

forth in Chapter 30, Article II of the Green Bay Municipal Code with the following addition.

- b. Industrial Park Identity Signage. Signs identifying the industrial park itself as well as identifying uses located within the PUD boundaries, though they may not be on the parcel for which the use is located.
 - (1) Must be located as depicted on Exhibit B. These are highly visible locations on arterial roads near entrances to the industrial park boundaries.
 - (2) Industrial Park identity signage shall be limited to the monument style of signage no greater than 300 square feet in area (per side) and no greater than 10 feet in height.

D. STRUCTURAL DESIGN REGULATIONS. The purpose of this section is to regulate the design and materials used for buildings within the PUD area to maintain and enhance the aesthetic, function, and values of property within the greater area.

1. Applicability. Architectural design of new construction, additions to existing buildings, and alterations to existing buildings within the PUD area shall meet the standards as set forth below:

- a. New Construction. The requirements of this Section shall apply to all structures and buildings within the PUD area constructed after the effective date of its adoption. Future expansions of structures shall be compatible with the existing structures.
- b. Exceptions and Appeals. Exceptions to the Architectural Design Standards may be granted by the Director of Community and Economic Development. Exceptions can include: 1. permission to substitute building materials; 2. construction of comparable quality or design; or 3. to enable unique and inventive architectural concepts within the PUD.
 - (1) Denial by the Director of Community and Economic Development of the requested exception may be appealed to the Plan Commission.

2. Architectural Design Standards.

- a. Orientation.
 - (1) Front façades shall face the street right-of-way, land area dedicated to pedestrian ways or internal drive aisle (if building does not front the right-of-way).
 - (2) Service or loading areas shall not be permitted between the building and the street right-of-way.
- b. Height. The maximum height on commercially used lots shall be thirty-five (35) feet, including screening for rooftop mechanicals. The maximum height in industrially used lots shall be fifty (50) feet, including screening for rooftop mechanicals.
 - (1) Smokestacks, water towers, and similar structures associated with industrial uses may exceed the maximum height limit as specified by conditional use in Chapter 44, Article IX and Article II, Section 44-83 of

- the Municipal Code.
- (2) Heights of structures may be increased with a conditional use permit as specified by conditional use in Chapter 44, Article II, Section 44-83 of the Municipal Code.
- c. Exterior Materials. Building materials should be durable and appropriate for the district.
- (1) Commercial structures.
- a) Exterior building façades shall be predominately:
- Brick or brick veneer.
 - Stone or stone veneer.
 - Glass (curtain/storefront).
 - Windows and doors.
- b) The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 40% of the front and side façades or 75% of the rear façade.
- Concrete panels.
 - Decorative or split-face block.
 - Architectural/decorative metals.
 - Wood or wood composite.
 - Cementitious panels/siding.
 - Stucco or exterior insulation and finish system (EIFS).
- c) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.
- Vertical vinyl or corrugated metal siding.
 - Concealed fastener metal panels.
- d) The following materials are prohibited exterior building façade materials.
- Smooth face or non-decorative block.
 - Asphaltic or fiberglass siding.
 - Non-decorative metal panels or corrugated metal.
 - Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
 - Imitation/"fake" brick or stone and gravel aggregates.
- (2) Industrial structures.
- a) Exterior building façades shall be predominately:
- Brick or brick veneer.
 - Stone or stone veneer.
 - Concrete panels.
 - Cementitious panels/siding.
 - Concealed fastener metal panels.
 - Windows and doors.
- b) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.

- i. Vinyl or corrugated metal siding.
 - ii. Decorative or split-face block.
 - iii. Architectural/decorative metals.
 - iv. Wood or wood composite.
 - v. Stucco or exterior insulation and finish system (EIFS).
- c) The following materials are prohibited exterior building façade materials:
 - i. Smooth face or non-decorative block.
 - ii. Asphaltic or fiberglass siding.
 - iii. Non-decorative metal panels or corrugated metal.
 - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
 - v. Imitation/"fake" brick or stone and gravel aggregates.
- (3) Material substitutions may be permitted as an exception per Section 2.D.1.a. of this PUD.
- d. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided.
 - (1) Façade lengths for industrially used structures shall not be greater than one hundred (100) feet without articulation, and façade lengths for commercially used structures shall not be greater than fifty (50) feet without articulation. Articulation includes, but is not limited to:
 - a) Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b) Recesses or projections of the main façade plane.
 - c) Recesses or projections of upper floors from the ground floor façade plane.
 - d) Vertical division using different materials and textures.
 - e) Roof form variation such as the change in roof lines or roof types.
 - (2) Minimum fenestration. Facades facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) shall consist of a minimum percentage of windows and doors to promote a visual connection. The principal structure on a corner property that faces two public rights-of-way shall be treated as two front facades. Mirrored, smoked, or heavily tinted glass is discouraged. Windows should be proportional with doors in height and design. The minimum percentage of windows and doors are based on floor and use as follows:
 - a) Ground floor, industrial use. Total area of windows and doors shall comprise no less than ten (10) percent of the ground floor customer and office areas.
 - b) Ground floor, commercial use. Total area of windows and doors shall comprise no less than ten (20) percent of the ground floor façade area.
 - c) Upper floors, all uses. Total area of windows and doors shall

- comprise no less than ten (10) percent of the total façade area above the ground floor.
- e. Building Entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses, or another comparable element.
 - (1) Main entrances are defined as those regularly used by employees, customers, and/or the public.
 - (2) Main entrances shall be visible from the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way).
 - f. Patios, Decks and Balconies.
 - (1) Ground level patios and decks facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) should be bordered with treatment such as landscaping.
 - (2) Exterior stairs leading to a deck or balcony shall not be permitted on the front or right-of-way side of buildings
 - g. Accessory structures. Accessory structures shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.
 - h. Mechanical and Exterior Building Systems. Mechanical and exterior building systems should be integrated into the overall building design.
 - (1) Roof-mounted equipment shall be screened, preferably by parapet walls. Screening shall be architecturally compatible with the structure which it is attached, be of identical or substantially similar materials used on the nearest building façade and designed as an integral part of the building.
 - (2) Wall mounted equipment are not permitted on the front or any right-of-way facing side of the building.
 - (3) Refer to Section 2.C.5 of the PUD.

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

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

db:
3.25.22

Attachments:

Exhibit A - Location Map

Exhibit B – Land-Use Map

EXHIBIT A: LOCATION MAP

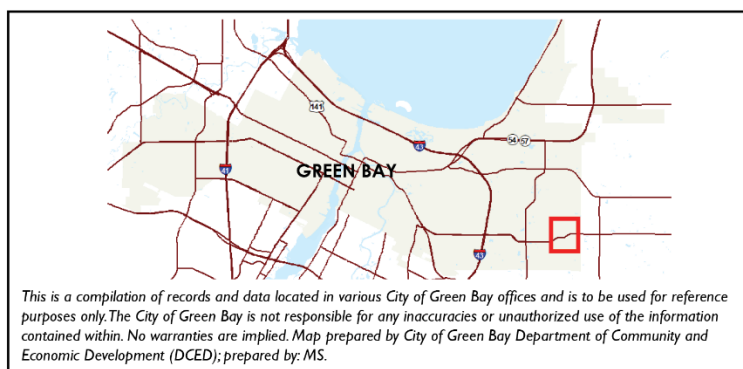
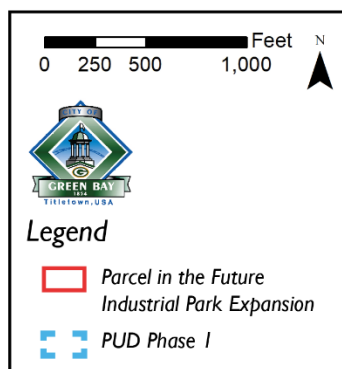
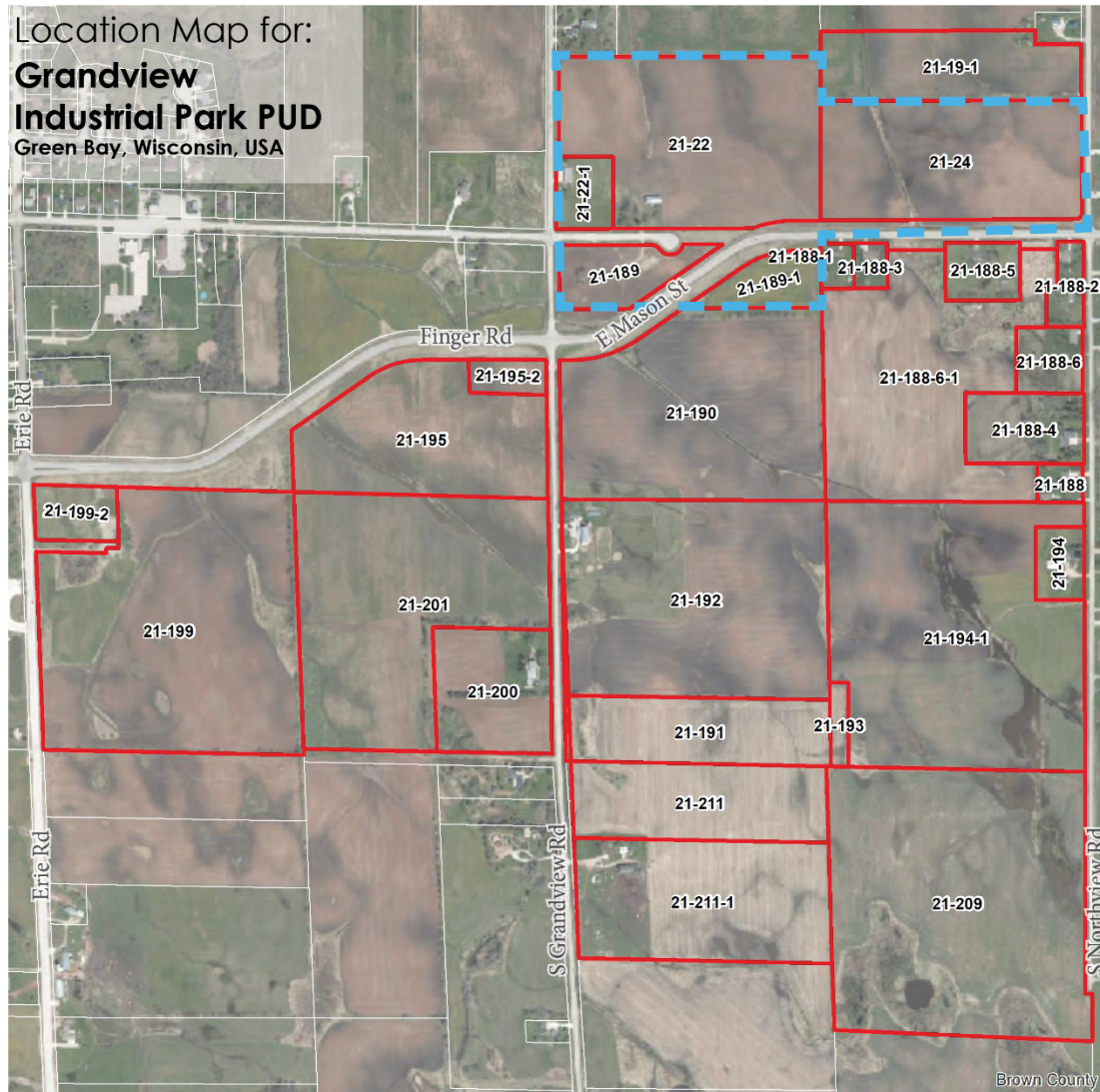


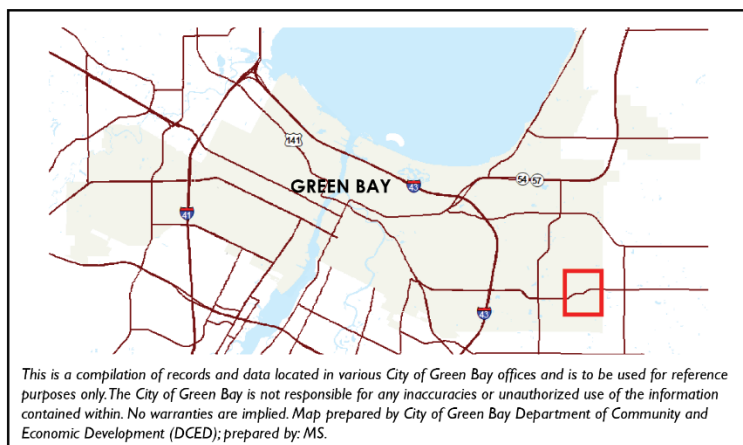
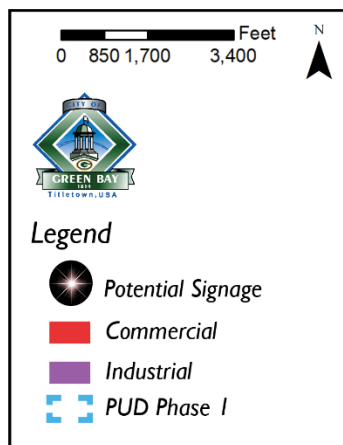
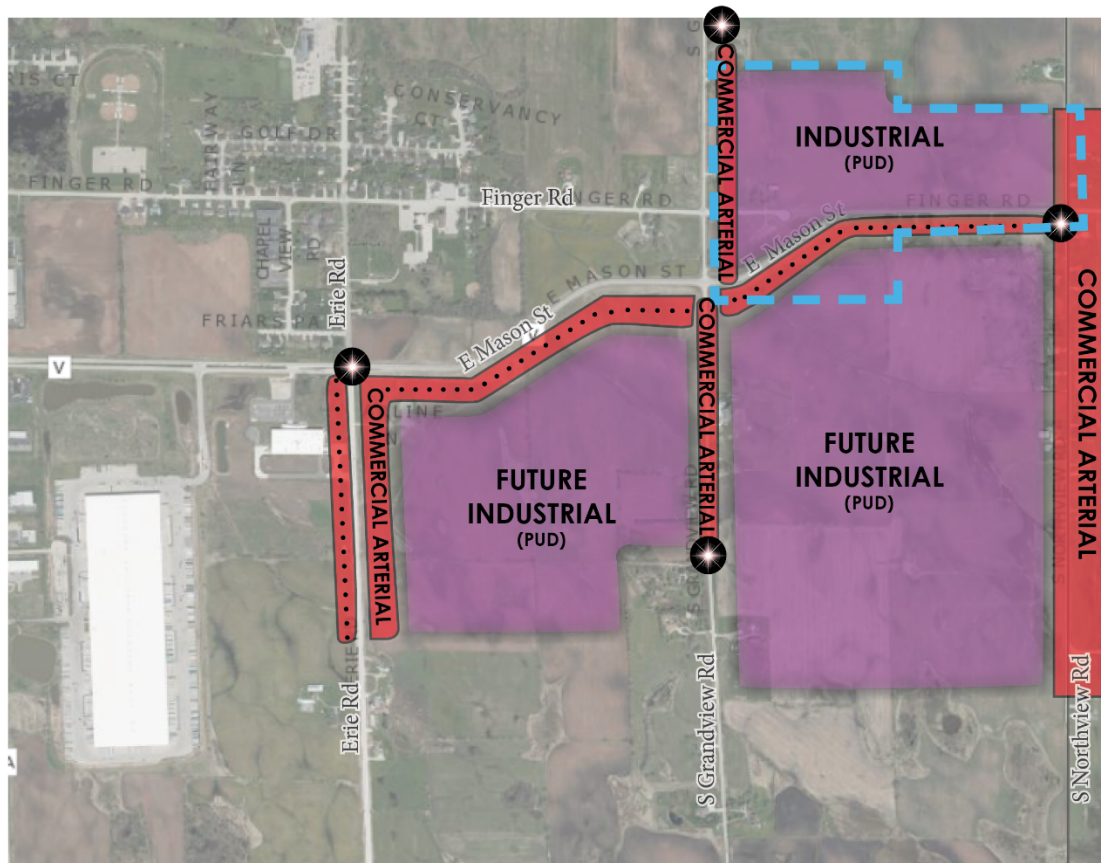
EXHIBIT B: LAND-USE MAP

Land-Use Composition for:

Grandview

Industrial Park PUD

Green Bay, Wisconsin, USA





Report to the Green Bay Plan Commission

MEETING DATE

April 11, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # F.1

Green infrastructure code changes update.

BACKGROUND

City staff have addressed sections of the municipal code (chapter 16, 24, 42 and 44) to help encourage green infrastructure (GI) rather than inhibit use. This has involved multiple departments and stakeholders setting the stage for long term benefits by utilizing GI to increase resilience to environmental, social and economic changes. Please see the attached PDFs in your packet for more information on what the benefits are and details about the chapters examined and prioritized.

RECOMMENDATION

N/A

FISCAL IMPACT

ATTACHMENTS

1. Summary_CofGB_ Text Amendments_Chpt 16 42 44
2. GI Code Flyer_Outreach

City of Green Bay, Wisconsin
Green Infrastructure Codes Project
Summary of Text Amendments

CHAPTER 44 – ZONING*		
Code Sections	Areas	Key Text Amendments
Sec. 44 -249	General Definitions	Green infrastructure definitions added.
Sec. 44 - 358	Permitted Setback Encroachments	Cisterns, stormwater planter boxes & other rainwater harvesting added as a permitted setback encroachment.
Sec. 44 -1694	Surfacing	Permeable pavement and other surfacing systems meeting WI DNR Technical Standards are acceptable to meet the purposes of the section.
Sec. 44 - 1917	Pollutant reduction in service, loading, and storage areas	Standards for trash receptacles and dumpsters updated to address drainage & covers. Changes also apply to Parking Lot Alterations.
Sec. 44 - 1964	Perimeter Landscape Buffers	Increase buffer widths by at least 5 feet between uses to improve water quality and stormwater runoff management.
Sec. 44 - 1965	Interior parking lot landscaping for landscaping islands & medians	Islands 10' wide x 18' long. Medians 10' wide. Minimum soil depth of 3 ft. A minimum soil volume of 1,200 ft ³ per tree. No more than 10% of the surface area of any island or median may be non-living material.
Sec. 44 - 1966	Perimeter parking lot landscaping	Perimeter of parking areas screened by a landscaped area at least 15' wide along each frontage of public street or sidewalk.
Sec. 44 - 1967	Building foundation Landscaping	Foundation plantings shall be installed across 80% of the length of the façade of the building. One tree/50 ft. May consist of trees planted in structural soils, permeable pavement. Minimum soil volume of 600 ft ³ / tree.
Sec. 44 - 1968	Plant materials	Attempt to preserve existing trees with a diameter of 6" DBA or greater. Minimum of 90% area required to be landscaped shall be covered in live material.

City of Green Bay, Wisconsin
Green Infrastructure Codes Project
Summary of Text Amendments

Sec. 44 - 1968	Plant materials (cont'd)	Plants indigenous to WI shall comprise no less than two-thirds (2/3) of the proposed trees and sixty percent (60%) of proposed shrubs, and shall be species proven adaptable to the climate and site conditions.
Sec. 44 - 1968	Plant materials (cont'd)	Where twenty (20) or more trees are proposed, at least three (3) species of tree shall be utilized.
Sec. 44-1969	Maintenance & installation of landscape materials	Plantings under this ordinance shall be maintained perpetually and replaced if they die or are substantially weakened or damaged. If plantings succumb due to site conditions to which they are ill adapted, they shall be replaced with more culturally suitable species of the same type.
CHAPTERS 16 & 42 – RELATING TO STORMWATER MANAGEMENT** BMP=best management practice, SWM=stormwater management, GI=green infrastructure; ERU=equivalent runoff units		
Code Sections	Areas	Key Text Amendments
Sec. 16-79	General Definitions	Green infrastructure definitions added.
Sec. 16-81 (j)	BMP Location	Cisterns, Stormwater Planter Box added as onsite BMPs
Sec. 16-82	BMP Installation certification	Wisconsin-licensed landscape architect, arborist, or nursery professional shall certify vegetation planting and vegetation establishment one full growing season after planting.
Sec. 16-84	Maintenance Agreement	Establishment, verification, maintenance schedule for vegetated SWM, GI, and propriety SWM devices.
Sec. 42-203	Permeable Surfaces	Acceptable pervious surfaces to include approved permeable surfacing and green roofs - exempt from ERU calculation.
Sec. 42-203 (d)	Definitions	Definition for <i>permeable surfacing</i> added & <i>stormwater system</i> amended.

*Questions or comments relating to Chapter 44: madison.smith@greenbaywi.gov; 920-448-3407

**Questions or comments relating to Chapter 16 and 42: melissa.schmitz@greenbaywi.gov; 920-448-3040

Tackling Barriers to Green Infrastructure:

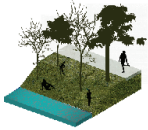
THE CITY OF GREEN BAY CODE CHANGES



GI ?

WHAT IS A GREEN INFRASTRUCTURE (GI) CODE AUDIT?

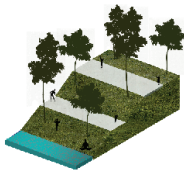
It is an approach municipalities use to audit, revise and prioritize codes that inhibit the use of green infrastructure.



WHY

DID THE CITY EXAMINE ITS CODES FOR GI?

Revising and adopting code recommendations sets the stage for greater use of GI, thereby increasing resilience to environmental, social and economic challenges.



WHAT

ARE THE BENEFITS OF GI?

- *Protect private & public properties from flood hazards*
- *Improve water quality of local waterways*
- *Increase resiliency for changing climate patterns*
- *Improves community livability*
- *Long-term cost savings*



KEY

MUNICIPAL CODES EXAMINED:

Chapters 16, 24, 42, 44

- *Definitions*
- *Architectural Design Standards*
- *Landscaping Standards*
- *Parking*
- *Permeable Materials and Surfacing*
- *Pollutant Reduction Through Site Plan Review*
- *Post-Construction Stormwater Standards and Long-Term Maintenance*

For more information please contact:

Community & Economic Development Department
920.448.3407

Chapter 44

Public Works Department
920.448.3040

Chapters 16, 24 and 42



WISCONSIN SEA GRANT WITH SUPPORT FROM THE NOAA COASTAL STORMS PROGRAM

Click
Link

[Tackling Barriers to Green Infrastructure](#)