



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 11, 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 July 11, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the June 20, 2022, Meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (ZP 22-17) Public Hearing on request to rezone portions of the 1000 Block of University Avenue and 500 Block of St. George Street from Light Industrial (LI), Neighborhood Commercial (NC), Varied Density Residential (R3) and General Commercial (C1) to Public/Institutional (PI), Office Residential (OR) and Low Density Residential (R-1), submitted by the City of Green Bay, property owner (Ald. Scannell, District 7).
2. (ZP 22-17) Consideration with possible action on request to rezone portions of the 1000 Block of University Avenue and 500 Block of St. George Street from Light Industrial (LI), Neighborhood Commercial (NC), Varied Density Residential (R3), and General Commercial (C1) to Public/Institutional (PI), Office Residential (OR), and Low Density Residential (R-1), submitted by the City of Green Bay, property owner (Ald. Scannell, District 7).
3. (ZP 22-18) Public Hearing on request to rezone 3164 Finger Road from Low Density Residential (R-1) and Rural Residential (RR) to General Commercial (C1), submitted by Joel

Ehrfurth, Mach, MACH IV Engineering, on behalf of Early Childcare II LLC/Jauquet Family Farm LLC, property owner (Ald. J. Hutchison, District 2).

4. (ZP 22-18) Consideration with possible action on request to rezone 3164 Finger Road from Low Density Residential (R-1) and Rural Residential (RR) to General Commercial (C1), submitted by Joel Ehrfurth, Mach, MACH IV Engineering, on behalf of Early Childcare II LLC/Jauquet Family Farm LLC, property owner (Ald. J. Hutchison, District 2).
5. (TA 22-03) Public Hearing on request to amend text within Chapter 44, Article XVIII, Sect. 44-1747(b)(3) - Uncovered Parking in Residential Districts.
6. (TA 22-03) Consideration with possible action on request to amend text within Chapter 44, Article XVIII, Sect. 44-1747(b)(3) - Uncovered Parking in Residential Districts.

F. Informational.

1. Director's Report.
2. Date of the next meeting: July 25, 2022

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Plan Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Passcode: 483400

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Public Comments

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

Additional Information

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

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

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





Report to the Green Bay Plan Commission

MEETING DATE

July 11, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(ZP 22-17) Public Hearing on request to rezone portions of the 1000 Block of University Avenue and 500 Block of St. George Street from Light Industrial (LI), Neighborhood Commercial (NC), Varied Density Residential (R3) and General Commercial (C1) to Public/Institutional (PI), Office Residential (OR) and Low Density Residential (R-1), submitted by the City of Green Bay, property owner (Ald. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-17 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Rezoning
Portions of the 1000 Block of University Avenue and
Portions of the 500 Block of St. George Street
(ZP 22-17)**

The Green Bay Plan Commission will hold a public hearing on **Monday, July 11, 2022**, at 6:00 p.m. If you wish to participate in a public hearing, you may access the meeting by the internet or telephone using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+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:

(ZP 22-17) Consideration with possible action on the request to rezone portions of the 1000 Block of University Ave and 500 Block of St. George Streets from Light Industrial (LI), Varied Density Residential and General Commercial (CI) to Public/Institutional (PI), Office Residential (OR) and Low Density Residential (R-I), submitted by the City of Green Bay, property owner (Ald. Scannell, District 7).

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

City of Green Bay

Community and Economic Development

Attn: Stephanie Hummel

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Stephanie Hummel at 920.448.3424 or

Stephanie.Hummel@greenbaywi.gov.

Publication Dates: June 24, 2022, and July 1, 2022



Report to the Green Bay Plan Commission

MEETING DATE

July 11, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 22-17) Consideration with possible action on request to rezone portions of the 1000 Block of University Avenue and 500 Block of St. George Street from Light Industrial (LI), Neighborhood Commercial (NC), Varied Density Residential (R3), and General Commercial (C1) to Public/Institutional (PI), Office Residential (OR), and Low Density Residential (R-1), submitted by the City of Green Bay, property owner (Ald. Scannell, District 7).

BACKGROUND

Primary Address: Parcels 7-706-1, 7-709, 7-666, 7-667, 7-668, 7-669, 7-670, & 8-263

Aldersperson/District: Ald. R. Scannell / District 7

Reason for Request: The proposed rezoning would clean-up inappropriate zoning districts and follow property lines as detailed in a new CSM (attached).

Surrounding Zoning and Land Uses:

SUBJECT: Detailed Below -- Detailed Below

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

SOUTH: East River -- East River

EAST: Low-Density Residential (R1) -- Single-Family Homes & Congregate Living

WEST: Neighborhood Commercial (NC) -- Medical Office Building

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

Report: This rezoning is a clean-up action following a Surplus Declaration, a CSM for portions of the impacted properties, and progress on the extension of the East River Trail. Generally, this rezoning impacts properties along the 1000 Block of University Avenue and the 500 Block of St. George Street. Specifically, the following parcels are impacted as follows:

Part of CSM:

7-706-1, University Avenue

- Currently Zoned: Neighborhood Commercial (NC), Conservancy (CON), Public/Institutional (PI), and Varied-Density Residential (R3)

- Proposed Zoning: Outlot 1 - PI, Lot 1 – Office Residential (OR)

7-709, 601 St. George Street

- Currently Zoned: R3, General Commercial (C1), and Low-Density Residential (R1)

- Proposed Zoning: Outlot 1 – PI, Lot 1 – OR, Lot 2 – R1

Not Part of CSM:

7-666, 535 St. George Street*

- Currently Zoned: C1

- Proposed Zoning: R1

7-667, 529 St. George Street

- Currently Zoned: CI and Light Industry (LI)
- Proposed Zoning: PI

7-668, 525 St. George Street

- Currently Zoned: LI
- Proposed Zoning: PI

7-669, 517 St. George Street

- Currently Zoned: LI
- Proposed Zoning: PI

7-670, 501 St. George Street

- Currently Zoned: LI
- Proposed Zoning: PI

8-263, 433 St. George Street

- Currently Zoned: LI
- Proposed Zoning: PI

**Not owned by the City*

As shown in the attached Zoning Exhibit, the new zoning districts will match the new parcel lines as well as the uses, current and future. All parcels zoned PI will be used for the East River Trail extension. Lot 1 will be zoned OR and Lot 2 zoned RI as suggested by the Redevelopment Authority for their disposition. Parcel 7-666 is an existing single-family home; rezoning to RI is fitting not only for the current use, but also matches the surrounding residential zoning.

While the Comprehensive Plan shows this block area for Park uses, we feel the rezoning is appropriate. The scope of the East River Trail extension was originally thought to encompass more space with a possible park as part of that extension. This concept has been refined over the years to extend the trail just along the river and incorporate the neighborhood.

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

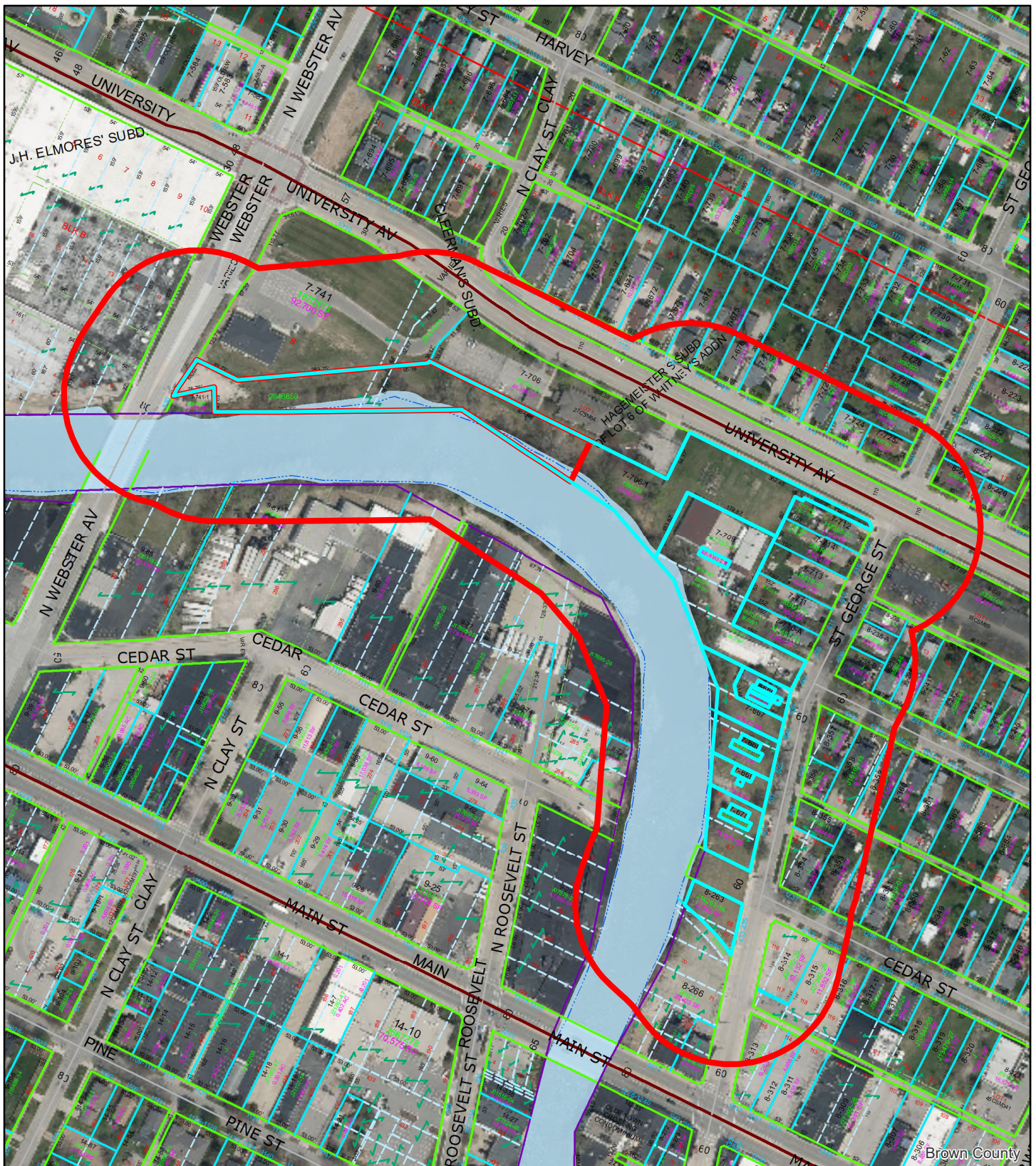
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

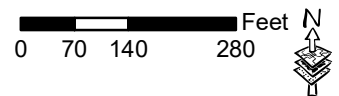
ATTACHMENTS

1. ZP 22-17 Map
2. ZP 22-17 Zoning Exhibit
3. ZP 22-17 Proposed CSM

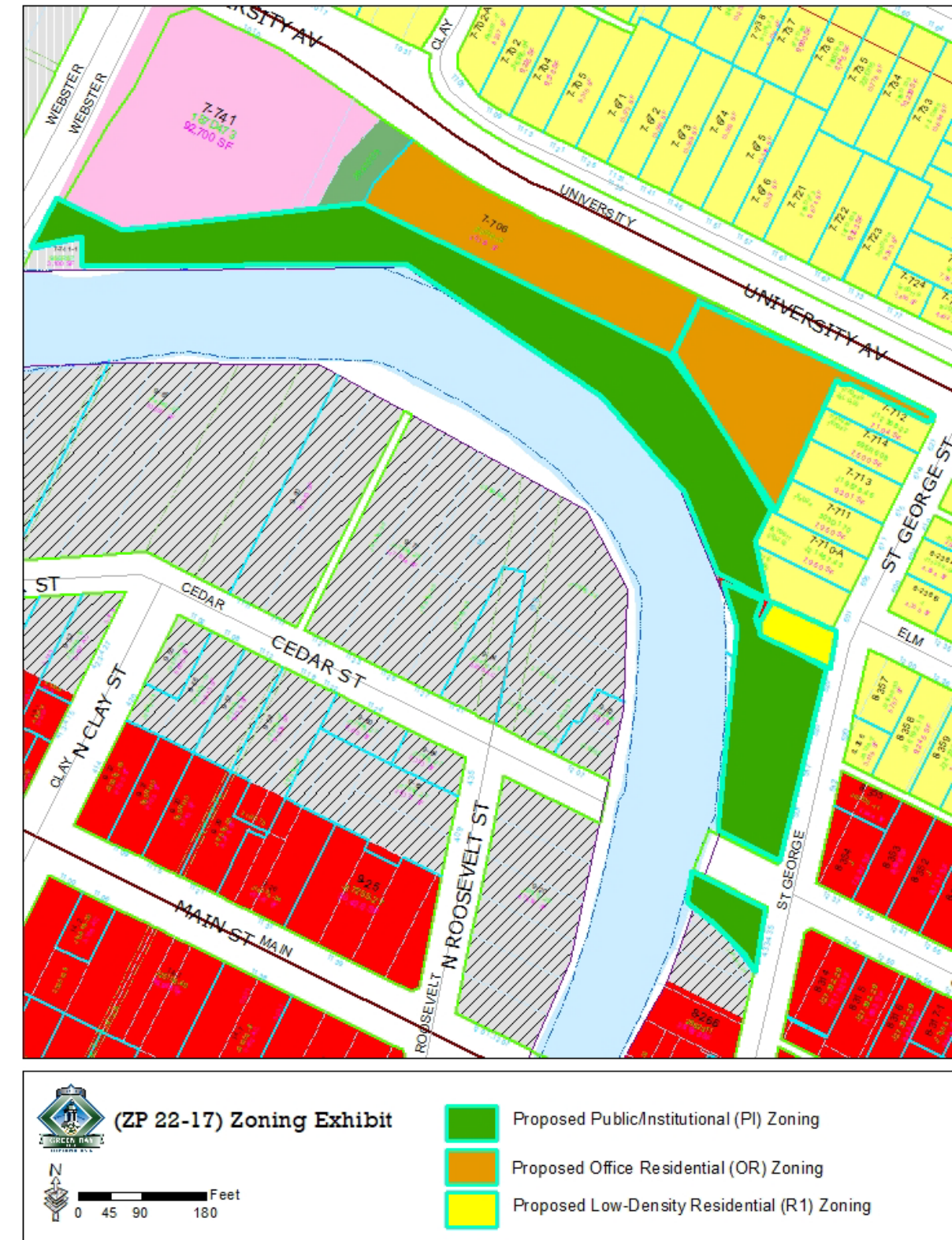
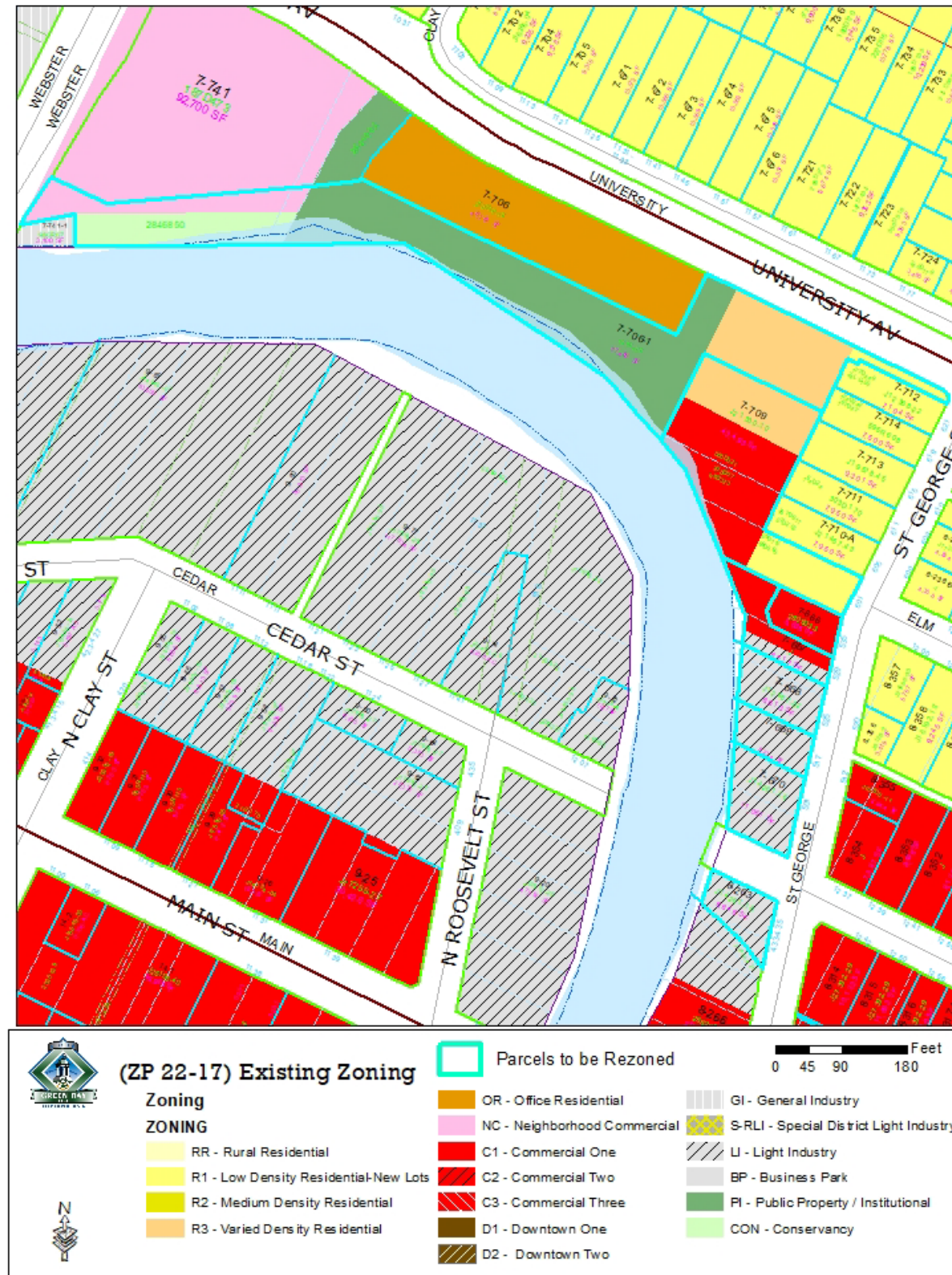


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 29 Jun 2022 X:\Planning\Basemaps\template_8.5x11.mxd

(ZP 22-17) Rezone Portions of 1000 Block University Ave. & 500 Block St. George St.



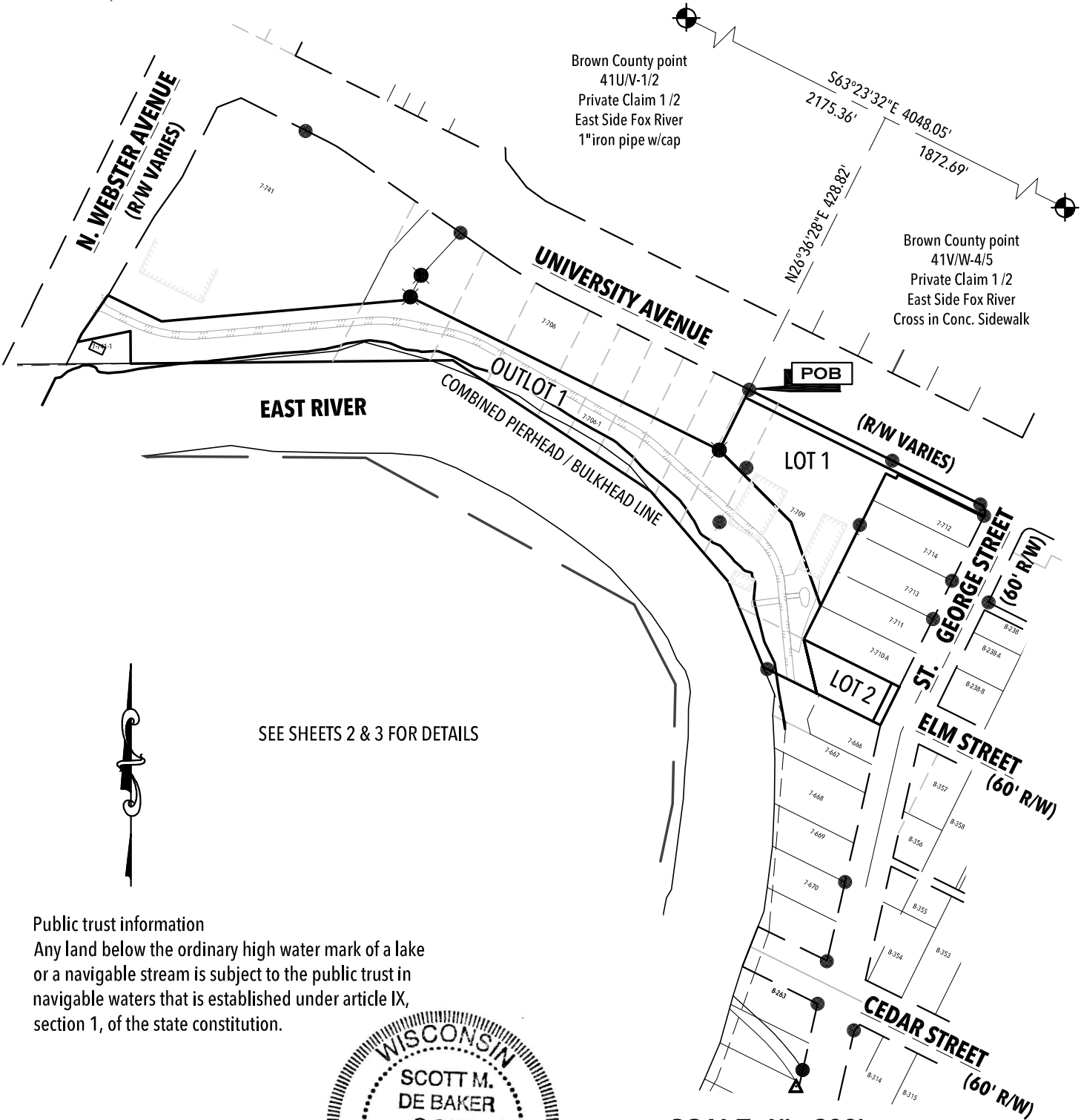
- Parcels to Rezone
- 200-ft. Notification Area



PRELIMINARY COPY

CERTIFIED SURVEY MAP

PART OF PARKWAY LANDS DEDICATED TO THE PUBLIC IN VOLUME 27, CERTIFIED SURVEY MAPS, PAGE 54, AS MAP No. 4289, RECORDED IN DOC No. 1293188, PART OF LOT 5, 6, 7 AND 8 WHITNEY'S ADDITION (ALSO KNOWN AS WHITNEY'S SECOND ADDITION; PART OF LOTS 7, 8, 9, 10, 11 AND 12 OF HAGEMEISTER'S SUBDIVISION OF LOT 6 WHITNEY'S ADDITION; PART OF LOTS 1, 2 AND 3, OF BLOCK C OF CLEERMANS'S SUBDIVISION OF PART OF LOTS 7 AND 8 OF WHITNEY'S SECOND ADDITION; ALSO PART OF LOT 5, WHITNEY'S ADDITION, ALL IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN



SEE SHEETS 2 & 3 FOR DETAILS

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

OWNER / DEVELOPER
City of Green Bay



Scott M. De Baker

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

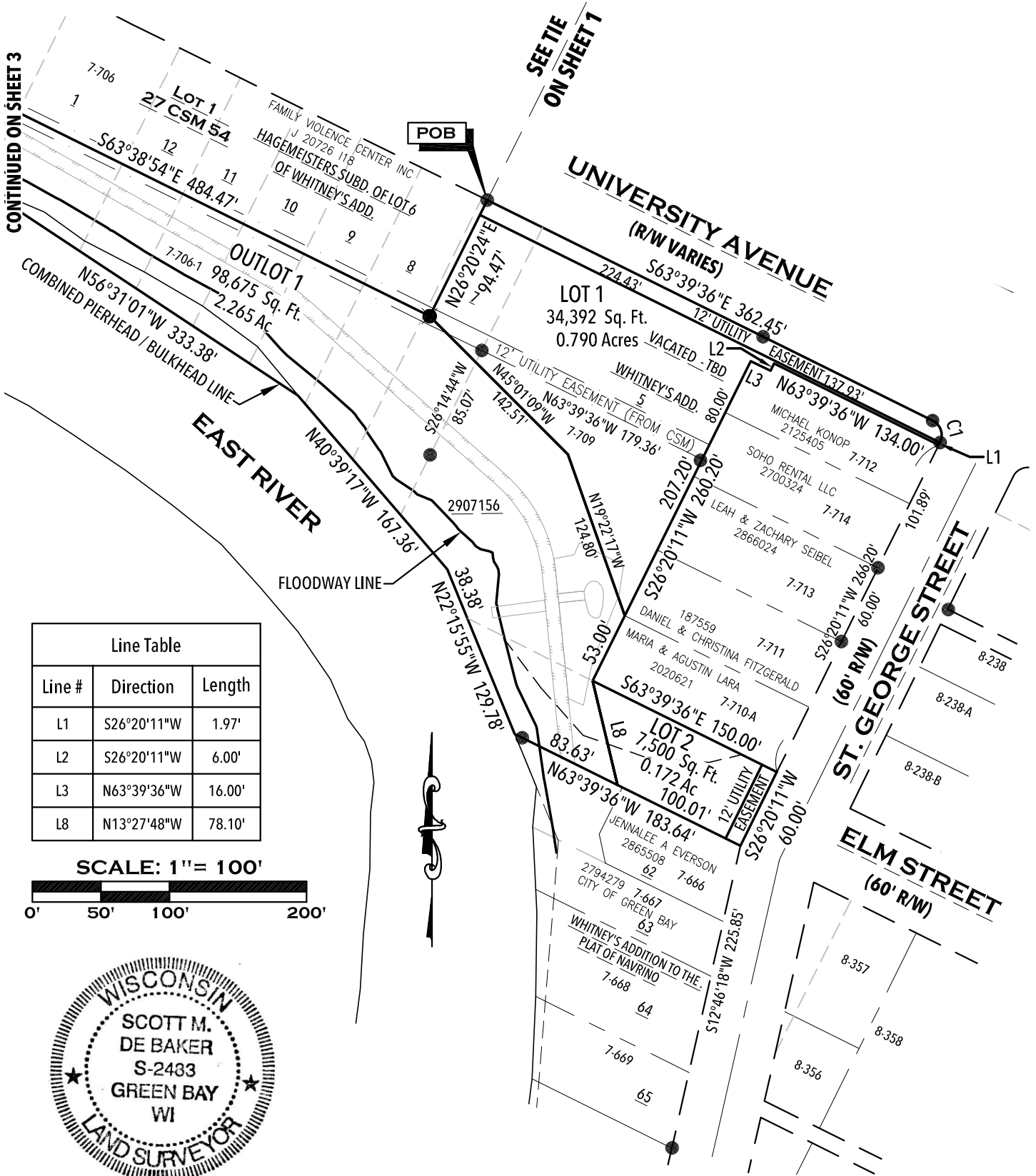
BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE NORTH LINE OF PRIVATE CLAIM 2 EAST SIDE OF FOX RIVER WHICH BEARS S63°23'32"E.

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641
FAX: (920) 662-9141
INTERNET: WWW.RELEEINC.COM
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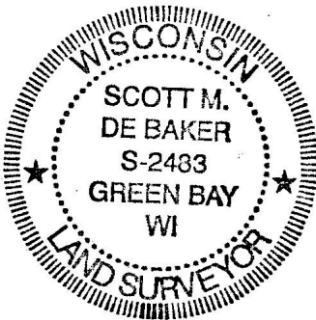
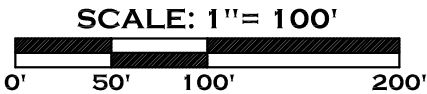
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Line Table		
Line #	Direction	Length
L1	S26°20'11"W	1.97'
L2	S26°20'11"W	6.00'
L3	N63°39'36"W	16.00'
L8	N13°27'48"W	78.10'



LEGEND

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

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



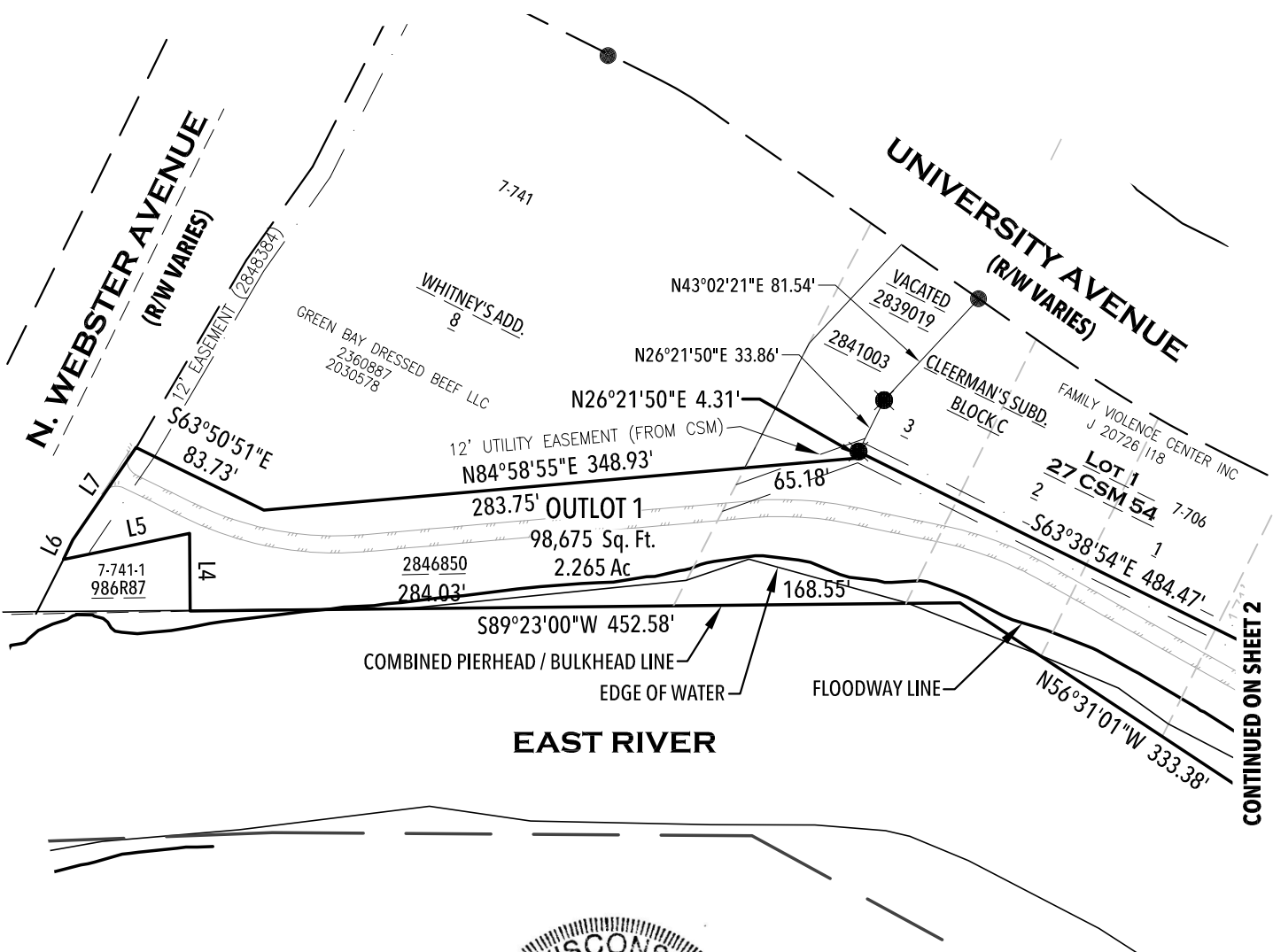
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PRELIMINARY

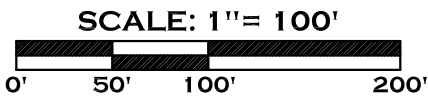
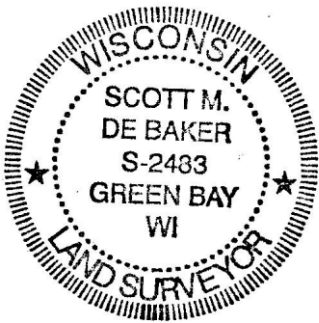
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CONTINUED ON SHEET 2

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



LEGEND

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SURVEYOR'S CERTIFICATE:

I, SCOTT M. DeBAKER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF THE CITY OF GREEN BAY, A MUNICIPAL CORPORATION, I HAVE SURVEYED, MAPPED AND DIVIDED PART OF THE PARKWAY LANDS AS DEDICATED TO THE PUBLIC IN VOLUME 27, CERTIFIED SURVEY MAPS, PAGE 54, AS MAP No. 4289, RECORDED IN DOC No. 1293188, PART OF LOT 5, LOT 6, LOT 7 AND LOT 8, WHITNEY'S ADDITION (ALSO KNOWN AS WHITNEY'S SECOND ADDITION; PART OF LOT 7, LOT 8, LOT 9, LOT 10, LOT 11 AND LOT 12 OF HAGEMEISTER'S SUBDIVISION OF LOT 6 WHITNEY'S ADDITION; PART OF LOTS 1, LOT 2 AND LOT 3, BLOCK C OF CLEERMANS'S SUBDIVISIOIN OF PART OF LOTS 7 AND LOT 8 OF WHITNEY'S SECOND ADDITION ALL IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, 27 CSM 54;
THENCE S63°36'36"E, 362.45 FEET ON THE SOUTHERLY RIGHT OF WAY LINE OF UNIVERSITY AVENUE;
THENCE 18.85 FEET ON THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT, LONG CHORD BEARS S18°39'43"E, 16.97 FEET ON THE WESTERLY RIGHT OF WAY LINE OF St. GEORGE STREET;
THENCE S26°20'11"W, 1.97 FEET ON THE SAID WESTERLY RIGHT OF WAY LINE TO A SOUTH LINE OF 27 CSM 54;
THENCE N63°39'36"W, 134.00 FEET ON THE SAID SOUTH LINE;
THENCE S26°20'11"W, 6.00 FEET ON A WEST LINE OF 27 CSM 54 TO A SOUTH LINE OF 27 CSM 54;
THENCE N63°39'36"W, 16.00 FEET ON SAID SOUTH LINE TO A WESTERLY LINE OF 27 CSM 54;
THENCE S26°20'11"W, 260.20 FEET ON THE WESTERLY LINE OF LINE OF 27 CSM 54 AND THE WESTERLY LINE OF DOCUMENT No. 2907156, BEING 150 FEET WEST OF AND PARALLEL TO St. GEORGE STREET TO THE NORTHERLY LINE OF ELM STREET EXTENDED WESTERLY;
THENCE S63°39'36"E, 150.00 FEET ON THE SAID NORTHERLY LINE TO THE WESTERLY RIGHT OF WAY LINE OF St. GEORGE STREET;
THENCE S26°20'11"W, 60.00 FEET ON THE SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF ELM STREET EXTENDED WESTERLY;
THENCE N63°39'36"E, 183.64 FEET ON THE SAID SOUTHERLY LINE TO THE COMBINED PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER, ALSO REFERENCED AS THE EAST DOCK LINE OF THE EAST RIVER;
THENCE ON THE SAID COMBINED PIERHEAD AND BULKHEAD LINE OF THE EAST RIVER THE NEXT FOUR COURSES;
THENCE N22°15'55"W 129.78 FEET;
THENCE N40°39'17"W 167.36 FEET;
THENCE N56°31'01"W 333.38 FEET;
THENCE S89°23'00"W 452.58 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN Doc. No. 752853 IN 986R87;
THENCE N00°31'45"W, 45.69 FEET ON THE SAID EASTERLY LINE TO THE NORTHERLY LINE OF Doc. No. 752853;
THENCE S78°23'59"W, 75.76 FEET ON THE SAID NORTHERLY LINE TO THE EASTERLY RIGHT OF WAY LINE OF WEBSTER AVENUE;
THENCE N26°09'01"E, 12.79 FEET ON THE SAID EASTERLY RIGHT OF WAY LINE;
THENCE N34°19'29"E, 65.78 FEET ON THE SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF LAND DESCRIBED IN Doc No. 2846850;
THENCE S63°50'51"E, 83.73 FEET ON THE SAID NORTHERLY LINE;
THENCE N84°58'55"E 348.93 FEET ON SAID NORTHERLY LINE AND THE SOUTHERLY LINE OF Doc No. 28412003 TO THE EASTERLY LINE OF Doc No. 2841003;
THENCE N26°21'50"E, 4.31 FEET ON THE SAID EASTERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, 27 CSM 54;
THENCE S63°38'54"E, 484.47 FEET ON THE SOUTHERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY CORNER, THEREOF;
THENCE N26°20'24"E, 94.47 FEET ON THE EASTERLY LINE SAID LOT 1, TO THE POINT OF BEGINNING...

SAID PARCEL CONTAINS 140,567 SQUARE FEET / 3.227 ACRES OF LAND, MORE OR LESS TO THE COMBINED PIERHEAD AND BULDHEAD LINE.

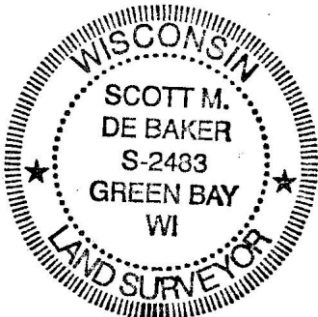
THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES IN THE SURVEYING, MAPPING AND DIVIDING OF THE SAME.

DATED THIS _____ DAY OF _____, 2022.

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

RESTRICTIVE COVENANT:

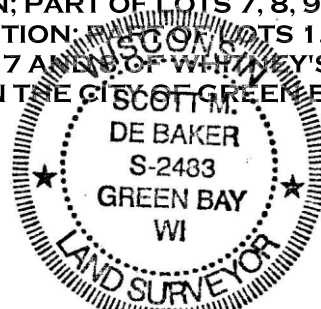
1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
2. EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID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



PRELIMINARY

CERTIFIED SURVEY MAP

PART OF PARKWAY LANDS DEDICATED TO THE PUBLIC IN VOLUME 27, CERTIFIED SURVEY MAPS, PAGE 54, AS MAP No. 4289, RECORDED IN DOC No. 1293188, PART OF LOT 5, 6, 7 AND 8 WHITNEY'S ADDITION (ALSO KNOWN AS WHITNEY'S SECOND ADDITION; PART OF LOTS 7, 8, 9, 10, 11 AND 12 OF HAGEMASTER'S SUBDIVISION OF LOT 6 WHITNEY'S ADDITION; PART OF LOTS 1, 2 AND 3, OF BLOCK C OF CLEERMANS'S SUBDIVISION OF PART OF LOTS 7 AND 8 OF WHITNEY'S SECOND ADDITION; ALSO PART OF LOT 5, WHITNEY'S ADDITION, ALL IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN



OWNER'S CERTIFICATE:

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

MAYOR
CITY OF GREEN BAY

STATE OF WISCONSIN)
_____) COUNTY) SS

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

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT NAME) _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF THE GREEN BAY PLANNING DEPARTMENT

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

NEIL STECHSCHULTE
DEVELOPMENT DIRECTOR

CERTIFICATE OF THE GREEN BAY CITY CLERK

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

CELESTINE JEFFREYS
GREEN BAY CITY CLERK

DATE

BROWN COUNTY TREASURER'S CERTIFICATE

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

PAUL D. ZELLER
BROWN COUNTY TREASURER

DATE



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: WWW.RELEEINC.COM
PHONE: (920) 662-9641
FAX: (920) 662-9141

PRELIMINARY

CERTIFIED SURVEY MAP

PART OF PARKWAY LANDS DEDICATED TO THE PUBLIC IN VOLUME 27, CERTIFIED SURVEY MAPS, PAGE 54, AS MAP No. 4289, RECORDED IN DOC No. 1293188, PART OF LOT 5, 6, 7 AND 8 WHITNEY'S ADDITION (ALSO KNOWN AS WHITNEY'S SECOND ADDITION; PART OF LOTS 7, 8, 9, 10, 11 AND 12 OF HAGEMEISTER'S SUBDIVISION OF LOT 6 WHITNEY'S ADDITION; PART OF LOTS 1, 2 AND 3, OF BLOCK C OF CLEERMANS'S SUBDIVISION OF PART OF LOTS 7 AND 8 OF WHITNEY'S SECOND ADDITION; ALSO PART OF LOT 5, WHITNEY'S ADDITION, ALL IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

CITY OF GREEN, GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

AND ALSO WISCONSIN BELL INC.. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE,
AND ALSO THE FOLLOWING GRANTEES:

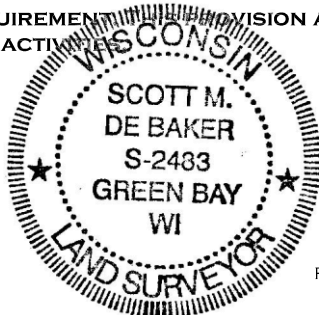
WISCONSIN BELL INC.. D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION,
AETEC USA TELECOM SERVICES,
BROWN COUNTY C-LEC, LLC,
US EXCHANGE/RVP FIBER,
CHARTER TELECOMMUNICATIONS OPERATING, LLC,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

SURVEYOR'S NOTES:

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



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
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HOBART, WI 54155
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PHONE: (920) 662-9641
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Report to the Green Bay Plan Commission

MEETING DATE

July 11, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 22-18) Public Hearing on request to rezone 3164 Finger Road from Low Density Residential (R-1) and Rural Residential (RR) to General Commercial (C1), submitted by Joel Ehrfurth, Mach, MACH IV Engineering, on behalf of Early Childcare II LLC/Jauquet Family Farm LLC, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-18 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Rezoning
3164 Finger Road
(ZP 22-18)**

The Green Bay Plan Commission will hold a public hearing on **Monday, July 11, 2022**, at 6:00 p.m. If you wish to participate in a public hearing, you may access the meeting by the internet or telephone using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

(ZP 22-18) Public Hearing on the request to rezone 3164 Finger Road from Low Density Residential (R-1) and Rural Residential (RR) to General Commercial (C1), submitted by Joel Ehrfurth, Mach, MACH IV Engineering on behalf of Early Childcare II LLC/Jauquet Family Farm LLC, property owner. (Ald. Hutchison, District 2)

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

City of Green Bay
Community and Economic Development
Attn: David Buck
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact David Buck at 920.448.3411 or David.buck@greenbaywi.gov.

Publication Dates: June 24, 2022 and July 1, 2022



Report to the Green Bay Plan Commission

MEETING DATE

July 11, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(ZP 22-18) Consideration with possible action on request to rezone 3164 Finger Road from Low Density Residential (R-1) and Rural Residential (RR) to General Commercial (C1), submitted by Joel Ehrfurth, Mach, MACH IV Engineering, on behalf of Early Childcare II LLC/Jauquet Family Farm LLC, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

Primary Address: 3164 Finger Road

Aldersperson/District: Ald. Jim Hutchison / District 2

Reason for Request: The proposed rezoning would allow for future redevelopment.

Surrounding Zoning and Land Uses:

SUBJECT: Varied-Density Residential (R3) and Rural Residential (RR) -- Farm Field

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

SOUTH: Planned Unit Development (PUD) -- I43 Business Park

EAST: Varied-Density Residential (R3) and Rural Residential (RR) -- Farm Field

WEST: Planned Unit Development (PUD) -- Vacant

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

Report: The subject parcel, 3164 Finger Road, is an 11.529 acre parcel on the City's far east side, just north of the I-43 Business Park. It is currently zoned Varied-Density Residential (R3) and Rural Residential (RR). The applicant is requesting General Commercial (C1) zoning over the whole area of the parcel to accommodate development on the west side of the parcel. The attached applicant exhibit gives a general idea for future lots and roadways in this area.

While C1 is an appropriate zoning district along Mason Street, complimenting the I-43 Business Park, Staff feels it could be inappropriate along portions of Finger Road. The proposed uses of a coffee shop and daycare are appropriate uses within the C1 district to adjoin the neighborhood to the north. However, other uses in C1 can be more intrusive, especially once past the intersection of Finger Road with Ontario Road. Until land division and other business proposals are submitted, we find it most appropriate to leave the R3 zoning district in place along Finger Road at a depth of 200 ft, aside from the coffee shop and daycare areas (see Buffer Exhibit). While split zoning within a parcel is not always ideal, this would protect the neighborhood along Finger Road and serve as a buffer until further development is ready to occur.

Ald. Jim Hutchison and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received two inquiries regarding the request, asking for general information. No support or opposition was received.

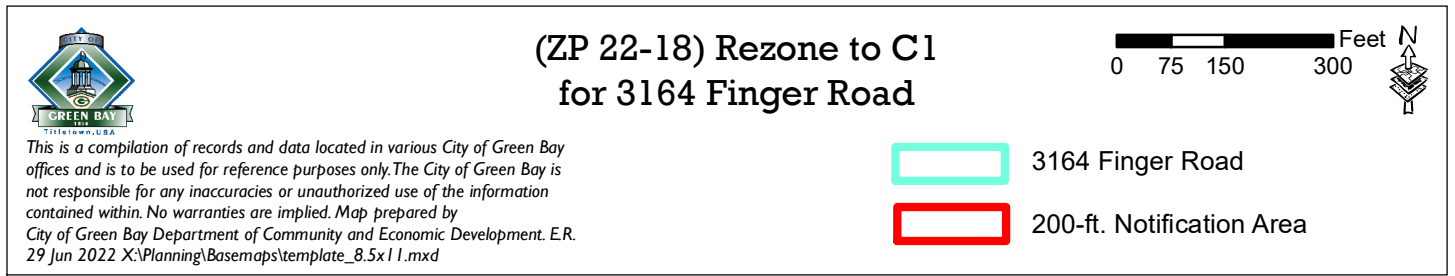
RECOMMENDATION

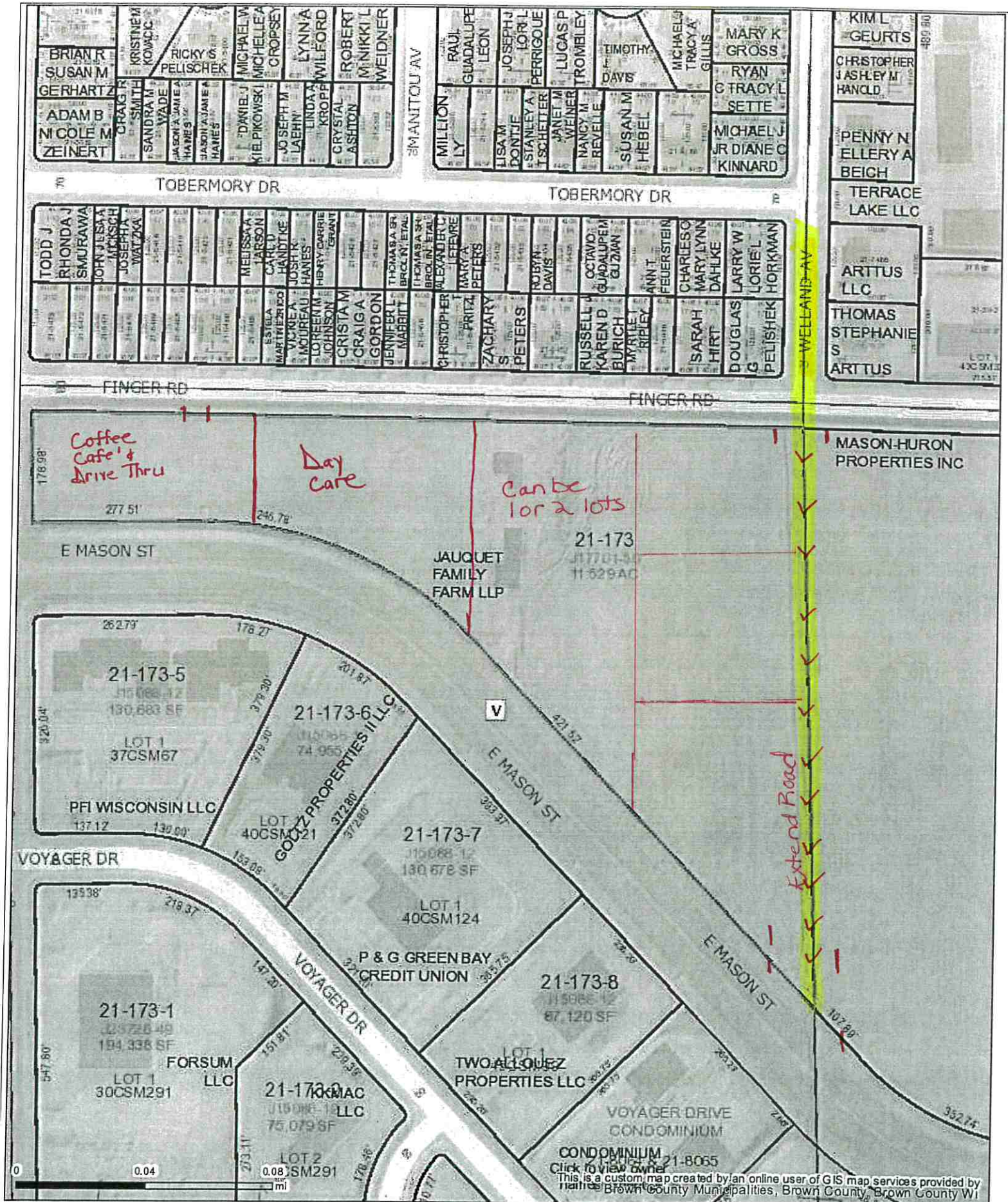
Approval of request to rezone parcel to General Commercial, aside from 200-ft. buffer area along Finger Road which will remain Varied-Density Residential.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-18 Map
2. ZP 22-18 Applicant Exhibit
3. ZP 22-18 Buffer Zoning Exhibit





Part of Brown County WI

Map printed on 5/4/2022

1:2,400

1 inch = 200 feet*

1 inch = 0.0379 miles*

**original page size: 8.5"x11"*

Appropriate format depends on zoom level

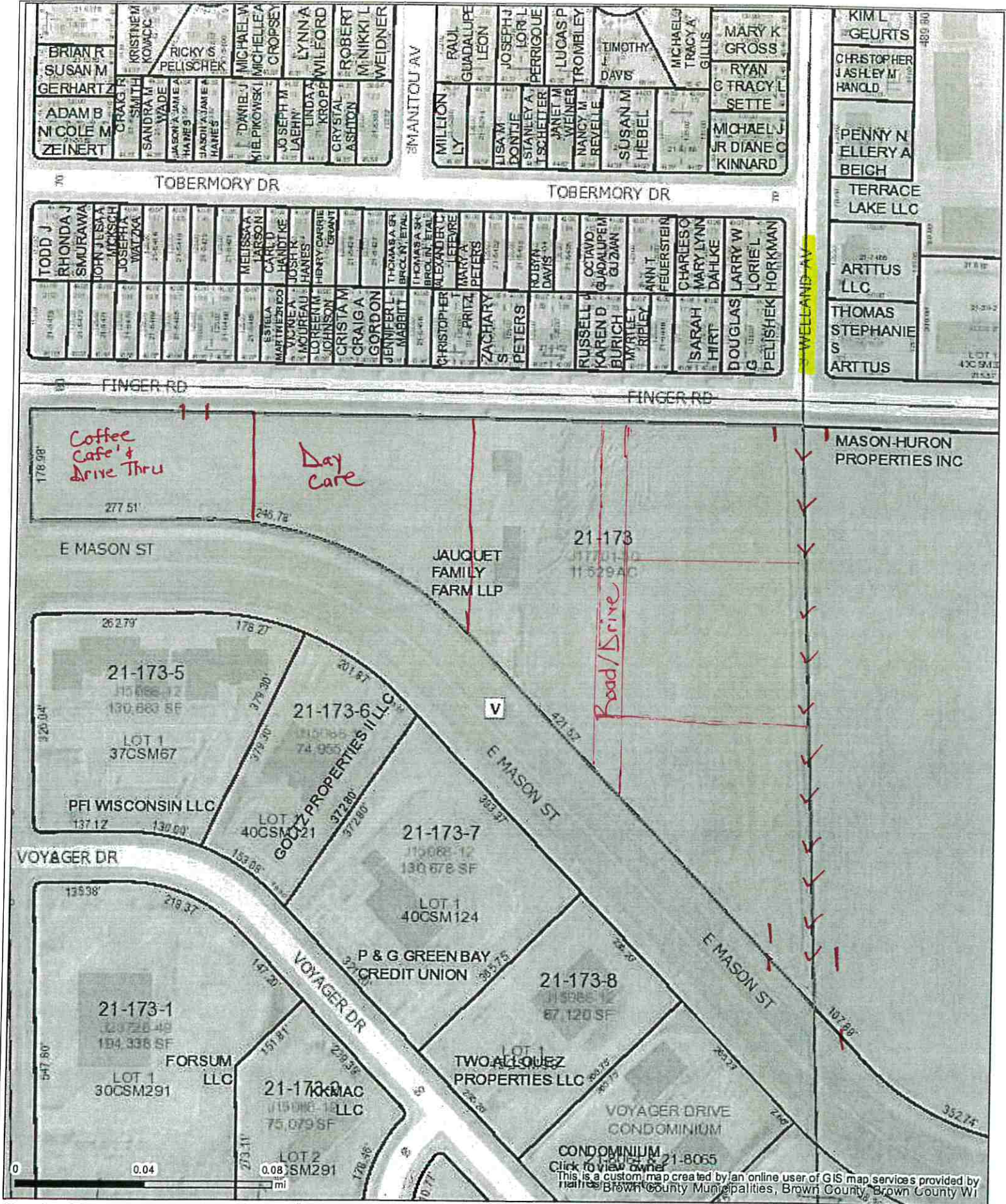
- Parcel ownership key**
- Parcel Boundary
 - Condominium
 - Gap or Overlap
 - "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov



Part of Brown County WI

Map printed on 5/4/2022

1:2,400
1 inch = 200 feet*
1 inch = 0.0379 miles*
*original page size: 8.5"x11"
Appropriate format depends on zoom level

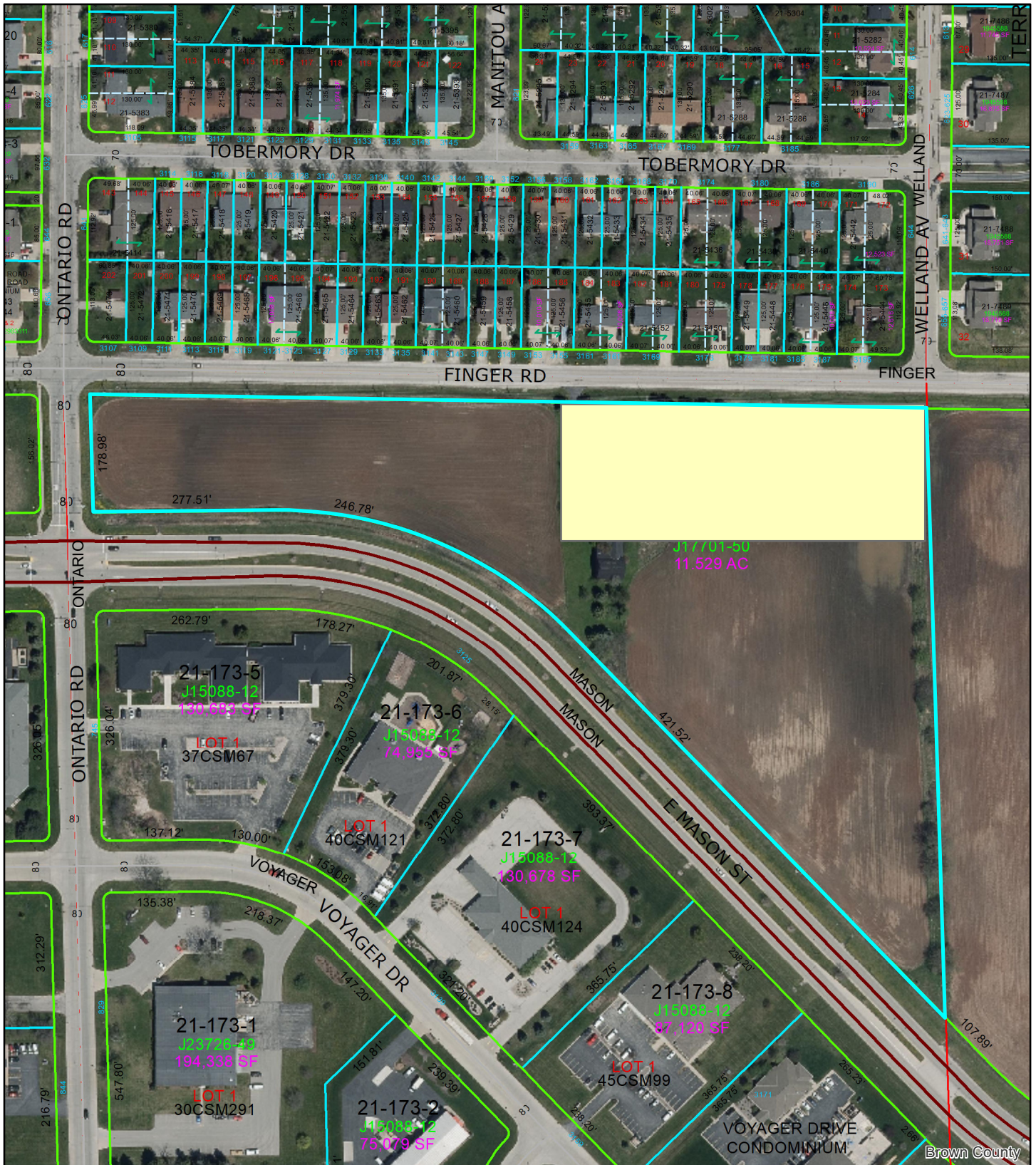
- Parcel ownership key**
- ☒ Parcel Boundary
 - ☐ Condominium
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- Parcel line
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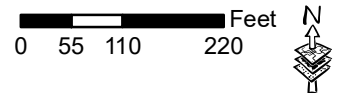
A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov



(ZP 22-18) Buffer Zoning Exhibit



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 07 Jul 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 3164 Finger Road
- Area to Remain R3



Report to the Green Bay Plan Commission

MEETING DATE

July 11, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(TA 22-03) Public Hearing on request to amend text within Chapter 44, Article XVIII, Sect. 44-1747(b)(3) - Uncovered Parking in Residential Districts.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. TA 22-03 Class 2 Pub PC Mtg

For Official Notice:

**Public Notification
Proposed Text Amendments to
Article XVIII. Off-Street Parking, Drives, and Loading,
Green Bay Municipal Code
(TA 22-03)**

The Green Bay Plan Commission will hold a public hearing on **Monday, July 11, 2022**, at 6:00 p.m. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,841 3767 5822# US (Chicago)

+1 646 876 9923,,841 3767 5822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

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

The hearing is regarding the following:

(TA 22-03) A request to update Article XVIII. Off-Street Parking, Drives, and Loading, Green Bay Municipal Code related to uncovered parking in residential districts.

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

City of Green Bay
Community and Economic Development
Attn: David Buck
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact David Buck at 920.448.3411 or david.buck@greenbaywi.gov.

Publication Dates: June 24, 2022 and July 1, 2022



Report to the Green Bay Plan Commission

MEETING DATE

July 11, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(TA 22-03) Consideration with possible action on request to amend text within Chapter 44, Article XVIII, Sect. 44-1747(b)(3) - Uncovered Parking in Residential Districts.

BACKGROUND

Reason for Request: Correct an error and add provisions related to uncovered parking spaces for single- and two-family uses back into the parking code.

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan does not provide specific guidance regarding particular text amendments. However, the principles contained in the comprehensive plan are what guide the regulations.

Analysis: The Off-Street Parking, Drives, and Loading section of the Zoning Ordinance was repealed and recreated in September 2019. A review was conducted in 2020, and much of 2021, following its implementation. Amendments were made (see attached GO 25-31). However, in the process of amending the code, three provisions related to uncovered parking spaces for single- and two-family uses were unintentionally omitted. The three omitted provisions were located in Section 44-1747(b)(3) along with a graphic and are listed below:

(b)(3) Uncovered parking spaces (not located in driveways).

a. No more than four (4) uncovered parking spaces are permitted per unit per lot.

b. Uncovered parking spaces may be located in the rear yard and shall be set back from the side and rear lot lines by no fewer than 2.5 feet. See Figure 6.B: Single & Two-Family Parking Space-Uncovered.

c. One (1) uncovered parking space is permitted in the side yard alongside a garage provided said space is not located between the building and the street and is set back from the side and rear lot lines by no fewer than 2.5 feet. See Figure 7: Single & Two-Family Parking Space Beside Garage.

These regulations along with three others make up the body of regulations related to uncovered parking for single and two-family uses that are not located within driveways or garages/carports. The three other regulations are listed below; however, they were not removed like the three above and are just renumbered/lettered.

d. (a) Front Yard Parking Space Exception. For single- or two-family lots with attached single stall garages that are unable to provide parking as regulated in this ordinance, a single parking space may be established next to the driveway between the front façade of the residence and the public right-of-way as regulated in this section.

e. (b) Front yard space is limited to no greater than eight (8) feet in width beyond the garage door opening but shall not be located in front of the primary entrance to the residence.

- f. (c)-Lots shall not exceed the maximum impervious surface ratio for the applicable zoning district.

The staff's intent was never to delete or remove the three subsections and they were not included in the summary of changes provided to the Plan Commission nor were they a point of discussion internally or at the legislative level. Essentially, this is another "clean-up" of the full parking ordinance rewrite that took place in 2019, fixing staff's error when creating a draft that was ultimately adopted without noticing the omissions. The added regulations are located in attached Draft GO 19-22.

RECOMMENDATION

Staff recommends approval of the proposed amendments to Article XVIII. Off-Street Parking, Drives, and Loading, Green Bay Municipal Code as proposed.

FISCAL IMPACT

ATTACHMENTS

1. GO 25-21 - Amend Ch 44 Art XVIII Parking Code
2. DRAFT GO 19-22 AMEND SECTION 44-1747(B)(3) - PARKING FOR SINGLE- AND TWO-FAMILY USES

GENERAL ORDINANCE NO. 25-21

AN ORDINANCE AMENDING CHAPTER 44, ARTICLE XVIII, GREEN BAY MUNICIPAL CODE, RELATING TO OFF-STREET PARKING, DRIVES AND LOADING

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

SECTION 1. Section 44-1691, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1691. Nonconforming facilities.

Existing access, parking and loading facilities that were lawfully constructed but are nonconforming to current requirements of this article may be maintained and repaired subject to the following:

- (1) Maintenance and repair of nonconforming facilities is limited to patching and resurfacing where the base is not exposed. Maintenance and repair that ~~expose~~ **exposes** the base material **(typically crushed stone/gravel)** is considered reconstruction and must meet the requirements of this article with the following exception: Minor rehabilitation items like replacing catch basins, replacing damaged landscaped islands, repairing cracks/small sinkholes, etc., is permitted. Minor rehabilitation is limited to no greater than 500 square feet or ten percent of the surface area annually, whichever is ~~greater~~ **less**.
- (2) Shared driveways (driveways located on multiple lots and typically situated over lot lines) that existed prior to the adoption of the ordinance from which this chapter is derived may remain legal driveways. No new or reconstructed shared driveways may be established unless cross-access easements are recorded with the Register of Deeds.
- (3) Existing nonconforming access, parking and loading facilities shall not be reconstructed, expanded or increased in an area unless the entire facility is brought into compliance with requirements of this Code.
- (4) Existing access, parking and loading facilities shall not be reduced below the requirements for a similar new use or, if currently nonconforming, they shall not be reduced further.

SECTION 2. Section 44-1693, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1693. Use limitations.

Access, parking and loading facilities shall be used for their intended purposes.

- (1) Access, parking and loading facilities shall not be used for storage, display, sales, rental, or repair of motor vehicles or other goods nor for the storage of inoperable vehicles or snow. **Equipment specifically designed for snow**

removal may be temporarily parked/stored in parking facilities of multiple family or nonresidential uses between the beginning of November through the end of April.

- (2) All vehicles shall be in condition for safe and legal performance on public rights-of-way, ~~be registered, and display current license plates.~~
- (3) No vehicle or equipment shall be used as living quarters.
- (4) Single- and two-family uses are permitted to temporarily use required access and parking areas for recreation and social activities, maintenance **such as washing, changing fluids, rotating tires, etc.,** of licensed operable vehicles, **as described in this section,** owned/operated by residents of the unit ~~(such as washing, changing fluids, rotating tires),~~ and other activities accessory to the principal single- or two-family use. All such activities/uses shall be limited so that they are discontinued between the hours of 10:00 p.m. and 7:00 a.m.

SECTION 3. Section 44-1694, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1694. Surfacing.

- (a) All off-street parking facilities and driveways leading to such parking facilities, and all other areas upon which motor vehicles may traverse or be parked shall be graded and surfaced with a dust-free all-weather hard surface material capable of carrying a wheel load of 4,000 pounds.
- (b) Acceptable surfacing materials include asphalt, concrete, brick, cement pavers, **permeable pavement systems meeting WI DNR Technical Standards,** or similar material approved by the City and installed and maintained per industry standards.
- (c) Residential drives serving single-family and two-family dwellings may contain a grass center, provided that the areas on which the vehicle's wheels touch are a minimum of **twelve (12) to but no greater than eighteen (18)** inches in width.

SECTION 4. Section 44-1697, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1697. Access limitation ~~by use.~~

~~Access to property shall be directed to the most appropriate street classification for the use it is serving.~~

- ~~(1a) No new development or fully redeveloped site shall be permitted driveway access onto any right-of-way for which the city has jurisdiction that is classified as an arterial street, unless said arterial street is the only frontage available.~~ **Single-family and two-family dwelling units shall not have driveways or other access points onto**

a collector or arterial street that is not primarily residential unless such street has the only available frontage.

(2) ~~Nonresidential, mixed use and multifamily uses shall not have driveways or other access points onto a residential local street unless such street has the only available frontage.~~

(3**b**) Driveway access existing prior to the adoption of the ordinance from which this article is derived is exempt from the access limitation and may be reconstructed at its present size and location **unless the property or development site is fully reconstructed, in which case the driveway access limitations of this article shall be in full effect.**

(4**c**) Exception to this limitation is permitted if determined by the Department of Public Works based on findings of a traffic impact analysis **or traffic study.**

SECTION 5. Section 44-1698, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1698. Access distance from intersections.

(a) Driveway approaches measured along the property line shall be a minimum **distance from the** intersection of the street right-of-way lines on a corner lot **based on roadway design speed/speed limit, as specified in the table below** or 35 feet from the point of intersection of the face of the curbs, whichever is greater. See Figure 1: Access Distance from Intersections.

<u>Roadway Design Speed (MPH)</u>	<u>Distance to Driveway Edge</u>
<u>15</u>	<u>80 feet</u>
<u>20</u>	<u>115 feet</u>
<u>25</u>	<u>155 feet</u>
<u>30</u>	<u>200 feet</u>
<u>35</u>	<u>250 feet</u>
<u>40</u>	<u>305 feet</u>
<u>45</u>	<u>360 feet</u>
<u>50</u>	<u>425 feet</u>

(b) Should the property being accessed by the driveway not have sufficient frontage to comply with the minimum distance specified in these regulations, the driveway

will be placed the furthest distance possible with the understanding that code required setbacks, transitional yards, etc. must be established/maintained.

Removed: "Figure 1: Access Distance From Intersections"

SECTION 6. Section 44-1726(g), Green Bay Municipal Code, is hereby amended as follows:

- (g) Limit on the number of off-street parking spaces provided. No site plan may be approved for a multiple-family or nonresidential use which contains more than two times the development's minimum number of required parking spaces, except as granted through a conditional use permit. **Where no minimum parking requirement is established, the calculation for the maximum number shall be two times what the developments minimum would be if not exempt.** Parking facilities containing ~~20~~ **40** stalls or ~~less~~ **fewer** are exempt from this regulation. The following criteria shall be reviewed in considering a conditional use permit request:
- (1) The proposed development has unique or unusual characteristics (such as high sales volume or low parking turnover) which creates a parking demand that exceeds the maximum ratio and does not typically apply to comparable uses.
 - (2) The lot is designed to allow for more intensive future site development that will create and utilize the additional parking demand.
 - (3) The need for additional parking cannot be reasonably met through provision of shared parking with nearby uses.

SECTION 7. Section 44-1746, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1746. Single-family and two-family residential driveways.

Driveways shall lead from the public right-of-way directly to a garage **door** opening **plus 24 inches on either side of said door** or to a legal surface parking space, and **Driveways** are regulated as follows:

- (1) *Number of driveways.* Single-family uses are permitted one driveway per lot unless otherwise regulated in this chapter, subject to the design regulations specified herein. Two-family uses are permitted two driveways per lot unless otherwise regulated in this chapter, subject to the design regulations specified herein.
- (2) *Minimum driveway setback from property lines.*
 - a. *Narrow lots.* On lots with less than 60 feet of lot width/frontage, driveways shall be set back a minimum of one foot from the side lot line. On lots where the available side yard area prohibits the ability to create/maintain an eight-

foot-wide driveway and the required setback as listed below, the setback may be administratively reduced or eliminated.

- b. *Detached garages.* Driveways leading to detached garages shall meet the applicable side or rear setbacks for accessory structures established in the district in which it is situated or shall meet the side setback of an existing detached garage, whichever is less.
 - c. *Attached garages.* Driveways leading to attached garages shall meet the applicable side or rear setbacks for principal structures established in the district in which it is situated or shall meet the side setback of the existing attached garage, whichever is less.
 - d. *Uncovered parking.* Driveways leading to uncovered parking areas shall meet the applicable side or rear setbacks established within the parking section or shall meet the side setback of the existing legal uncovered parking area, whichever is less.
- (3) *Driveway width.*

- a. Driveways shall be a minimum width of eight feet. Driveways leading to garages are limited to a maximum width of 25 feet at the property line and 30 at the curb/pavement line (2½ foot apron flares), but may increase to the width of the garage. See Figure 3.A: Single-Family and Two-Family Drive Width and 3.B: Single-Family and Two-Family Drive Width-Enlarged with Taper.

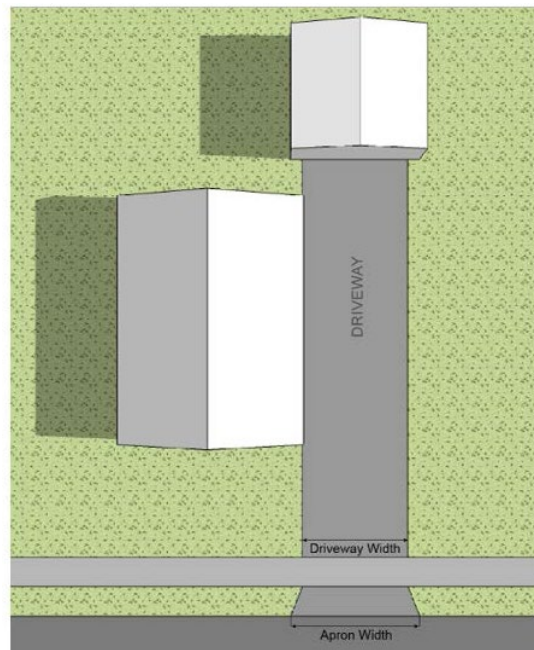


Fig. 3.A: Single & Two-Family Drive Width—Standard

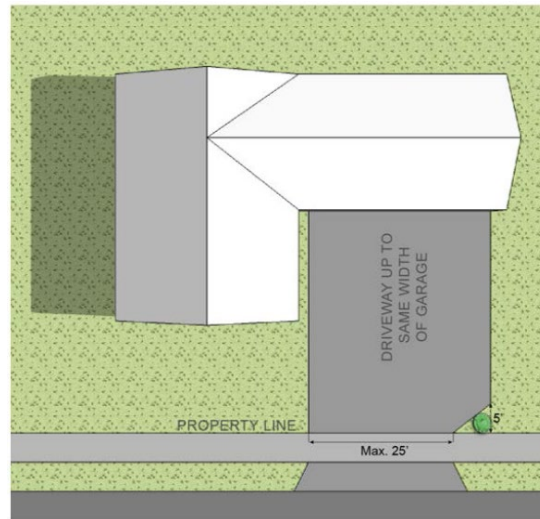


Fig. 3.B: Single & Two-Family Drive Width—Enlarged with Taper

- b. Where no garage exists, the maximum driveway width shall be 12 feet.
- c. Where the width of the driveway at the garage or other legal parking space exceeds the maximum width of the driveway at the property line, the driveway shall be tapered between the garage or the edge of a legal uncovered space and the property line starting a minimum of five feet inside the parcel. Said **If said** taper "triangle" shall contain **is found to be driven over and in a deteriorated state, the City may require the installation of** vegetation or other item designed to limit **prohibit** vehicular trespass. See Figure 3.C: Single-Family and Two-Family Drive Width-Taper Detail. When leading to a legal uncovered space, the driveway width shall be the least possible needed and shall not exceed 25 feet in width at the property line.

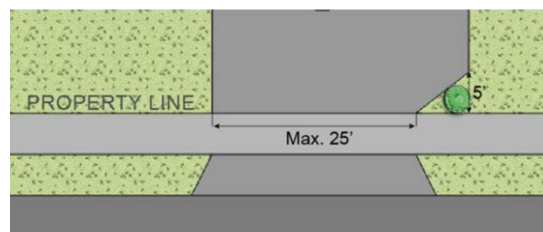


Fig. 3.C: Single & Two-Family Drive Width—Taper Detail

- d. Driveways for two-family dwellings with adjacent garages are limited to the 25 feet maximum width at the property line for each individual driveway. Each individual driveway must be separated by a minimum of a two-foot green area extending the full length from the property line to the garage/uncovered parking space. Separation area shall contain vegetation or other item designed to limit vehicular trespass. See Figure 4: Two-Family

Drive Separation.

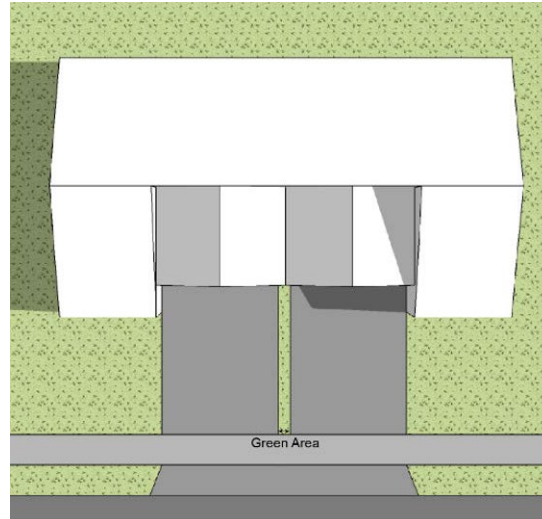


Fig. 4: Two-Family Drive Separation

- e. Side-loading drives. The maximum width of driveway leading to a side-loaded garage shall not exceed 12 feet, except for the area directly leading of the garage, where it can be increased to the width of the garage. See Figure 5.A: Alternative Single-Family and Two-Family Drives-Side Loading. The driveway shall not be located within the side yard setback.
- f. Circular drives. The maximum width of circular, horseshoe, and similar type driveways shall not exceed 12 feet, except for the area directly leading of the garage, where it can be increased to the width of the garage. See Figure 5.B: Alternative Single-Family and Two-Family Drives-Circular.

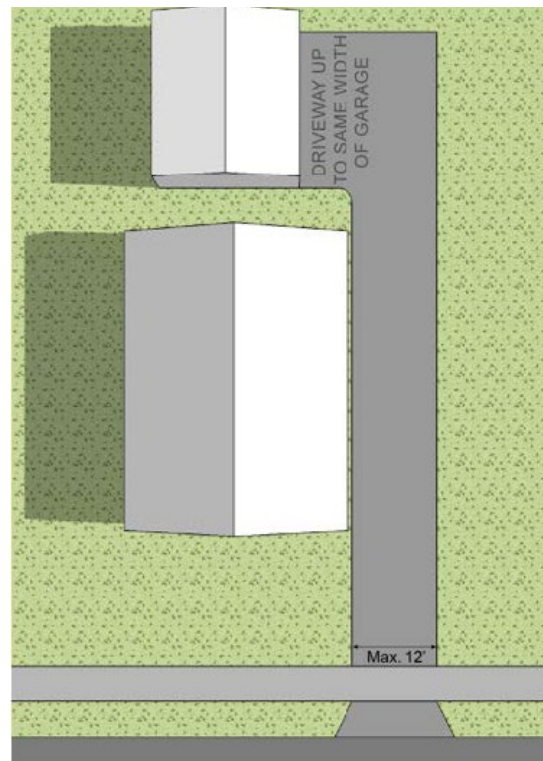


Fig. 5.A: Alternative Single & Two-Family Drives—Side Loading

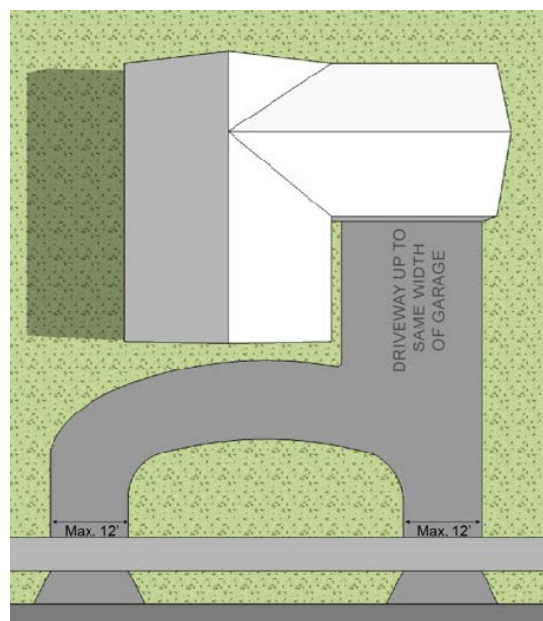


Fig. 5.B: Alternative Single & Two-Family Drives—Circular

- g. Alley drives. The driveway may extend to the garage opening or may extend into the lot for 30 feet in width and 40 feet in depth but shall not extend into the side yard setbacks. See Figure 5.C: Alternative Single-Family and Two-

Family Drives-Alley.

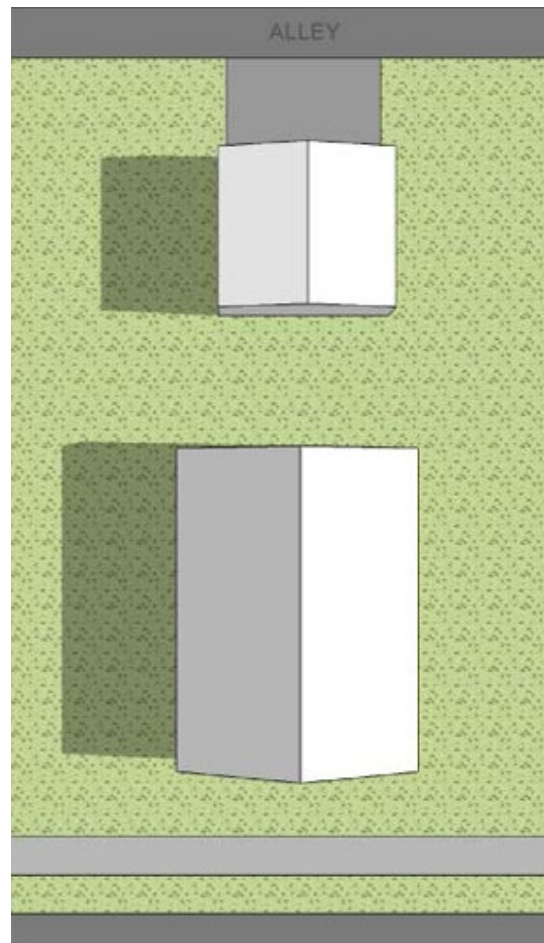


Fig. 5.C: Alternative Single & Two-Family Drives—Alleys

- h. In no case shall the maximum driveway width be cumulatively greater than 50 percent of the lot frontage.

SECTION 8. Section 44-1747, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1747. Parking for single-family and two-family uses.

- (a) A minimum number of legal parking spaces shall be provided in conformance with Section 44-1726 and Figure 2: Number of Off-Street Parking Spaces Required by Land Use.
- (b) On a lot containing a single-family or two-family dwelling unit, off-street parking shall not be located between the principal structure and a street right-of-way, except within

residential driveways leading to a legal parking space or as otherwise permitted in this chapter.

- (1) Parking spaces **a minimum of 8 feet wide by 15 feet deep** must be provided either within a garage, in a driveway, or uncovered parking spaces **space(s)** on the same lot of the use it is serving and shall meet the requirements of this section. See Figure 6.A: Single-Family and Two-Family Parking Space-Garage or 6.B: Single-Family and Two-Family Parking Space-Uncovered.

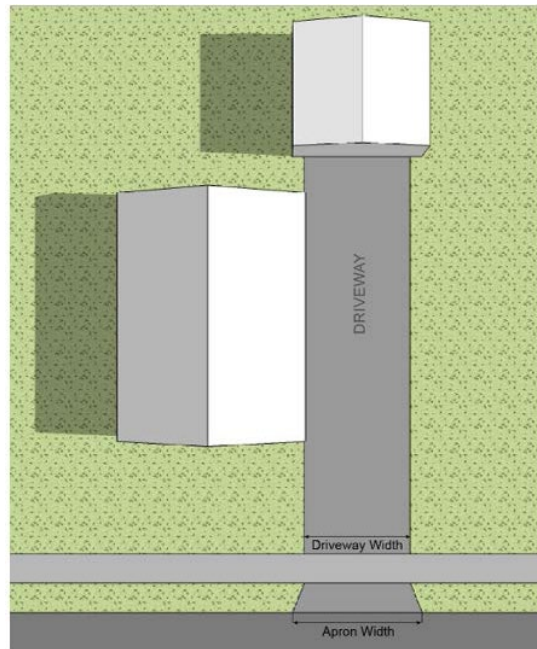


Fig. 6.A: Single & Two-Family Parking Space—Garage

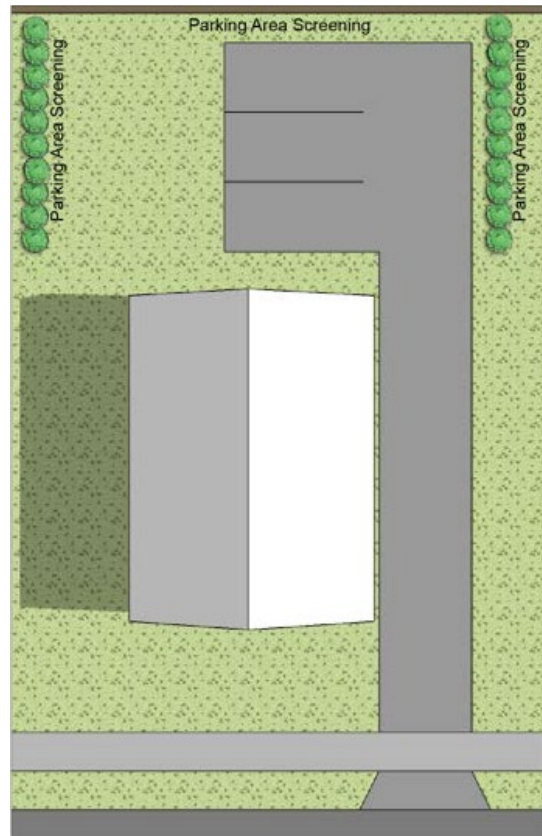


Fig. 6.B: Single & Two-Family Parking Space—Uncovered

- (2) Driveway parking. Driveways shall not count towards minimum parking stall requirement except as provided for narrow lots in subsection (c) of this section.
- (3) Uncovered parking spaces (not located in driveways).

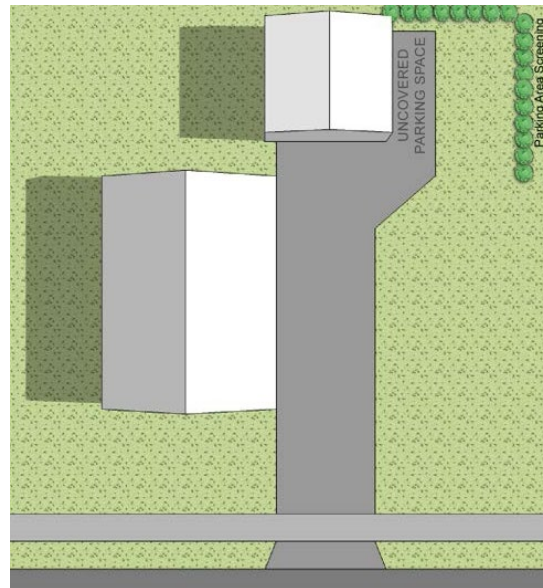


Fig. 7: Single & Two-Family Parking Space Beside Garage

- a. Front yard parking space exception. For single-family or two-family lots with attached single stall garages that are unable to provide parking as regulated in this article, a single parking space may be established next to the driveway between the front facade of the residence and the public right-of-way as regulated below.
- b. Front yard space is limited to no greater than eight feet in width beyond the garage door opening but shall not be located in front of the primary entrance to the residence.
- c. Lots shall not exceed the maximum impervious surface ratio for the applicable zoning district.
- (c) Driveway as legal parking space for single-family and two-family uses on narrow lots. Driveways may be considered legal "stacked" (meaning in front of one another) parking spaces for required stalls. A driveway parking space need not lead to a legal parking space but must be a minimum of eight feet wide and 15 feet deep.
- (d) Except for driveways leading to legal parking spaces or otherwise regulated in this article, parking is not permitted in the front yard.
- ~~(e) Uncovered parking spaces situated beyond the front facade of the principal structure must be screened with a minimum of five-foot tall vegetation, fencing, or other material that creates a solid screen, impervious to sight from adjacent properties, excluding views from where access is provided.~~
- (f) Parking of commercial vehicles and trailers in residential districts.

- (1) The intent of this section is to preserve the orderly appearance and quiet enjoyment of residential neighborhoods while allowing reasonable flexibility for parking business-related vehicles. Specifically, this applies to motor vehicles that are driven off-site by a resident but are kept on the premises when not in use. This section shall apply to the following types of vehicles:
 - a. Commercial trucks, tractors, vans, pick-ups, or other motor vehicles not exceeding 10,000 pounds gross vehicle weight; and
 - b. Commercial trailers capable of being trailed behind a commercial motor vehicle that is allowed to be parked on the premises by this section.
- (2) Engines of commercial vehicles may not run continuously. A 30-minute engine warm-up time shall be permitted immediately prior to the commercial vehicle and/or any other motorized equipment leaving the premises. The warm-up period shall begin no earlier than 7:00 a.m. and end no later than 10:00 p.m.
- (3) Commercial trailers parked outside in residential districts shall be fully enclosed or be empty when not in transport.
- (4) Commercial trailers parked in residential districts shall be actually trailed and transported from the property no less than once per week.

SECTION 9. Section 44-1773, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1773. Multifamily residential, mixed-use, institutional, commercial, and industrial use driveways.

- (a) *Number of driveways.* A maximum of one two-way driveway or two one-way driveways shall be permitted from each street right-of-way to which a lot or parcel has frontage, except under the following circumstances:
 - (1) Multiple two-way driveways may be permitted on one street frontage, provided the distance between the driveway centerlines is no less than 200 feet.
 - (2) Mixed two-way and one-way driveways may be permitted on one street frontage, provided the distance between the driveway centerlines is no less than 200 feet.
 - (3) One three-lane driveway consisting of a one 12-foot ingress lane, a three-foot mountable rumble strip dividing island, and two ten-foot egress lanes may be administratively permitted per street frontage with concurrence of the Zoning Administrator and Traffic Engineer. This option should be limited to sites on streets with high traffic volumes and speeds and/or unique timeframes of mass ingress/egress, or other conditions making a standard driveway operate less than optimally.

(4) If the property or development site is unable to meet the access limitations regulations of Section 44-1698, then only one two-way driveway or two one-way driveways shall be permitted.

(45) Additional driveways may be permitted, if necessary, for the public safety and sufficient level of traffic circulation with approval of the Director of Public Works.

(b) *Minimum driveway setback.*

- (1) Driveways shall be set back as established for buildings in the zoning district for which the property they service is situated. Driveway access through the front yard setback area should be designed to minimize its presence within the front yard to the greatest extent practical.
- (2) Parking facility perimeter buffers. ~~Parking facilities in any yard abutting a public street or public walkway shall be separated from the street or walkway by a landscaped buffer meeting the requirements of Section 44-1966.~~ Parking facilities accessing parking areas abutting residential uses in residential districts shall be separated by a perimeter landscape buffer meeting the requirements of Section 44-1964.

(c) *Distances between curb openings.*

- (1) *On the same parcel.* The minimum distance between one-way driveways at the curblines shall be no less than 15 feet. Minimum distance between two-way drives at the curblines shall be 200 feet from center.
- (2) *On adjoining parcels.* Where two adjoining driveways abut, the maximum opening at the curb shall be the maximum for a single driveway, as listed in subsection (d) of this section. Both parcels must share the curb opening.

(d) *Driveway width.* Driveway sizes are regulated at the property/right-of-way line and the curb/road pavement line as follows (See Figure 8: Three-Lane, Full Access Drive Detail):

(1) *One-lane, one-way access drives.*

One-Way Drives (Single Direction - Ingress or Egress)	Maximum Width of Drive at Property and Setback Line	Maximum Width of Drive at Curb or Pavement Line
Autos and single axle trucks	15 feet	25 feet
Semi-trailers	20 feet	30 feet

(2) *Two-lane, full access drives.*

Two-Way Drives (One-Ingress and One- Egress Lane)	Maximum Width of Drive at Property and Setback Line	Maximum Width of Drive at Curb or Pavement Line
---	--	--

Autos and Single axle trucks	25 feet	35 feet
Semi-Trailers	30 feet	40 feet

(3) *Three-lane, full access drive (consisting of one 12-foot ingress lane, a three-foot mountable "rumble strip" dividing island, and two ten-foot egress lanes).*

Three-Lane Drives (One-Ingress, Divider and Two-Egress Lanes)	Maximum Width of Drive at Property and Setback Line	Maximum Width of Drive at Curb or Pavement Line
All	35 feet	45 feet

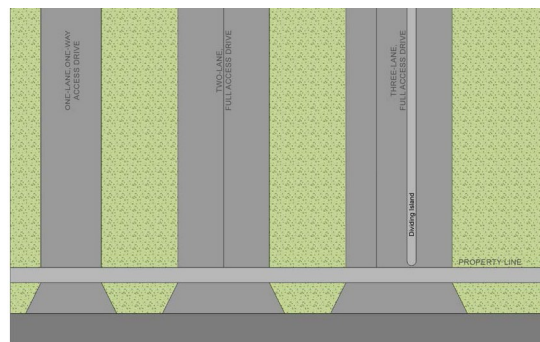


Fig. 8: One-Lane, Two-Lane & Three-Lane Access Drive Detail

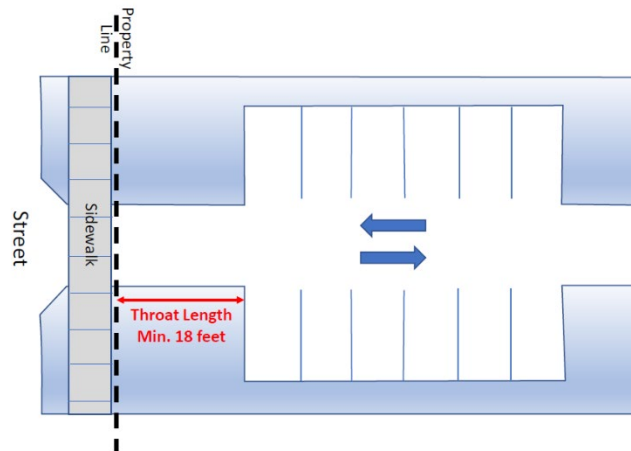
- (e) *Flow.* Traffic may be restricted as to direction of flow.
- (1) Driveways approved for one-way movement only or three-lane drives shall be equipped with signage and pavement markings indicating its direction to motorists.
 - (2) Signs for directional movement of traffic shall be constructed and installed in accordance with City of Green Bay Standard Specifications and Construction Standards for Public Works.

SECTION 10. Section 44-1774, Green Bay Municipal Code, is hereby amended as follows:

Sec. 44-1774. Off-street parking and traffic circulation standards for multiple-family and nonresidential uses.

- (a) *Location.*
- (1) Required parking and loading spaces shall be located on the same lot or development site as the use served unless otherwise regulated in this chapter.

- (2) Off-site parking may be located up to 1,000 feet from the lot containing the use being served if the under common ownership or protected by a recorded instrument acceptable to the City.
- (b) *Setbacks.*
 - (1) Parking areas shall be set back as established for buildings in the zoning district for which the property it services is situated.
 - (2) Special provisions for nonconforming parking facilities. Legally established parking facilities constructed prior to the effective date of the ordinance from which this article is derived which do not meet the minimum setbacks required by this article shall be permitted to be reconstructed with reduced setbacks, subject to approval of a parking plan by the Zoning Administrator. Said parking lot layout shall be designed in accordance with the dimensions identified in Figure 9: Parking Space Design Standards. Parking lot setback reductions shall only be permitted in the following instances:
 - a. To prevent the loss of legal parking spaces required by this article.
 - b. To prevent the loss of required internal circulation aisles.
- (c) *Circulation.* Parking facilities shall be designed to provide for the safe and efficient movement of all traffic entering, exiting, and circulating on the site. Circulation patterns shall conform to the general rules of the road. All traffic control measures shall meet the requirements of the Manual of Uniform Traffic Control Devices.
- (d) *Marking.* All off-street parking and traffic circulation areas shall be marked, striped, and maintained in a clear and visible manner which clearly indicates parking spaces, pedestrian walkways, and other designated areas.
- (e) *Curbing.* A minimum six-inch high curb shall be installed within parking areas where parking surface is adjacent to pedestrian and/or bicycle ways and internal landscape islands, except: Where bio-filtration or bio-retention methods of stormwater management are utilized as part of an approved grading and drainage plan, alternatives to the installation of curbing may be considered by the Department of Public Works, provided that measures are taken to protect landscaping from vehicular circulation damage.
- (f) *Access.* Each off-street parking space shall open directly upon a drive aisle or driveway that is wide enough to provide a safe and efficient means of vehicular access without directly maneuvering a vehicle into any pedestrian way or public right-of-way.
- (g) **Driveway throat length. The minimum permitted throat length of access drives serving parking lots is 18 feet, as measured from the right-of-way/property line along the centerline of the access drive to the access point of any parking stall within the parking facility, as depicted below. In no case shall the driveway throat length be less than the required setback.**



- (gh) *Lighting.* All off-street parking and traffic circulation areas shall be lit to ensure their safe and efficient use during evening hours. An illumination level shall meet the standards of Article V of this chapter.
- (hi) *Landscaping and screening.* Parking lots shall meet the landscaping requirements of Sections 44-1964 through 44-1969.
- (ij) *Parking space design standards.* Other than handicapped parking and permitted parking in residential driveways, each off-street parking space shall comply with the minimum requirements of **in the follow table, as shown in** Figure 9: Parking Space Design Standards.

Figure 9. Parking Space Design Standards

Angle (A)	Width (B)*	Curb Length (C)	Stall Depth (D)**	1-Way Aisle Width (E)	2-Way Aisle Width (E)
0 (Parallel)	9'	22'	8'6"	14'	22'
45°	9'	12'	18'9"	14'	22'
60°	9'	9'10"	19'10"	18'	22'
90°	9'	8'6"	18'	20'	22'

* Subcompact spaces may account for up to 20 percent of the total parking area required. They may be reduced in size to a width of eight feet and a stall depth of 12 percent less than (D) in the table above and must be grouped and signed appropriately.

** Parking spaces that use an appropriately sized curb overhang over a landscaped island or buffer may be reduced in depth by 1½ feet. A concrete curb or other means shall be provided to prevent parked vehicles from damaging plant materials.

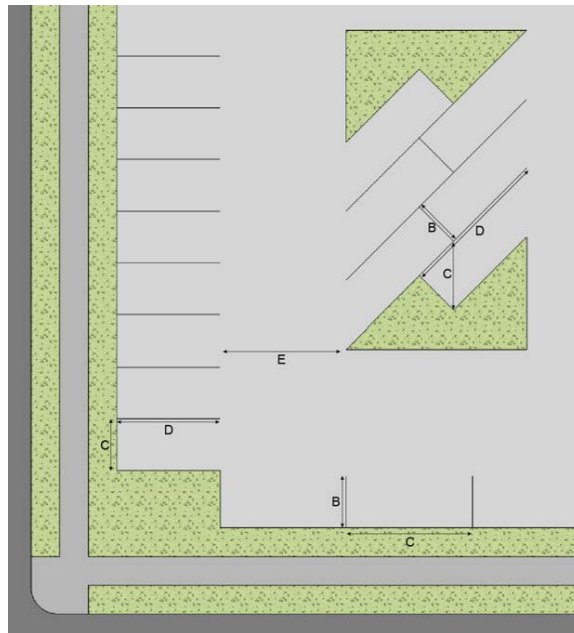


Fig. 9: Parking Space Design Standards

SECTION 11. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 12. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2021.

APPROVED:

Mayor

ATTEST:

Clerk

DB:

11/2/21

GENERAL ORDINANCE NO. 19-22

AN ORDINANCE
AMENDING SECTION 44-1747(b)(3),
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING FOR SINGLE-FAMILY AND TWO-FAMILY USES

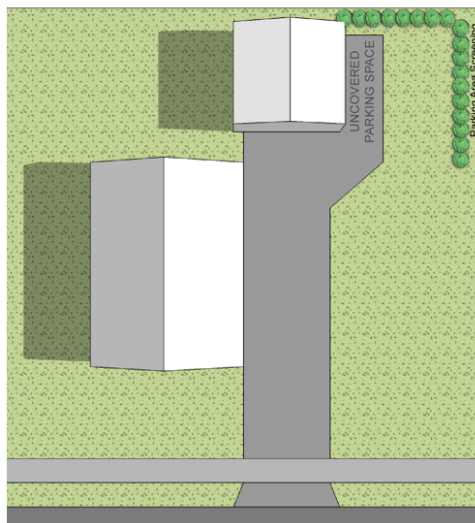
THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 44-1747(b)(3), Green Bay Municipal Code, is hereby amended to read:

(b)(3) Uncovered parking spaces (not located in driveways).

- a. No more than four (4) uncovered parking spaces are permitted per unit per lot.**
- b. Uncovered parking spaces may be located in the rear yard and shall be set back from the side and rear lot lines by no fewer than 2.5 feet. See Figure 6.B: Single & Two-Family Parking Space-Uncovered.**
- c. One (1) uncovered parking space is permitted in the side yard alongside a garage provided said space is not located between the building and the street and is set back from the side and rear lot lines by no fewer than 2.5 feet. See Figure 7: Single & Two-Family Parking Space Beside Garage.**

Figure 7: Single & Two-Family Parking Space Beside Garage



- d.** ~~(a)~~ *Front Yard Parking Space Exception.* For single- or two-family lots with attached single stall garages that are unable to provide parking as regulated in this ordinance, a single parking space may be established next to the driveway between the front façade of the residence and the public right-of-way as regulated in this section.
- e.** ~~(b)~~ Front yard space is limited to no greater than eight (8) feet in width beyond the garage door opening but shall not be located in front of the primary entrance to the residence.
- f.** ~~(c)~~ Lots shall not exceed the maximum impervious surface ratio for the applicable zoning district.

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Mayor

ATTEST:

Clerk

law

June 28, 2022