



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 25, 2022, 6:00 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

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

B. Roll Call.

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

C. Approval of the Agenda.

1. Approval of the Agenda for the April 25, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the April 11, 2022, Meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (ZP 18-31) Public Hearing on request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Maicheeia Lo, Golden House, Family Violence Center, Inc. (Ald. Scannell, District, 7).
2. (ZP 18-31) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Maicheeia Lo, Golden House, Family Violence Center, Inc. (Ald. R. Scannell, District 7).
3. (ZP 22-12) Public Hearing on request to authorize to rezone 1555 West Mason Street from General Commercial (C1) to Community Center Commercial (C3), submitted by JJ Alaily, ICAP Development (Ald. Melinda Eck, District, 11).

4. (ZP 22-12) Consideration with possible action on request to rezone 1555 West Mason Street from General Commercial (C1) to Community Center Commercial (C3), submitted by JJ Alaily, ICAP Development (Ald. Melinda Eck, District, 11).
5. (SP 22-01) Consideration with possible action on request to declare a portion of city-owned property as City Surplus, located along the 1100 Block of University Avenue (parcel 7-706-1) and at 601 St. George Street (parcel 7-709), submitted by the Community & Economic Development and Parks, Recreation, and Forestry Departments (Ald. Scannell, District 7).
6. Consideration with possible action on request made by On Broadway Inc. (OBI), to add Linda Bova as a Business Improvement District (BID) Board Member.

F. Informational.

1. Green infrastructure code changes update.
2. Plan Commissioner Training.
3. Director's Report.
4. Date of the next meeting: May 9, 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)

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+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.

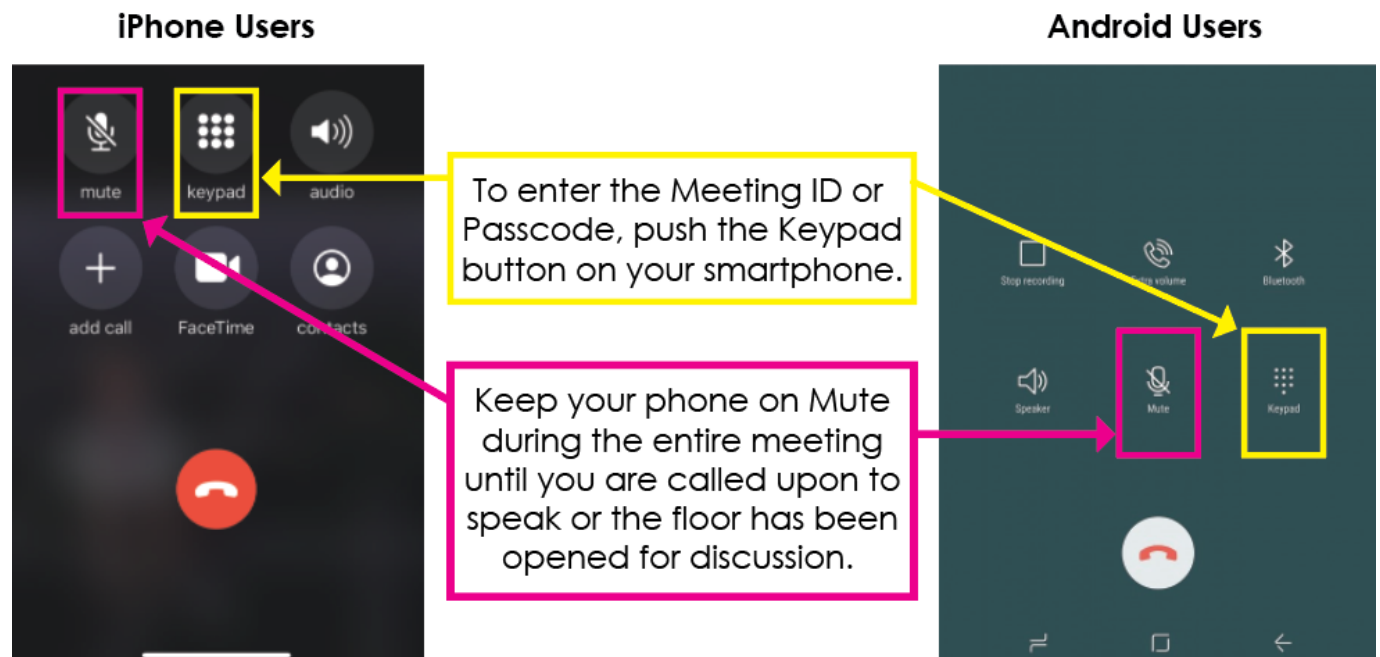
Additional Information

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 25, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(ZP 18-31) Public Hearing on request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Maicheeia Lo, Golden House, Family Violence Center, Inc. (Ald. Scannell, District, 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 18-31 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1120 University Avenue
(ZP 18-31)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 25, 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

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

The hearing is regarding the following:

(ZP 18-31) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Maicheeia Lo, Golden House, Family Violence Center, Inc. (Ald. R. Scannell, District 7)

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: April 11, 2022, and April 18, 2022



Report to the Green Bay Plan Commission

MEETING DATE

April 25, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 18-31) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for an expanded shelter facility use in an Office/Residential (OR) District located at 1120 University Avenue, submitted by the Maicheeia Lo, Golden House, Family Violence Center, Inc. (Ald. R. Scannell, District 7).

BACKGROUND

Primary Address: 1120 University Avenue

Aldersperson/District: Ald. Randy Scannell / District 7

Reason for Request: The proposed Conditional Use Permit would allow for the current shelter to expand its use in the Office Residential (OR) zoning district.

Surrounding Zoning and Land Uses:

SUBJECT: Office Residential (OR) - Shelter Facility (Rooming House)

NORTH: Right-of-Way and Low Density Residential (R1) - University Avenue and Single- and Two-Family Homes

SOUTH: Public Institutional (PI) - East River Parkway

EAST: Varied-Density Residential (R3) and General Commercial (C1) - Vacant Land

WEST: Neighborhood Commercial (NC) - Medical Clinic

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Park use.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement.

Report: The subject parcel, 1120 University Avenue, is a 1.06-acre parcel. It has been home to the Golden House shelter since the building's construction in the early 1990's. The shelter provides counseling, temporary shelter, a 24-hour helpline, legal assistance, support groups, housing options, and much more. Under the Green Bay Municipal Code, this shelter is classified as a Congregate Living- Rooming House. A Conditional Use Permit (CUP) is required for this use in the OR zoning district. Approval of the CUP would allow for the existing structure to be demolished and a new structure built on the existing parcel as part of an expansion project for Golden House. The proposed site plan is attached, along with building elevations and renderings.

Along with standard site plan review, the following development standards will also apply:

Sec. 44-1581 Congregate Living Uses:

(a) Rooming house, boarding house in all districts.

(1) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, and bathrooms.

(2) All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings.

- (3) An appropriate transition area between the use and adjacent property shall be required and to include landscaping, screening, and other site improvements consistent with the character of the neighborhood.*
- (4) A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.*

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 in keeping with the surrounding land uses. Ald. Randy Scannell and property owners within 200 ft. have been notified of this request. As of the drafting of this report, staff has not received any inquiry or objection to the request.

RECOMMENDATION

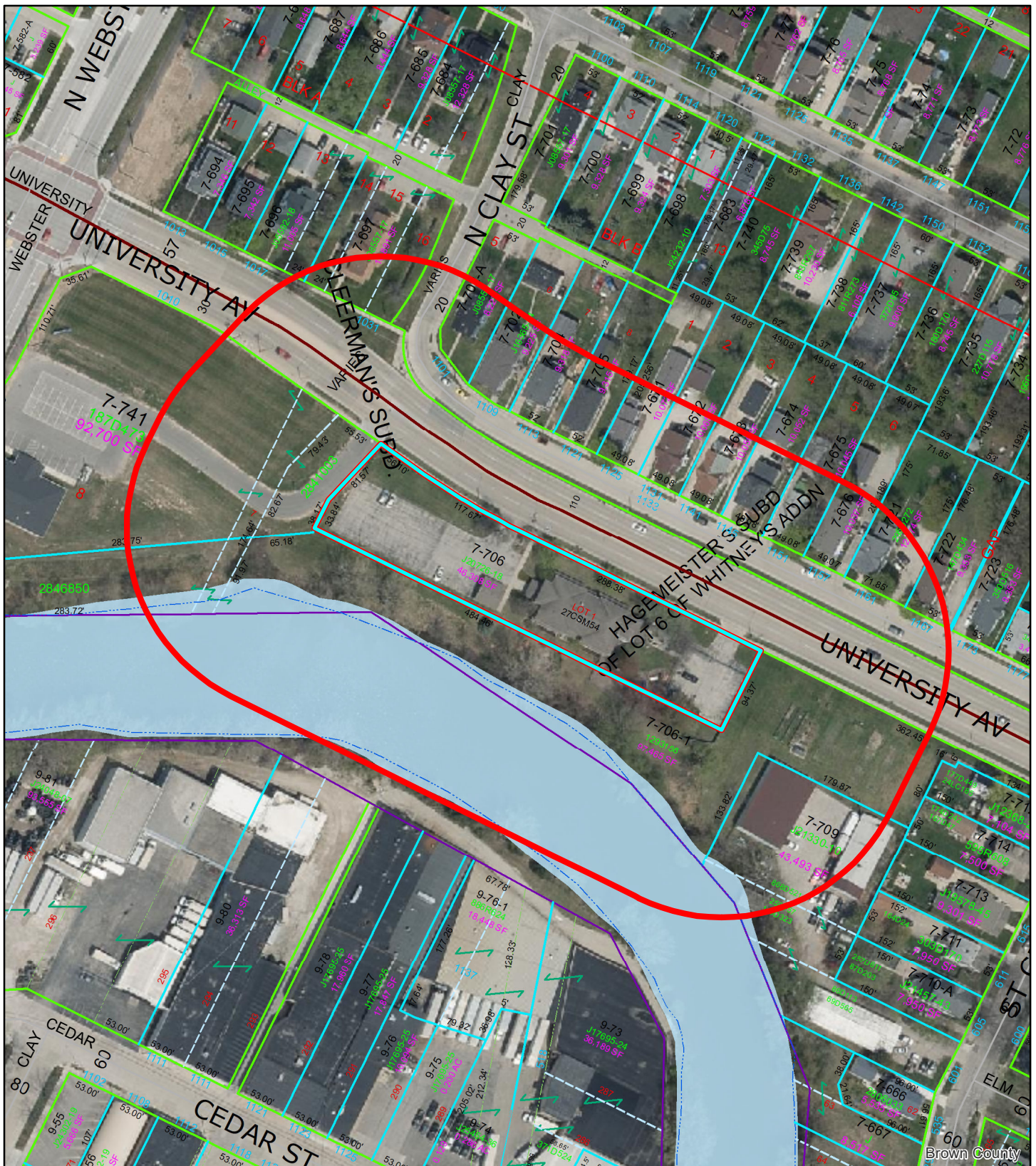
Approval of the request, subject to the following conditions:

- a. Any expansion of this use requires a new Conditional Use Permit.
- b. Fence shall be composed of wood, vinyl, masonry, or as approved by the Zoning Administrator.
- c. Compliance with all other regulations of the Green Bay Municipal Code.

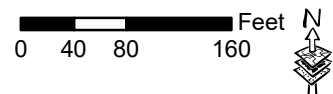
FISCAL IMPACT

ATTACHMENTS

- 1. ZP 18-31 Updated Map
- 2. ZP 18-31 Street View
- 3. ZP 18-31 Updated Site Plan
- 4. ZP 18-31 Updated Schematic Renderings
- 5. ZP 18-31 Updated Building Elevations



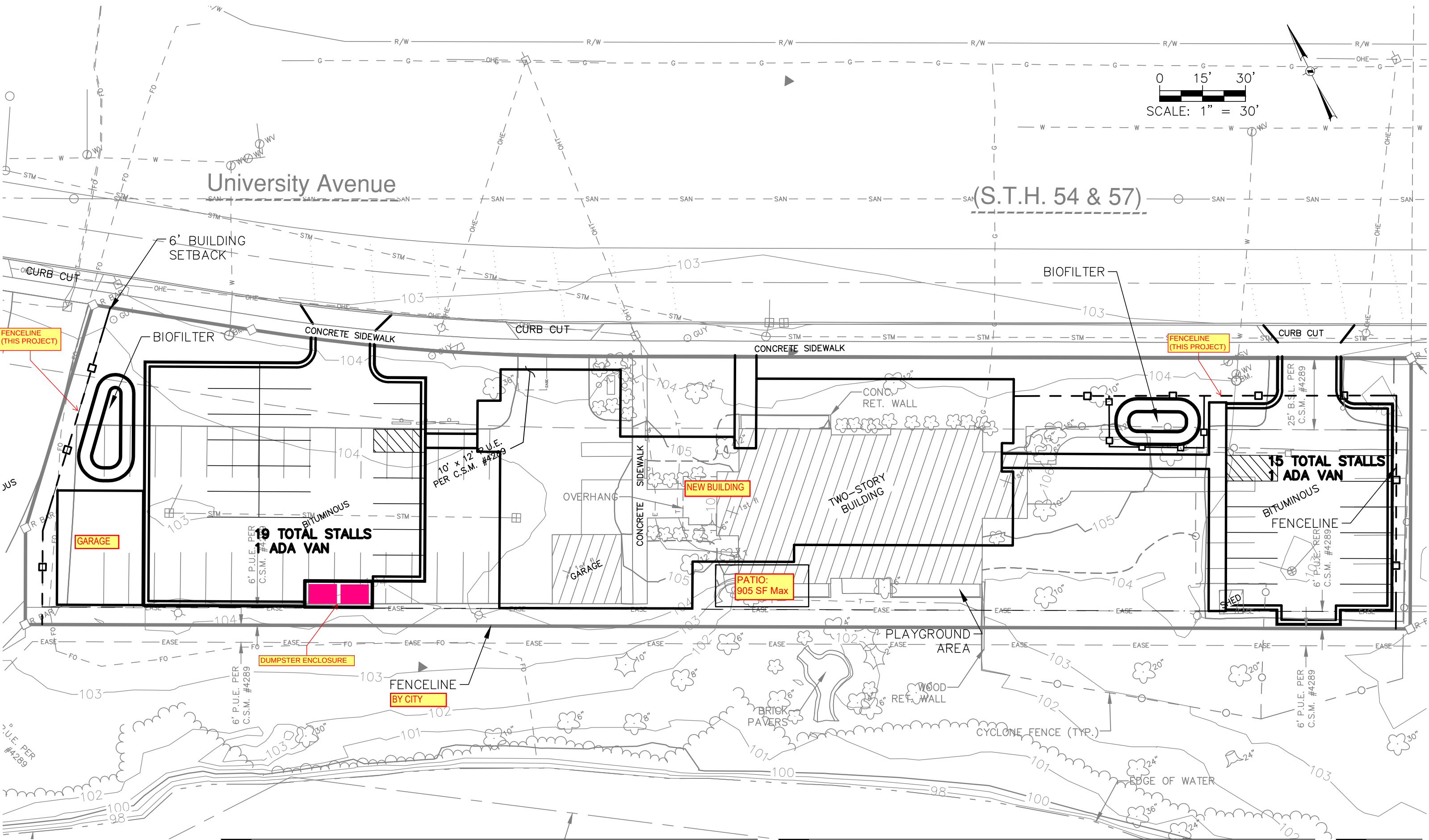
(ZP 18-31) Conditional Use Permit 1120 University Avenue



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. 12 Apr 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 1120 University Avenue
- 200-ft. Notification Area







NORTH ELEVATION



SOUTH ELEVATION

**ON THE RISE
CAMPUS EXPANSION**



GoldenHouse™
Help and Healing for Domestic Abuse

1120 University Avenue | Green Bay, WI | 54302

bernersschober

310 Pine Street | Green Bay, WI 54301 | 920-432-4865 | www.bernersschober.com

Preliminary
04/05/2022 7:54:19 AM



EAST ELEVATION



WEST ELEVATION



NORTHWEST VIEW

bernerssch ■ **ber**

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CAMPUS EXPANSION**



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1120 University Avenue | Green Bay, WI | 54302

Preliminary
04/05/2022 7:54:19 AM



SOUTHWEST VIEW

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**ON THE RISE
CAMPUS EXPANSION**



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Help and Healing for Domestic Abuse

1120 University Avenue | Green Bay, WI | 54302

Preliminary
04/05/2022 7:54:19 AM



SOUTHEAST VIEW

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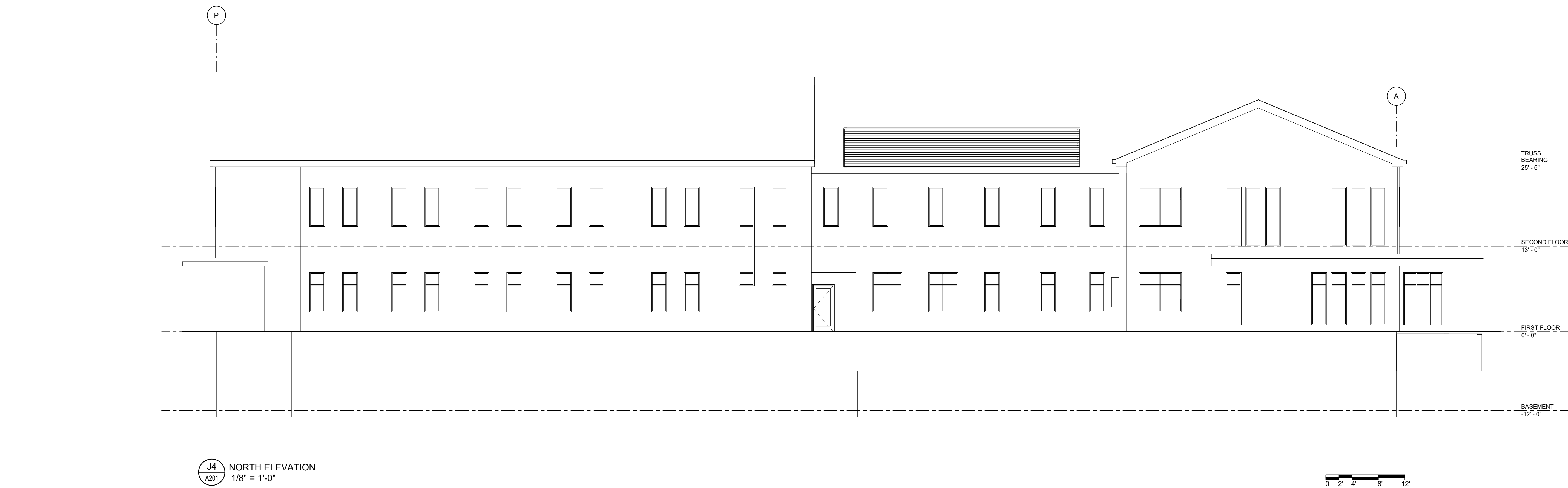
1120 University Avenue | Green Bay, WI | 54302

Preliminary
04/05/2022 7:54:19 AM



NORTHEAST VIEW





REVISIONS:		
No.	Date:	Description:

IN-PROGRESS SET	
4/4/2022 1:52:58 PM	
PROJECT NUMBER	5976.00
DATE ISSUED	APRIL 04, 2022
SHEET NUMBER	A201



Report to the Green Bay Plan Commission

MEETING DATE

April 25, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.3

(ZP 22-12) Public Hearing on request to authorize to rezone 1555 West Mason Street from General Commercial (C1) to Community Center Commercial (C3), submitted by JJ Alaily, ICAP Development (Ald. Melinda Eck, District, 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-12 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Rezoning Portion
1555 W Mason Street
(ZP 22-12)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 25, 2022**, at 6:00 p.m. The meeting will be conducted at a virtual location. 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/u/kcTM6PWdqR>

The hearing is regarding the following:

(ZP 22-12) Consideration with possible action on the request to rezone 1555 W Mason Street from General Commercial (C1) to Community Center Commercial (C3), submitted Justin Barnes, SRL2 Inc, (Ald. J. Landerleest, District 11)

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

City of Green Bay

Community & Economic Development

Attn: Madison Smith

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Madison Smith at Madison.Smith@greenbaywi.gov or 920.448.3407.

Publication Dates: April 11, 2022 and April 18, 2022



Report to the Green Bay Plan Commission

MEETING DATE

April 25, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.4

(ZP 22-12) Consideration with possible action on request to rezone 1555 West Mason Street from General Commercial (C1) to Community Center Commercial (C3), submitted by JJ Alaily, ICAP Development (Ald. Melinda Eck, District, 11).

BACKGROUND

Primary Address: 1555 West Mason Street

Aldersperson/District: Ald. Melinda Eck / District 11

Reason for Request: The future intent for land use does not comply with the zoning and the applicant wants to rezone the parcel for consistency with their future land use goals. Staff believes rezoning the entire area of Green Bay Plaza to C3 would benefit the location and clean up zoning on the current parcel.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) Commercial/Business and Community Center Commercial (C3) Retail

NORTH: General Commercial (C1) Commercial/Business-Low Density Residential (R1) Single-family homes

SOUTH: Highway Commercial (C2) Commercial/Business - General Commercial (C1) Commercial/Business - Low Density Residential (R1) Single-family homes

EAST: General Commercial (C1) Commercial/Business- Low Density Residential (R1) Single-family homes

WEST: Low Density Residential (R1) Single-family homes

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area/parcel as commercial. The proposed rezoning is consistent with the comprehensive plan.

City of Green Bay Municipal Code:

The Code outlines permitted uses for **Commercial Districts** (C1, C2, C3) within Section 44-680:

The commercial districts are established to provide a range of goods and services for City residents within the City's existing commercial corridors and districts, to promote employment opportunities and the adaptive re-use of existing commercial buildings, and to maintain and improve compatibility with surrounding areas. In all of the commercial districts, consideration should be given to building and site design to provide for efficient and well-integrated use of land, to ensure compatibility with adjacent zoning districts, to control traffic, and to improve the pedestrian environment.

The commercial districts are as follows:

- C1 General Commercial is intended for use along the City's primary commercial corridors where moderate-intensity retail, office, and service uses are planned. Businesses that typically involve outdoor display, storage, and/or sales, motor vehicle repair, and other intensive or outdoor uses are discouraged.
- C2 Highway Commercial is intended for use in locations along the City's commercial corridors

where automobile-oriented businesses already dominate or are planned. Businesses that typically involve outdoor display, storage, and/or sales, motor vehicle repair, and other intensive or outdoor uses should locate in this district.

- C3 Community Center Commercial is intended to provide for major commercial districts that serve a significant segment of the City's population. It is characterized by businesses that are major traffic generators requiring access from major thoroughfares, such as shopping centers and "big box" retail establishments. While these businesses are usually characterized by indoor operations, certain permitted uses may include limited outdoor activities.

Report: The subject property is located at 1555 West Mason Street, Green Bay Plaza. The parcel is currently a mix-zoned general commercial (C1) and Community Center Commercial (C3). The parcel is a former big box retail (Sears) on about 7.672 acres with heavy traffic along Military Avenue. This request is to rezone the entire parcel to C3 and comply with the current land use of the overall plaza as well as future developments.

The proposal put forth by JJ Alaily, on behalf of ICAP Developments, is to zone the entire parcel to Community Center Commercial (C3). Staff see 1555 West Mason Street as an opportunity to revitalize the district and aid to the vehicular convenience of Military's nature. Zoning districts for their current and future land use is the City's intent to establish a sense of the parameters in which these uses may operate, in order to provide their benefits with minimal burden upon surrounding properties and uses. Commercial districts allow a variety of businesses.

The proposed rezoning is a cleanup of current zoning and will contribute to future redevelopment of the area. The proposed rezone does not conflict with the current and future land uses as reflected in the City's Comprehensive Plan. Ald. Melinda Eck and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received no comments or objections.

RECOMMENDATION

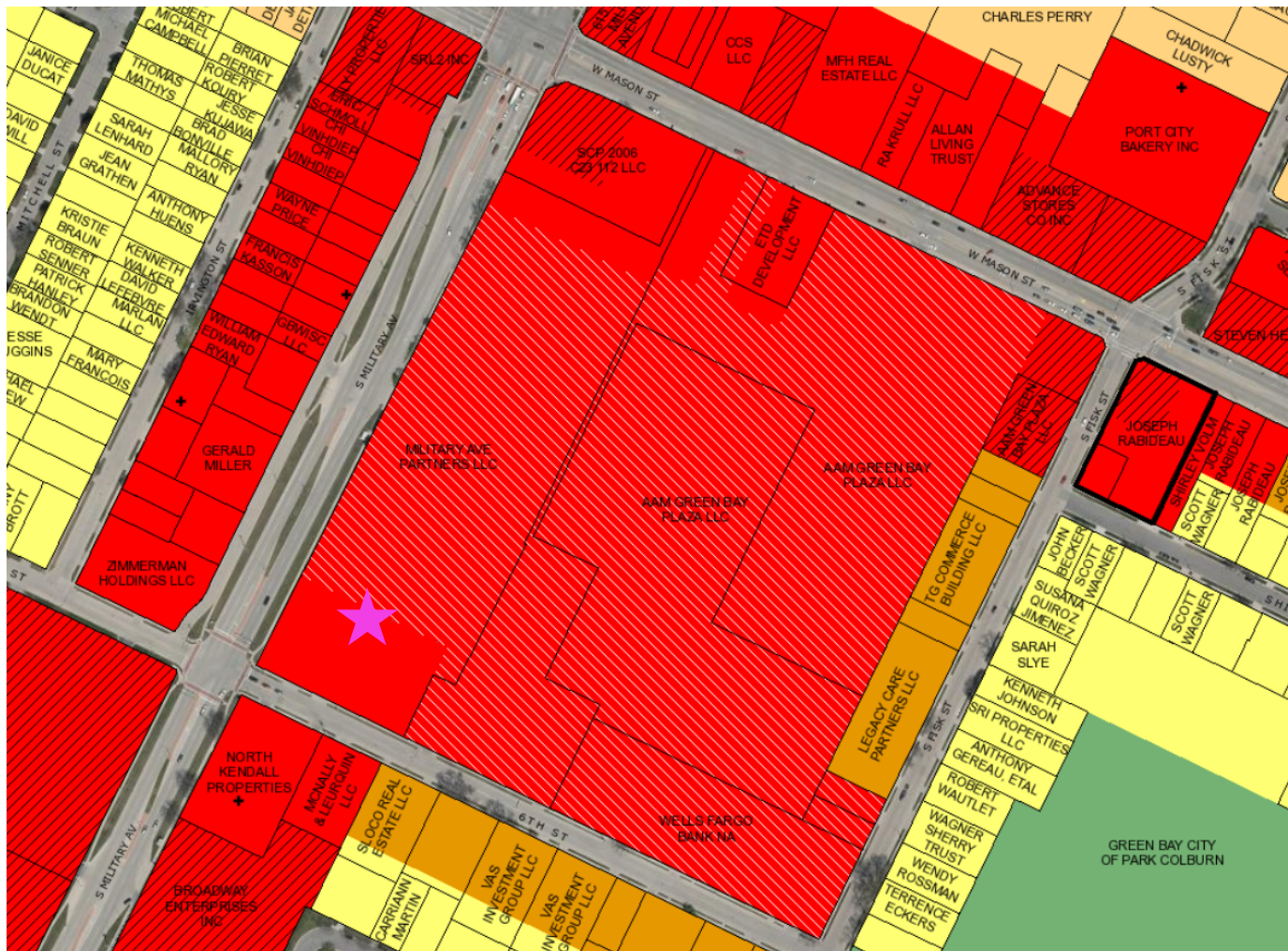
Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-12 Zoning Map
2. ZP 22-12 Map Color
3. ZP 22-12 Future Landuse Map

Current Zoning – 1555 W Mason Street



Zoning Legend

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



Future Landuse – 1555 W Mason Street



Future Landuse Legend

- Business Park
- Commercial
- General Industry
- High Intensity Retail, Office or Housing
- Institution
- School
- Other Public or Semi Public
- Water
- Low Density Residential
- Low / Medium Density Housing
- Medium / High Density Housing
- Light Industry
- Medium Intensity Retail, Office or Housing
- Traditional Neighborhood Development
- Unknown
- Undevelop
- Parks
- Downtown
- Private Open Space
- Wetlands





Report to the Green Bay Plan Commission

MEETING DATE

April 25, 2022

PREPARED BY

Stephanie Hummel, Staff, Jacob Lau

AGENDA ITEM # E.5

(SP 22-01) Consideration with possible action on request to declare a portion of city-owned property as City Surplus, located along the 1100 Block of University Avenue (parcel 7-706-1) and at 601 St. George Street (parcel 7-709), submitted by the Community & Economic Development and Parks, Recreation, and Forestry Departments (Ald. Scannell, District 7).

BACKGROUND

Primary Address: 1100 Block University Avenue (Parcel 7-706-1) & 601 St. George Street (Parcel 7-709)

Reason for Request: To declare unused City property as surplus property to transfer to the Redevelopment Authority for disposition and development.

Aldersperson/District: Ald. Randy Scannell / District 7

Surrounding Parcels Zoning and Land Use:

Subject Property: Varied-Density Residential (R3) & Low-Density Residential (R1) - Vacant
North: Low-Density Residential (R1) - Single and Two-Family Residential
South: Light Industry (LI) - Vacant
East: Low-Density Residential (R1) – Single and Two-Family Residential
West: PI & OR, Public Institutional and Office Residential- Future Trail and Shelter Facility

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Park uses

Assessor's Valuation:

Parcel 7-706-1: \$39,000

Parcel 7-709: \$15,000

Analysis: Three parcels are being created as part of the Certified Survey Map (CSM), attached. Outlot 1 will be retained by the City for Parks/Trail purposes. Lots 1 and 2 are proposed to be declared for City Surplus. Proposed Lot 1 is a portion of a parcel located along the 1100 Block of University Avenue (parcel 7-706-1), which is 34,391 sq. ft. and zoned varied-density residential (R3). Proposed Lot 2 is a portion of 601 St. George Street (parcel 7-709) which is 7,500 sq. ft. and is zoned low-density residential (R1).

The City has no need for the subject parcels. Staff released an agency review memo to other City departments, utility providers, and other interested parties. Staff has received one comment from Wisconsin Public Service Corporation. They requested an easement be completed during the land division process. A condition has been added to reflect this. No other comments or objections were received.

Ald. Randy Scannell and adjacent property owners have been notified of this request. As of the drafting of this report, no comments or inquiries have been received.

RECOMMENDATION

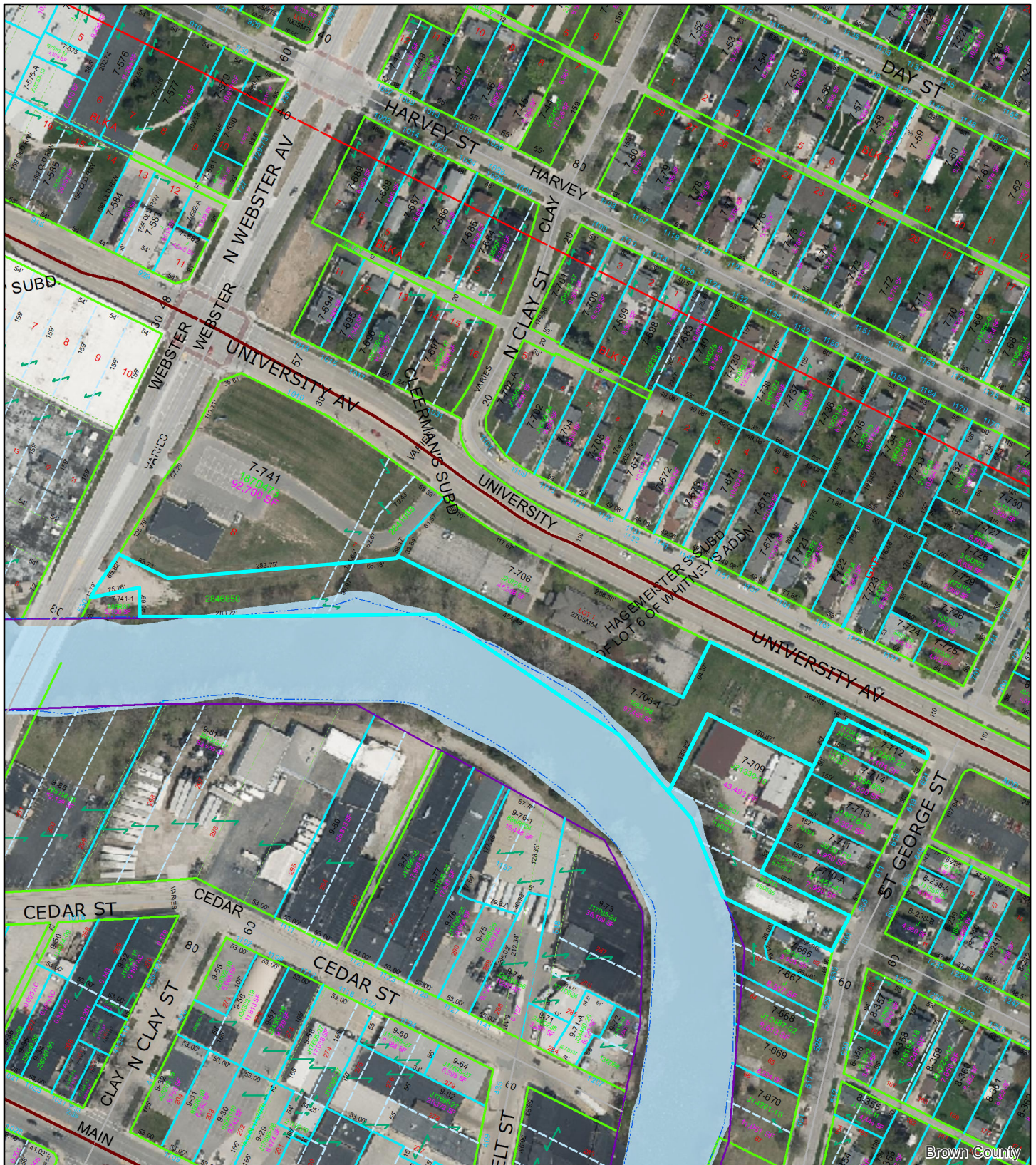
Approval of the request, subject to the following conditions:

- a. Proposed Lot 1 and Proposed Lot 2 shall be transferred to the Redevelopment Authority of the City of Green Bay for disposition and development.
- b. An easement shall be required for WPS as part of the proposed Certified Survey Map as detailed in Exhibit I.

FISCAL IMPACT

ATTACHMENTS

1. SP 22-01 Map
2. SP 22-01 CSM Exhibit
3. SP 22-01 Exhibit I



Brown County



(SP 22-01) Surplus Declaration
1100 Block University Avenue
601 St. George Street

0 55 110 220 Feet

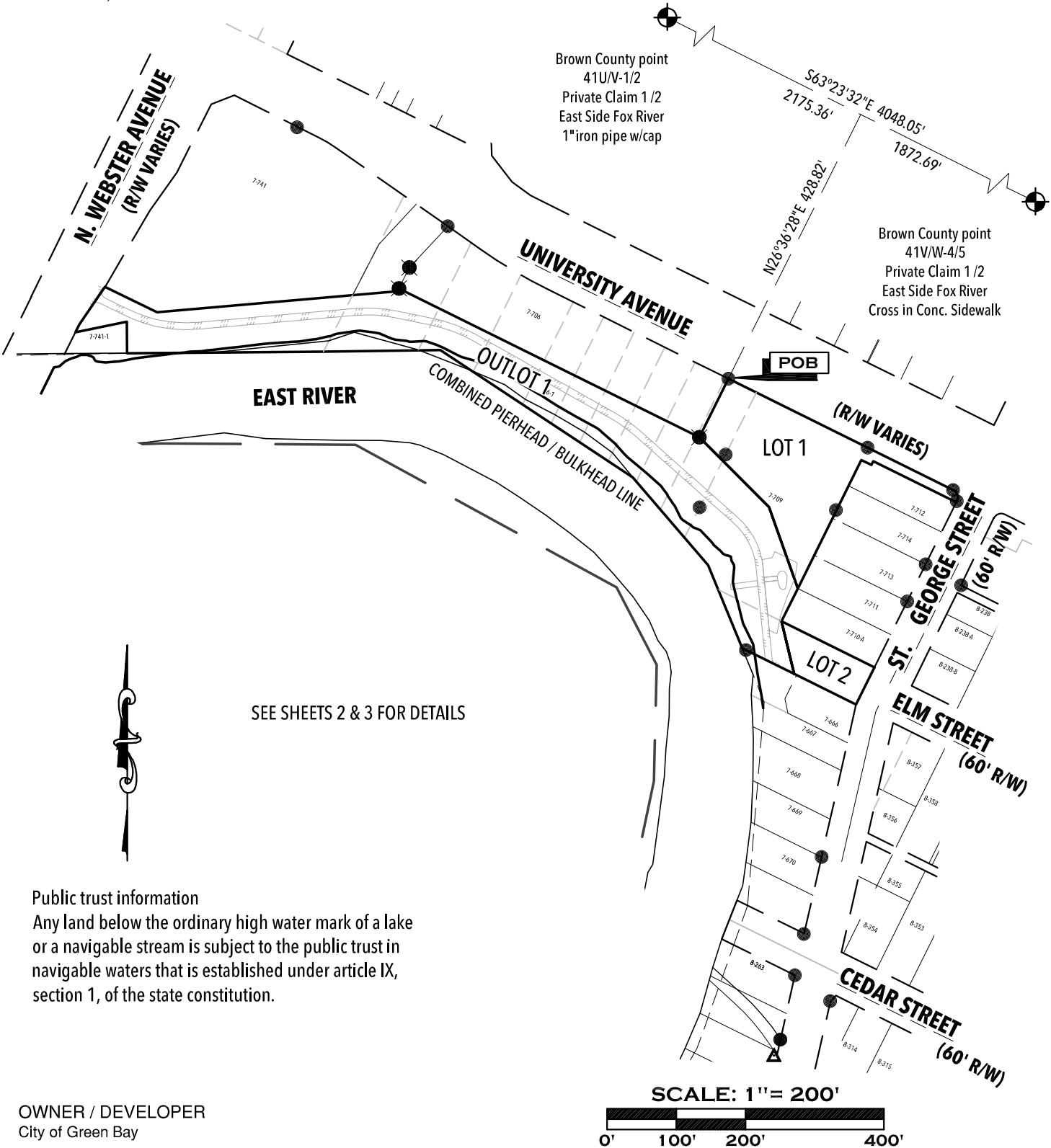


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 12 Apr 2022 X:\Planning\Basemaps\template_8.5x11.mxd

Parcel 7-706-1
Parcel 7-709

CERTIFIED SURVEY MAP

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Public trust information
Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

OWNER / DEVELOPER
City of Green Bay

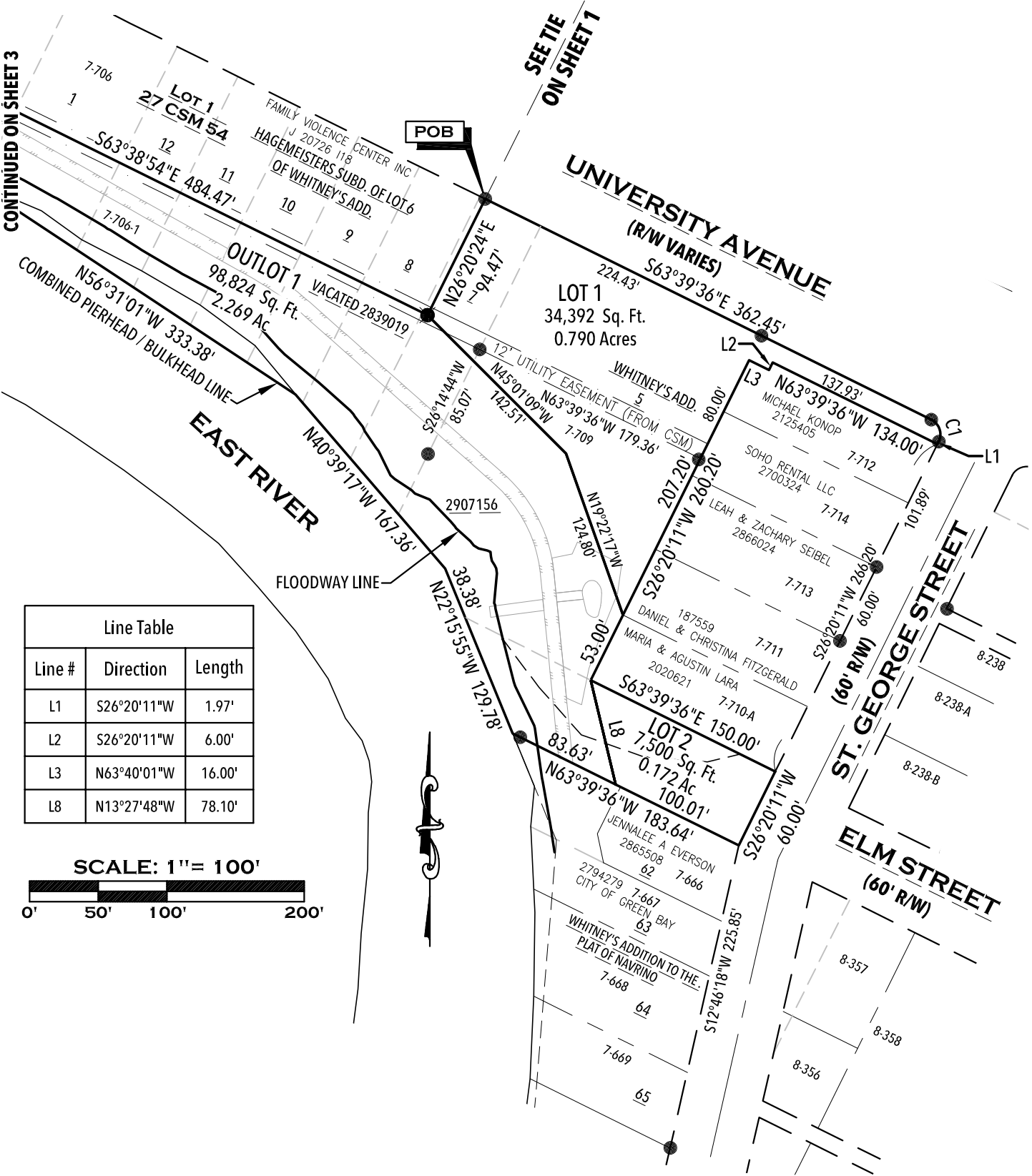
- LEGEND**
- POB POINT OF BEGINNING
- EXISTING 1"Ø IRON PIPE
 - EXISTING 1"Ø IRON ROD (OR SIZE NOTED)
 - SET 1" X 18" IRON PIPE WITH CAP
WEIGHING 1.38 LBS./LIN. FT.
 - RECORDED COUNTY MONUMENT

BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE NORTH LINE OF PRIVATE CLAIM 2 EAST SIDE OF FOX RIVER WHICH BEARS S63°23'32"E.

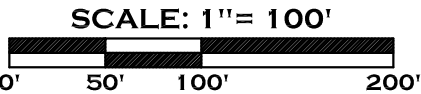
ROBERT E. LEE & ASSOCIATES, INC.
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Line Table		
Line #	Direction	Length
L1	S26°20'11"W	1.97'
L2	S26°20'11"W	6.00'
L3	N63°40'01"W	16.00'
L8	N13°27'48"W	78.10'



Curve Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	89°59'48"	12.00'	18.85'	S18°39'43"E	16.97'

LEGEND

POB

POINT OF BEGINNING

●

EXISTING 1"Ø IRON PIPE

●

EXISTING 1"Ø IRON ROD (OR SIZE NOTED)

○

SET 1" X 18" IRON PIPE WITH CAP

WEIGHING 1.38 LBS./LIN. FT.

⊕

RECORDED COUNTY MONUMENT

SHEET 2 OF 5

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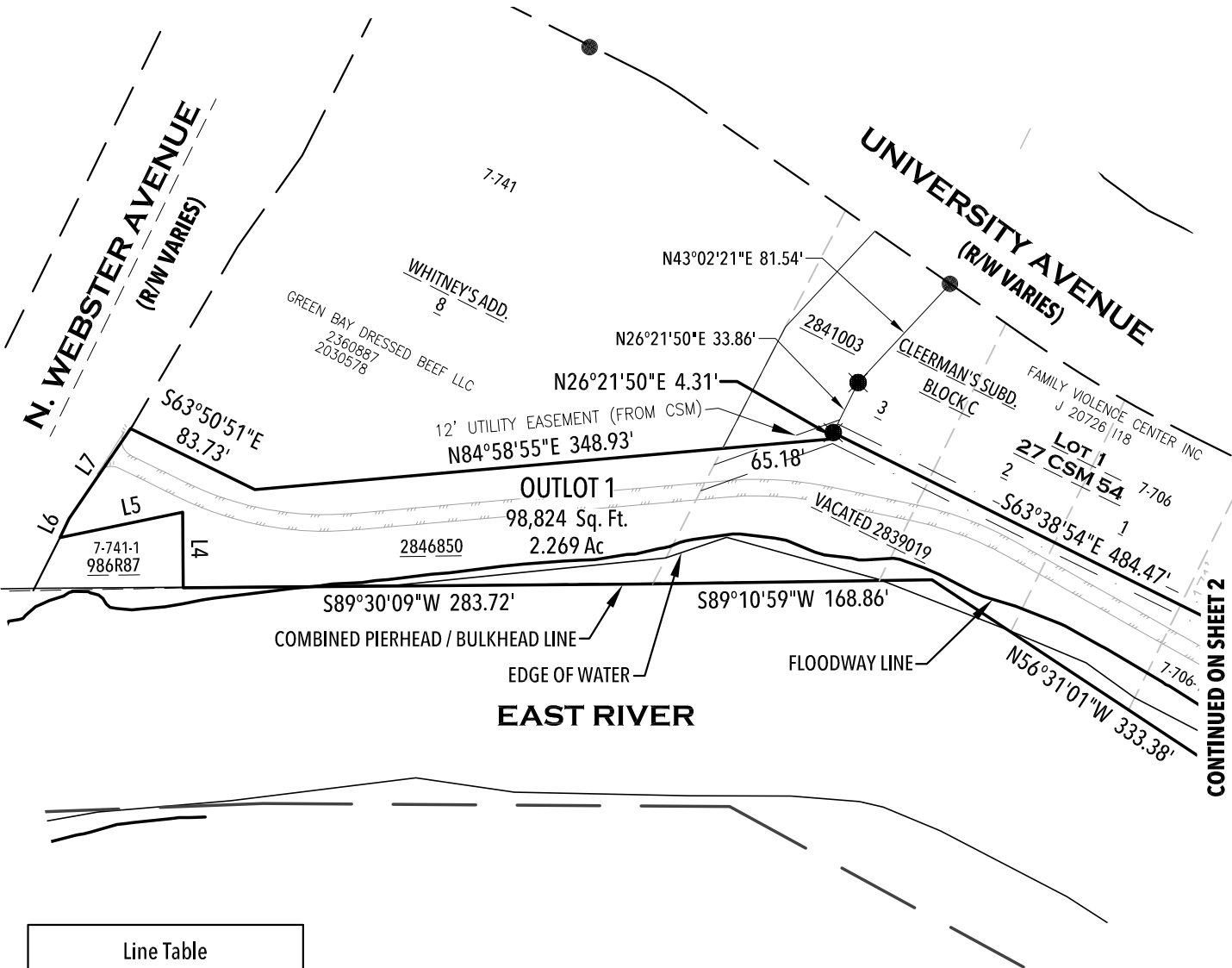
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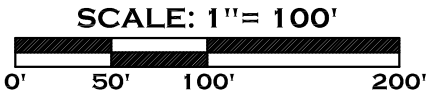
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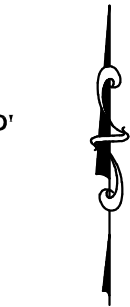
Line Table		
Line #	Direction	Length
L4	N00°31'45"W	45.69'
L5	S78°23'59"W	75.76'
L6	N26°09'01"E	12.79'
L7	N34°19'29"E	65.78'



LEGEND

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SHEET 3 OF 5



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SURVEYOR'S CERTIFICATE:

I, SCOTT M. DeBAKER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE CITY OF GREEN BAY, A MUNICIPAL CORPORATION, I HAVE SURVEYED, MAPPED AND DIVIDED PART OF OF
INSERT DESCRIPTION HERE
CITY OF GREEN BAY, BROWN COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS _____ DAY OF _____, 2022.

SCOTT M. DeBAKER PLS #2483
ROBERT E. LEE & ASSOCIATES, INC.

SURVEYOR'S NOTES:

1. THIS CERTIFIED SURVEY MAP IS PART OF TAX PARCEL NUMBER 7-706-1 AND 7-709.
2. THE PROPERTY OWNER(S) OF RECORD ARE:
 - CITY OF GREEN BAY, A MUNICIPAL CORPORATION
3. THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT(S)
 - DOCUMENT #: 2839019, 2846850 & 2907156
4. CITY OF GREEN BAY ZONING AND BUILDING APPROVALS ARE REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF BUILDINGS, STRUCTURES, DRIVES, OR PARKING AREAS, AND MAY ALSO BE REQUIRED PRIOR TO COMMENCING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITY.
5. THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE CITY HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

RESTRICTIVE COVENANT:

1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
2. EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
3. NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.



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OWNER'S CERTIFICATE:

AS OWNER(S), WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CSM TO BE SURVEYED, MAPPED, AND DIVIDED AS REPRESENTED ON THE CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED BY CITY OF GREEN BAY CHAPTER 14 SUBDIVISION AND PLATTING ORDINANCES AND WISCONSIN CHAPTER 236.34. TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF GREEN BAY

MAYOR
CITY OF GREEN BAY

STATE OF WISCONSIN)
_____) COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME) _____

MY COMMISSION EXPIRES:_____

CERTIFICATE OF THE GREEN BAY PLANNING DEPARTMENT

APPROVED BY THE CITY OF GREEN BAY, AS REQUIRED BY WISCONSIN STATUTES CHAPTER 236, AND THE CITY OF GREEN BAY MUNICIPAL CODE CHAPTER 36, SUBDIVISION AND PLATTING, ON THIS _____ DAY OF _____, 2022.

NEIL STECHSCHULTE
DEVELOPMENT DIRECTOR

CERTIFICATE OF THE GREEN BAY CITY CLERK

AS DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (7-706-1 & 7-709) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS
GREEN BAY CITY CLERK

DATE _____

BROWN COUNTY TREASURER'S CERTIFICATE

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP (7-706-1 & 7-709) AS OF THE DATE LISTED BELOW.

PAUL D. ZELLER
BROWN COUNTY TREASURER

DATE _____



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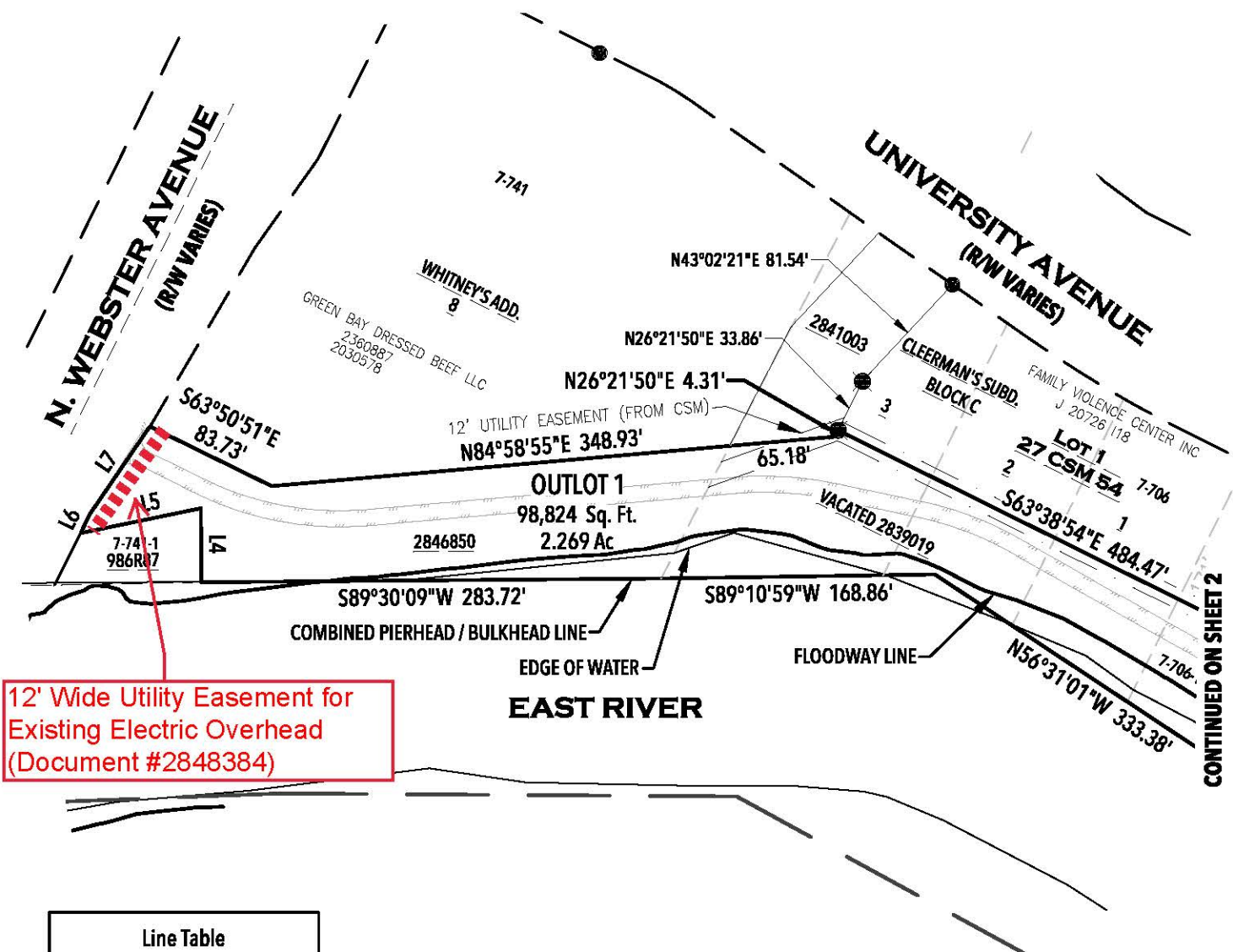
POB	POINT OF BEGINNING
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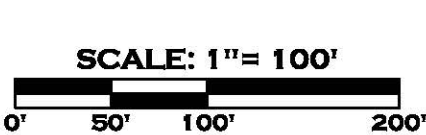
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12' Wide Utility Easement for Existing Electric Overhead (Document #2848384)

Line Table		
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L6	N26°09'01"E	12.79'
L7	N34°19'29"E	65.78'



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RECORDED COUNTY MONUMENT SHEET 3 OF 5



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Report to the Green Bay Plan Commission

MEETING DATE

April 25, 2022

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # E.6

Consideration with possible action on request made by On Broadway Inc. (OBI), to add Linda Bova as a Business Improvement District (BID) Board Member.

BACKGROUND

Linda Bova is the COO/Partner of NEW CMG, dba Helping Hands Caregivers, AHEAD Staffing, AHEAD HR Services, B&L Technologies and NEW CMG Properties. With Linda's extensive business background and community involvement, On Broadway Inc. feels she will be a strong candidate for their BID board. Her resume is attached.

RECOMMENDATION

Staff recommends approval of the nomination of Linda Bova to the OBI BID board.

FISCAL IMPACT

ATTACHMENTS

- I. Linda Bova Resume 2021 (1)

Linda M. Bova

COO/Partner - NEW CMG dba Helping Hands Caregivers, AHEAD Staffing, AHEAD HR Services, B&L Technologies, NEW CMG Properties

Executive Summary

A fast track, highly motivated, team orientated executive with a successful background in founding two start-ups. Has demonstrated exceptional ability to develop specialized marketing strategies, sales methods, and product innovation. Effectively motivates others on all levels in the achievement of individual and organizational goals. A strong individual contributor that is service motivated and team orientated.

- Innovative and Entrepreneurial attitude
- Proven problem-solving skills, strategic vision, and technical competence contributing to successful, high-value projects that related both to company objectives as well as the solutions being produced for the customer base.
- Adept at leading, planning, and managing the implementation of business-critical technical solutions
- Thorough understanding of Digital Print technologies
- Direct experience with HIPAA and GLYBA compliance standards.
- Deep understanding of SAS70 certification as it applies to outsource production protocol surrounding data processing, web security, and manufacturing QC processes.
- Cultivated, managed, and trained distributor/broker and Print channel business partnerships.

Summary of Skills

Qualified with over 25 years of professional experience:

- | | | |
|-----------------------|---------------------|-----------------------|
| • Strategy & Planning | • New Business | • Budget/Cost Control |
| • Supply Chain Mgmt. | Development | • Implemented |
| • Technology | • Sales & Marketing | Training Programs |
| • Evaluation and | • Customer Service | • Leadership Training |
| Implementation | • Problem Solving | • Profit Optimization |
| | | • Strategic Alliances |

A fast track, highly motivated, team orientated executive with a successful background in founding two successful start-ups. Has demonstrated exceptional ability to develop specialized marketing strategies, sales methods, and product innovation. Effectively motivates others on all levels in the achievement of individual and organizational goals.

A strong individual contributor that is service motivated and team orientated.

- Innovative and Entrepreneurial attitude
- Adept at leading, planning, and managing the implementation of business-critical technical solutions
- Proven problem-solving skills, strategic vision, and technical competence contributing to successful, high-value projects that related both to company objectives as well as the solutions being produced for the customer base.
- Business Marketing expertise.
- Six Sigma Green Belt
- Servant Leadership Focused

Education

University of Wisconsin-Green Bay 2011-2015

Major: Business Administration/Management Minor: Corporate Communications

Wisconsin Department of Safety and Professional Services (DSPS) 1989

Wisconsin Real Estate License

University of River Falls 1983-1984

Major: Bachelor of Biology Science

Volunteer Experience

Wisconsin Personal Service Association 2017-Current

Board Member, Vice President Elect, Membership Chairman

Compassionate Home Health Care 2016-Present

Event Planning, Volunteering at events and during Annual Giving Campaign

Master Gardener, Brown County Extension 2017-2019

Leadership Green Bay 2018-Present

Kroc Center Family Pavilion

Professional Experience

NEW CMG dba Helping Hands Caregivers, AHEAD Staffing GB, AHEAD HR Services GB, B&L Technologies Green Bay, WI 2014 - Present

COO/Partner: responsible for day-to-day operations and marketing efforts for NEW Consolidated Management Group. There are four companies which are run under this management groups umbrella, Helping Hands Caregivers, AHEAD HR Services NE WI, AHEAD Staffing Services NE WI and B&L Technologies. The corporate philosophy for our management group is "We Deliver Peace of Mind for Wisconsin Families and Businesses".

Helping Hands Caregivers, LLC Green Bay, WI 2012-2014

COO: Oversees all aspects of operations for a in home care organization providing supportive home care, ADL assistance including personal care services. Agency is a PCA WI state certified Medicaid provider. Additional services include PERS equipment and Rep Payee services. Agency has 2 branch offices and operates in 8 counties in NE

Wisconsin. Incorporated a servant leadership philosophy into organization with a focus on team norms and building a culture which is focused on individuals that want to do the “right thing” for themselves and others.

Facets, LLC

Green Bay, WI

2012-2014

Professional Collaborator:

- Innovative and Entrepreneurial attitude
- Adept at leading, planning, and managing the implementation of business-critical technical solutions
- Proven problem-solving skills, strategic vision, and technical competence contributing to successful, high-value projects that related both to company objectives as well as the solutions being produced for the customer base.
- Cultivated, managed, and trained distributor/broker and Print channel business partnerships.

Primadata, LLC.

Green Bay, WI

2011 - 2012

President and COO: December 31, 2010, EFT located in Nashville, TN acquired Primadata. The intent of the purchase was to blend the two Companies into one and to leverage the Financial Services customer base of the acquiring company. During the first 15 months of transition, I was responsible for:

- Overseeing all customer and channel partner communications.
- Introducing the Prima product line and training the new sales team on the Primadata solutions that could be sold to their existing customer base.
- Conducted research and developed joint solutions that could utilize both companies’ technologies.

During this time, I also oversaw the installation and execution of two new operations platforms: Inventory and Internal Workflow. The IT infrastructure was also completely revamped, and the acquiring company became part of a virtualized network and back up that was used for DR purposes.

Primadata, Inc.

Green Bay, WI

2001- 2010

Founder and President: In this startup I had the opportunity to work with the technology and systems that were just being introduced in a post Y2K and Internet world.

This second start-up allowed me to refine the state of mind which I will refer to as the The Startup Edge. It requires an individual to accept a “must do it attitude” and deal with long hours, with limited resources. I also had to exhibit a self-starter mentality requiring a 100% proactive approach, 100% of the time.

Drive, Ambition, Focus and Flexibility. I had to wear many hats and chase many moving targets while growing this Company from start-up to 3.5MM. This challenge also included the willingness to operate within constantly changing strategies and plans, which resulted in us becoming one of the premiere document solutions providers in the Midwest.

Specialty Mailing

St Louis, MO

1995 – 2001

Founder and President: In this startup, I was involved with all general business operations which included: Developing the sales plan, hiring the entire staff, participating in website design plan, and overseeing payables and receivables.



Report to the Green Bay Plan Commission

MEETING DATE

April 25, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # F.I

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

Tackling Barriers to Green Infrastructure:

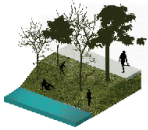
THE CITY OF GREEN BAY CODE CHANGES



GI ?

WHAT IS A GREEN INFRASTRUCTURE (GI) CODE AUDIT?

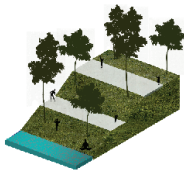
It is an approach municipalities use to audit, revise and prioritize codes that inhibit the use of green infrastructure.



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](#)

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