



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 20, 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 June 20, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the May 9, 2022, Meeting of the Green Bay Plan Commission.

E. Regular Business.

1. Election of Officers - Chair, Vice-Chair and Secretary.
2. (ZP 22-07) Consideration with possible action on request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, submitted by Stephen Wesoloski, Midwest Expansion, LLP, on behalf of Grand Central, LLC, property owner (Ald. B. Galvin, District 4).
3. (ZP 22-13) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a carwash facility in a Community Center Commercial (C3) District located at 1555 W. Mason Street, submitted by JJ Alaily, ICAP Development (Ald. M. Eck, District, 11).
4. (ZP 22-16) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 420 S. Van Buren Street, submitted by Tim Denissen,

NeighborWorks Green Bay, property owner (Ald. B. Galvin, District 4).

5. (ZP 22-16) Consideration and possible action on the request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 420 S Van Buren St, submitted by Tim Denissen, NeighborWorks Green Bay, property owner. (Ald. B. Galvin, District 4).
6. (ED 22-01) Consideration with possible action on request to vacate public utility easements located at 1100 University Avenue, submitted by Patrick Skalecki, GRAEF (Ald R. Scannell, District 7).

F. Informational.

1. Director's Report.
2. Date of the next meeting: July 11, 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.

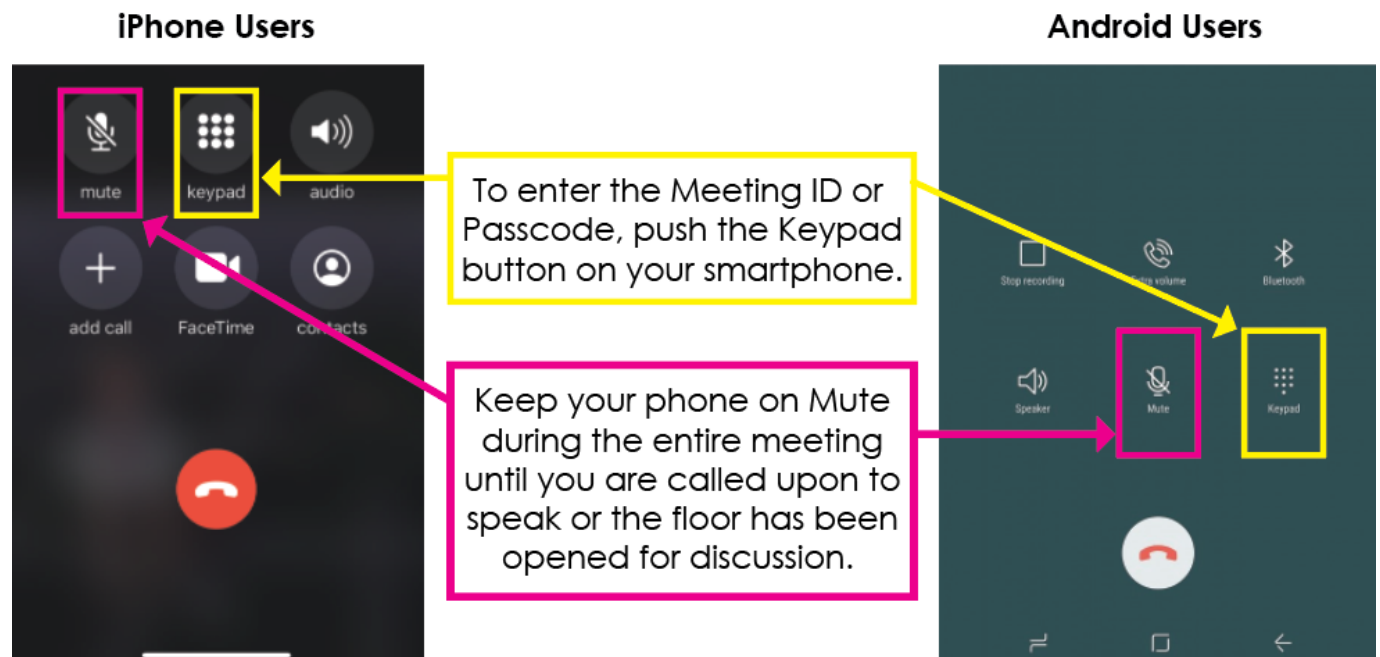
Additional Information

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

June 20, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.2

(ZP 22-07) Consideration with possible action on request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, submitted by Stephen Wesoloski, Midwest Expansion, LLP, on behalf of Grand Central, LLC, property owner (Ald. B. Galvin, District 4).

BACKGROUND

This item was held by the Plan Commission at their March 21, 2022, meeting to allow analysis and comments regarding traffic and circulation associated with the proposed PUD amendment and subsequent drive-through restaurant development, as well as providing the petitioner time to consider alternate screening of the project from John Street as this is the location of the order board and drive-through window.

Screening from John Street. Discussion regarding screening of the drive-through lane from John Street was a point of discussion left unresolved. The draft PUD requires a 4-6' ft. tall fence impervious to sight, as well as "additional landscaping" that is not defined. Staff is comfortable with the fencing requirement as written but suggests that additional landscape material inclusion be better defined as to truly function as a buffer to the residential uses to the west. Staff recommends that no less than 1 tree and three shrubs be included for each 60 ft. of John Street frontage, equating to 5 trees and 15 shrubs.

Traffic. A traffic analysis was completed in January 2022, and review comments were provided in March. An update to the traffic analysis was submitted at the end of May. The Department of Public Works (DPW) will be providing comments prior to or at the Plan Commission meeting. That being said, the largest concerns from the original study were the location of the proposed driveway on John Street, potential traffic delays at the intersection of E. Mason and John Street, and the potential available gaps in traffic after development occurs. The petitioner has modified their site plan to set the driveway back from the E. Mason Street right-of-way from the original location of 75 ft. to code required distance of 250 ft. These items will be addressed at the Plan Commission meeting.

Original staff report below:

Primary Address: 1567 E. Mason Street

Aldersperson/District: Ald. Bill Galvin / District 4

Reason for Request: The applicant would like to develop the subject parcel for a drive-through restaurant.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI) - Vacant

NORTH: Low Density Residential (RI) - Single Family

SOUTH: Low Density Residential (RI) - Single & Two Family Dwellings

EAST: Planned Unit Development (CI) - Gas Station/Convenience Store/restaurant

WEST: Low Density Residential (R1) - Single & Two Family Dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Commercial, updated in 2015.

Report: This request is to facilitate the construction of a Starbucks drive-through restaurant. The vacant site is the western counterpart to the Grand Central Station Convenience Store and restaurant developments to the east on the adjoining site. The current site was the former location of six (6) residential parcels that have since been consolidated into one tax parcel. The total square footage of the vacant lot is approximately 37,858 sq. ft. or roughly 0.87 acres in size. A previous alley vacation, under AV 22-01, was reviewed and recommended for approval at the March 7, 2022, Plan Commission meeting.

It was a condition of approval under CPA 15-03 that the development of the subject site be included in the existing Planned Unit Development (PUD) for the convenience store, fuel station and car wash. The properties along Kimball Street, north of the subject area, and properties along the west side of John Street are comprised of single and two-family homes zoned R1. South along E. Mason Street, are single-family homes zoned R1.

A Planned Unit Development (PUD) was initially created under ZP 15-08, for the convenience store and adjoining restaurants, Zoning Ordinance 06-15. An amendment was made to Zoning Ordinance 06-15, later under ZP 15-08A, Zoning Ordinance 09-15 to permit the expansion of the car wash.

A copy of the draft PUD and Exhibits are attached within this agenda packet. It includes an extension of the landscape buffer along Kimball Street and a smaller setback of 8 ft. along John Street which includes the same screening requirements. The PUD also includes the latest drive-through requirements referenced in the Zoning Code.

Access is provided through a shared drive along E. Mason Street and one driveway off of John Street. The City's Traffic Engineer has been working with the applicant on traffic concerns and, as a result, the applicant has provided a Traffic Impact Analysis (TIA) for review by the Department of Public Works-Engineering.

Based on the proposed request, staff feels the expansion of the commercial land use designation would be compliant with the previously approved Comprehensive Plan Amendment and would serve as a neighborhood commercial node. The expanded commercial land use would be an extension of the commercial corridor south of E. Mason Street and an expansion of the existing commercial land use east of the subject area. The amendment is also compatible with highway commercial zoning on the south side of E. Mason Street.

Ald. Bill Galvin and adjacent property owners within 200 ft. of the site have been notified of the request. As of the drafting of this report, staff has received no objections and one call regarding this request.

RECOMMENDATION

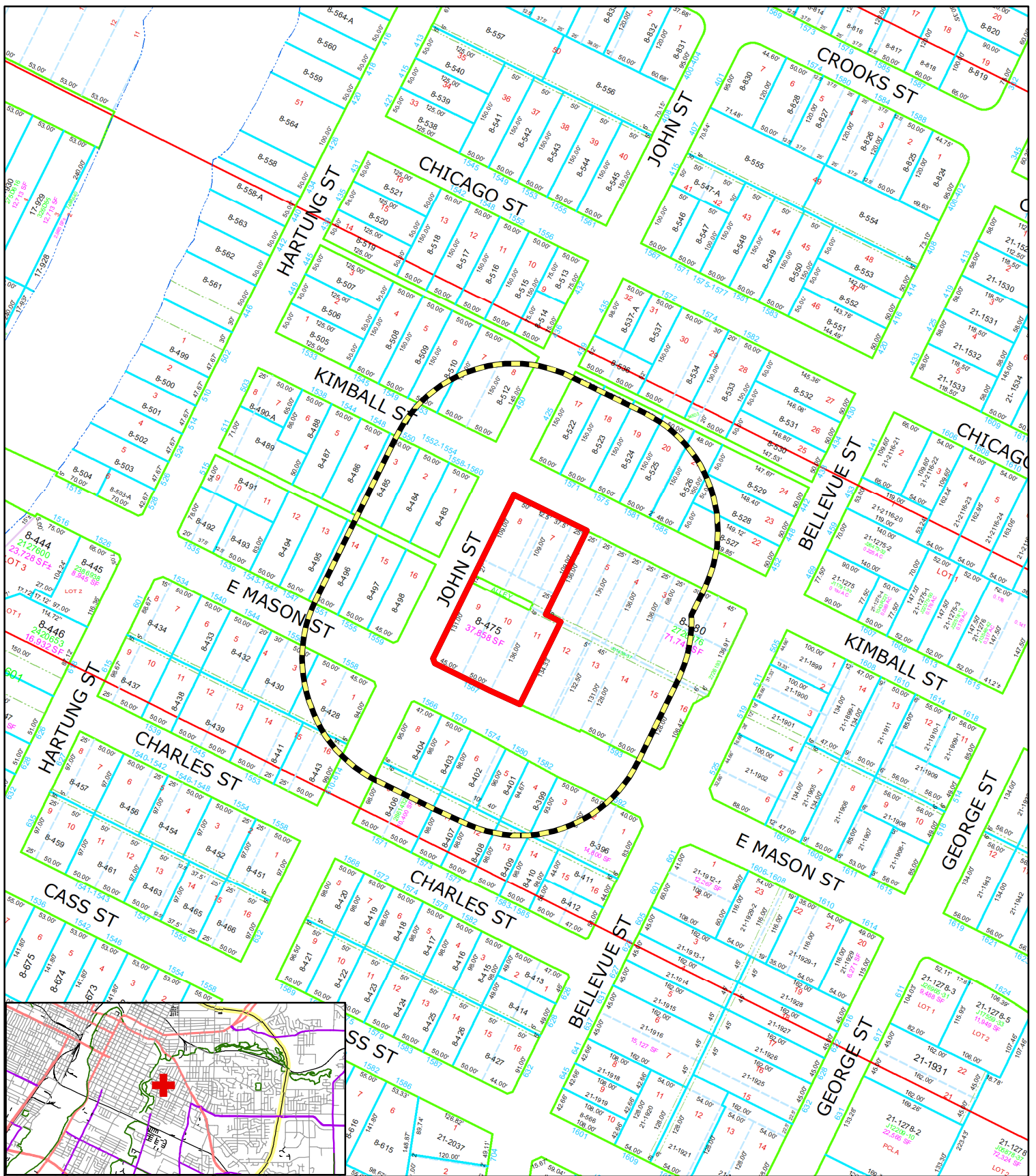
Approval of the request, subject to:

- a. A site plan and applicable permit applications are submitted to the Community and Economic Development Department (CEDD) for review and approval.
- b. Approval of the Traffic Impact Analysis (TIA) by the City Traffic Engineer.
- c. Approval of the draft Planned Unit Development (PUD)

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-07 B-W
2. Request for City Action
3. ZP 22-07 Plan Commission - Project Narrative- Starbucks E. Mason St.
4. ZP 22-07 Original Site Plan
5. ZP 22-07 REVISED SITE PLAN
6. ZP 22-7 Original Landscape Plan
7. ZP 22-07 REVISED LANDSCAPE PLAN
8. Colored Building Elevations
9. Draft ZO 04-22 - Amend ZO 9-15 PUD 1567 East Mason St



Zoning Petition (ZP 22-07)
Planned Unit Development (PUD) Amendment
1567 East Mason Street

- Subject Area
- 200' Property Owner Notice

0 5,000 10,000
 Feet



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



REQUEST FOR CITY ACTION PLAN COMMISSION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

Petitioner(s): Midwest Expansion, LLP Date: 1-31-22
Email: swe@midwestexpansion.com Phone Number: 920-434-7707-302
Address: 2300 Lineville Road City: Green Bay State: WI Zip Code: 54141
Property Owner: Grand Central LLC - DAN PAMPERIN Phone Number: 920-371-8983
Parcel Numbers (required): 8-475
Location of Property: NE Corner of E. Mason St. & John St.

Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Stephen Wesoloski, respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

- ☒ Rezone Property (\$300.00 Review Fee)
☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
☐ PUD and PUD Amendments (\$350.00 Review Fee)
☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 plus \$35.00 per Lot/Outlot Review Fee)
☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
☐ Development District Map Amendment (\$200.00 Administration Fee)
☐ Official Map Amendment (\$200.00 Administration Fee)
☐ Plat of Right-of-Way (\$200.00 Administration Fee)
☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
☐ Street Name Change (\$200.00 Administration Fee)
☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
☒ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
☐ Other (\$200.00 Administration Fee): _____

Petitioner Signature(s): [Signature]
Review Fee: \$500.00 Receipt No.: 2760269-7 Zoning Petition No.: 22-07/AV 22-01

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

Attach maps and legal descriptions (required).

Development of existing vacant lands into dirve through national chain coffee establishment with associated parking and necessary ammenitiès. Need to Rezone parcel for commerical development as well as vacate existing alley way for development.

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



City Of GreenBay > Parcel Data

Find a Parcel

Current Parcel: 8-475

1567 E MASON ST

GRAND CENTRAL LLC

1275 GLORY RD GREEN BAY WI 54304

Street View Map • Green Bay Parcel Map • Google Map

Assessment Records

Zoning and Districts

Brown County Parcel Data

Inspection Records

Special Assessments

Requests For Service

Police Calls

Zoning and Districts

Zoning and Districts

Opportunity Zone: N/A	Business Improvement District: N/A	Community Development Block Grant Area: CDBG
Zoning: R1 (Low Density Residential-New Lots)	Wellhead Zoning: N/A	Archeological: N/A
Conditional Use Zoning: N/A	Central Business District: N/A	Historic District: N/A
Planned Unit Development Zoning: N/A	Development Districts: N/A	Liquor Moratorium Area: N/A
Industrial: N/A	Tax Increment Finance District: N/A	Neighborhood Association: Oak Grove

Flood

FIRM Panel: 55009C0276F	Floodway: N/A	Static Base Flood Elevation: N/A
Floodplain: AE	LOMA: N/A	

Voting

	2021	2011
Ward	13	14
Aldersperson	4	4
County Supervisor		3

City Service Districts

Forest District: E9	Residential Snow Route: 13A	Fire District: GN5A
Assessment District: 140	Police District: D2	Inspection Area: 4
Sanitation Route: 401 (Thursday)		

Schools

Elementary School: Anne Sullivan
Middle School: Washington
High School: East

Census

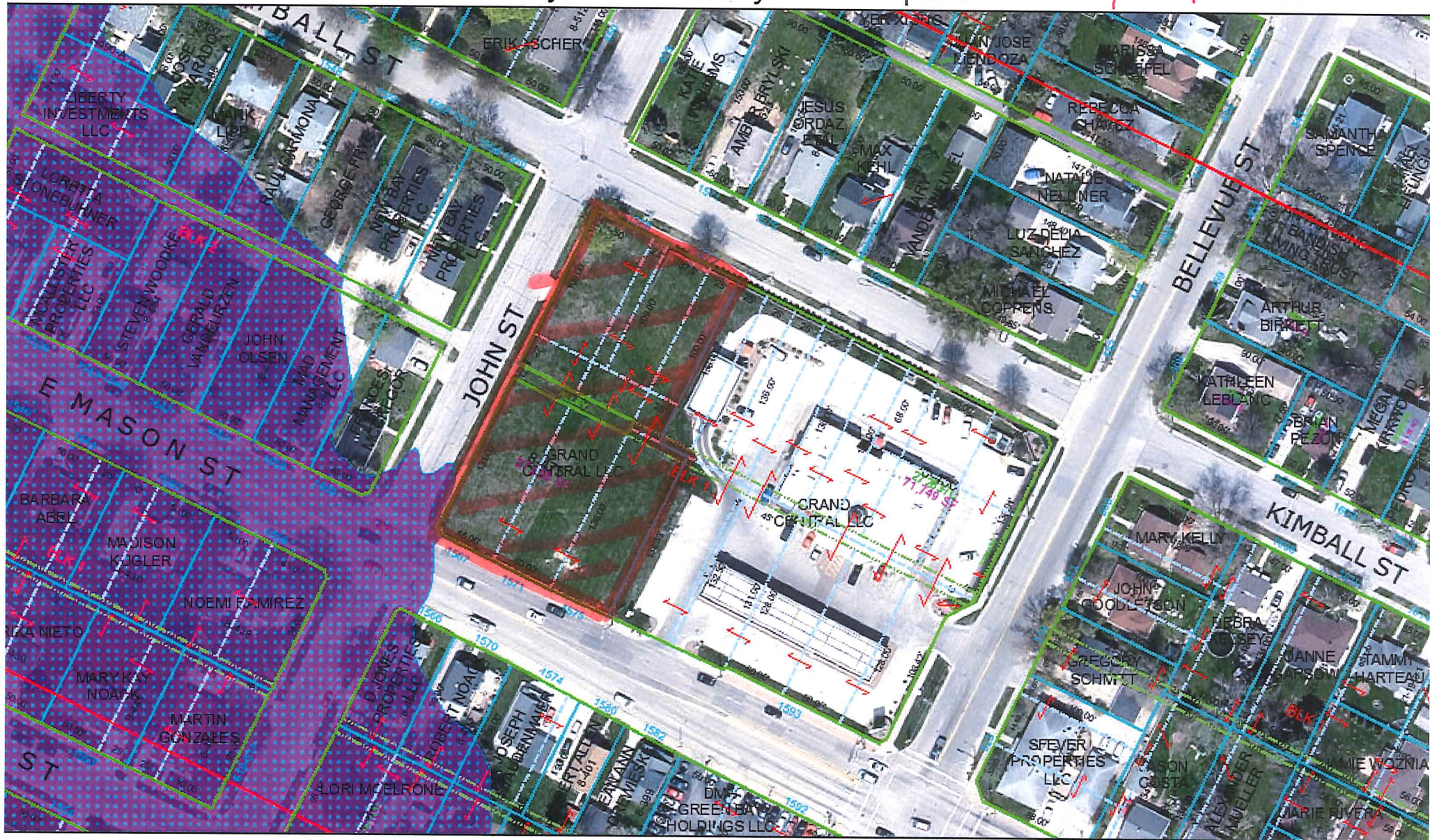
Census Block Group: Block Group 1
Census Tract Number: 14
Census Block Number: Block 1011

Location

Location Zip Code: 54302	Latitude: 44.498395133
Side Of City: EAST	Longitude: -87.991698944

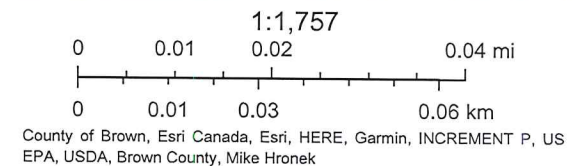
City of Green Bay Web Map

CURRENT ZONING! R1
NEW ZONING - C1 or C2



3/21/2021, 2:21:26 PM

- | | | | |
|--------------------|-------------------|---|--------------------------------|
| parcels | Right of Way line | Parcel line | PLSS line |
| Parcel Lines | Plat boundary | Lines between deeds or lots (20pdashed) | Note |
| <all other values> | Block boundary | Meander line | Historic Parcel Line (20under) |
| Undetermined | Lot boundary | Hydrography | Vacated Right of Way |



Proposed Development for:



**1567 E. Mason Street
Green Bay, Wisconsin**

MIDWEST
E X P A N S I O N
— companies —

2300 Lineville Rd. Suite 200 - Green Bay, WI. 54313 - (920) 434-7707

Midwest Expansion, LLP is proud and excited to present to you the development of the vacant lands adjoining the Grand Central Station at the corner of Bellevue St and East Mason St. in Green Bay. The development of this site will consist of a new building for Starbucks Coffee with associated parking as well as the required infrastructure for a drive through operation.

➤ **Proposed Site Calculations**

Size: 39,026 square feet / .895 acres

Stormwater management facilities: Aboveground/Underground-See Civil Plans

Buildings:	2,460 sq. ft.	(6.4%)
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Asphalt Paving:	20,088 sq. ft.	(51.4%)
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Greenspace:	14,944 sq. ft.	(38.3%)
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Site Concrete:	1,535 sq. ft.	(3.9%)
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❖ See Site Plan (1)

➤ **Construction Timing**

- The construction of this project is slotted to begin summer of 2022 with the related site work items. The building shell will be constructed/start as soon as the site pad is ready. The building shell shall be completed by January 1, 2023 with the interior fit out to be over winter months. No official opening date determined.

➤ **Building materials:**

The proposed structure will be constructed utilizing many different construction materials. The materials will be a mixture of Face Brick, EIFS in several colors and textures per the material specifications provided. We also propose to incorporate a composite wood grain product in horizontal applications to meet client prototypical designs. Several color metal flashings and trims will also highlight different areas of the building to complete the overall design. The building at the highest point (screening of HVAC) will be approx. 22'6" above grade which meets 44-1919 ordinance.

❖ See Colored Elevations and 3d Colored Rendering for more accurate description and representation of the materials used.

➤ **Building Setbacks:**

The proposed building will meet or exceed all required setbacks per the proposed PUD ordinance. The setback along E. Mason St. is 35'-6", John St is 33' to the closest point and finally we have 167' from the building to Kimball St. All of these setbacks are over double the amount. The Setbacks to the paved areas are also equal to or more than what is required per the proposed PUD.

❖ See Site Plan (2)

➤ **Parking:**

The site is proposed to have 26 onsite parking stalls. This amount is adequate for the proposed business operations and projected traffic for this particular site/location. The proposed drive through operation has a total of 14 vehicles stacking. This meets the operational requirements for Starbucks as well as ordinance section 44-1584(1) of the Green Bay Municipal Code. There will also be a ADA compliant concrete paved pedestrian walk from the existing sidewalk along East Mason St. connecting the proposed development for easy access for the general public, see site plan for location.

❖ See Site Plan (3)(4)

➤ **Lighting:**

Lighting for the parking areas will be accomplished with steel poles and concrete bases with 175w (equivalent) LED light fixtures. Please see the provided site photometric design and cut sheets for more information and locations. The site will safely not project light onto neighboring properties by the use of full cut off shields. The poles are 20' tall with 3' high concrete bases.

❖ See Site Photometric Plan

➤ **Landscaping:**

Site landscaping will be provided in accordance to the provided plans. Please see plans below for more detail. The recyclable enclosure will also be part of this plan. See attachment for plan and details/plantings surrounding the enclosure. Along Kimball St. we proposed to match the landscaping style to that of the adjoining property to keep synergy along the roadway and screening. Along John Street, we proposed to heavily landscape the site to create a bountiful buffer between the roadway and building/drive lane to effectively shield the traffic and related equipment for a much softer presence in the neighborhood. Please see the optional landscape buffer for details. We believe this option will be better suited for this area than the use of hard line fencing. We are offering both however again believe the use of plantings and such will be a better fit to shield the development from the neighboring properties as well as provide a more inviting feel.

❖ See Landscape Plan

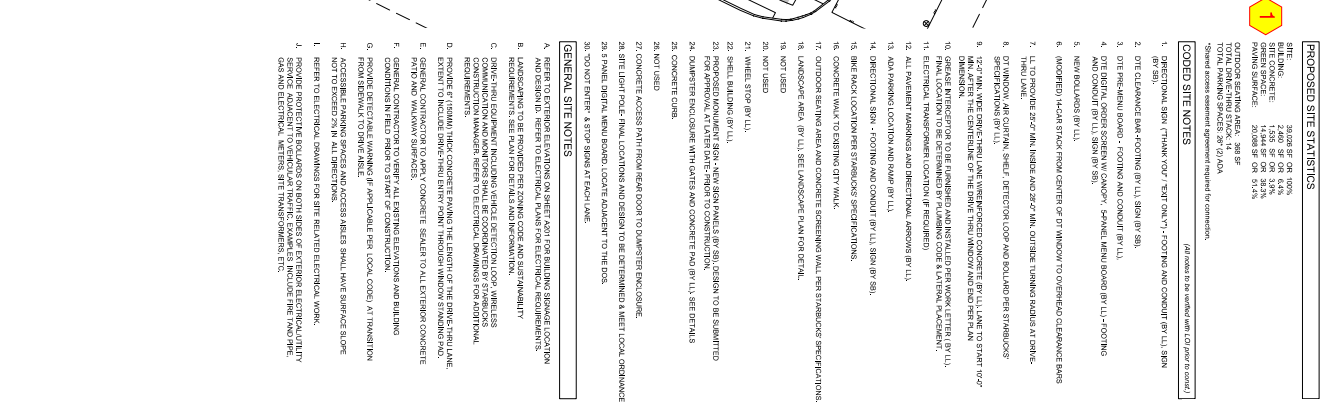
➤ **Municipal Services:**

The proposed project will utilize municipal services for the operation of the building. This includes sanitary sewer & water. The site will also be serviced by the local electrical, gas, telecommunications etc. providers.

There will be one trash and recycle collection location on the site. See provided details and drawings for the overall design. This will be serviced on a multi-day rotation for removal by a private consultant contracted by Starbucks.

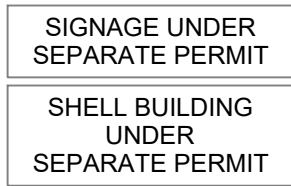
➤ **Utilities:**

- There is a sanitary sewer line that will connect the proposed structure to the existing services located in Kimball Street.
- Storm sewer will be private facilities provided by Midwest Expansion to the local storm water system. See civil site plans for underground storage (if req.) and onsite conveyance system.
- The water service is proposed with a 1 1/2" diameter main connected to the public facility located in Kimball Street or E. Mason St. (To be determined)
- Electrical, Gas and Telecommunication services will as well be run to the proposed building from any existing easements and by local service providers.

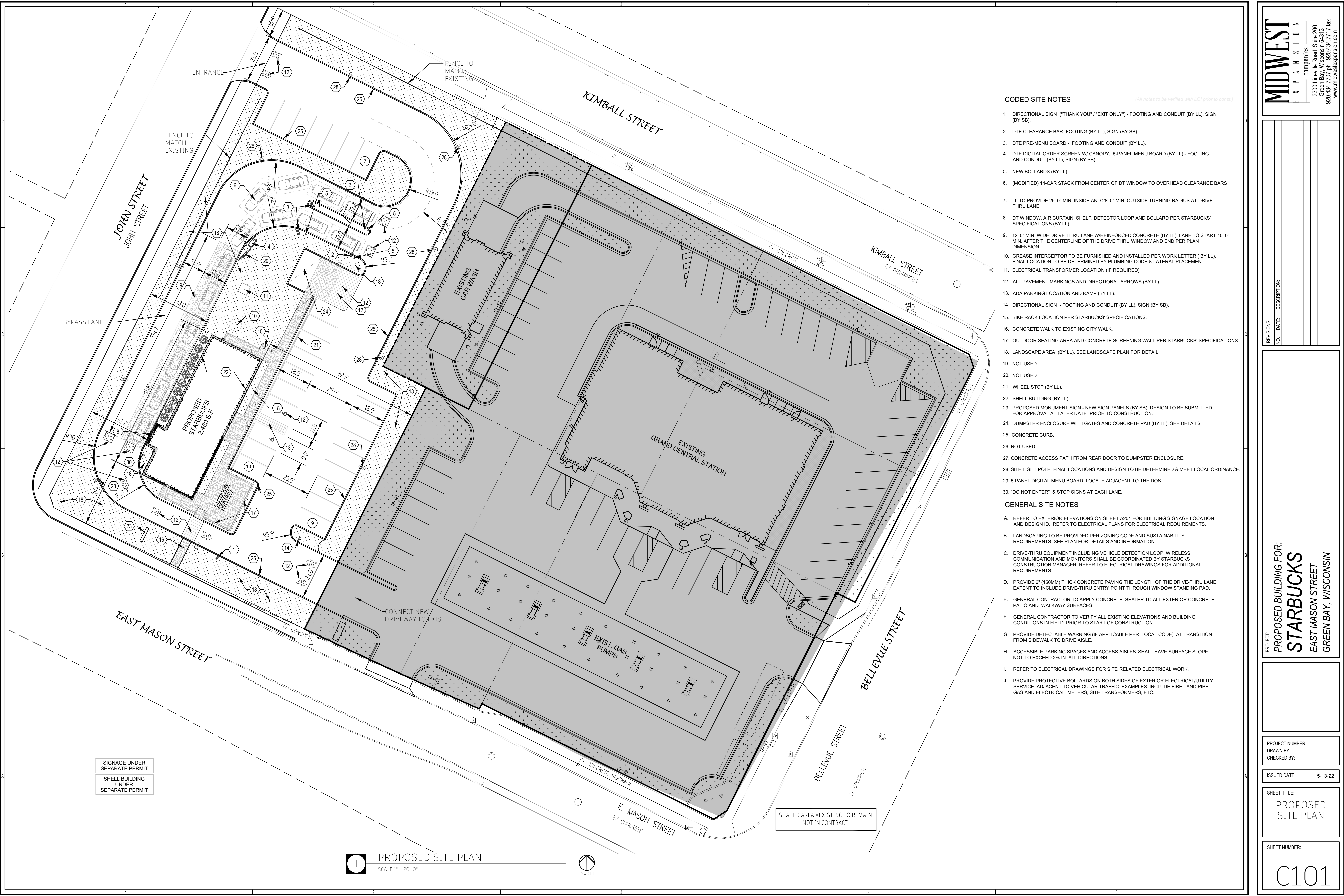


MIDWEST
EXPANSION
— companies —
2300 Lineville Road Suite 200
Green Bay, Wisconsin 54313
920.434.7707 ph 920.434.7717 fax
www.midwestexpansion.com

PROJECT NUMBER: CHECKED BY:	PROJECT: PROPOSED BUILDING FOR: STARBUCKS EAST MASON STREET GREEN BAY, WISCONSIN
ISSUED DATE: 5-29-20	
SHEET TITLE: PROPOSED SITE PLAN	
SHEET NUMBER: C101	



SHADED AREA = EXISTING TO REMAIN
NOT IN CONTRACT



CODED SITE NOTES

1. DIRECTIONAL SIGN ("THANK YOU" / "EXIT ONLY") - FOOTING AND CONDUIT (BY LL), SIGN (BY SB).
2. DTE CLEARANCE BAR - FOOTING (BY LL), SIGN (BY SB).
3. DTE PRE-MENU BOARD - FOOTING AND CONDUIT (BY LL).
4. DTE DIGITAL ORDER SCREEN W/ CANOPY, 5-PANEL MENU BOARD (BY LL) - FOOTING AND CONDUIT (BY LL), SIGN (BY SB).
5. NEW BOLLARDS (BY LL).
6. (MODIFIED) 14-CAR STACK FROM CENTER OF DT WINDOW TO OVERHEAD CLEARANCE BARS
7. LL TO PROVIDE 25'-0" MIN. INSIDE AND 28'-0" MIN. OUTSIDE TURNING RADIUS AT DRIVE-THRU LANE.
8. DT WINDOW, AIR CURTAIN, SHELF, DETECTOR LOOP AND BOLLARD PER STARBUCKS' SPECIFICATIONS (BY LL).
9. 12'-0" MIN. WIDE DRIVE-THRU LANE W/ REINFORCED CONCRETE (BY LL), LANE TO START 10'-0" MIN. AFTER THE CENTERLINE OF THE DRIVE THRU WINDOW AND END PER PLAN DIMENSION.
10. GREASE INTERCEPTOR TO BE FURNISHED AND INSTALLED PER WORK LETTER (BY LL). FINAL LOCATION TO BE DETERMINED BY PLUMBING CODE & LATERAL PLACEMENT.
11. ELECTRICAL TRANSFORMER LOCATION (IF REQUIRED)
12. ALL PAVEMENT MARKINGS AND DIRECTIONAL ARROWS (BY LL).
13. ADA PARKING LOCATION AND RAMP (BY LL).
14. DIRECTIONAL SIGN - FOOTING AND CONDUIT (BY LL), SIGN (BY SB).
15. BIKE RACK LOCATION PER STARBUCKS' SPECIFICATIONS.
16. CONCRETE WALK TO EXISTING CITY WALK.
17. OUTDOOR SEATING AREA AND CONCRETE SCREENING WALL PER STARBUCKS' SPECIFICATIONS.
18. LANDSCAPE AREA (BY LL). SEE LANDSCAPE PLAN FOR DETAIL.
19. NOT USED
20. NOT USED
21. WHEEL STOP (BY LL).
22. SHELL BUILDING (BY LL).
23. PROPOSED MONUMENT SIGN - NEW SIGN PANELS (BY SB). DESIGN TO BE SUBMITTED FOR APPROVAL AT LATER DATE- PRIOR TO CONSTRUCTION.
24. DUMPSTER ENCLOSURE WITH GATES AND CONCRETE PAD (BY LL). SEE DETAILS
25. CONCRETE CURB.
26. NOT USED
27. CONCRETE ACCESS PATH FROM REAR DOOR TO DUMPSTER ENCLOSURE.
28. SITE LIGHT POLE- FINAL LOCATIONS AND DESIGN TO BE DETERMINED & MEET LOCAL ORDINANCE.
29. 5 PANEL DIGITAL MENU BOARD. LOCATE ADJACENT TO THE DOS.
30. "DO NOT ENTER" & STOP SIGNS AT EACH LANE.

GENERAL SITE NOTES

- A. REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS.
- B. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS. SEE PLAN FOR DETAILS AND INFORMATION.
- C. DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D. PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE. EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD.
- E. GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- F. GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
- G. PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
- H. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK.
- J. PROVIDE PROTECTIVE BOLLARDS ON BOTH SIDES OF EXTERIOR ELECTRICAL/UTILITY SERVICE ADJACENT TO VEHICULAR TRAFFIC. EXAMPLES INCLUDE FIRE TAND PIPE, GAS AND ELECTRICAL METERS, SITE TRANSFORMERS, ETC.

REVISIONS:	NO.	DATE	DESCRIPTION

PROJECT: **PROPOSED BUILDING FOR:
STARBUCKS**
EAST MASON STREET
GREEN BAY, WISCONSIN

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

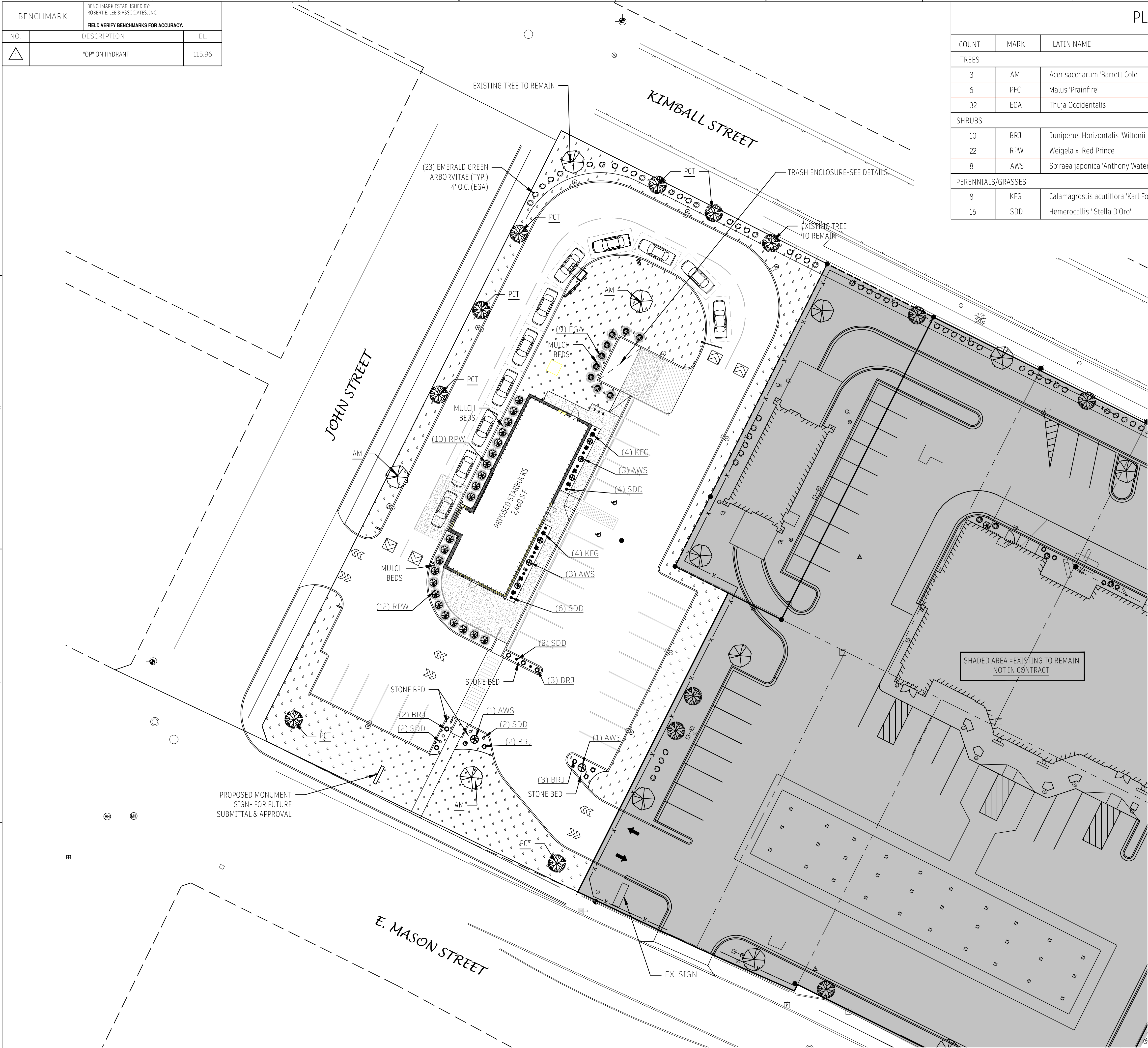
ISSUED DATE: 5-13-22

SHEET TITLE:
**PROPOSED
SITE PLAN**

SHEET NUMBER:

C101

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
△	"OP" ON HYDRANT	115.96



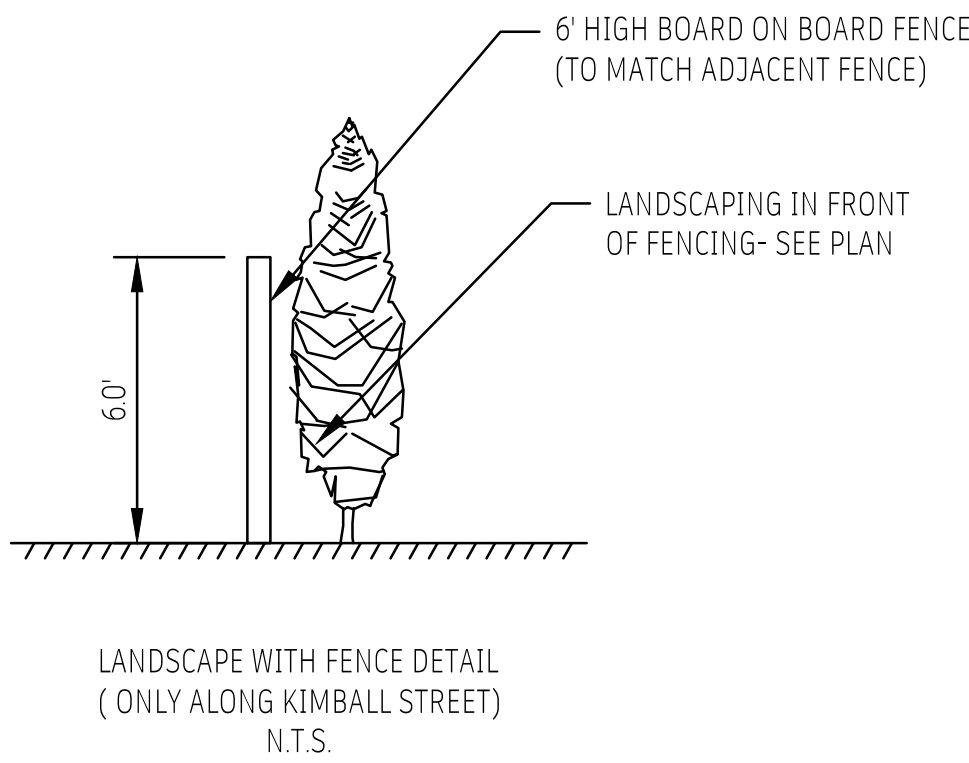
PLANT MATERIAL SCHEDULE

COUNT	MARK	LATIN NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
TREES						
3	AM	Acer saccharum 'Barrett Cole'	Apollo Maple	2" CAL	BB	2" CAL
6	PFC	Malus 'Prairifire'	Prairifire Crab Tree	2" CAL 7'	BB	2" CAL 7'
32	EGA	Thuja Occidentalis	Emerald Green Arborvitae	3'-5'	BB	6'-8'
SHRUBS						
10	BRJ	Juniperus Horizontalis 'Wiltonii'	Blue Rug Juniper	5 GAL	POT	1'-2'
22	RPW	Weigela x 'Red Prince'	Red Prince Weigela	2'-3'	POT	4'-5'
8	AWS	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	2'-3'	POT	3'-5'
PERENNIALS/GRASSES						
8	KFG	Calamagrostis acutiflora 'Karl Foerster'	Karl Foetster Reed Grass	#2	POT	4'-5'
16	SDD	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#1	POT	2'

GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION / CONSTRUCTION.
- ALL PLANTINGS SHALL MEET THE NURSERYMEN'S ASSOCIATION STANDARDS
- ALL AREAS SHOWN AS GREEN SPACE TO BE TOPSOILED TO A DEPTH OF 6 INCHES. RAKE FREE OF STONES AND CLUMPS. ALL AREAS NOT SHOWN WITH LANDSCAPE BEDS TO BE SEEDED AND MULCHED FOR LAWN. MULCH SHALL BE HELD IN PLACE BY CRIMPING OR BY USE OF A TACKIFIER.

ALL TREES TO BE STAKED WITH A MINIMUM OF 3 STAKES.
- COORDINATE LANDSCAPE WORK WITH ALL TRADES (EXAMPLE: GAS, ELECTRIC, CABLE AND TELEPHONE).
- PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH WITH WEED FABRIC BELOW AND EDGING WHERE NEEDED. OR 1" BROKEN RIP RAP TYPE WITH FABRIC BELOW. SEE PLAN



MIDWEST

EXPANSION

companies

2300 Lineville Road Suite 200
Green Bay, Wisconsin 54313
920.434.7707 ph 920.434.7717 fax
www.midwestexpansion.com

REVISIONS:		NO.	DATE	DESCRIPTION

PROJECT:

PROPOSED BUILDING FOR:
STARBUCKS
EAST MASON STREET
GREEN BAY, WISCONSIN

PROJECT NUMBER:	.
DRAWN BY:	.
CHECKED BY:	.

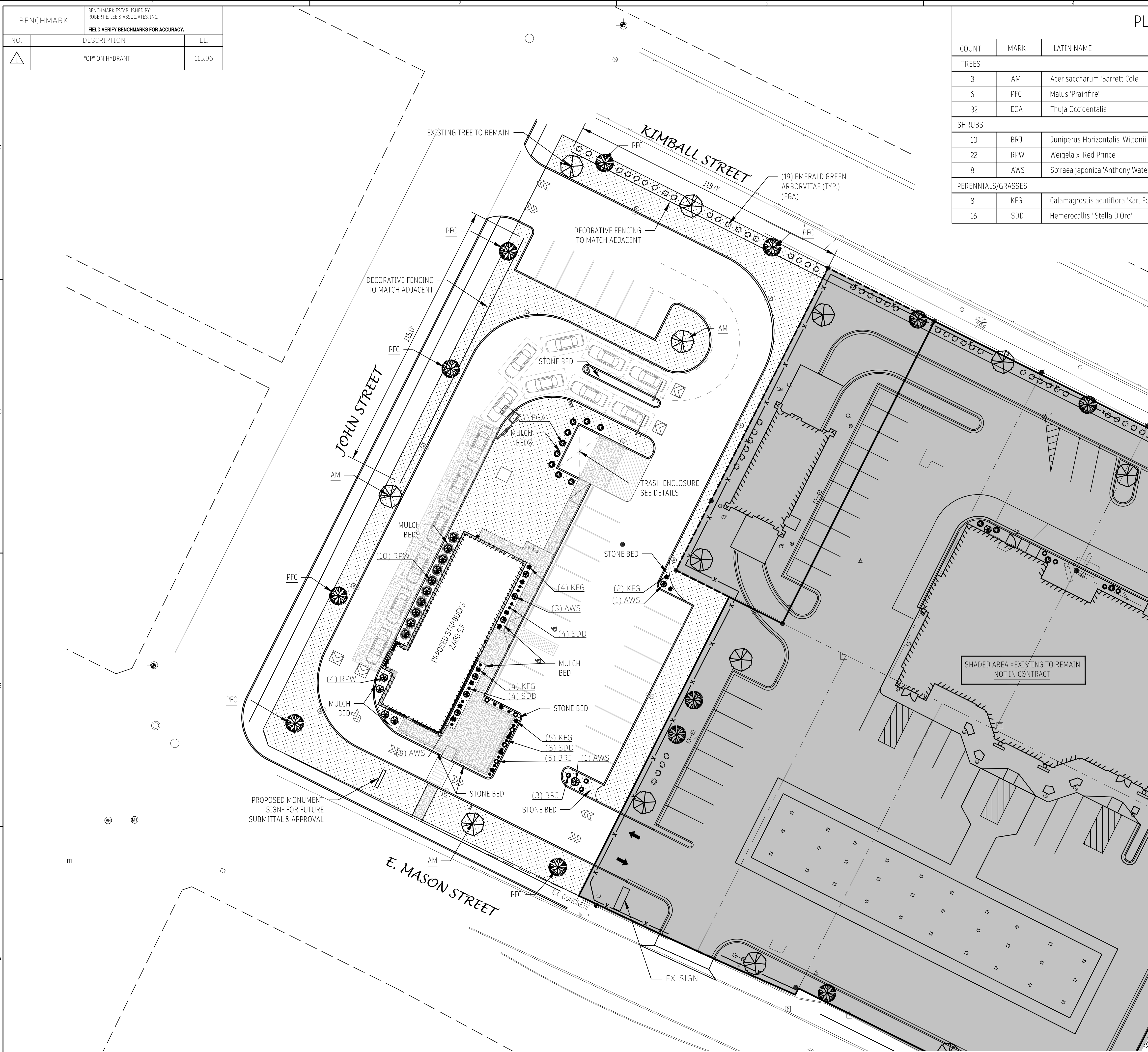
ISSUED DATE:	2-14-22
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SHEET TITLE:
LANDSCAPE SITE PLAN

SHEET NUMBER:
LSP101

PRELIMINARY - FOR APPROVAL ONLY

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
△	*OP* ON HYDRANT	115.96



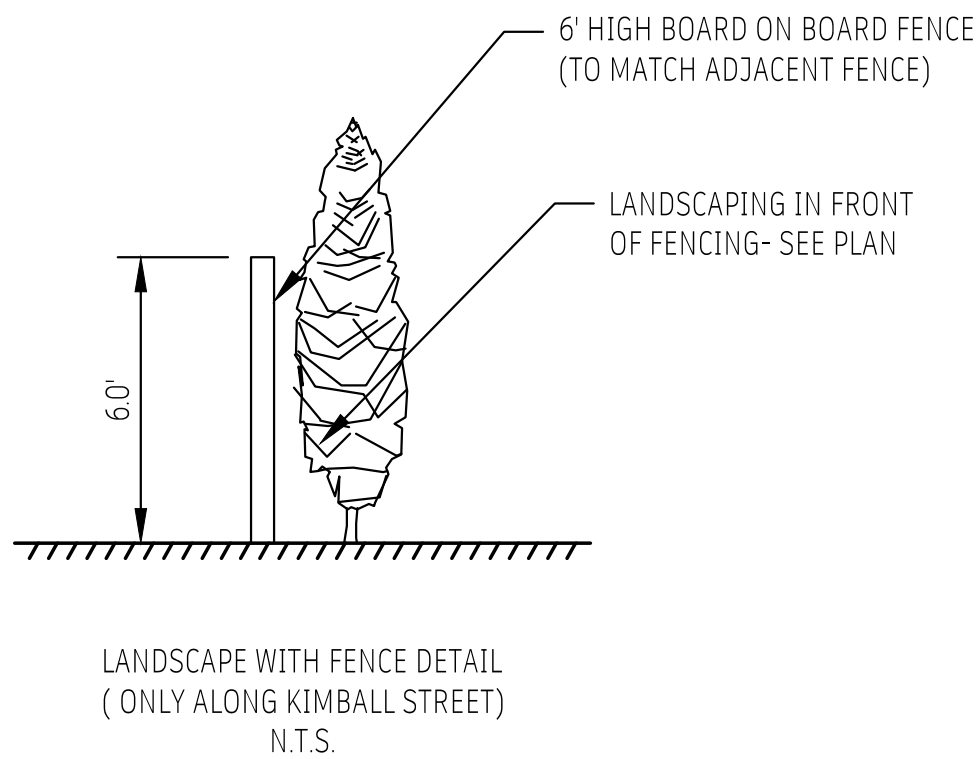
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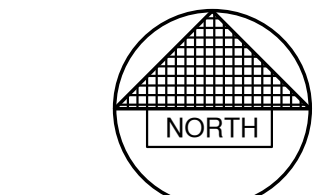
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1 LANDSCAPE SITE PLAN
SCALE: 1" = 20'-0"



0' 20' 40'
SCALE IN FEET

MIDWEST
EXPANSION
companies
2300 Lineville Road Suite 200
Green Bay, Wisconsin 54313
920.434.7707 ph 920.434.7717 fax
www.midwestexpansion.com

REVISIONS:	NO.	DATE	DESCRIPTION:

PROJECT: PROPOSED BUILDING FOR:
STARBUCKS
EAST MASON STREET
GREEN BAY, WISCONSIN

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

ISSUED DATE: 5-13-22

SHEET TITLE:
LANDSCAPE
SITE PLAN

SHEET NUMBER:

LSP101

REGIONAL CRITERIA

TYPICAL SINGLE TENANT BUILDING ELEVATIONS -

PALETTE A

- 1 RUNNING BOND BRICK, NO DECORATIVE SOLDIER COURSES
- 2 MODERN EXTERIOR WALL SCONCES PER STARBUCKS DESIGNER
- 3 LIGHT NEUTRAL TEXTURED BRICK
- 4 WARM VERTICAL WOOD PLANKS
- 5 LIGHT GRAY PAINTED EIFS



Main Entrance Elevation



Patio Elevation



Drive Thru Elevation



Rear Elevation

ZONING ORDINANCE NO. 04-22

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 9-15
FOR THE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
1567 EAST MASON STREET
(ZP 22-07)

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

SECTION 1. Pursuant to Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development Overlay District for 1567 East Mason Street is hereby amended on the following described property:

GUESNIERS 4TH ADDN LOT 9 & S 27 FT OF LOT 8 EX ST IN 1038 R 239 BLK 1,
8,155 SQ FT

Tax Parcel: 8-475

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

- A. Purpose and Intent. To permit the construction of a free-standing drive-through restaurant compatible with existing commercial development on the adjoining site. The proposed uses shall be consistent with both Exhibits A & B attached.
- B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:
 - 1. Drive-through restaurant
 - 2. Other uses as permitted within the General Commercial (C1) District.
 - 3. Accessory uses and structures as allowed in Chapter 44, Article VIII, Division 3, Green Bay Municipal Code.
- C. Dimensional and Area Requirements. Dimensional and area requirements for principle and accessory structures on the subject property shall be as follows:
 - 1. Front yard setback (East Mason Street): Fifteen (15) feet.
 - 2. Corner Side yard setback (John Street): Eight (8) feet.
 - 3. Interior side yard: Zero (0) feet.
 - 4. Rear yard setback (Kimball Street): Fifteen (15) feet.
 - 5. The height of all structures shall not exceed twenty-five (25) feet.
 - 6. Floor Area Ratio (F.A.R) shall not be less than 0.06 for drive-through facilities.
 - 7. The site impervious coverage shall not exceed 70%.
 - 8. Setback areas shall exclude paving and buildings.

- D. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Municipal Code. All canopy lighting shall be recessed.
- E. Signage. All signage for the current project shall be regulated as required in Section 30-36, Green Bay Municipal Code, for the Highway Commercial (C2) district. No signage shall face north to Kimball Street and west to John Street except for direction signage approved by staff.
- F. Site Plan Review & Standards
1. A site plan shall be submitted for review in accordance with Section 44-1889, Green Bay Municipal Code.
 2. Any ground-mounted and/or roof-mounted mechanicals shall be screened in accordance with Section 44-1919, Green Bay Municipal Code.
 3. Service, loading and storage areas shall comply with Section 44-1917, Green Bay Municipal Code.
 4. The site shall be complaint with the drive-through requirements found in Section 44-1584(l), Green Bay Municipal Code.
 5. An all-weather ADA compliant pedestrian connection shall be provided from the East Mason Street right-of-way to the entrance of the restaurant.
- G. Landscaping/Transitional Yard
1. A detailed landscape plan shall be submitted identifying the type and placement of all plant materials.
 2. An impervious fence that is minimum 4' high but not to exceed 6' high is required within the setback along Kimball Street, excluding the vision triangle. A 4' to 6' high impervious fence is required along John Street and shall taper to no higher than 3 feet at the entrance of the proposed drive. The fence shall be consistent in material and design for all street frontages.
 3. Additional landscaping shall be placed between the Kimball Street and John Street rights-of-way and the proposed fence. Such landscaping shall include shrubs and plant material to soften the fence edge.
 4. All street terrace areas shall be vegetated and/or covered with a natural material.

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

SECTION 4. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

Mayor Eric Genrich

ATTEST:

Clerk

Attachments:

Exhibit A – Site Plan

Exhibit B – Building Elevations

DRAFT



Report to the Green Bay Plan Commission

MEETING DATE

June 20, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.3

(ZP 22-13) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a carwash facility in a Community Center Commercial (C3) District located at 1555 W. Mason Street, submitted by JJ Alaily, ICAP Development (Ald. M. Eck, District, I I).

BACKGROUND

This agenda item was recommended for approval with conditions by the Plan Commission on May 9, 2022, and was sent back to the Plan Commission by the Common Council on June 7, 2022.

Primary Address: 1555 West Mason Street

Aldersperson/District: Ald. Melinda Eck / District I I

Reason for Request: To permit a carwash business in the C3 District

Surrounding Zoning and Land Uses:

SUBJECT: Community Center Commercial (C3) - Commercial/Business

NORTH: General Commercial (C1) - Commercial/Business

SOUTH: Highway Commercial (C2) - Commercial/Business; General Commercial (C1) - Commercial/Business

EAST: Community Center Commercial (C3) - Commercial/Business

WEST: General Commercial (C1) - Commercial/Business

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

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compliant with the future land use map.

Report: The subject property, 1555 W. Mason Street, is currently being rezoned to Community Center Commercial (C3) from General Commercial (C1). The applicant is requesting a Conditional Use Permit (CUP) to permit the development of a future carwash on the corner of S. Military Ave and Sixth Street in Green Bay.

A drive-through facility is part of this development and requires a CUP in the C3 zoning district, particularly for the intended use as a carwash. This building will have both a drive-through and circulation internally. The proposed site plan for Club Car Wash has a footprint of 1.381 acres with access to the business on S. Military Ave and Sixth Street through Green Bay Plaza.

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 as it keeps with surrounding land uses and is an adequate use for the area. The W. Mason and S. Military Corridors are auto-oriented, making a drive-through an appropriate addition. Staff is additionally supportive of this development because the applicant has taken proper steps to ensure traffic safety through completing a traffic analysis report and working with the city traffic engineer to meet the code. Staff would like to see land use that fits with adjacent developments and hope a CUP to construct a carwash in a C3 district will provide convenience to the public and help revitalize Green Bay Plaza.

Ald. Melinda Eck and property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has not received an inquiry or objection to the request. The Department of Public Works objects to the turn-in turn-out on Military Avenue. As recommended by the Common Council, staff met with the Military Avenue Business District to discuss the long-range plan. Staff have had internal departmental and external meetings to discuss traffic and safety. The Department of Public Works does not recommend the addition of any new driveway cuts along any block of S. Military Avenue that do not conform to the Military Avenue Street Design Plan.

RECOMMENDATION

Recommendation: Approval of the request, subject to the following conditions:

1. Compliance with all other regulations of the Green Bay Municipal Code and Standard site plan review and approval. Including conditions listed by the City Traffic Engineer.
2. CSM submission to create a lot as described in the legal description.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-13, Renders
2. ZP 22-13 Color Map
3. M response comments IR gb plaza redev.djah
4. Military 6th Signal Timings DPW
5. Military Avenue Letter 5.16.22
6. 2022-06-13 V6.2 - COLORED SITE PLAN

GENERAL NOTE: IMAGES BELOW ARE FOR REFERENCE ONLY.



CLUB CAR
WASH - NEENAH

1201 Winneconne Ave
Neenah, WI 54956

Project No.: 20015.41

Date: 12/03/2021

Issued For: PERMIT SET

REVISIONS

[illegible]

REGISTRATION



PROJECT TEAM

ARCHITECT	FINKLE-WILLIAMS ARCHITECTURE
CIVIL	ROBERT E. LEE & ASSOCIATES, INC.
LANDSCAPE	ROBERT E. LEE & ASSOCIATES, INC.
STRUCTURAL	CROCKETT ENGINEERING
PLUMBING	TIMBERLAKE ENGINEERING
MECHANICAL	TIMBERLAKE ENGINEERING
ELECTRICAL	TIMBERLAKE ENGINEERING
FIRE PROTECTION	N/A
CONTRACTOR	COIL CONSTRUCTION

FINKLE + WILLIAMS
ARCHITECTURE

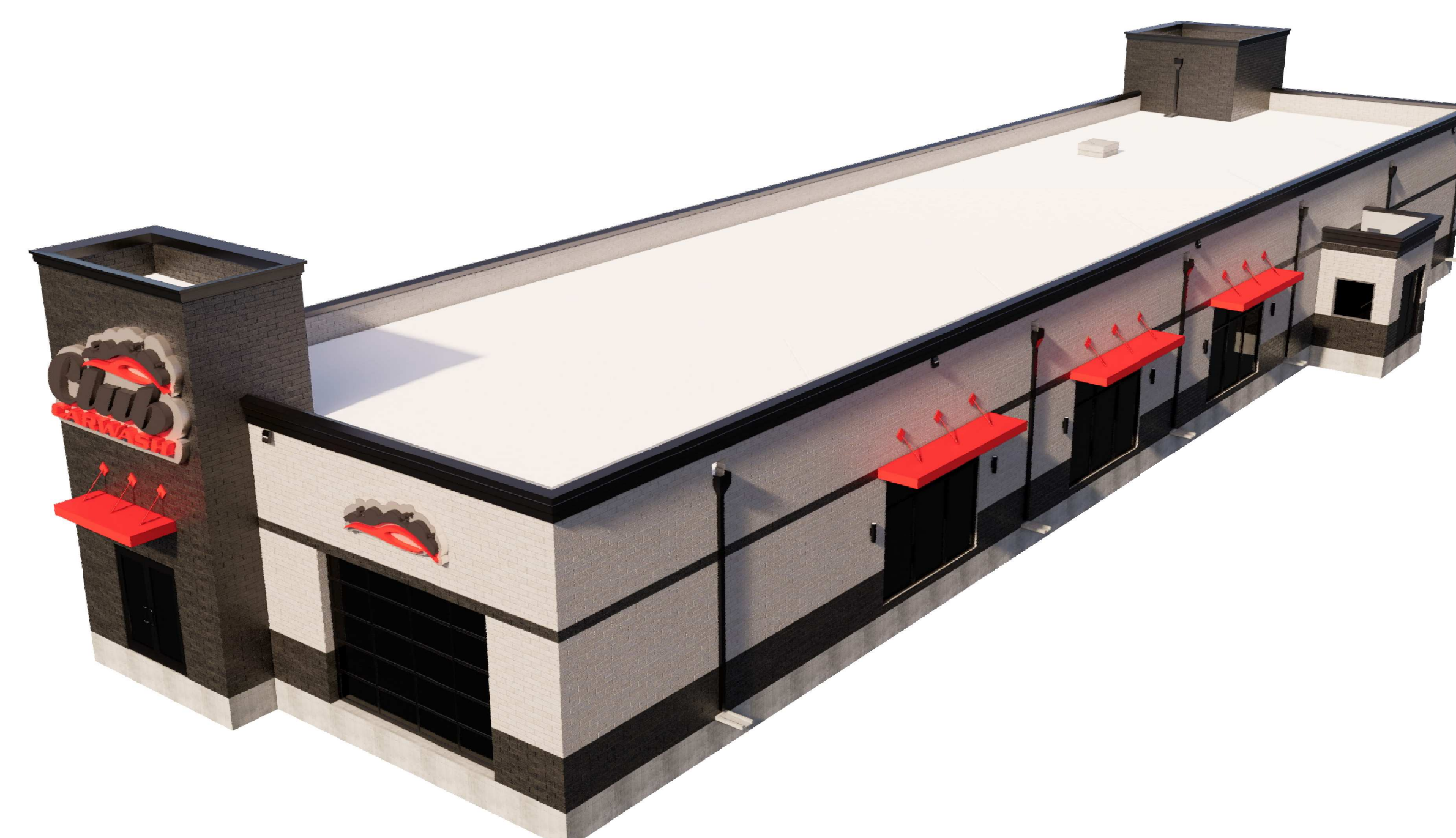
7007 College Blvd, Suite 415
Overland Park, Kansas 66211
913+498-1550

SHEET TITLE

3D VIEWS

SHEET NUMBER

A10.01











Davenport Alt layout





Public Works Department
100 North Jefferson Street - Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

MEMORANDUM

To: Michael May, P.E., PTOE, Traffic Analysis & Design, Inc.
John Bieberitz, P.E., PTOE, Traffic Analysis & Design, Inc.
J.J. Alaily, Partner, ICAP Development

From: Traffic Engineer David J.A. Hansen, P.E., PTOE

Re: Review Comments
Green Bay Plaza Redevelopment Initial Review (IR), S Military Avenue at W Mason Street

Date: Thursday, May 5, 2022

This memorandum serves as review comments to the Initial Review document submitted on April 8, 2022.

1. Page 1, PART B, B2 Study Area

- a. The Military Avenue corridor has its own access management plan which was approved by Common Council in 2009 when they adopted the Military Avenue (Biemeret St to Dousman St) project design and construction. In general, driveways that exist today are the driveways to remain with no other access points created. To be compliant with that corridor plan, Driveways A and C would be the only driveways allowed onto S Military Ave.
- b. Mason Street was not part of the Military Ave corridor approval, nor does it have its own corridor plan. Therefore, driveway locations must be compliant with Sec. 44-1698 (Access distance from intersections) and Sec 44-1773 (Multifamily residential, mixed-use, institutional, commercial, and industrial use driveways). Only Driveway D is reviewed for compliance as the other driveways are not included in the proposal. Driveway D is located about 260 ft from the Military Ave intersection. Although this driveway is 45 ft less than the required 305 ft per Sec. 44-1773, parcel size at Driveway D and proximity to Military Ave limits its location onto W Mason St. Therefore, Driveway D would be "grandfathered in" *unless future redevelopment is proposed to the Green Bay Plaza parcels east of the subject redevelopment.*

2. Pages 3-5, PARTS C and D – Trip generation and the additional assumptions are acceptable but will need to be updated based on the revisions needed per Item 1.
3. Page 5, PART E, Driveway Spacing – Given the Military Ave corridor plan supersedes Sec. 44-1698 and Sec. 44-1773, no response comment on DPW's interpretation of these ordinances is being provided.
4. Provided all Items are addressed, the IR is approved. Preparation of the TIA can begin.



Public Works Department
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MEMORANDUM

To: Michael May, P.E., PTOE

From: Traffic Engineer David J.A. Hansen, P.E., PTOE

Re: Traffic Signal Timings
Military-Sixth
Mason-Military
Mason-Fisk

Date: Thursday, June 9, 2022

This memorandum serves as my response to the request for traffic signal timings at the noted intersections. Detection at all intersections is via video cameras. Any vehicle timings not shown are set to default controller values.

Signal Timings (Military Avenue & Sixth Street)

Phase 1 is NBL
Phase 2 is SBT
Phase 3 is n/a
Phase 4 is EBT

Phase 5 is SBL
Phase 6 is NBT
Phase 7 is n/a
Phase 8 is WBT

Figure 1 – Vehicle Basic Timings (Military Avenue & Sixth Street)

	Vehicle Basic Timing		Vehicle Density Timing		Pedestrian Timing		General Control	
Phase	1	2	3	4	5	6	7	8
Min. Green	0	17	0	6	0	17	0	6
Passage	0.0	2.0	0.0	2.0	0.0	2.0	0.0	2.0
Maximum 1	0	45	0	30	0	45	0	30
Maximum 2	0	60	0	30	0	60	0	30
Yellow Change	3.0	4.3	3.0	3.4	3.0	4.3	3.0	3.4
Red Clearance	0.0	1.7	0.0	2.6	0.0	1.7	0.0	2.6
Green Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Figure 2 – Pedestrian Timing (Military Avenue & Sixth Street)

	Vehicle Basic Timing		Vehicle Density Timing		Pedestrian Timing		General Control		Miscellaneous		Special Sequence		Vehicle
Phase	1	2	3	4	5	6	7	8					
Walk	0	4	0	4	0	4	0	4					
Pedestrian Clear	0	16	0	20	0	16	0	20					
Flashing Walk	☐	☐	☐	☐	☐	☐	☐	☐					
Extended Pedestrian Clear	0 - Normal	2 - Ext (Y)	0 - Normal	2 - Ext (Y)	0 - Normal	2 - Ext (Y)	0 - Normal	2 - Ext (Y)					
Actuated Rest In Walk	☐	☐	☐	☐	☐	☐	☐	☐					
Walk Offset Time	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					
Walk Offset Mode	0 - Adv W	0 - Adv W	0 - Adv W	0 - Adv W	0 - Adv W	0 - Adv W	0 - Adv W	0 - Adv W					

Figure 3 – General Control (Military Avenue & Sixth Street)

	Vehicle Basic Timing		Vehicle Density Timing		Pedestrian Timing		General Control		Miscellaneous		Special Sequence		Vehicle Detector	Ped Detector	Special Detector
Phase	1	2	3	4	5	6	7	8							
Initial	0 - None	4 - Green	0 - None	1 - Inactive	0 - None	4 - Green	0 - None	1 - Inactive							
Non-Actuated Response	0 - None	0 - None	0 - None	0 - None	0 - None	0 - None	0 - None	0 - None							
Vehicle Recalls	0 - None	2 - Min	0 - None	0 - None	0 - None	2 - Min	0 - None	0 - None							
Veh Recall Delay	0	0	0	0	0	0	0	0							
Ped Recalls	0 - None	0 - None	0 - None	0 - None	0 - None	0 - None	0 - None	0 - None							

Figure 4 – Miscellaneous (Military Avenue & Sixth Street)

Vehicle Basic Timing		Vehicle Density Timing						Ped
Phase	1	2	3	4	5	6	7	8
Non-Locking Memory	☐	☒	☐	☒	☐	☒	☐	☒
Dual Entry	☐	☒	☐	☒	☐	☒	☐	☒
Last Car Passage	☐	☐	☐	☐	☐	☐	☐	☐
Conditional Service	☐	☐	☐	☐	☐	☐	☐	☐
No Simultaneous Gap Out	☐	☐	☐	☐	☐	☐	☐	☐

Figure 5 – Ring (Military Avenue & Sixth Street)

General ControlRemote FlashOverlapRingAlt Sequ											
Phase	Ring	Next	Concur	1	2	3	4	5	6	7	8
1	1	2		☒	☐	☐	☐	☒	☒	☐	☐
2	1	3		☐	☒	☐	☐	☒	☒	☐	☐
3	1	4		☐	☐	☒	☐	☐	☐	☒	☒
4	1	1		☐	☐	☐	☒	☐	☐	☒	☒
5	2	6		☒	☒	☐	☐	☒	☐	☐	☐
6	2	7		☒	☒	☐	☐	☐	☒	☐	☐
7	2	8		☐	☐	☒	☒	☐	☐	☒	☐
8	2	5		☐	☐	☒	☒	☐	☐	☐	☒

Figure 6 – Coordination Data, General (Military Avenue & Sixth Street)

	General	Dial 1/Split 1	Dial 1/Split 2	Dia
Operation	1 - Auto			
Mode (Normal)	2 - Perm Yield			
Maximum	0 - Inhibit			
Correction	3 - Short Way +			
Offset Mode	0 - Beg Green			
Force Mode	0 - Plan			
Max Dwell Time	0			
Yield Period	10			
Manual Controls: Dial	1			
Manual Controls: Split	1			
Manual Controls: Offset	1			

Figure 7 – Coordination Data, Dial 1, Split 1 (Military Avenue & Sixth Street)

General Dial 1/Split 1 Dial 1/Split 2 Dial 1/Split 3 Dial 1/Split 4 Dial 2/Split 1 Dial 2/Split 2 Dial 2								
Cycle Length	90			Copy to a different dial/split				
Recommended Cycle Length	90			Copy to all dials same split				
Ring Phase Sum Times	90	90	0	0	Copy to all splits same dial			
Phase	1	2	3	4	5	6	7	8
Time	0	60	0	30	0	60	0	30
Mode	6 - PO	1 - CP	6 - PO	0 - AP	6 - PO	1 - CP	6 - PO	0 - AP
Min Veh Time		24		13		24		13
Min Ped Time 1		22		27		22		27
Offset	1	2	3					
Time	9	0	0					
Mode	0 - Normal	0 - Normal	0 - Normal					
Alt Sequence	0	0	0					
Ring 2 Lag Time	0	0	0					
Ring 3 Lag Time	0	0	0					
Ring 4 Lag Time	0	0	0					

Figure 7 – Coordination Data, Dial 2, Split 1 (Military Avenue & Sixth Street)

General Dial 1/Split 1 Dial 1/Split 2 Dial 1/Split 3 Dial 1/Split 4 Dial 2/Split 1 Dial 2/Split 2 Dial 2								
Cycle Length	90			Copy to a different dial/split				
Recommended Cycle Length	90			Copy to all dials same split				
Ring Phase Sum Times	90	90	0	0	Copy to all splits same dial			
Phase	1	2	3	4	5	6	7	8
Time	0	60	0	30	0	60	0	30
Mode	6 - PO	1 - CP	6 - PO	0 - AP	6 - PO	1 - CP	6 - PO	0 - AP
Min Veh Time		24		13		24		13
Min Ped Time 1		22		27		22		27
Offset	1	2	3					
Time	18	0	0					
Mode	0 - Normal	0 - Normal	0 - Normal					
Alt Sequence	0	0	0					
Ring 2 Lag Time	0	0	0					
Ring 3 Lag Time	0	0	0					
Ring 4 Lag Time	0	0	0					

Figure 8 – Coordination Data, Dial 3, Split 1 (Military Avenue & Sixth Street)

General Dial 1/Split 1 Dial 1/Split 2 Dial 1/Split 3 Dial 1/Split 4 Dial 2/Split 1 Dial 2/Split 2 Dial 2									
Cycle Length	90			Copy to a different dial/split					
Recommended Cycle Length	90			Copy to all dials same split					
Ring Phase Sum Times	90	90	0	0	Copy to all splits same dial				
Phase	1	2	3	4	5	6	7	8	
Time	0	60	0	30	0	60	0	30	
Mode	6 - PO ▾	1 - CP ▾	6 - PO ▾	0 - AP ▾	6 - PO ▾	1 - CP ▾	6 - PO ▾	0 - AP ▾	
Min Veh Time		24		13		24		13	
Min Ped Time 1		22		27		22		27	
Offset	1	2	3						
Time	18	0	0						
Mode	0 - Normal ▾	0 - Normal ▾	0 - Normal ▾						
Alt Sequence	0	0	0						
Ring 2 Lag Time	0	0	0						
Ring 3 Lag Time	0	0	0						
Ring 4 Lag Time	0	0	0						

Figure 9 – Local Time-Based Control Data, DST & Equates (Military Avenue & Sixth Street)

DST & Equates Traffic Aux TOY Special Function Phase Func Func Phase Recall Vehicle Func Overlap Func Di										
DST Begin		DST End		Cycle Zero						
Month	Week	Month	Week	Hour	Minute					
3	2	11	1	24	0					
	Source Day	Equate 1	Equate 2	Equate 3	Equate 4	Equate 5	Equate 6	Equate 7	Edit	Delete
1	1	7	0	0	0	0	0	0	Edit	Delete
2	2	3	4	5	6	0	0	0	Edit	Delete
										Add

Figure 10 – Local Time-Based Control Data, Traffic (Military Avenue & Sixth Street)

◀▶▶ DST & Equates Traffic Aux TOY Special Funct						
	Program			Pattern		
	Day	Hour	Min	Dial	Split	Offset
1	1	0	1	0	0	4
2	1	8	0	2	1	1
3	1	18	0	0	0	4
4	2	0	1	0	0	4
5	2	6	0	1	1	1
6	2	9	0	2	1	1
7	2	14	0	3	1	1
8	2	18	0	2	1	1
9	2	20	0	0	0	4

Signal Timings (Mason Street & Military Avenue)

Figure 11 – NEMA Phase Diagram (Mason Street & Military Avenue)

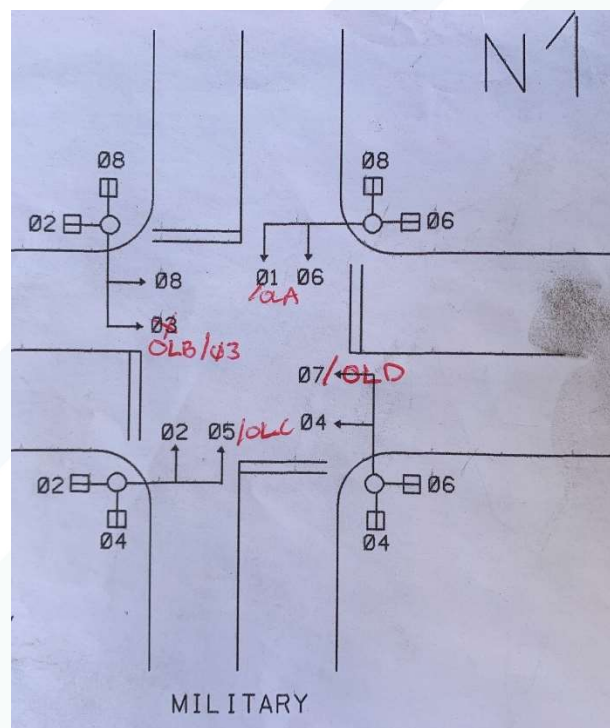


Figure 12 – Vehicle Basic Timings (Mason Street & Military Avenue)

PHASE.....	1...	2...	3...	4...	5...	6...	7...	8
MIN GRN	6	17	6	17	6	17	6	17
PASS/10	15	15	15	15	15	15	15	15
MAX # 1	20	35	10	50	20	35	10	50
MAX # 2	25	60	25	60	25	60	25	60
YEL/10	34	43	32	40	34	43	32	40
RED/10	33	32	34	26	33	32	34	26

Figure 13 – Pedestrian Timing (Mason Street & Military Avenue)

PHASE.....	1...	2...	3...	4...	5...	6...	7...	8
WALK1	0	4	0	4	0	4	0	4
PEDCLR1	0	31	0	31	0	31	0	31
WALK2	0	0	0	0	0	0	0	0
PEDCLR2	0	0	0	0	0	0	0	0

Figure 14 – General Control (Mason Street & Military Avenue)

Vehicle Basic Timing										Vehicle Density Timing										Pedestrian Timing										General Control										Miscellaneous										Special Sequence										Vehicle Detector										Ped Detector										Special Detector									
Phase		1		2		3		4		5		6		7		8																																																																									
Initial		1 - Inactive		4 - Green		1 - Inactive		1 - Inactive		1 - Inactive		4 - Green		1 - Inactive		1 - Inactive																																																																									
Non-Actuated Response		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None																																																																									
Vehicle Recalls		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None																																																																									
Veh Recall Delay		0		0		0		0		0		0		0		0																																																																									
Ped Recalls		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None		0 - None																																																																									

Figure 15 – Ring (Mason Street & Military Avenue)

General ControlRemote FlashOverlapRingAlt Sequ											
Phase	Ring	Next	Concur	1	2	3	4	5	6	7	8
1	1	2		☒	☐	☐	☐	☒	☒	☐	☐
2	1	3		☐	☒	☐	☐	☒	☒	☐	☐
3	1	4		☐	☐	☒	☐	☐	☐	☒	☒
4	1	1		☐	☐	☐	☒	☐	☐	☒	☒
5	2	6		☒	☒	☐	☐	☒	☐	☐	☐
6	2	7		☒	☒	☐	☐	☐	☒	☐	☐
7	2	8		☐	☐	☒	☒	☐	☐	☒	☐
8	2	5		☐	☐	☒	☒	☐	☐	☐	☒

Offset Mode	0 - Beg Green
Force Mode	0 - Plan
Max Dwell Time	0
Yield Period	5
Manual Controls: Dial	1
Manual Controls: Split	1
Manual Controls: Offset	1

Figure 17 – Miscellaneous (Mason Street & Military Avenue)

Vehicle Basic Timing									Vehicle Density Timing								Ped
Phase	1	2	3	4	5	6	7	8									
Non-Locking Memory	☐	☒	☒	☒	☐	☒	☒	☒									
Dual Entry	☐	☒	☐	☒	☐	☒	☐	☒									
Last Car Passage	☐	☐	☐	☐	☐	☐	☐	☐									
Conditional Service	☐	☐	☐	☐	☐	☐	☐	☐									
No Simultaneous Gap Out	☐	☐	☐	☐	☐	☐	☐	☐									

Figure 18 – Coordination Data, Dial 1, Split 1 (Mason Street & Military Avenue)

```

DIAL 1 SPLIT 1 PARAMETERS
PAT-0 TIM ALT PAT MAX COR SP R2 R3 R4
# # SEC SEQ MOD MOD MOD FN LAG LAG LAG
001-1 24 0 0 0 0 0 0
002-2 0 0 0 0 0 0 0
003-3 0 0 0 0 0 0 0

DIAL 1 SPLIT 1 PHASE PARAMETER
PHASE...1...2...3...4...5...6...7...8
TIME...15 30 13 32 18 27 14 31
MODE...0 1 0 7 0 1 0 7
MODE...0-7=AP/CP/QR/XR/PR/XPR/PO/DCP
P.RED...0 0 0 0 0 0 0 0
P.EXT...0 0 0 0 0 0 0 0
    
```

 General Dial 1/Split 1 Dial 1/Split 2 Dia	
Operation	1 - Auto 
Mode (Normal)	2 - Perm Yield 
Maximum	0 - Inhibit 
Correction	2 - Short Way 
Offset Mode	0 - Beg Green 
Force Mode	0 - Plan 
Max Dwell Time	0
Yield Period	5
Manual Controls: Dial	1
Manual Controls: Split	1
Manual Controls: Offset	1

Figure 17 – Miscellaneous (Mason Street & Military Avenue)

[illegible]

Figure 18 – Coordination Data, Dial 1, Split 1 (Mason Street & Military Avenue)

```

DIAL 1 SPLIT 1 PARAMETERS
PAT#0    TIM ALT PAT MAX COR SP  R2  R3  R4
#  #    SEC SEQ MOD MOD MOD  FN  LAG LAG LAG
001-1    24   0   0   0   0   0
002-2    0   0   0   0   0   0
003-3    0   0   0   0   0   0

DIAL 1 SPLIT 1 PHASE PARAMETER
PHASE...1...2...3...4...5...7...8
TIME...15...30...13...32...18...27...14...31
MODE...0...1...0...7...0...1...0...7
MODE: 0-7=AP/CP/UR/XR/PR/XPR/PO/DCP
P.RED...0...0...0...0...0...0...0...0
P.EXT...0...0...0...0...0...0...0...0

```


Figure 19 – Coordination Data, Dial 2, Split 1 (Mason Street & Military Avenue)

DIAL 2 SPLIT 1 PHASE PARAMETERS							
PHASE	1	2	3	4	5	6	7
TIME	18	27	13	32	19	26	13
MODE	0	1	0	7	0	1	0
MODE: 0-7=AP/CP/UR/XR/PR/XPR/PO/DCP							
P.RED	0	0	0	0	0	0	0
P.EXT	0	0	0	0	0	0	0

DIAL 2 SPLIT 1 PARAMETERS										
PAT-0	TIM	ALT	PAT	MAX	COR	SP	R2	R3	R4	
#	#	SEC	SEQ	MOD	MOD	MOD	FN	LAG	LAG	LAG
013-1	8	2	0	0	0	0	0			
014-2	0	0	0	0	0	0	0			
015-3	0	0	0	0	0	0	0			

Figure 20 – Coordination Data, Dial 3, Split 1 (Mason Street & Military Avenue)

DIAL 3 SPLIT 1 PHASE PARAMETERS							
PHASE	1	2	3	4	5	6	7
TIME	17	28	13	32	20	25	13
MODE	0	1	0	7	0	1	0
MODE: 0-7=AP/CP/UR/XR/PR/XPR/PU/DCP							
P.RED	0	0	0	0	0	0	0
P.EXT	0	0	0	0	0	0	0

DIAL 3 SPLIT 1 PARAMETERS										
PAT-0	TIM	ALT	PAT	MAX	COR	SP	R2	R3	R4	
#	#	SEC	SEQ	MOD	MOD	MOD	FN	LAG	LAG	LAG
025-1	5	2	0	0	0	0	0			
026-2	0	0	0	0	0	0	0			
027-3	0	0	0	0	0	0	0			

Figure 21 – Local Time-Based Control Data, DST & Equates (Mason Street & Military Avenue)

◀▶
DST & Equates
Traffic
Aux
TOY
Special Function
Phase Func
Func Phase Recall
Vehicle Func
Overlap Func
Di

DST Begin		DST End		Cycle Zero	
Month	Week	Month	Week	Hour	Minute
3	2	11	1	24	0

	Source Day	Equate 1	Equate 2	Equate 3	Equate 4	Equate 5	Equate 6	Equate 7	Edit	Delete
1	1	7	0	0	0	0	0	0	Edit	Delete
2	2	3	4	5	6	0	0	0	Edit	Delete

Add

Figure 22 – Local Time-Based Control Data, Traffic (Mason Street & Military Avenue)

DST & Equates Traffic Aux TOY Special Funct						
	Program			Pattern		
	Day	Hour	Min	Dial	Split	Offset
1	1	0	1	0	0	4
2	1	8	0	2	1	1
3	1	20	0	0	0	4
4	2	0	1	0	0	4
5	2	6	0	1	1	1
6	2	9	0	2	1	1
7	2	14	0	3	1	1
8	2	18	0	2	1	1
9	2	20	0	0	0	4

Signal Timings (Mason Street & Fisk Street)

Figure 23 – Vehicle Basic Timings (Mason Street & Fisk Street)

PHASE.....	1	2	3	4	5	6	7	8
MIN GRN	6	17	0	10	6	17	0	10
PASS/10	20	20	20	20	20	20	20	20
MAX # 1	20	45	25	30	20	45	25	30
MAX # 2	30	60	30	40	30	60	30	40
VEL/10	35	40	40	32	35	40	40	32
RED/10	20	15	10	23	20	15	10	23

Figure 24 – Pedestrian Timing (Mason Street & Fisk Street)

PHASE.....	1	2	3	4	5	6	7	8
WALK1	0	4	0	4	0	4	0	4
PEDCLR1	0	23	0	23	0	23	0	23
WALK2	0	0	0	0	0	0	0	0
PEDCLR2	0	0	0	0	0	0	0	0

Figure 25 – General Control (Mason Street & Fisk Street)

```

PHASE.....1...2...3...4...5...6...7...8
VEH RCL    0    2    0    0    0    2    0    0
VEH DLY    0    0    0    0    0    0    0    0

CODES.....0...1...2...3...4...5...
      NONE 1CALL MIN  MAX  SOFT BIKE

PHASE.....1...2...3...4...5...6...7...8
INITIAL    1    4    0    1    1    4    0    1
NA RESP    0    0    0    0    0    0    0    0

CODES.....0...1...2...3...4...5...6
INITL      NONE INACT RED  YEL GRN DRK G/DW
NA RSP     NONE NA1  NA2 1&2 --- --- ---
***

```

Figure 26 – Miscellaneous (Mason Street & Fisk Street)

```

PHASE.....1...2...3...4...5...6...7...8
NL MEM.    1    0    1    1    1    0    1    1
2 ENTRY    0    1    0    1    0    1    0    1
LC PASS    0    0    0    0    0    0    0    0
CON SER    0    0    0    0    0    0    0    0
NO SGAP    0    0    0    0    0    0    0    0
CODES.....0-NO....1-YES.....

```

Figure 27 – Special Sequence (Mason Street & Fisk Street)

```

PHASE.....1...2...3...4...5...6...7...8
OMIT        2    0    0    0    6    0    0    0
-YEL        0    0    0    0    0    0    0    0
OCAL        0    0    0    0    0    0    0    0
OMIT: ## PHS ON OMITS THIS PHASE
-YEL: ## PHS YEL OMITS THIS PHS YEL
OCAL: WHEN OMIT, DETS CALL ## PHS

```

Figure 28 – Coordination Data, Dial 1, Split 1 (Mason Street & Fisk Street)

```

PATTERN 001 PARAMETERS
COORD MODE: 0      TIME OFFSET: 4
MAX MODE: 0        SEQUENCE: 0
CORR MODE: 0
COORD OFFSET: 0    R2 LAG:
FORCE MODE: 0      R3 LAG:
SPEC FUNC: 0       R4 LAG:

PATTERN 001 SPLITS
PHASE.....1...2...3...4...5...6...7...8
TIME...: 12  45    0  33  12  45    0  33
MODE...: 0    1    0    0    0    1    0    0
MODE: 0-7=AP/CP/UR/XR/PR/XPR/PO/DCP
P.REI.: 0    0    0    0    0    0    0    0
P.EXT.: 0    0    0    0    0    0    0    0

```

Figure 29 – Coordination Data, Dial 2, Split 1 (Mason Street & Fisk Street)

PATTERN 002 SPLITS															
PHASE	1	2	3	4	5	6	7	8							
TIME	12	45	00	33	12	45	00	33							
MODE	0	1	0	0	0	1	0	0							
MODE: 0-7=AP/CP/UR/XR/PR/XPR/PO/DCP															
P.RED	0	0	0	0	0	0	0	0							
P.EXT	0	0	0	0	0	0	0	0							

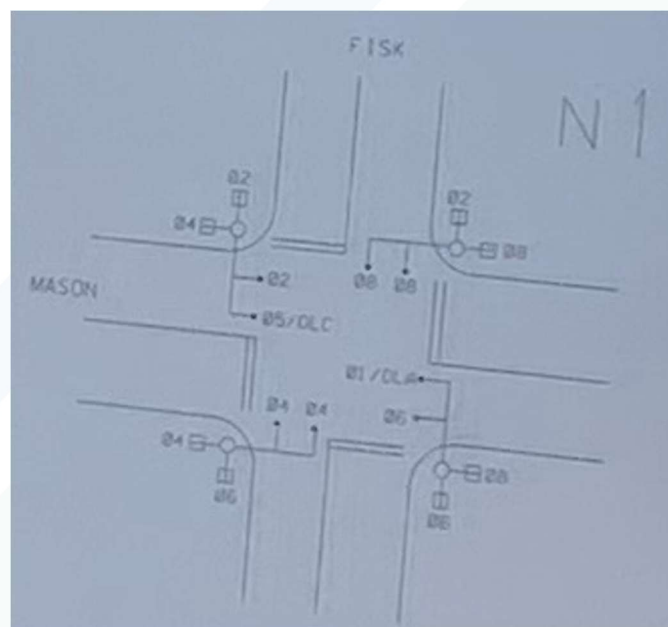
PATTERN 002 PARAMETERS															
COORD MODE	0								TIME OFFSET	4					
MAX MODE	0								SEQUENCE	0					
CORR MODE	0														
COORD OFFSET	0								R2 LAG						
FORCE MODE	0								R3 LAG						
SPEC FUNC	0								R4 LAG						

Figure 30 – Coordination Data, Dial 3, Split 1 (Mason Street & Fisk Street)

PATTERN 003 PARAMETERS															
COORD MODE	0								TIME OFFSET	2					
MAX MODE	0								SEQUENCE	0					
CORR MODE	0														
COORD OFFSET	0								R2 LAG						
FORCE MODE	0								R3 LAG						
SPEC FUNC	0								R4 LAG						

PATTERN 003 SPLITS															
PHASE	1	2	3	4	5	6	7	8							
TIME	12	45	00	33	12	45	00	33							
MODE	0	1	0	0	0	1	0	0							
MODE: 0-7=AP/CP/UR/XR/PR/XPR/PO/DCP															
P.RED	0	0	0	0	0	0	0	0							
P.EXT	0	0	0	0	0	0	0	0							

Figure 31 – NEMA Phase Diagram (Mason Street & Fisk Street)





425 S. Military Avenue
Suite 206
Green Bay, WI 54303

Leah Weycker,
Executive Director

Director@MilitaryAve.org

920.544.9503
www.MilitaryAve.org

5/16/2022

Honorable Mayor and Green Bay City Council,

On behalf of the Military Avenue Business Association, we would request that the Council hold at this point in time on any vote on the Conditional Use Permit requested for a carwash at 1555 West Mason Street.

The Association's officers were not made aware of the requested CUP until moments before the Planning Commission meeting last week.

We would ask that further information be provided by the owners, and the owners hold a meeting with Members of the Association to discuss and address the CUP currently requested, but also share their overall plan for redevelopment of the old Sears property.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Leah Weycker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Leah Weycker, Executive Director
Military Avenue Business Association

STOP for a minute

STAY for a while

Z:\PROJECTS\2021\2686.00-WA\CONCEPT\6.2 - COLORED SITE PLAN.DWG 6/13/2022 12:11 PM





Report to the Green Bay Plan Commission

MEETING DATE

June 20, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.4

(ZP 22-16) Public Hearing on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 420 S. Van Buren Street, submitted by Tim Denissen, NeighborWorks Green Bay, property owner (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-16 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
420 S Van Buren Street
(ZP 22-16)**

The Green Bay Plan Commission will hold a public hearing on **Monday, June 20, 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

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

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

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a 2-family residential dwelling in an R I district located at 420 S Van Buren Street, submitted by the property owner, NeighborWorks Green Bay (Ald. B. Galvin, District 4).

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: Madison Smith

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Madison Smith at (920) 448-3407 or Madison.Smith@greenbaywi.gov.

Publication Dates: June 3, 2022 and June 10, 2022



Report to the Green Bay Plan Commission

MEETING DATE

June 20, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.5

(ZP 22-16) Consideration with possible action on request to authorize a Conditional Use Permit (CUP) for a two-family dwelling located at 420 S. Van Buren St, submitted by Tim Denissen, NeighborWorks Green Bay, property owner (Ald. B. Galvin, District 4).

BACKGROUND

Reason for Request: To permit the continued use of a 2-family dwelling in the R1 District and allow continued improvements.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (R1) - Single-family residential, currently used as two-family residential

NORTH: Low Density Residential (R1) - Single-family residential

SOUTH: Low Density Residential (R1) & PUD - Single-family residential and office uses

EAST: Low Density Residential (R1) - Single- and multi-family

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

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for low to medium density residences.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The requested Conditional Use Permit is located at 420 S. Van Buren Street in the City of Green Bay (Tax Parcel 14-638). This application was submitted by NeighborWorks Green Bay after the purchase of this two-family property in September 2015, with the intent of improving the property and the neighborhood. Rehabilitation and improvement work was set aside for a few years as NeighborWorks was in the process of defining and constructing the Farmory, which is located adjacent to this property. Among discussions and preparatory work, NeighborWorks performed minor improvements to utilize this site for rental units. In 2021, the applicant proceeded with renovation of the property and received a permit to begin work with students and contractors. During May 2022, the City of Green Bay informed NeighborWorks that 420 S. Van Buren is zoned as Low Density Residential (R1) with the intent of single-family as the primary land use. However, the current land use would require a CUP to comply. The applicant noted that this property has been a two-family dwelling since the early 1970s.

NeighborWorks is asking for a conditional use to allow the two-family residential structure to continue operating in the R1 zoning district. This CUP would also allow continued renovation projects to improve the conditions and seek residents to occupy. Allowing the use of a two-family dwelling in the R1 with a CUP would assist NeighborWorks to improve the neighborhood and provide affordable housing for new residents.

The subject property has a Low Density Residential (RI) zoning which is defined in Section 44-250 of the City of Green Bay Municipal Code as: a separate and detached one-family residence on a single lot designed and arranged for use by one family or household. A CUP would allow the parcel to comply with the municipal code.

This parcel is located in the Navarino Neighborhood and is not within the floodplain. According to the Brown County Parcel Data, this is a two-family structure (0.227 acres) and a total of 9,921 sq. ft.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

- (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 Section 44-83 within the Municipal Code.*
- (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.*

Additionally, a CUP will need to meet the specific development standards from Sec. 44-1580.

Planning Staff is recommending approval of the request for a CUP as the establishment of a two-family dwelling will be granted the opportunity to continue to be used as a two-family unit and allow NeighborWorks to perform rehabilitation improvements to the structure. Staff believes this will not be detrimental to or endanger the public health, safety, or general welfare; nor impede the normal and orderly development and improvement of the surrounding property; the CUP 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; adequate utilities, access roads, drainage, and/or necessary facilities are in place; adequate parking facilities are provided; and will not be detrimental to the neighborhood.

Ald. Bill Galvin, the Navarino Neighborhood Association and adjacent property owners within 200+ ft. of the property have been notified of the request. A zoning action sign has been placed on the property. As of the drafting of this report, staff has not received any calls regarding the request.

RECOMMENDATION

Approval with the condition to provide code-compliant parking 44-1726.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-16 Application and Narrative
2. ZP 22-16 Color Map Notification
3. DESCRIPTION OF 420 S VAN BUREN



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 420 S VanBuren

Parcel Number(s): 14-638

Petitioner(s): NeighborWorks Green Bay

Date: 5/4/2022

Email: tim@nwggreenbay.org

Phone Number: 920-883-5200

Address: 437 S Jackson St

City: Green Bay

State: WI

Zip: 54301

Property Owner: NeighborWorks Green Bay

Phone Number: 920-448-3075

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Tim Denissen, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$300.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☐ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 5/4/2022

Petitioner Signature(s): _____

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

May 4th, 2022

To: Green Bay Plan Commission and City of Green Bay Planning Staff

RE: Project at 420 S VanBuren St

Narrative of Project Request for CUP

NeighborWorks Green Bay purchased this 2-family property at 420 S VanBuren St in September of 2015 with the intent to improve the property and neighborhood. This improvement work was set aside for a few years as we were in the process of defining and constructing the Farmory which is adjacent to this property. While this was being decided, we performed modest improvements and rented the units. Last year we then decided to go ahead with the renovation and including the Bridges Construction team from the Green Bay Area Public Schools performing selective portions of the work as part of their curriculum. We made application for permit to renovate the property, received the permit and began the work with the students and contractors. Recently (5/2/22) we were made aware by the City of Green Bay that they considered this R-1 with a use of single family. This property has been a 2-family residence since the early 1970's.

We are asking for a conditional use as a 2 family and continue the renovation work to bring it to typical NeighborWorks condition and seek residents to occupy.

Please consider this action to improve the neighborhood and provide affordable housing to the new residents

Respectfully submitted,



Tim Denissen

Project Manager, NeighborWorks Green Bay



City Of GreenBay > Parcel Data

Find a Parcel

Current Parcel: 14-638

9 420 S VAN BUREN ST

NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC

437 S JACKSON ST GREEN BAY WI 54301-3909

Street View Map • Green Bay Parcel Map • Google Map

Assessment Records

Zoning and Districts

Brown County Parcel Data

Inspection Records

Special Assessments

Requests For Service

Police Calls

2021 Residential Assessment

2020 Residential Assessment

2019 Residential Assessment

2018 Residential Assessment

2017 Residential Assessment

2021 Residential Assessment

Property Type: **Single family residential**

Assigned Appraiser

Name: **Kristi Norton**

Phone: **920-448-3072**

Contact: **Kristi.Norton@greenbaywi.gov**

Building Information

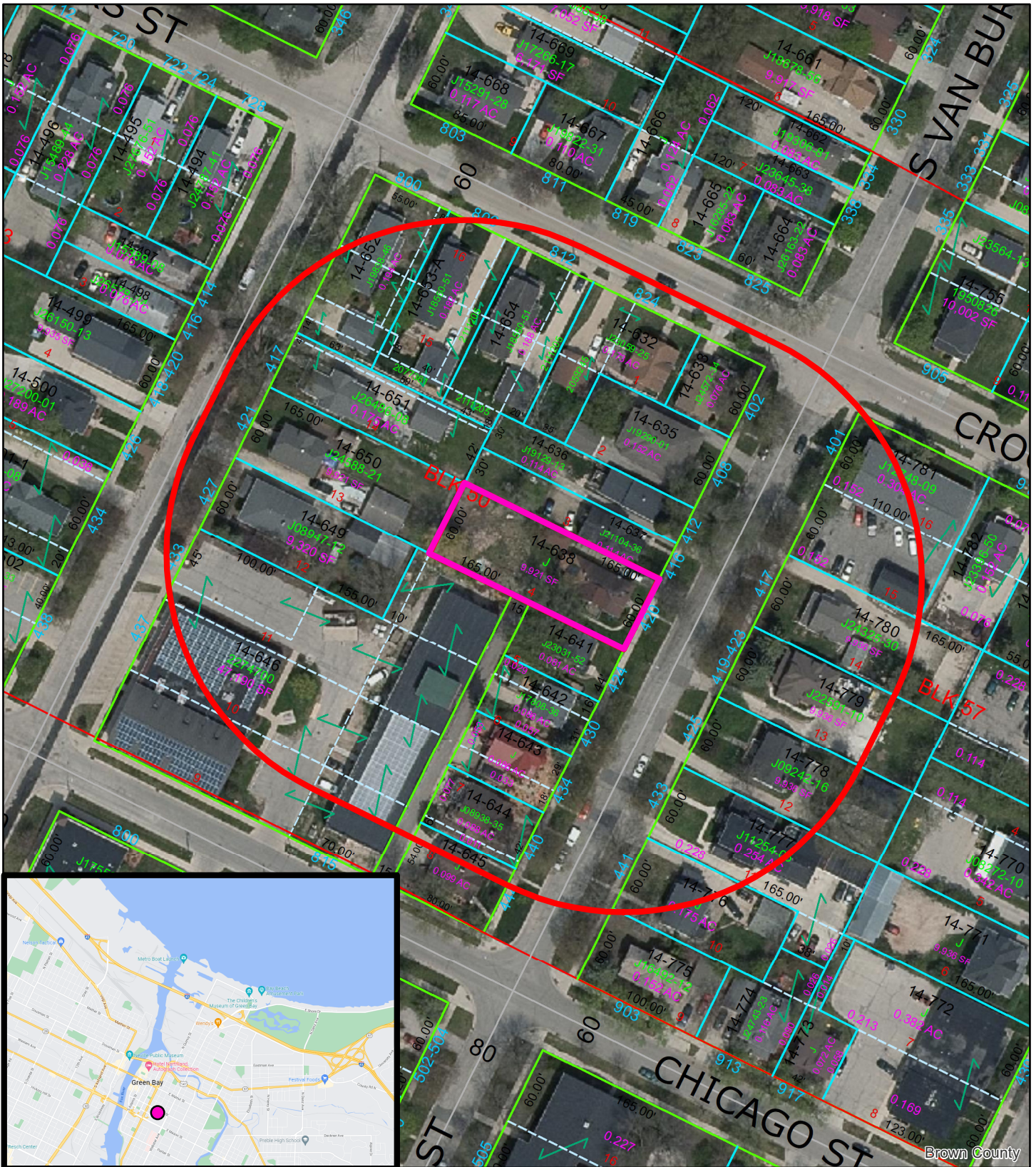
Tax Class: Exempt local	Living Units: 1	Other Rooms: 4
Occupancy: Single family	Heating Type: Gas, forced air	Full Basement S F: 1000 sq ft
Story: 1 story w/attic	Cooling Type: No A/C	First Floor S F: 1000 sq ft
Style: Old style	Full Baths: 2	Finished Attic S F: 350 sq ft
Exterior Wall: Alum/vinyl	Half Baths: 0	SFLA: 1350
Roof Type: Asphalt shingles	Bedrooms: 3	Half Story SF: 0 sq ft
Year Built: 1919	Family Rooms: 0	

Property Info

Water Front Type: None	Tax Key Number: 14-638	Neighborhood Group: Exempt
Acres: 0.228	Zoning: Low Density Resident	Neighborhood: Exempt
Square Feet: 9921	Has O B I: Yes	Sanitary: Sewer
Depth: 165	Has Residential: Yes	Water: City water
Width: 60	Has Land: Yes	Traffic: Light
Land Use: Residential	Property Address: 420 S Van Buren St	Legal Acres: 0.227
County: Brown	Total Improvements: 1	

Legal Description

Legal Description: **9,921 SQ FT PLAT OF ASTOR LOT 4 BLK 50**



(ZP 22-16) Zoning Petition
CUP 420 S Van Buren Street
Green Bay, WI, 54301

0 25 50 100 Feet

- Parcel
- Location of Parcel
- Notification Area 200'

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. MS

Parcel Numbers:
14-638

DESCRIPTION OF 420 S. VAN BUREN STREET
(TAX PARCEL NUMBER 14.638)

Lot Four (4), Block Fifty (50), according to the Plat of Astor as recorded in Volume 8 of Plats, Page 4, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.
Tax parcel number 14-638.



Report to the Green Bay Plan Commission

MEETING DATE

June 20, 2022

PREPARED BY

Madison Smith

AGENDA ITEM # E.6

(ED 22-01) Consideration with possible action on request to vacate public utility easements located at 1100 University Avenue, submitted by Patrick Skalecki, GRAEF (Ald R. Scannell, District 7).

BACKGROUND

Address of Request: 1100 University Avenue (tax parcel 7-706).

Aldersperson/District: Ald. Randy Scannell / District 7

Reason for Request: To discontinue a 10 ft. x12 ft. public utility easement.

Surrounding Zoning and Land Uses:

SUBJECT: Office Residential (OR) - Domestic Abuse Program and Shelter

NORTH: Low Density Residential (R1) - Single Family Homes

SOUTH: Public Institutional, Public/Semi Public (PI) - East River

EAST: Varied Residential (R3) - Single Family Homes

WEST: Neighborhood Commercial (NC) - Parking, Commercial Business

Conservancy (CON) - Green Space

Comprehensive Plan: The proposed easement discontinuance will not change the current zoning nor conflict with the future land use designated in the 2022 Smart Growth Plan. The easements and incidental rights described in par. (a) may be discontinued in vacation or discontinuance proceedings in any case where benefits or damages are to be assessed as provided in par. (c), if one of the following applies:

1. The interested parties fail to reach an agreement permitting discontinuance of the easements and incidental rights.
2. The owner of the easements and incidental rights refuses to give written consent to their discontinuance.

(c) Damages for the discontinuance of the easements and rights described in par. (a) shall be assessed against the land benefited in the proceedings for assessment of damages or benefits upon the vacation or discontinuance of the public highway or public ground. Unless the parties agree on a different amount, the amount of the damages shall be the present value of the property to be removed or abandoned, plus the cost of removal, less the salvage value of the removed or abandoned property. The owner of the easements and incidental rights, upon application to the treasurer and upon furnishing satisfactory proof, shall be entitled to any payments of or upon the assessment of damages.

(d) Any person aggrieved by the assessment of damages under this subsection may appeal the assessment in the same time and manner as is provided for appeals from assessments of damages or benefits in vacation or discontinuance proceedings in the town, village or city.

The proposed easement discontinuance is consistent with the comprehensive plan and will not alter current or future land use at this time. The proposed release of the public utility easement is compliant and has received no concerns or comments from the following agencies:

- Department of Public Works: Steve Grenier: No objection
- Wisconsin Public Service: Real Estate Department
- AT&T: Karen Wells
- Green Bay Water Utility: Nancy Quirk
- WEC Energy Group: Lydia Janssen: No objection
- Green Bay Parks, Rec. & Forestry: Dan Ditscheit
- American Transmission Company: Matthew Ernst
- Mobilitie: Brentt Michalek
- NEW Water: Rob Reinhart
- Charter, Vince Albin

The City of Green Bay Municipal Code outlines utility easements in Sec. 36-488.

Report:

The subject utility easement is located on the east side of the City of Green Bay along University Avenue. The property is owned by the Family Violence Center, Inc./Golden House Inc. The Family Violence Center, Inc. / Golden House Inc. is planning a large project that will entail demolishing the current building and many site features as well as constructing a new mixed-use building containing offices and some residential units. Along with the new building, parking will be reconstructed and other site elements such as utilities, stormwater, patio, playground and pedestrian walks will be updated.

As part of the project, the new building will be slightly rearranged on the parcel. As a result, the building will reside on a small existing 10 ft. x 12 ft. public utility easement as identified in CSM #4289. A Plat of Survey has been prepared and is included in this agenda packet to illustrate the easement. There are currently no utilities that appear to exist in the proposed discontinuance area. Digger's Hotline has completed field observations and completed a request for the location of utilities. The petitioner and property owner are requesting this easement discontinuance because it is a high priority for the project and critical to the project moving forward through the construction phase.

The proposed easement discontinuance of a public utility line located on 1100 University Avenue does not conflict with the current and future land uses as reflected in the City's Comprehensive Plan. Ald. Randy Scannell and adjacent property owners 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. Golden House PUE
2. Pages from 22-0428_Golden House DD Set - Civil
3. Golden House CSM 4289
4. ED 22-01 Color Map

GRĀEF

www.graef-usa.com

1120 UNIVERSITY AVE.
GREEN BAY, WI. 54302

NO.	DATE	REVISIONS	BY
-----	------	-----------	----

PROJECT INFORMATION:

PROJECT NUMBER: 2018-2024

DATE: July 21, 2021

DRAWN BY: CRH

CHECKED BY: CDH

APPROVED BY: CDH

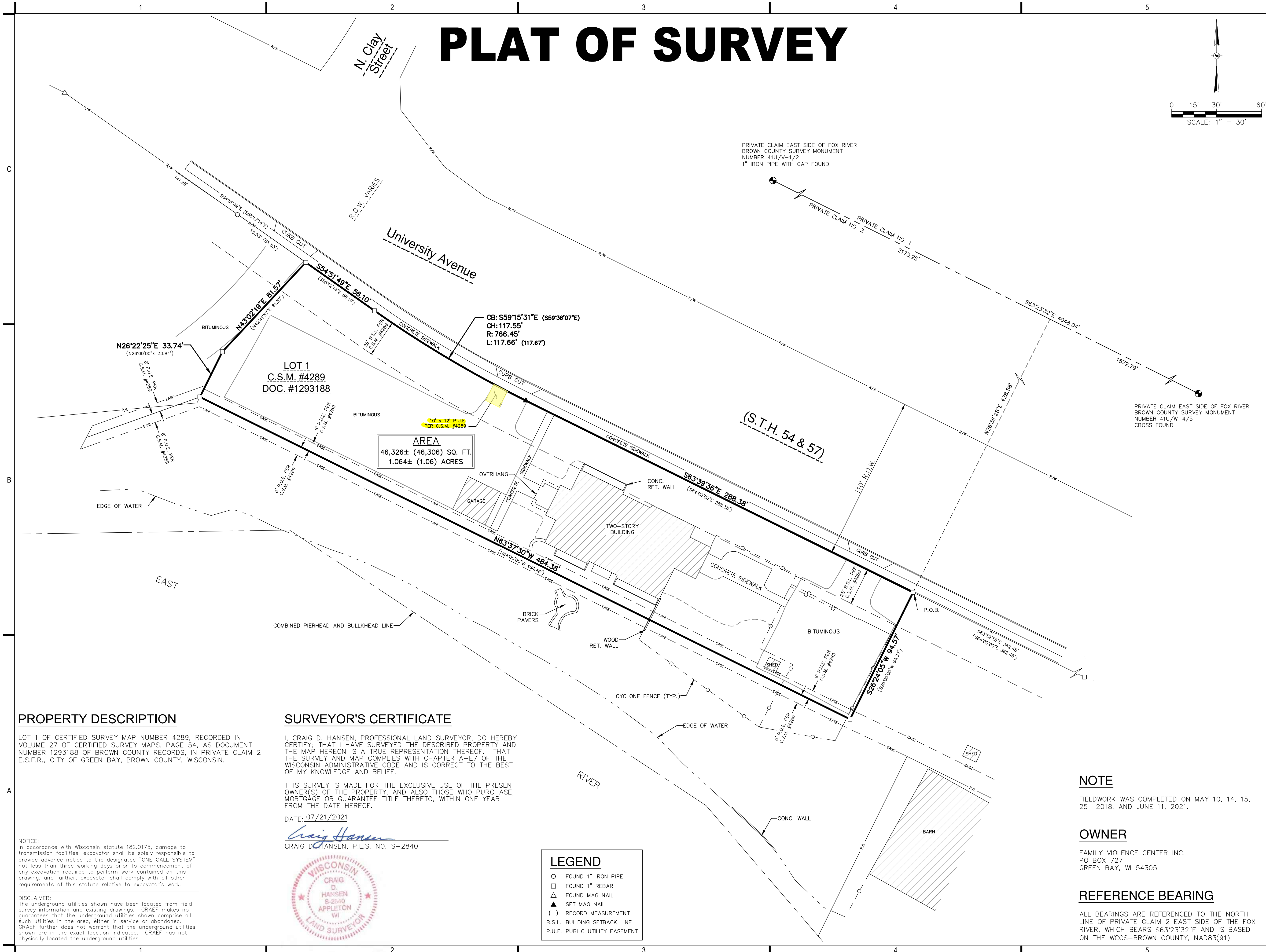
SCALE: 1" = 30'

SHEET TITLE:

PLAT OF SURVEY

SHEET NUMBER:

1 of 1



SURVEYOR'S CERTIFICATE

I, CRAIG D. HANSEN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY; THAT I HAVE SURVEYED THE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THEREOF. THAT THE SURVEY AND MAP COMPLIES WITH CHAPTER A-E07 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 07/21/2021

CRAIG D. HANSEN, P.L.S. NO. S-2840

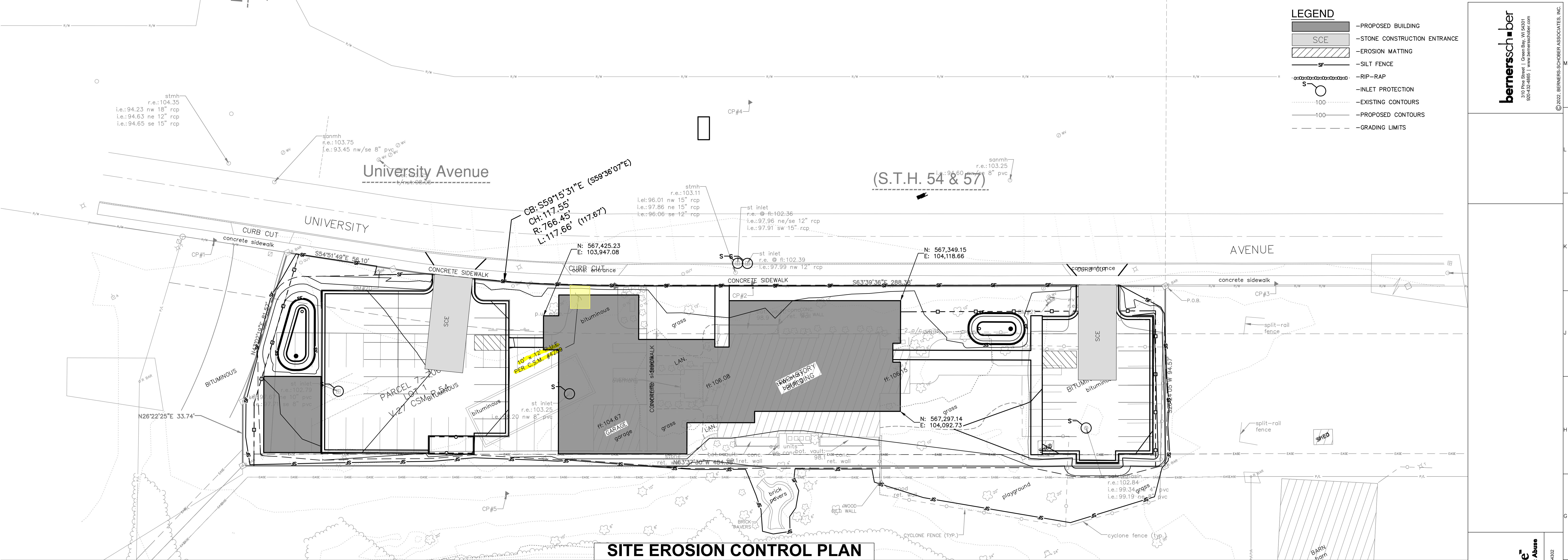
DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

○ FOUND 1" IRON PIPE
 □ FOUND 1" REBAR
 △ FOUND MAG NAIL
 ▲ SET MAG NAIL
 () RECORD MEASUREMENT
 B.S.L. BUILDING SETBACK LINE
 P.U.E. PUBLIC UTILITY EASEMENT

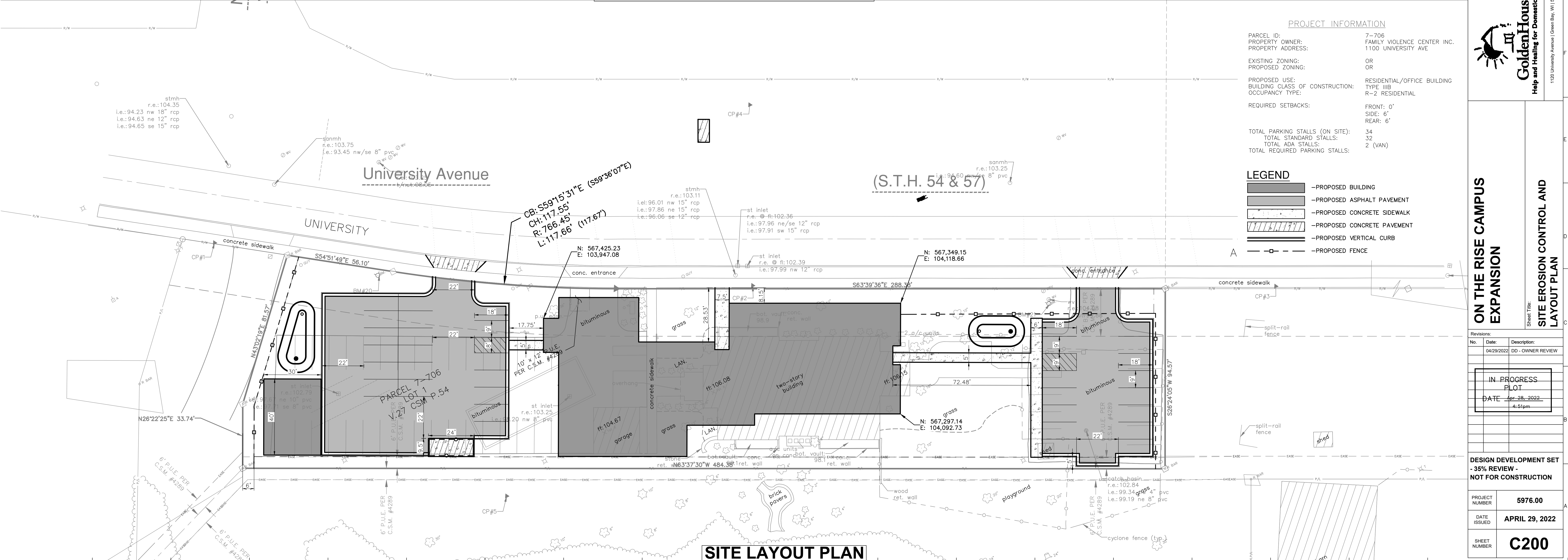
FIELDWORK WAS COMPLETED ON MAY 10, 14, 15,
25 2018, AND JUNE 11, 2021.

FAMILY VIOLENCE CENTER INC.
PO BOX 727
GREEN BAY, WI 54305

ALL BEARINGS ARE REFERENCED TO THE NORTH
LINE OF PRIVATE CLAIM 2 EAST SIDE OF THE FOX
RIVER, WHICH BEARS S63°23'32"E AND IS BASED
ON THE WCCS—BROWN COUNTY, NAD83(91).



SITE EROSION CONTROL PLAN



SITE LAYOUT PLAN

- LEGEND
- PROPOSED BUILDING
 - STONE CONSTRUCTION ENTRANCE
 - EROSION MATTING
 - SILT FENCE
 - RIP-RAP
 - INLET PROTECTION
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - GRADING LIMITS

PROJECT INFORMATION

PARCEL ID: 7-706
PROPERTY OWNER: FAMILY VIOLENCE CENTER INC.
PROPERTY ADDRESS: 1100 UNIVERSITY AVE
EXISTING ZONING: OR
PROPOSED ZONING: OR
PROPOSED USE: RESIDENTIAL/OFFICE BUILDING
BUILDING CLASS OF CONSTRUCTION: TYPE IIIB
OCCUPANCY TYPE: R-2 RESIDENTIAL
REQUIRED SETBACKS: FRONT: 0'
SIDE: 6'
REAR: 6'
TOTAL PARKING STALLS (ON SITE): 34
TOTAL STANDARD STALLS: 32
TOTAL ADA STALLS: 2 (VAN)
TOTAL REQUIRED PARKING STALLS:

- LEGEND
- PROPOSED BUILDING
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED VERTICAL CURB
 - PROPOSED FENCE

berniersschaber
310 Pine Street | Green Bay, WI 54301
920.432.4868 | www.berniersschaber.com

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GoldenHouse™
Help and Healing for Domestic Abuse
1120 University Avenue | Green Bay, WI 54302

ON THE RISE CAMPUS EXPANSION

Sheet Title: **SITE EROSION CONTROL AND LAYOUT PLAN**

Revisions:

No.	Date	Description
04/29/2022	DO - OWNER REVIEW	

IN PROGRESS PLOT

DATE: Apr-28-2022 4:51pm

DESIGN DEVELOPMENT SET - 35% REVIEW - NOT FOR CONSTRUCTION

PROJECT NUMBER	5976.00
DATE ISSUED	APRIL 29, 2022
SHEET NUMBER	C200



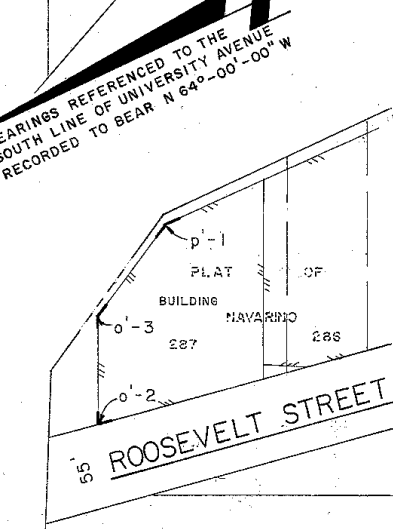
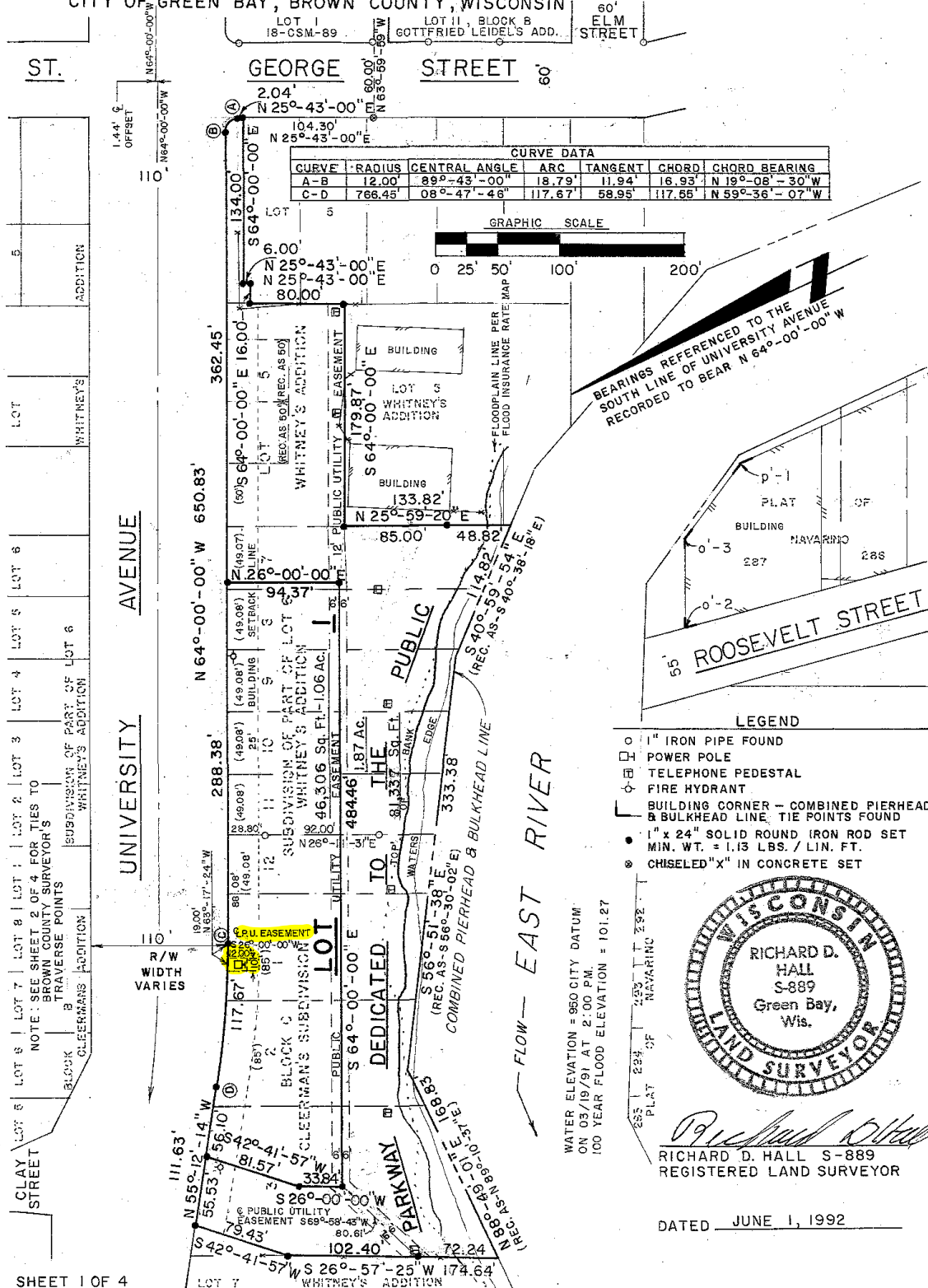
Stock No. 26273

1293188

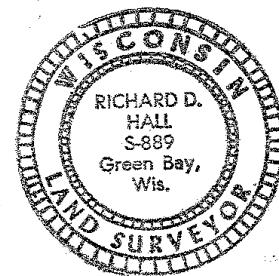
4289

CERTIFIED SURVEY MAP

PART OF LOT 5 WHITNEY'S ADDITION (ALSO KNOWN AS WHITNEY'S SECOND ADDITION); PART OF LOTS 7, 8, 9, 10, 11, AND 12 SUBDIVISION OF A PART OF LOT 6 WHITNEY'S ADDITION; PART OF LOTS 1, 2, AND 3 BLOCK C, CLEERMANS SUBDIVISION OF PART OF LOTS 7 AND 8 WHITNEY'S SECOND ADDITION ALL LOCATED IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



- LEGEND
- 1" IRON PIPE FOUND
 - POWER POLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊞ BUILDING CORNER - COMBINED PIERHEAD & BULKHEAD LINE, TIE POINTS FOUND
 - 1" x 24" SOLID ROUND IRON ROD SET MIN. WT. = 1.13 LBS. / LIN. FT.
 - ⊗ CHISELED "X" IN CONCRETE SET



RICHARD D. HALL S-889
REGISTERED LAND SURVEYOR

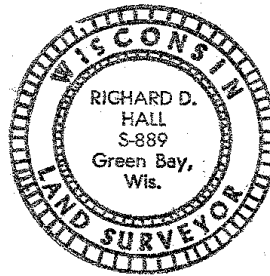
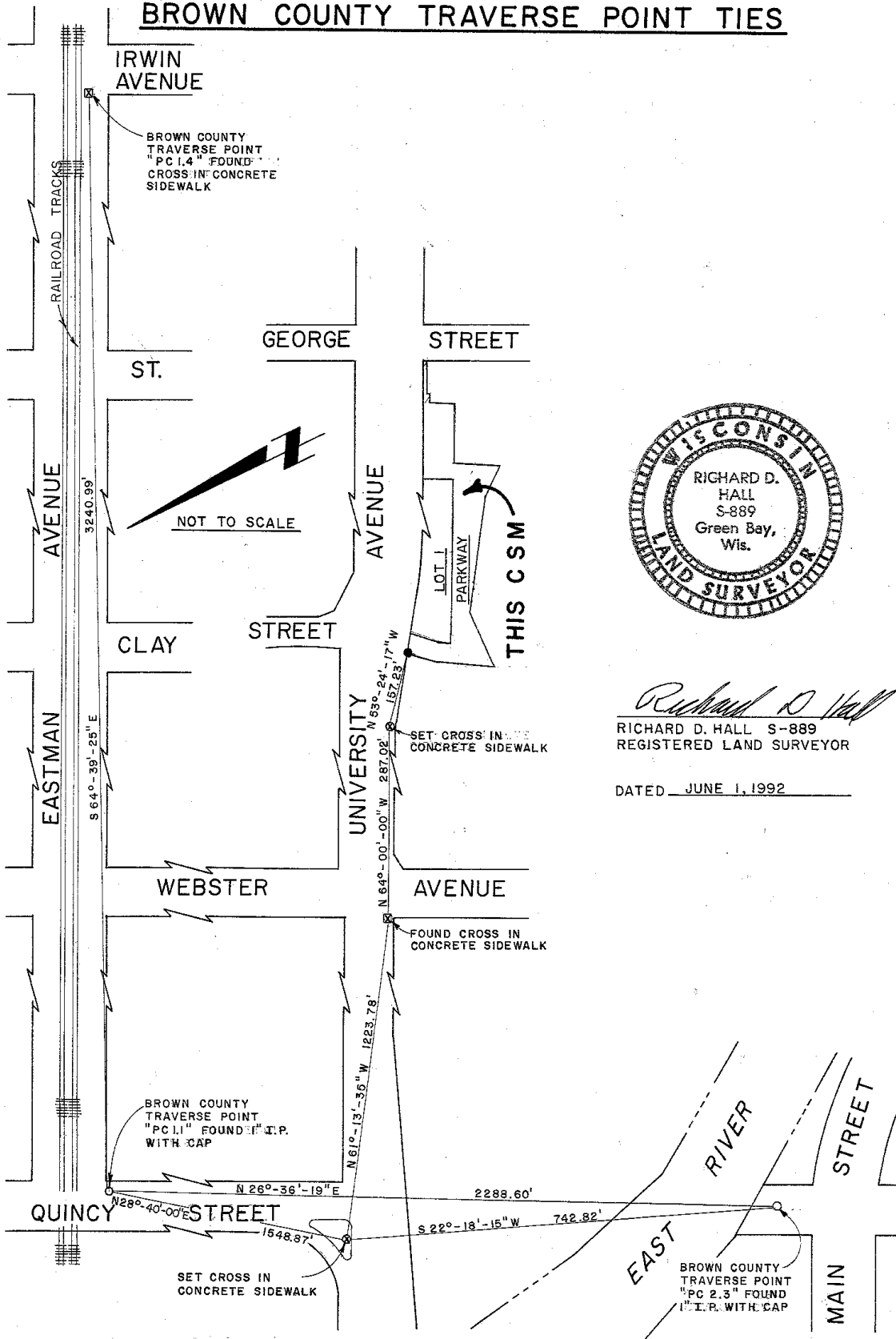
DATED JUNE 1, 1992

WATER ELEVATION = 950 CITY DATUM
ON 03/19/91 AT 2:00 P.M.
100 YEAR FLOOD ELEVATION = 101.27



Stock No. 26273

BROWN COUNTY TRAVERSE POINT TIES



Richard D. Hall
RICHARD D. HALL S-889
REGISTERED LAND SURVEYOR
DATED JUNE 1, 1992



Stock No. 26273

SURVEYOR'S CERTIFICATE

I, Richard D. Hall, Registered Land Surveyor, hereby certify that by the order of and under the direction of the City of Green Bay Redevelopment Authority, that I have surveyed, divided and mapped that part of Lot 5, Whitney's Addition (also known as Whitney's Second Addition); part of Lots 7, 8, 9, 10, 11 and 12 subdivision of part of Lot 6, Whitney's Addition; part of Lots 1, 2 and 3, Block C, Cleerman's Subdivision of part of Lots 7 and 8, Whitney's Second Addition, City of Green Bay, Brown County, Wisconsin, being more particularly described as follows:

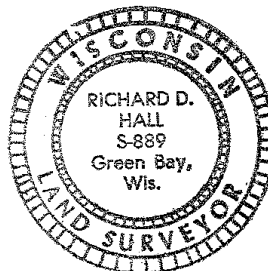
Commencing at the southwest corner of Lot 1 of the certified survey map recorded in Volume 18 of Certified Survey Maps, Page 89, Brown County Records (being part of Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block B, Gottfried Leidel's Addition, said City of Green Bay); thence N. 63°-59'-59" W., 60.00 feet along the westerly extension of the south line of said Lot 1, 18-CSM-89 to the west line of St. George Street; thence N. 25°-43'-00" E., 104.30 feet along said west line to the point of beginning; thence continuing N. 25°-43'-00" E., 2.04 feet along said west line; thence along the arc of a 12.00 foot radius curve to the left 18.79 feet, said curve having a chord which bears N. 19°-08'-30" W., 16.93 feet to a point on the south line of University Avenue; thence N. 64°-00'-00" W., 650.83 feet along said south line of University Avenue; thence continuing along said south line along the arc of a 766.45 foot radius curve to the right 117.67 feet, said curve having a chord which bears N. 59°-36'-07" W., 117.55 feet; thence N. 55°-12'-14" W., 111.63 feet; thence S. 42°-41'-57" W., 79.43 feet; thence S. 26°-57'-25" W., 174.64 feet to the combined pierhead and bulkhead line of the East River; thence N. 88°-49'-01" E., 168.83 feet along said combined pierhead and bulkhead line; thence continuing along said combined pierhead and bulkhead line S. 56°-51'-38" E., 333.38 feet; thence continuing along said combined pierhead and bulkhead line S. 40°-59'-54" E., 114.82 feet to the east line of said Lot 7, Cleerman's Addition; thence N. 25°-59'-20" E., 133.82 feet along said east line of Lot 7; thence S. 64°-00'-00" E., 179.87 feet; thence N. 25°-43'-00" E., 80.00 feet; thence S. 64°-00'-00" E., 16.00 feet; thence N. 25°-43'-00" E., 6.00 feet; thence S. 64°-00'-00" E., 134.00 feet to the point of beginning.

Subject to any easements of record.

Further, that such map is a true and correct representation of the exterior boundaries of the land surveyed to the best of my knowledge and belief, and that I have complied with Chapter 236 of the Wisconsin Statutes and with Chapter 14 of the General Ordinances of the City of Green Bay in surveying, dividing and mapping of the same.

Dated this 1st day of JUNE, 1992.


Richard D. Hall S-889
Registered Land Surveyor

RESTRICTIVE COVENANTS

- 1) The owner of each lot is required to grade the property abutting a street to conform to adopted sidewalk grade elevation and maintain that grade elevation for future sidewalks.
- 2) The land on all side and rear lot lines of all lots shall be graded and maintained by the abutting property owners to provide for adequate drainage of surface water.



Stock No. 26273

1293188

OWNER'S CERTIFICATE

As owners, we the undersigned, hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by S-236.10 or S-236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection; in accordance with current Land Subdivision Ordinances.

Witness the hand and seal of said owners this 2nd day of June, 1992.

Witness

J. M. Rose
J. M. Rose, Chairman
City of Green Bay Redevelopment Authority
City of Green Bay, Wisconsin

STATE OF WISCONSIN)
BROWN COUNTY)

Personally came before me this 2nd day of June, 1992 the above named J. M. Rose and B.F. Paculski to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

NOTARY

P. Robert Strong
Notary Public
Brown County, Wisconsin
My Commission Expires 10/17/93

GREEN BAY PLAN COMMISSION CERTIFICATE

Approved for the City of Green Bay Plan Commission this 4TH day of JUNE, 1992.

Dale D. Preston
Dale D. Preston
Principal Planner

CLERK'S CERTIFICATE

As the duly appointed City Clerk of the City of Green Bay, I hereby certify that the records in my office show no unpaid special assessments affecting any of the lands included in this Certified Survey Map.

Dated this 3rd day of June, 1992.

Paul G. Janquart
Paul G. Janquart
City Clerk

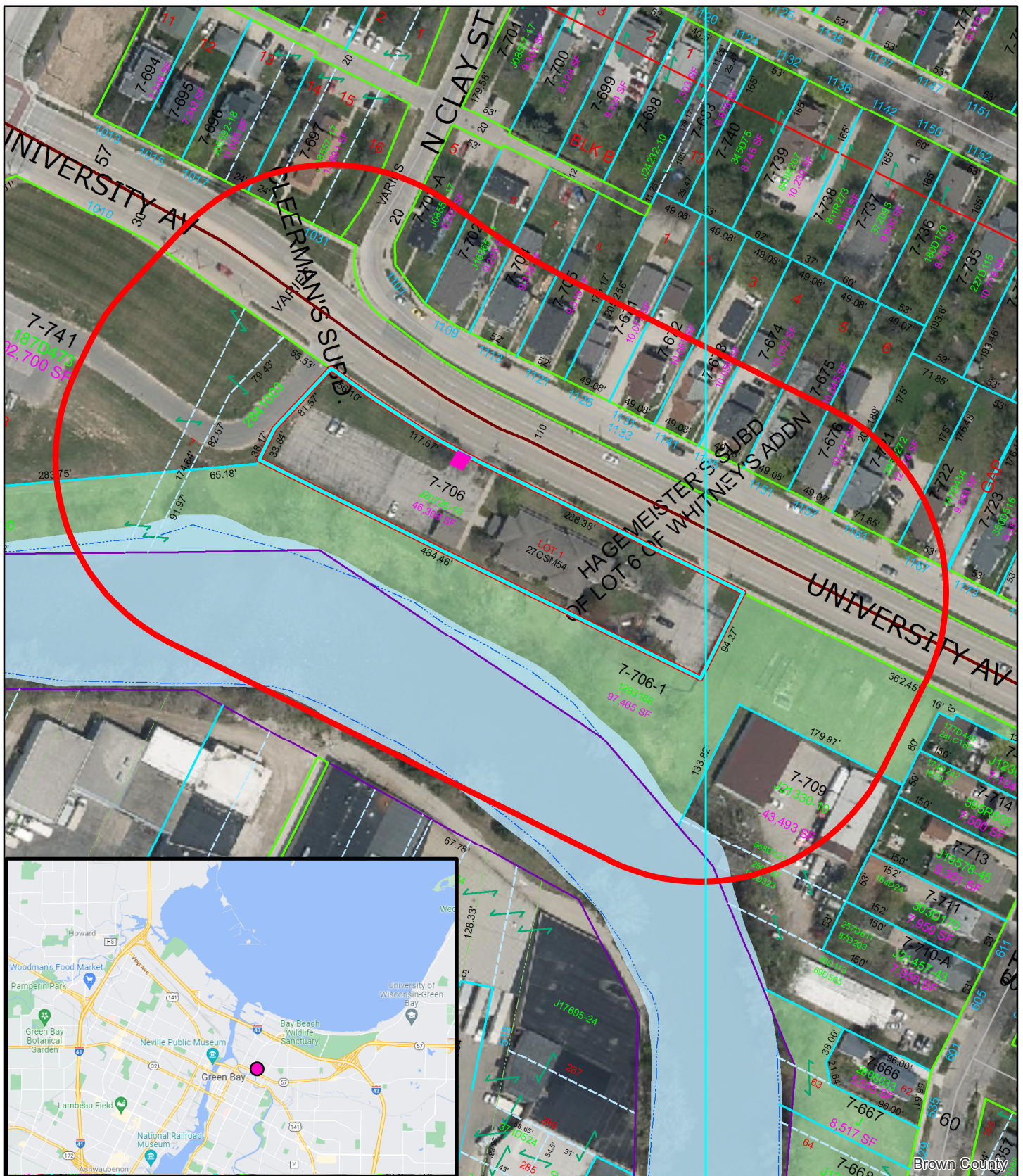
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER'S OFFICE
Brown Co., Wis.

Received for record the 8th
day of June A.D. 19 92
at 11:46 o'clock A M.
and recorded in Vol. 27 of
Certified Survey Maps on Page 54

Cathy Weigandt Bruning
Register of Deeds

1600



(ED 22-01) Easement Discontinuance
1100 University Avenue
Green Bay, WI, 54303

0 37.5 75 150 Feet

- Parcel
- 10' x 12' Public Utility Easement
- Notification Area 200'

Parcel Number:
7-706

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. MS