



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 9, 2023, 6:00 PM

**In person at City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available 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, Ken Rovinski, and Michael Poradek.

C. Approval of the Agenda.

1. Approval of the agenda for the January 9, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the November 28, 2022, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (SV 22-02) Consideration with possible action on request to vacate unimproved portions of roadways known as Rona Lane and an unnamed street east of Crestwood Drive and south of W. Mason Street, submitted by Department of Public Works, on behalf of the Oneida Nation, property owner (Ald. J. Brunette, District 12).
2. (CPA 22-02) Public Hearing on request to amend the City's Comprehensive Plan for properties located at 3251, 3263, 3279 Nicolet Drive, Tax Parcels 22-64, 22-65, and 22-66-1, from a mixture of Low Density Residential Uses, Commercial Uses, and Park Uses to solely Park Uses, submitted by Matt Kriese, Brown County Parks Director, on behalf of Brown County, property owner (Ald. J. Grant, District 1).
3. (CPA 22-02) Consideration with possible action on request to amend the City's

Comprehensive Plan for properties located at 3251, 3263, 3279 Nicolet Drive, Tax Parcels 22-64, 22-65, and 22-66-1, from a mixture of Low Density Residential Uses, Commercial Uses, and Park Uses to solely Park Uses, submitted by Matt Kriese, Brown County Parks Director, on behalf of Brown County, property owner (Ald. J. Grant, District 1).

4. (ZP 22-42) Public Hearing on request to rezone properties located at 3251, 3263, 3279 Nicolet Drive from General Commercial (C1) and Low-Density Residential (R1) to Public Institutional (PI), submitted by Brown County Parks Department, on behalf of Brown County, property owners (Ald. J. Grant, District 1).
5. (ZP 22-42) Consideration with possible action on request to rezone properties located at 3251, 3263, 3279 Nicolet Drive from General Commercial (C1) and Low-Density Residential (R1) to Public Institutional (PI), submitted by Brown County Parks Department, on behalf of Brown County, property owners (Ald. J. Grant, District 1).
6. (CPA 22-03) Public Hearing on request to amend the City's Comprehensive Plan for a portion of properties located in the 600 Block of Adams Street, from Park to Downtown, submitted by Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).
7. (CPA 22-03) Consideration with possible action on request to amend the City's Comprehensive Plan for a portion of properties located in the 600 Block of Adams Street, from Park to Downtown, submitted by the Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).
8. (ZP 22-43) Public hearing on request to rezone the 600 Block of S. Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (D1) and Public Institutional (PI), submitted by The Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).
9. (ZP 22-43) Consideration with possible action on the request to rezone the 600 Block of S. Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (D1) and Public Institutional (PI), submitted by Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).
10. (ZP 22-31) Public hearing on the request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use, submitted by Gorman & Co., applicant, Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).
11. (ZP 22-31) Consideration and possible action on request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use, submitted by Gorman & Co., applicant, Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).
12. (ZP 22-41) Public hearing on request to amend the Planned Unit Development at 216 S. Military Avenue, amending the boundaries of the PUD, submitted by Mau & Associates,

applicant, on behalf of Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

13. (ZP 22-41) Consideration with possible action on request to amend a Planned Unit Development at 216 S. Military Avenue to amend the boundaries of the PUD, submitted by Mau & Associates, applicant, on behalf of Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

F. Informational.

1. Director's Report.
2. Date of next meeting: January 23, 2023

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.

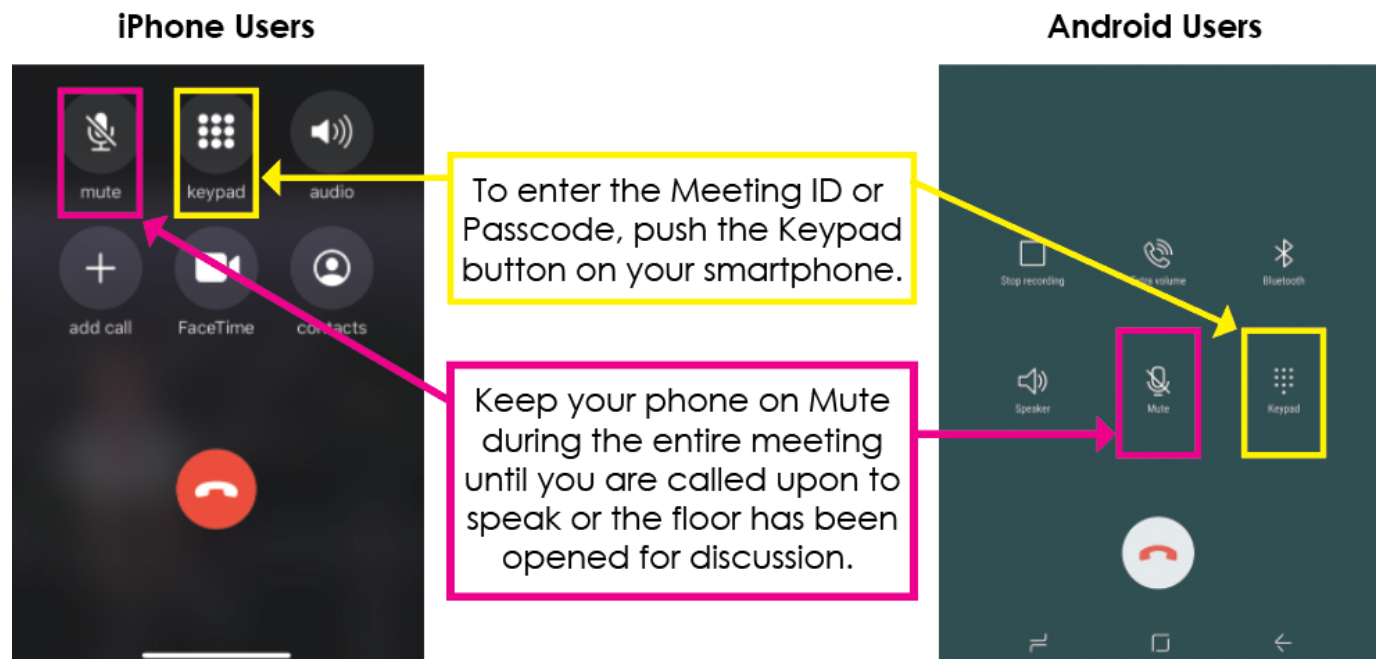
Additional Information

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

January 9, 2023

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.1

(SV 22-02) Consideration with possible action on request to vacate unimproved portions of roadways known as Rona Lane and an unnamed street east of Crestwood Drive and south of W. Mason Street, submitted by Department of Public Works, on behalf of the Oneida Nation, property owner (Ald. J. Brunette, District 12).

BACKGROUND

Reason for Request: To vacate unimproved right-of-ways

Aldersperson/District: Ald. Jesse Brunette / District 12

Surrounding Zoning and Land Uses:

North: R1, Vacant Land

South: R1, Vacant Land

East: R1, Vacant Land

West: R1, Single-Family Homes

Report: This request concerns two unimproved sections of right-of-way located between Crestwood Drive and Chief Hill Drive, just south of West Mason Street. An Unnamed Street is located just north of parcel 6H-1155-8. Rona Lane is located between parcels 6H-1167-4 and 6H-1167-5. See attached exhibit for location details. Both right-of-way segments are unused and no longer needed by the City. A vacation is required to release this land from right-of-way and reattach it to the adjacent parcels. There is an existing Storm and Sanitary Sewer facility within the Unnamed Street right-of-way. The City will retain easement rights for these sewers at the time of vacation.

Ald. J. Brunette, adjoining property owners, and reviewing agencies were informed of this request. No objections were received.

RECOMMENDATION

Staff is recommending approval of the request contingent upon waiting period and public hearing and subject to the following condition:

1. The City will retain easement rights for the existing Storm and Sanitary Sewer within the Unnamed Street area.

FISCAL IMPACT

ATTACHMENTS

1. SV 22-02 Application, Exhibit, Details
2. SV 22-02 Resolution - Vacating Rona Ln and Unnamed Street

3. SV 22-02 Full Exhibit
4. SV 22-02 Legals



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: Rona Lane and Unnamed Street east of Crestwood Drive and south of West Mason Street

Parcel Number(s): 6h-1167-4, 6h-1167-5 and 6H-1155-8

Petitioner(s): Dept of Public Works on behalf of Oneida Nation Date: 12-8-2022

Email: tom.giese@greenbaywi.gov Phone Number: 920-448-3111

Address: 100 N Jefferson Street City: Green Bay State: WI Zip: 54301

Property Owner: Oneida Nation - Diane Wilson Phone Number: 920-869-6500

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, Steven M. Grenier - Director of Public Works, 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: _____

Petitioner Signature(s): Steven M. Grenier 12/08/2022

Steven M. Grenier, P.E. - Director of Public Works

Checklist of required attachments:

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

For office use only:

Review Fee: Waiver Requested

Receipt No.: _____

Zoning Petition No.: _____

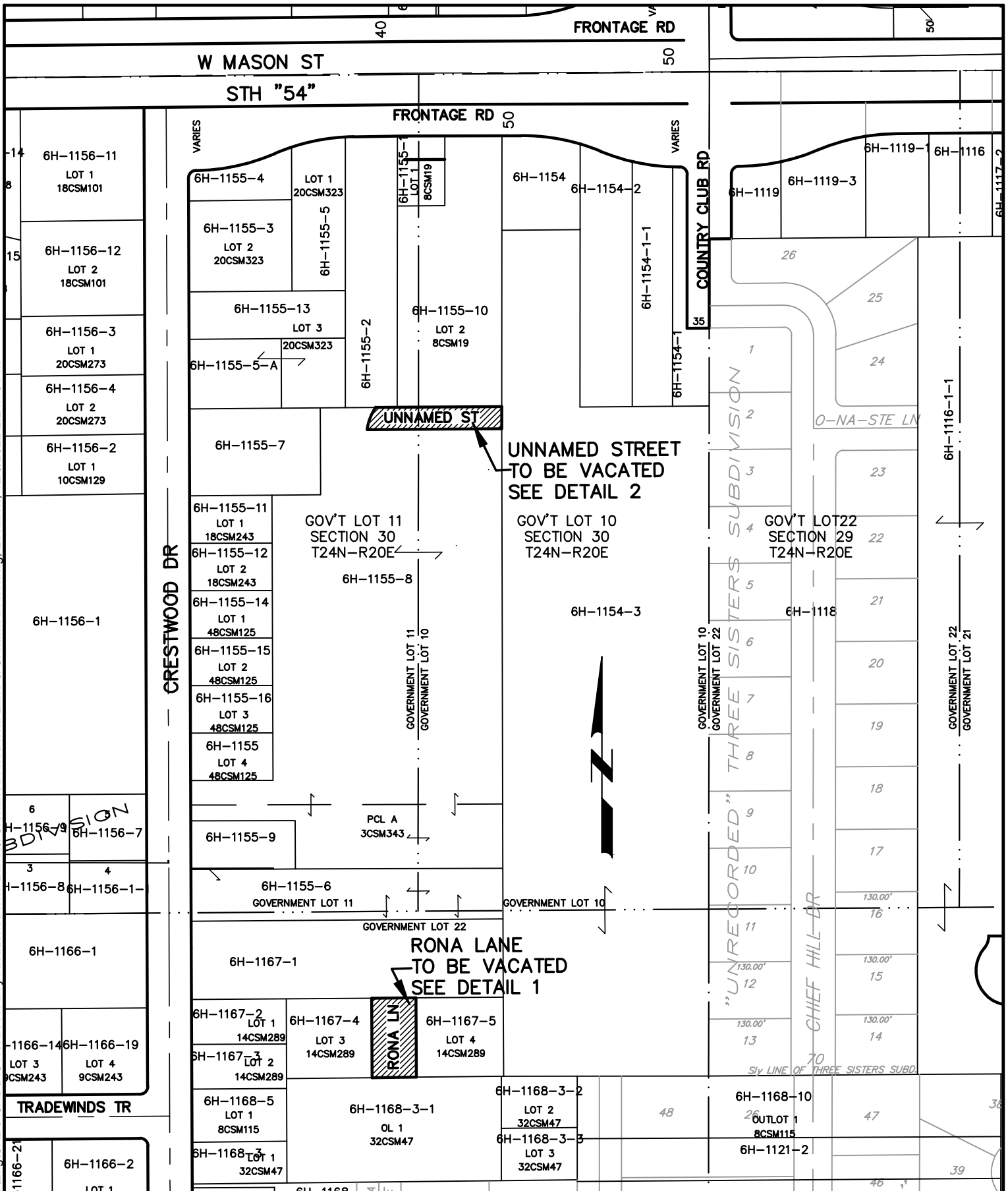
NARRATIVE OF REQUEST TO VACATE RONA LANE
AND UNNAMED STREET RIGHTS-OF-WAY

This request is being made by the Department of Public Works on behalf of the Oneida Nation which will allow the Oneida Nation to utilize this area for potential future development.

The Rona Lane rights-of-way was dedicated to the public by a Certified Survey Map in 1885. There are no improvements within this rights-of-way.

The Unnamed Street was conveyed by deed to the City of Green Bay for street purposes in 1986. There is existing Storm and Sanitary Sewer within the Unnamed Street rights-of-way. The City of Green Bay will retain easement rights for these sewers at the time of vacation.

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DISCLAIMER

This Computer Aided Drafting and Design (CADD) drawing is a compilation of records and data located in various Public and Private offices. Bearings and distances on this map are based on Brown County basemap. A field survey has not been completed. Brown County and/or City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

CITY OF GREEN BAY, WISCONSIN
DEPT. OF PUBLIC WORKS— ENGINEERING DIVISION

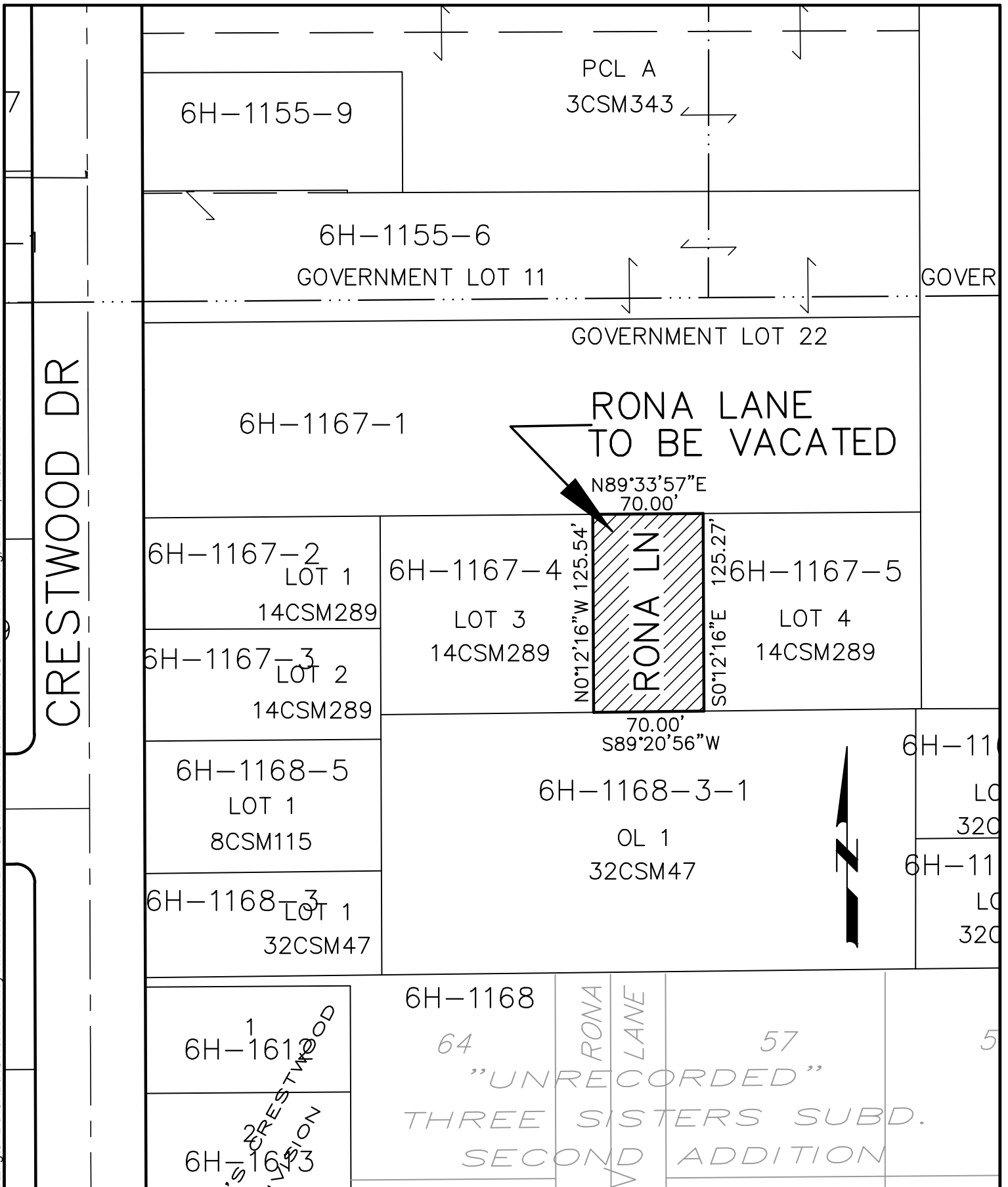
RONA LANE AND UNNAMED STREET
UNIMPROVED RIGHTS-OF-WAY TO BE VACATED

0 100' 200' 400'



DATE	BY	CHKD
12/28/2022		

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GOVERNMENT LOT 10

	BY	DATE
DRAWN	THG	00/00/00
REVISED		
REVISED		
REVISED		
REVISED		

DESCRIPTION OF RONA LANE TO BE VACATED

All of the Rona Lane right-of-way as dedicated to the public in Brown County Certified Survey Map Number 2887 recorded in Volume 14 of Certified Survey Maps, Page 289 as Document Number 1046577, (being part of Government Lot 22, Section 30, Township 24 North, Range 20 East), City of Green Bay, Brown County Wisconsin, described as follows:

Beginning at the northeast corner of Lot 3, said Certified Survey Map Number 2887;

thence N89°-33'-57"E, 70.00 feet to the northwest corner of Lot 4 said Certified Survey Map Number 2887;

thence S00°-12'-16"E, 125.27 feet, to the southwest corner of said Lot 4, Certified Survey Map Number 2887;

thence S89°-20'-56"W, 70.00 feet to the southeast corner of said Lot 3, Certified Survey Map Number 2887;

thence N00°-12'-16"E, 125.54 feet, along the east line of said Lot 3, Certified Survey Map Number 2887, to the northeast corner of said Lot 3, and the point of beginning.

Parcels affected being tax parcel numbers 6H-1167-4, 6H-1167-5, 6H-1167-1 and 6H-1168-3-1.

DESCRIPTION OF UNNAMED STREET TO BE VACATED

All of the parcel conveyed for street purposed recorded on July 9, 1986 in Jacket 10540, as Image 10, Document Number 1087383, being part of Government Lots 10 and 11, Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County Wisconsin, described as follows:

Beginning at the southeast corner of Lot 2, Brown County Certified Survey Map Number 1855 recorded in Volume 8 of Certified Survey Maps, Page 19 as Document Number 921027, (being part of Government Lots 10 and 11, Section 30, Township 24 North, Range 20 East);

thence S89°-38'-33"W, 165.13 feet, along the south line of said Lot 2, Certified Survey Map Number 1855, to the southwest corner of said Lot 2;

thence S89°-32'-31"W, 34.12 feet;

thence southwesterly along the arc of an 82.00 foot radius curve to the left, 37.93 feet, said curve having a chord which bears S21°-18'-33"W, 37.60 feet;

thence N89°-38'-33"E, 213.00 feet;

thence N00°-08'-19"W, 35.00 feet to the point of beginning.

Parcels affected being tax parcel numbers 6H-1155-8 6H-1155-10 and 6H-1155-2.

**RESOLUTION REGARDING VACATION
OF AN UNIMPROVED PUBLIC RIGHT-OF-WAYS
EAST OF CRESTWOOD DRIVE, SOUTH OF WEST MASON STREET
(SV 22-02)**

March 7, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, a request has been filed with the Common Council requesting vacation of an unimproved Rona Lane and Unnamed Street; as depicted on the attached map; and

WHEREAS, the public interest may require that the aforesaid street be abandoned, vacated, and discontinued; and

WHEREAS, the Plan Commission of the City of Green Bay has given approval to such abandonment, vacation, and discontinuance.

NOW, THEREFORE, BE IT RESOLVED that it appears to be in the public interest that the unimproved right-of-way for Rona Lane and Unnamed Street be abandoned, vacated, and discontinued by the City of Green Bay subject to the above-referenced conditions, and that a hearing be held on the abandonment, vacation, and discontinuance of the same on March 7, 2023 at 6:00 p.m. in the Council Chambers, City Hall, 100 North Jefferson Street, Green Bay, Wisconsin.

BE IT FURTHER RESOLVED that a notice of such hearing be served on the owners of the frontage of the lots and lands abutting on the portion of the street sought to be abandoned, vacated, and discontinued at least 30 days before such hearing, and that notice of such hearing be published in the official newspaper of the City of Green Bay once a week for three successive weeks before the date of hearing.

BE IT FURTHER RESOLVED that the City Attorney, upon adoption of this resolution, cause a lis pendens to be prepared and filed with the Register of Deeds for Brown County, Wisconsin, pursuant to §840.11, Wis. Stats.

BE IT FURTHER RESOLVED that the City Clerk shall cause a certified copy of this Resolution to be filed with the Register of Deeds for Brown County, Wisconsin.

Adopted _____

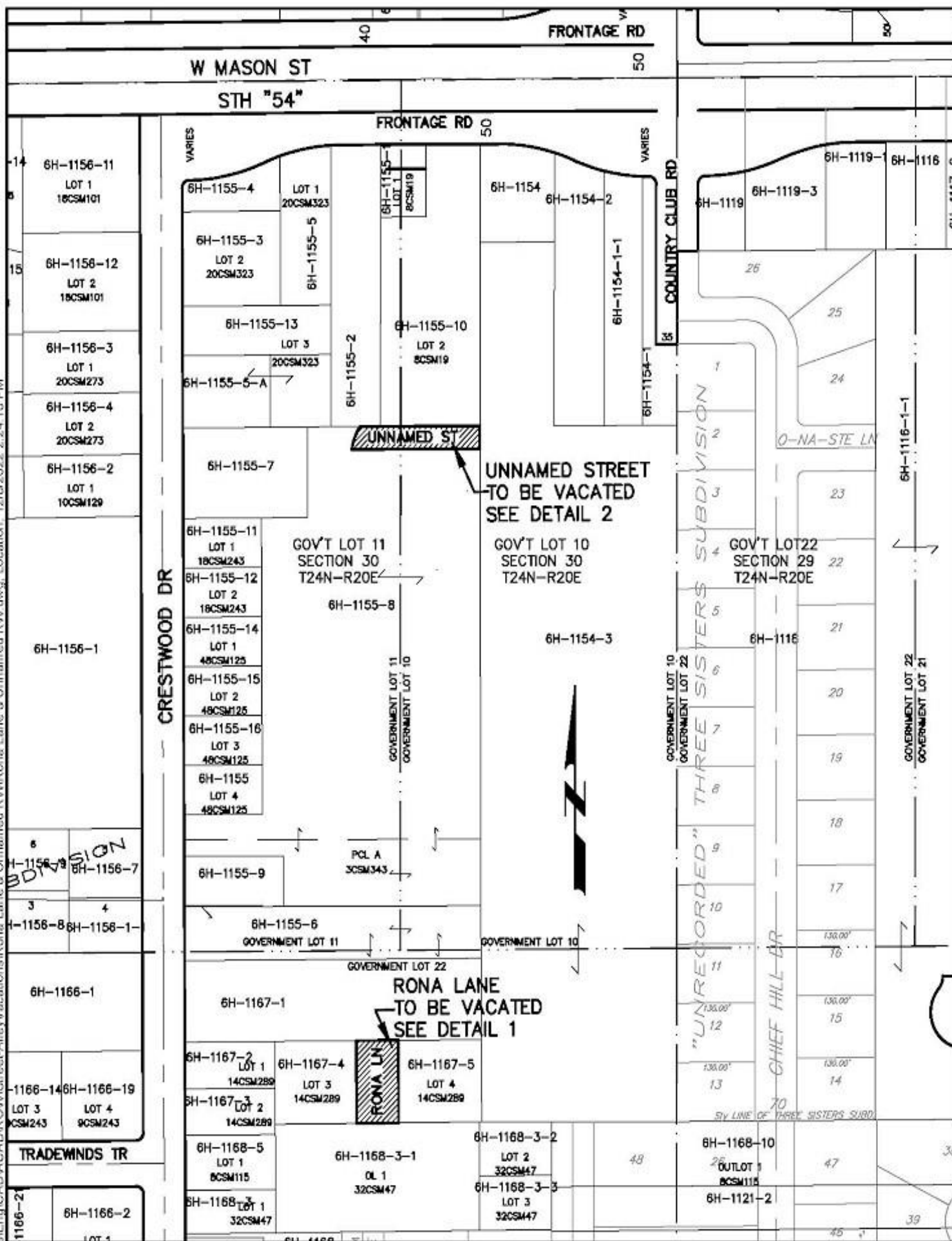
Approved _____

Mayor

Clerk

Attachments (legal description and map)

I:\testData\PubWorks\Eng\CAD\Browns\Street-Alley\Vacations\Rona Lane & Unnamed RW\Browns Lane & Unnamed RW.dwg, Location: 12/8/2022 2:24:18 PM



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This Computer Aided Drafting and Design (CADD) drawing is a compilation of records and data located in various Public and Private offices. Bearings and distances on this map are based on Brown County basemap. A field survey has not been completed. Brown County and/or City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

CITY OF GREEN BAY, WISCONSIN
DEPT. OF PUBLIC WORKS- ENGINEERING DIVISION

RONA LANE AND UNNAMED STREET
UNIMPROVED RIGHTS-OF-WAY TO BE VACATED

DATE	12/8/2022
BY	JD
CHECKED	
DATE	

DESCRIPTION OF UNNAMED STREET TO BE VACATED

All of the parcel conveyed for street purposed recorded on July 9, 1986 in Jacket 10540, as Image 10, Document Number 1087383, being part of Government Lots 10 and 11, Section 30, Township 24 North, Range 20 East, City of Green Bay, Brown County Wisconsin, described as follows:

Beginning at the southeast corner of Lot 2, Brown County Certified Survey Map Number 1855 recorded in Volume 8 of Certified Survey Maps, Page 19 as Document Number 921027, (being part of Government Lots 10 and 11, Section 30, Township 24 North, Range 20 East);

thence S89°-38'-33"W, 165.13 feet, along the south line of said Lot 2, Certified Survey Map Number 1855, to the southwest corner of said Lot 2;

thence S89°-32'-31"W, 34.12 feet;

thence southwesterly along the arc of an 82.00 foot radius curve to the left, 37.93 feet, said curve having a chord which bears S21°-18'-33"W, 37.60 feet;

thence N89°-38'-33"E, 213.00 feet;

thence N00°-08'-19"W, 35.00 feet to the point of beginning.

Parcels affected being tax parcel numbers 6H-1155-8 6H-1155-10 and 6H-1155-2.

DESCRIPTION OF RONA LANE TO BE VACATED

All of the Rona Lane right-of-way as dedicated to the public in Brown County Certified Survey Map Number 2887 recorded in Volume 14 of Certified Survey Maps, Page 289 as Document Number 1046577, (being part of Government Lot 22, Section 30, Township 24 North, Range 20 East), City of Green Bay, Brown County Wisconsin, described as follows:

Beginning at the northeast corner of Lot 3, said Certified Survey Map Number 2887;

thence $N89^{\circ}-33'-57''E$, 70.00 feet to the northwest corner of Lot 4 said Certified Survey Map Number 2887;

thence $S00^{\circ}-12'-16''E$, 125.27 feet, to the southwest corner of said Lot 4, Certified Survey Map Number 2887;

thence $S89^{\circ}-20'-56''W$, 70.00 feet to the southeast corner of said Lot 3, Certified Survey Map Number 2887;

thence $N00^{\circ}-12'-16''E$, 125.54 feet, along the east line of said Lot 3, Certified Survey Map Number 2887, to the northeast corner of said Lot 3, and the point of beginning.

Parcels affected being tax parcel numbers 6H-1167-4, 6H-1167-5, 6H-1167-1 and 6H-1168-3-1.



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(CPA 22-02) Public Hearing on request to amend the City's Comprehensive Plan for properties located at 3251, 3263, 3279 Nicolet Drive, Tax Parcels 22-64, 22-65, and 22-66-1, from a mixture of Low Density Residential Uses, Commercial Uses, and Park Uses to solely Park Uses, submitted by Matt Kriese, Brown County Parks Director, on behalf of Brown County, property owner (Ald. J. Grant, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(CPA 22-02) Consideration with possible action on request to amend the City's Comprehensive Plan for properties located at 3251, 3263, 3279 Nicolet Drive, Tax Parcels 22-64, 22-65, and 22-66-1, from a mixture of Low Density Residential Uses, Commercial Uses, and Park Uses to solely Park Uses, submitted by Matt Kriese, Brown County Parks Director, on behalf of Brown County, property owner (Ald. J. Grant, District I).

BACKGROUND

RECOMMENDATION

Staff recommends approval of the request.

FISCAL IMPACT

Primary Address: 3251, 3263, 3279 Nicolet Drive

Alderson / District: Ald. Jennifer Grant / District I

Reason for Request: The proposed Comprehensive Plan amendment would allow for the rezone of the property located at 3251, 3263, and 3279 Nicolet Drive from Low Density Residential (RI), General Commercial (CI) to Public Institutional (PI). The future land use of the Comprehensive Plan is a mixture of Low Density Residential, Commercial, and Park uses. This request would change all parcels to Park use for the ability to redevelop and create a public boat launch/park.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (CI) and Low- Density Residential (RI) - Parking lot, County land

NORTH: Low-Density Residential (RI) - Single-Family Dwelling

SOUTH: Low-Density Residential (RI) - Single-Family Dwelling

EAST: Low-Density Residential (RI) - Single-Family Dwellings and wooded land

WEST: No zoning - Bay of Green Bay

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Park, Commercial, or Low Density Residential. This request is partially consistent with the Comprehensive Plan. The property is currently three parcels; the former Eagle's Nest, parcel at 3263 Nicolet, and two parcels adjoining to the north and south which were single family homes. The former Eagle's Nest parcel is primarily Park use with some Commercial. The other properties are currently classified as Low-Density Residential. None of the former buildings on the properties remain. The comprehensive plan amendment to switch all the properties to Park use is running concurrently with a rezone request to change the property designation to Public Institutional District (PI).

Report: The subject parcels are located on the bay between Church Road and Van Laanen Road. The site is

the former Eagle's Nest and two former single-family residences. All parcels are owned by Brown County. The County acquired the properties in 2020, and demolished the existing structures in 2021. The property has been working with JSD to create a master plan for the site to utilize and improve the existing marina and boat launch. Commercial activity at the site has ceased since 2011.

The rezone will facilitate a transition and reinvestment of the properties by the County to create a public space with a boat launch with parking, kayak launch, restrooms, picnic areas, and greenspace. The hodgepodge of existing zoned uses (C1, R1, P1) allow for park, playground, recreation center uses, but this rezone will formalize the entire area for park, playground, recreation center, and other recreational facility uses under a single umbrella for the area. The County has engaged with the public and conducted a total of three public open houses. Two were held outside of the City, at Resch Expo and Pamperin Park. A final open house was held at the site in September. A number of concept plans were shared and revised until the County and JSD came forth with their current submission. The site plan concepts that are included in the application are a reference, and are not formally submitted for review to this commission. The County is looking to submit a plan similar to site concept #3. If zoning is approved, review will come forth through the Department of Community & Economic Development for a standard review for site plans to ensure the development meets bulk requirement standards. The three parcels will need to be combined to create a single parcel to meet setback requirements.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

1. The change is consistent with the goals and objectives or other elements of The Smart Growth 2022 Comprehensive Plan.

Staff feels the proposed amendment is consistent with the goals and objectives of the Comprehensive Plan.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and parks.

The proposed amendment should have no impact on public facilities and services. The update will facilitate expanded options for parks and public facilities.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The proposed change in land use would not create a detriment to the surrounding neighborhood. The existing site is a blighted, non-used parking lot. The rezone/comp plan amendment can facilitate a site plan which brings reinvestment to allow public use. Conceptual landscaping and site plans indicate improvements to the overall look and function of the area.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

The proposed amendment provides a singular land use, compared to the mixed bag of the prior use. The land use facilitates public access to the single marina located along the east side of the bay within city limits.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

Initial concepts call for improvements to the natural environment. P1 use has more encompassing bulk requirements compared to existing uses.

6. There is a change in city policies or neighborhood characteristics that would justify a change.

Not applicable.

7. The change corrects an error made in the original plan.
Not applicable.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.
The Comprehensive Plan calls for public use within the parcels.

9. The change helps the City meet its life-cycle and affordable housing goals.
Not applicable.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
The comp plan change does not affect significant historical structures. The concept plans note archaeological artifacts in the southwest corner of the property and will not be disturbed.

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

ATTACHMENTS

1. ZP 22-42 Applicaton
2. ZP 22-42, CPA 22-02 Map
3. ZP 22-42 Existing Site Survey and Legal Description
4. ZP 22-42 Concept Site Plan
5. ZP 22-42 Narrative Packet



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: 3251, 3263, 3279 Nicolet Drive, Green Bay, WI

Parcel Number(s): 22-66-1, 22-65, 22-64

Petitioner(s): Matt Kriese, Brown County Parks Director

Date: December 14, 2022

Email: Matt.Kriese@browncountywi.gov

Phone Number: 920-448-4464

Address: 305 E. Walnut Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: Brown County

Phone Number: 920-448-4470

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, Matt Kriese, Brown County Parks Director, 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 (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☒ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee)

Owner Signature: _____

Date: 12/13/22

Petitioner Signature(s): Matt Kriese

Checklist of required attachments:

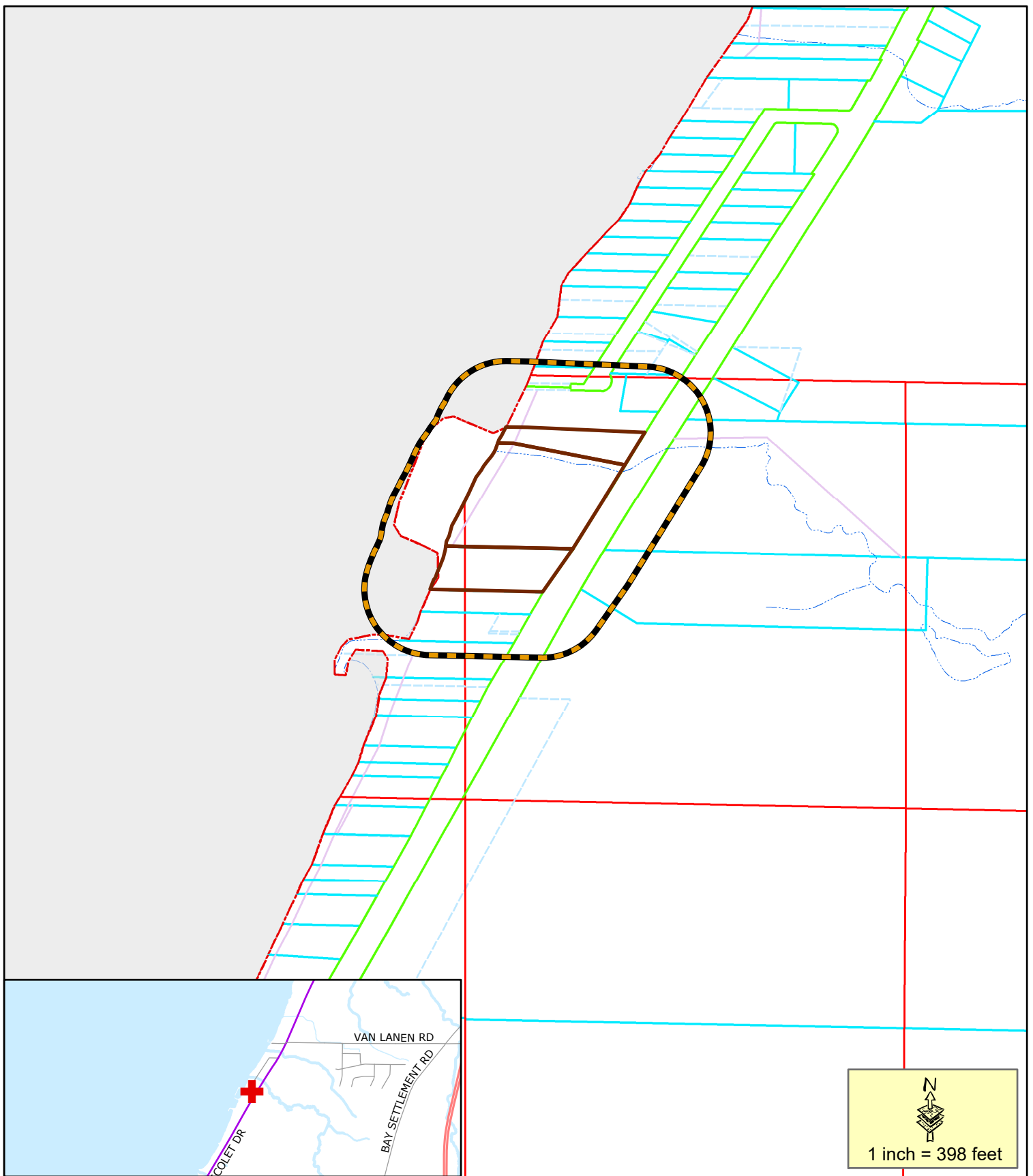
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

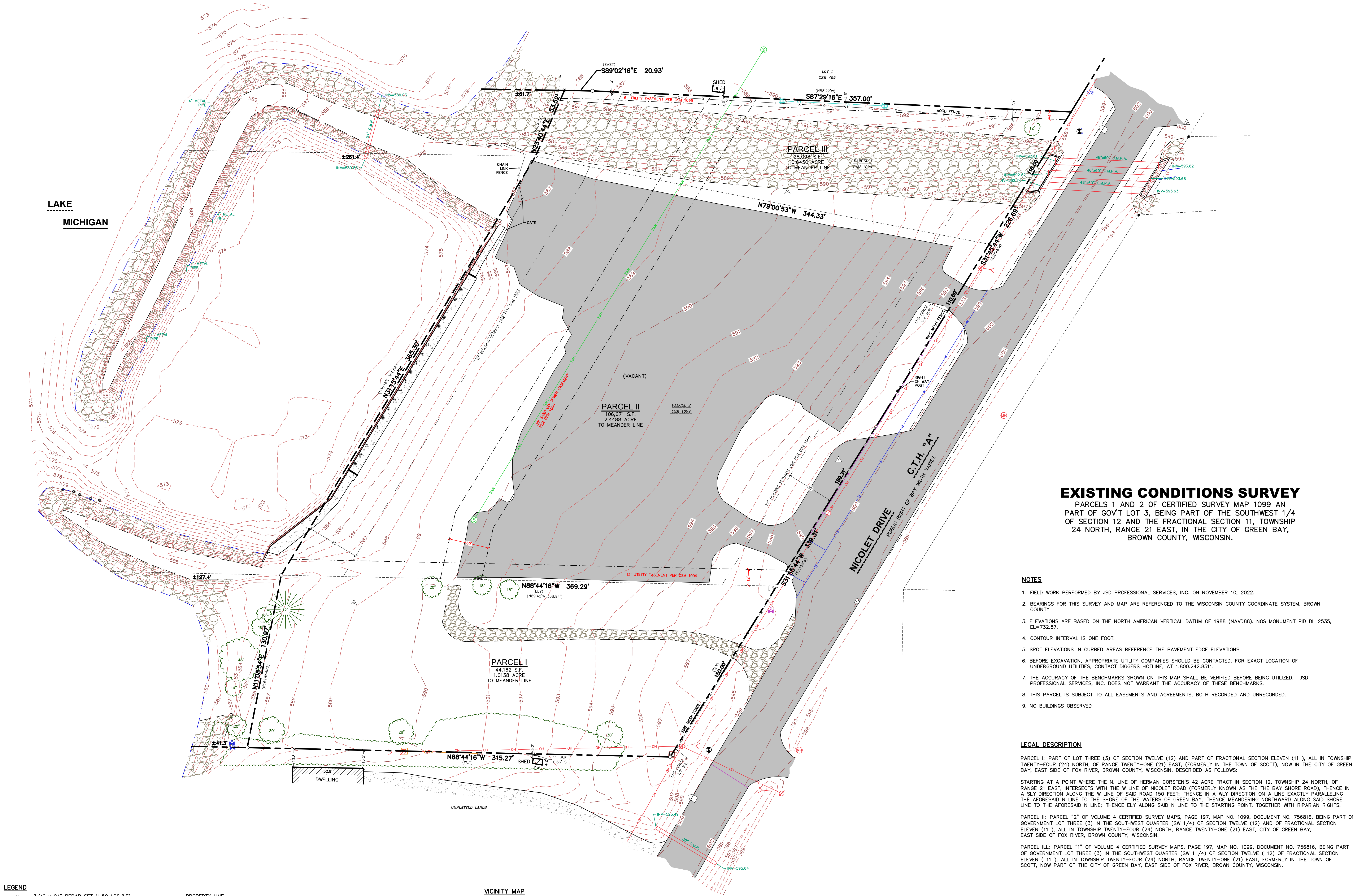


- Proposed CPA and Rezone
- 200' Property Owner Notice

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

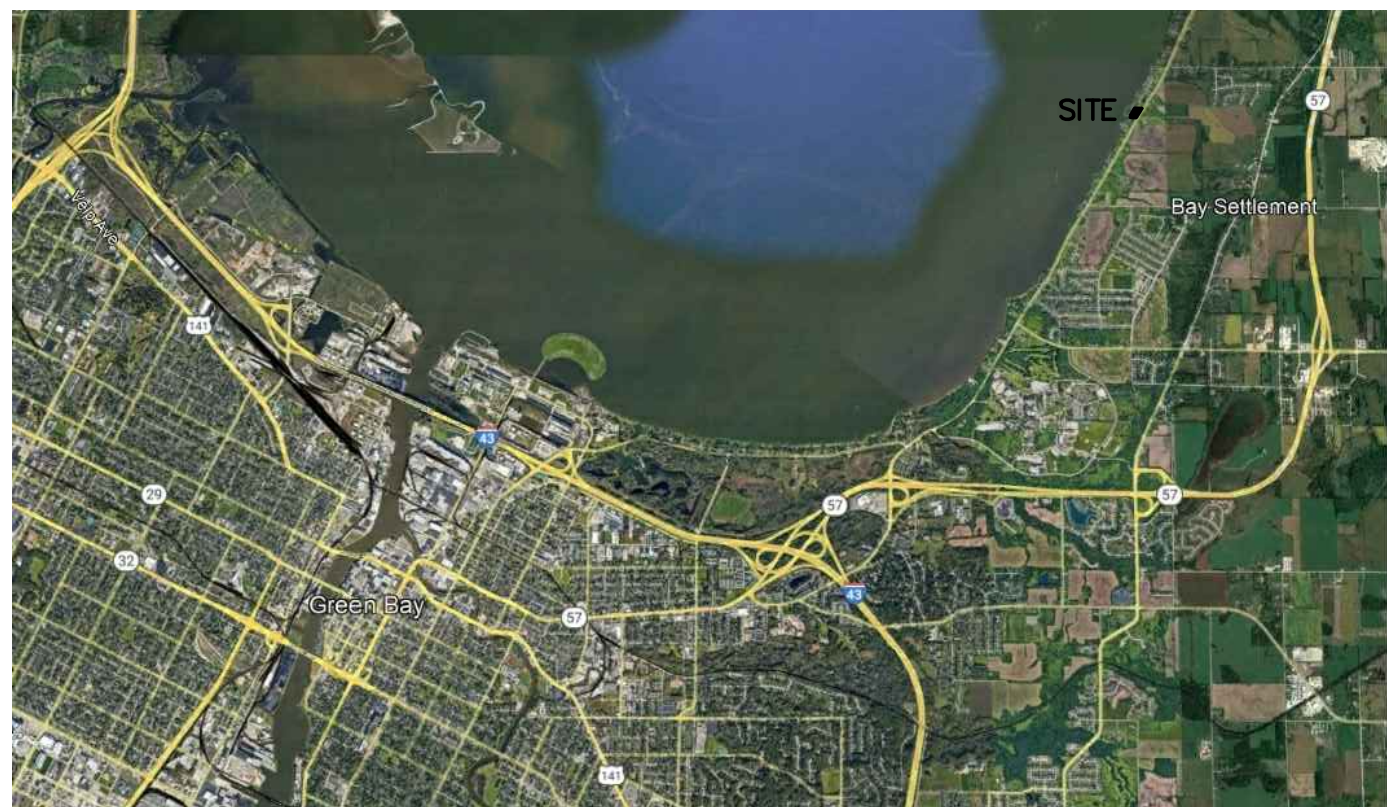
**Zoning Petition (ZP 22-42) and
Comp Plan Amendment (CPA 22-02)
Proposed Comp Plan Amendment and Rezone
at 3251, 3263, 3279 Nicolet Drive**

File: N:\PROJECTS\2022\21138\DWG\Survey\21138.dwg User: dmpgajal Printed: Dec 07, 2022, 7:24am, Xref:



- LEGEND**
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - 1" IRON PIPE FOUND
 - CONTROL POINT
 - BENCHMARK
 - BOLLARD
 - MAIL BOX
 - POST
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER VALVE
 - CURB STOP/SERVICE VALVE
 - ROUND STOP INLET
 - GAS VALVE
 - MANHOLE - UNVERIFIED TYPE
 - POWER POLE
 - POWER POLE W/GUY
 - TELEPHONE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - ST - STORM SEWER
 - CaTV - UNDERGROUND CABLE
 - STW - STEAM LINE
 - NATURAL GAS
 - OVERHEAD LINE
 - BUILDING
 - WALL LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF WATER
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - GRAVEL
 - EDGE OF BITUMINOUS
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

VICINITY MAP



EXISTING CONDITIONS SURVEY

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP 1099 AN PART OF GOVT LOT 3, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE FRACTIONAL SECTION 11, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 10, 2022.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), NOS MONUMENT PID DL 2535, EL=732.87.
- CONTOUR INTERVAL IS ONE FOOT.
- SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- NO BUILDINGS OBSERVED

LEGAL DESCRIPTION

PARCEL I: PART OF LOT THREE (3) OF SECTION TWELVE (12) AND PART OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, OF RANGE TWENTY-ONE (21) EAST, (FORMERLY IN THE TOWN OF SCOTT), NOW IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

STARTING AT A POINT WHERE THE N. LINE OF HERMAN CORSTEN'S 42 ACRE TRACT IN SECTION 12, TOWNSHIP 24 NORTH, OF RANGE 21 EAST, INTERSECTS WITH THE W. LINE OF NICOLET ROAD (FORMERLY KNOWN AS THE BAY SHORE ROAD), THENCE IN A SLY DIRECTION ALONG THE W. LINE OF SAID ROAD 150 FEET; THENCE IN A WLY DIRECTION ALONG A LINE EXACTLY PARALLELING THE AFORESAID N. LINE TO THE SHORE OF THE WATERS OF GREEN BAY; THENCE MEANDERING NORTHWARD ALONG SAID SHORE LINE TO THE AFORESAID N. LINE; THENCE ELY ALONG SAID N. LINE TO THE STARTING POINT, TOGETHER WITH BRIEFAN RIGHTS.

PARCEL II: PARCEL "2" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) AND OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

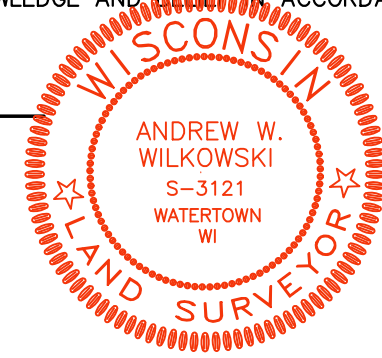
PARCEL III: PARCEL "1" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, FORMERLY IN THE TOWN OF SCOTT, NOW PART OF THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF BROWN COUNTY PARKS THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-ET AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

NOVEMBER 28, 2022
DATE



CREATE THE VISION TELL THE STORY

jsdinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54476
P. 715.296.6330

CLIENT:

BROWN
COUNTY
PARKS

CLIENT ADDRESS:

2024 SUAMICO, WI 54173

PROJECT:

H.J. BAKER
EAGLES NEST PARK
AND BOAT LAUNCH

PROJECT LOCATION:

3263 NICOLET DRIVE
GREEN BAY, WI
BROWN COUNTY



SCALE IN FEET

30' 0 30'



MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
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7		
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10		
11		
12		
13		
14		
15		

Designed By: DHS 11-28-22
Reviewed By: AWW 11-28-22
Approved By: AWW 11-28-22

SHEET TITLE:

EXISTING
CONDITIONS
SURVEY

SHEET NUMBER:

1 OF 1

PROJECT NO:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	4.54 ACRES
NUMBER OF PARKING STALLS	
LARGE (BOAT PARKING)	74
SMALL (VEHICLE PARKING)	26
TOTAL	100
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	73,209 SF
EXISTING PERVIOUS SURFACE AREA	124,801 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.36
SITE AREA	198,010 SF
PROPOSED IMPERVIOUS SURFACE AREA	107,131 SF
PROPOSED PERVIOUS SURFACE AREA	90,879 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.54
ADDITIONAL SITE AREA	31,764 SF
PROPOSED IMPERVIOUS SURFACE AREA	3,174 SF
PROPOSED PERVIOUS SURFACE AREA	28,590 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.09
TOTAL SITE AREA	229,774 SF
PROPOSED IMPERVIOUS SURFACE AREA	110,305 SF
PROPOSED PERVIOUS SURFACE AREA	119,469 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.48





H.J. DeBaker Eagles Nest Park Boat Launch

MASTERPLAN

December 14, 2022

Contents

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Section 1: Introduction & History

Beginning in 2018, Brown County documented interest in purchasing additional lands to provide much needed safe harbor and boat launching facilities as defined by recommendations found in comprehensive plans, county studies, plans identifying a strong need for increased public access to area water resources.

In 2020, by resolution, Brown County agreed to purchase the former Eagles Nest Supper Club & Marina with the intention of developing additional water access for motorized and non-motorized watercraft users on the shores of Lake Michigan located at 3265 Nicolet Dr. in the City of Green Bay, Wisconsin.

Project / Site Location



The site sits on a County Trunk Highway to the east and Lake Michigan to the west. This site was pursued by Brown County based on its location approximately mid-point between Bay Shore Park and Boat Landing and Metro Landing. Historically, the site has been operated as a supper club, tavern, wedding and event facility, boat rental and mooring facility for more than 60 years.

Historical documents show the breakwater was installed in the 1940's to provide safe harbor and to allow watercraft to moor boats at the site location. In 1961, a small Marina was constructed on the property and a few years later in 1978, a large new supper club building was constructed.

The supper club was lost in a fire in 1985 shortly after a wedding reception concluded. The owners rebuilt the structure and kept it open before officially closing the doors in 2011.



Former Eagles Nest site and structure(s) prior to demolition in April 2021



Project site after demolition of structure(s)



Section 2: Concept & Master Plan Process

Introduction

Brown County has identified the need for additional water resource access and safe harbor on Lake Michigan through case studies and data collection efforts. The County filed a grant application to purchase the named H.J. Debaker Eagles Nest Park and Boat Launch project site to develop a newly proposed park and boat launch. A meeting was held with local neighbors to garner feedback from community members for their input on the proposed project. Ultimately, the acquisition of the property was approved in 2020 with demolition of existing structures in 2021. JSD was contracted in May 2022 to prepare a Master Plan to facilitate the County's Goals and Objectives as described:

- Goal 1: Facilitate a public engagement process for community input
- Goal 2: Develop and provide adequate green space
- Goal 3: Designate space and uses for each identified user group
- Goal 4: Maximize site design for truck and boat trailer as well as standard vehicles
- Goal 5: Develop a Master Plan that encompasses and meets community needs

Methodology

Brown County contracted with JSD Professional Services, Inc. to continue public engagement efforts and develop a Concept & Master Plan for the H.J. Debaker Eagles Nest Park & Boat Launch. As part of the initial public engagement process, JSD assisted the County in hosting three (3) public open houses to help guide the framework of the Master Plan.

The Master Plan process focused on gaining community input by providing public information and providing multiple opportunities for feedback from a diverse group of residents, stakeholders and local residents. The information gathered was used to define community goals and objectives for the future park and boat launch.

The project has been developed through a series of milestones in order to achieve a consensus on the H.J. Debaker Eagles Nest Park & Boat Launch Master Plan. This process included visioning with key County Staff and multiple public open houses to present information to stakeholders, user groups and local residents.

Project Phasing

Brown County staff and the project planning team utilized a traditional Master Plan phased project approach to meet the goals and objectives of the project.

A phased project approach follows a two-step process in developing the Master Plan:

- Step 1: Concept Plan – Prepare and present multiple concepts for public engagement
- Step 2: Refine a final Concept Plan for Master Plan documentation

Tasks

As part of the planning process, the following tasks and efforts have been completed:

- A. Review Reports & Documentation
- B. Inventory & Analysis
- C. Concept Plan(s)
- D. Public Open House Presentation(s)
- E. Master Plan

A. Review Reports & Documentation

As of May 2022, and throughout the Master Plan process, Brown County staff provided JSD with documents for review for park planning efforts having been completed to date. Documents include relevant property information records, site plans and surveys, community input and survey results, County acquisition documentation as well as environmental and bathymetric site studies.

Brown County provided JSD with a number of supplemental sources of information regarding comprehensive project feasibility and impact studies. These articles provide insight into the background of the documented need for the Eagles Nest Park & Boat launch project.

Documentation included a study from the University of Wisconsin- Whitewater “The Economic and Fiscal Impact of Green Bay Recreational Fishing” & a study from Brown County Planning Commission “Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge.”

“The Economic and Fiscal Impact of Green Bay Recreational Fishing”

The University of Whitewater assisted in researching the economic and fiscal impact recreational fishing has on the Green Bay community. The article prepared for Walleyes for Tomorrow & WDNR, used studies provided by the WDNR and additionally surveyed a wide variety of anglers at multiple boat launches and fishing areas in Brown, Door, Kewaunee, Marinette, and Oconto counties.

Based on their findings the economic impact of recreational sport fishing contributes \$264.3 million annually in economic benefits, \$14.8 million annually in state/local taxes, and supports +2,711 full-time jobs. A detailed breakdown of the economic impact can be found in the report listed in the references section.

“Inventory and Analysis of Brown Count Marinas, Launches, and Harbors for Watercraft Safe Refuge”

Brown County Planning Commission contacted a wide variety of groups and organizations to complete their study. The document studied existing boat launches in the bay area and provided their findings to determine whether there is sufficient safe harbor refuge for boaters. In their

findings they determined a lack of safe harbor options exist for boaters in the Southern portion of the bay.

Additionally, the study found that the existing boat launches are over populated and limit the number of people able to enjoy water-based recreation opportunities. Findings show a lack of useable boat launches and parking. Additional findings can be found in the report listed in the references section.

Additional, specific planning documents developed to date provided by Brown County and reviewed by the project team include:

- A. Frequently Asked Questions with Responses
- B. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- C. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- D. 2020 Brown County resolution/ordinance creating the official name of the “Eagle’s Nest site to H.J. Debaker Eagles Nest Park and Boat Launch”
- E. 2021 CTH A Stream Realignment Exhibits
- F. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

B. Inventory & Analysis

On June 2, 2022 JSD attended an initial site visit and project kick-off meeting with Brown County Parks staff. JSD made observations, took measurements and performed an initial site evaluation of existing site conditions through note taking and photography. Site features and constraints were documented and presented at an initial Public Open House held on June 29, 2022. Photos from the site visit can be found in the Appendix A. For more detailed information see **Section 3: Inventory and Analysis**.

C. Concept Plan

For visual representation, JSD prepared the information gathered to develop two (2) concepts that obtained key community goals identified. The concepts were utilized as a milestone in the Concept Plan process for feedback to ensure JSD was achieving all practical goals to the maximum extent practicable. For more information see **Section 4: Community Engagement** and **Section 5: Master Plan**.

D. Public Open House & Presentation

In an effort to provide opportunities for public community engagement for the project, Brown County & JSD hosted three (3) Public Open House meetings to gather community input on features and design considerations to be included in the overall site plan. The first open house was hosted on June 29, 2022 with the intent of gathering community input on site analyses, opportunities and constraints, goals and objectives to build framework for the initial plan concepts. The second open house was hosted on August 23, 2022 where two concepts were

presented to the public with the intent of gaining a general consensus on key concept plan objectives. A third open house was hosted at the proposed project site on September 20, 2022 to present and gain feedback based on the evolution of a final concept plan. Input and feedback received at these key public engagement opportunities has been documented and incorporated into the Concept and Master Plan. For more detailed information see **Section 4: Community Engagement**.

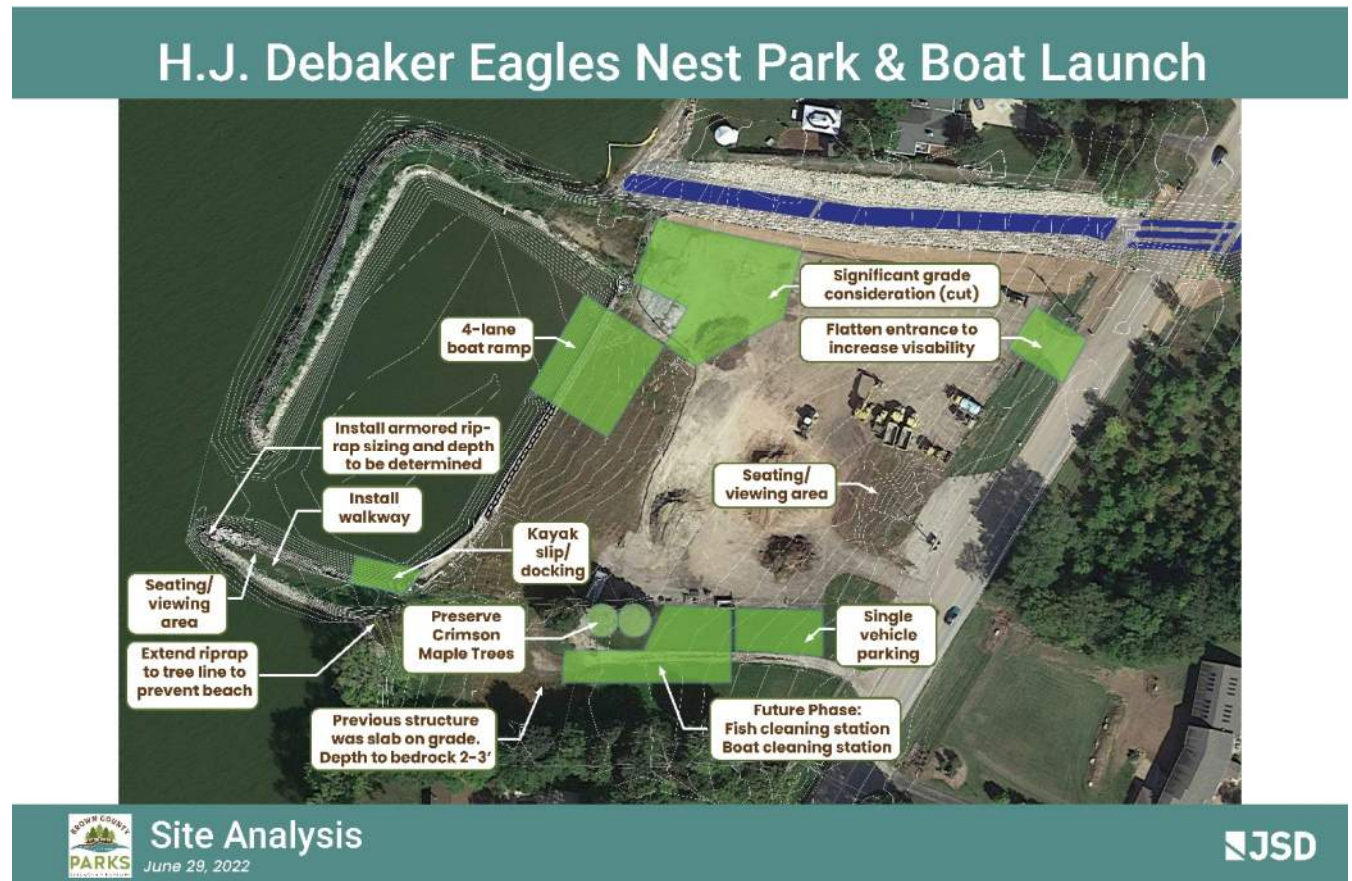
E. Master Plan

JSD Professional Services, Inc. was contracted in May 2022 to prepare multiple concept plans for public engagement and feedback to inform and provide the framework for the Master Plan project phase. The purpose of this Master Plan report is to document key goals and objectives, user groups, and community input which facilitated the development of Concept Plans as documented within the Master Plan to be presented at The Brown County Education & Recreation Committee for approval.

Section 3: Inventory and Analysis

Site analysis includes review and inventory of existing physical features including topography, current land cover, access, environmental site conditions, shoreline, breakwater and jetty access, vegetation and views.

As part of the inventory and analysis, site analyses are defined and discussed as opportunities and constraints for key site planning considerations. Based on the opportunities and constraints as presented, recommendations are provided for the planning of key site features.



Topography & Utilities

A continuous grade transition (up to 15 feet) exists from east to west from Nicolet Drive to the shoreline and mooring wall. Existing concrete surfaces are in varying degrees of decline and degradation. Additionally, the project team is aware of limited and varying depths to bedrock which will become a limiting factor for site excavation and proposed grading in accommodating new improvements to include parking, stormwater management and utility design. A sanitary sewer main is existing and bisects the site with a recorded sanitary sewer easement.

Recommendation(s)

Procure a detailed site geotechnical investigation from a qualified geotechnical consultant prior to the preparation of construction drawings. Maintain existing site drainage patterns while limiting any proposed, deep excavations for new improvements. Maintain property connections to a newly construction drainageway on the north side of the proposed site. Careful attention will be required to design any subsurface utilities for storm and sanitary connections and to

establish stormwater management devices to meet local and state standards for redevelopment. Maintain and preserve the existing sanitary sewer main and easement that bisects the site.

Access

An important factor for site ingress and egress will be maintaining site and non-site user's awareness and visibility of the project location as well as proposed access points. Currently, two main access points to the site exist from Nicolet Drive. The property is sited between residential properties to the north and south. The profile of Nicolet Drive as well as vegetation within the right-of-way reduce sight lines when existing the site onto Nicolet Drive. Currently bicycle and pedestrian access is very limited and not well defined in the form of gravel driveways.



Recommendation(s)

Site access in the form of ingress and egress driveways should follow practical transportation engineering standards and recommendations for improving driver visibility for both entering and exiting the site. Verification of stopping site distance is also recommended for Nicolet Drive for site ingress. Site design should make driveway locations to Nicolet Drive as level as possible. Careful attention to location of proposed driveways and the potential for one-way vs. two-way circulation should be considered to improve sight lines and increase safety for proposed site access. Bicycle and pedestrian connections shall be well defined and at separate points of ingress to the site from vehicular driveways as possible.

Environmental Site Conditions

The site has been identified as a newly recorded archaeological site in a report dated June 1, 2021 based on shovel tests in the southwest corner of the site between 8 and 12 meters from the shoreline. Artifacts encountered and present from the Woodland Period include earthenware pottery body sherds, chert flakes and thermal shatter, fire cracked rock, faunal (fish and mammal) bones.

Recommendation(s)

Proposed plans will require protection of excavation in specific positive shovel test areas in the southwest corner of the property. These areas shall be preserved as an open space buffer. These areas may not be excavated to support structures, surfacing or stormwater management areas.



Shoreline, Breakwater & Jetty

Significant erosion over the years has impacted the condition of the existing shoreline. The base of the breakwater exhibits miscellaneous concrete waste and a variety of unstable rocks spread around the edges of the breakwater. Shoreline, breakwater and jetty edges are in varying states of erosion from the current water level to the top of grade in these areas. Vegetation on the breakwater is overgrown with invasive species and is not facilitating erosion control in its current state.





Recommendation(s)

Remove and replace existing rock materials with proper armored rip-rap per Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE) technical standards. Extend rip-rap along southern shoreline of property to provide additional erosion protection for the project site. Design for use of shoreline protection areas should consider technical standards to preserve and protect the shoreline while balancing site user access and WDNR & USACE technical standards for permitting.

Open Space Areas

Open space on site exists as a combination of paved, gravel and grass/turf areas with minimal vegetation and/or mature trees present. There is an existing vegetative buffer along the southern property boundary with mature trees and ground level vegetation present. A grouping of Crimson Maple trees is present at the southern edge of the existing paved, gravel surface. There are no existing seating or specific viewing areas defined on site. Additionally, there is currently an abandoned road within a southerly grass area. It is noted that existing green space is not currently intended for use by the community.



Recommendation(s)

Due to the presence of archeological artifacts in the southwesterly corner of the site, a specific area will need to be preserved as open space. The remaining green space on site should be maximized and improved with landscaping and grassy/turf areas for community use. Additional site features should include benches, picnic tables, and walking trails for equitable use by specific site user groups. The plan should encourage preservation of a southern vegetative buffer and development of a northerly edge of property buffer for screening of the site to adjacent properties to reduce the impact of noise, sound and light. The plan shall not exceed the maximum lot coverage as set forth by zoning requirements at the local authority having jurisdiction.

Mooring Wall

Upon visual inspection, the existing concrete mooring wall appears to be in good condition. Significant cracking or degradation was not observed. There are existing studs in the concrete left from previous structure. This report did not analyze the base or subsurface condition of the mooring wall as a full structural analysis.



Recommendation(s)

Subject to final verification of the mooring wall, it is recommended to preserve and protect the existing mooring wall during construction. Grading designs should utilize the top of wall elevation for the mooring wall tie-in. Cleaning and potential resurfacing of the concrete is recommended. Contractor will need to take caution when sectioning the wall for the launch. Verification of ADA

compliance is recommended as it is preferred to have ADA accessible docking on site via the existing mooring wall.

Water Between Breakwater and Mooring Wall

JSD observed sediment build up and allege pooling in stagnant water locations. The team was unable to determine maximum depth of the bay, or the extents of the break water. Remnants of old mooring docks, concrete and stone were identified in areas of the water between the existing breakwater and mooring wall as well.



Recommendation(s)

Verification of the bottom of the bay is recommended and any obstructions should be removed, dredging may be required in addition to removing obstructions, spillage from the breakwater stone may have reduced the required width of the breakwater and should be confirmed to maximize width and usability of mooring wall and proposed boat launches. To address stagnant water consideration should be given to redevelopment of the breakwater should allow water to circulate through the bay, such as a culvert.

Section 4: Community Engagement

The overall project approach emphasized community involvement to facilitate the planning process. The Master Plan process was designed to provide multiple opportunities for the community to provide input at key milestones within the concept planning timeline. Prior to starting the Master Plan process, Brown County Staff also provided the project team with a previous public survey conducted with input documented.

The Master Plan process is designed to build on the information gathered based on public inputs from residents to Brown County stakeholders. The information provided identified resident concerns and documented needs and priorities to be included in the overall Master Plan process.

In addition to coordination through Brown County Staff and an online forum (Google Jam Board), public open house opportunities were the public facilitation methods utilized to engage with the community and specific user groups on the following dates:

- Public Open House #1 was held on June 29, 2022 at Resch Expo Center in Green Bay, WI
- Public Open House #2 was held on August 23, 2022 at Pamperin Park, Green Bay, WI
- Public Open House #3 was held on September 20, 2022 on-site at the project site in Green Bay, WI

The objective was to present current project information and gather community input to facilitate the development of the Concept Plan and Master Plan phases of work associated with this project.

Participants included:

- Community members
- Specific user groups
- County representatives
- Local news stations



Public Open House # 1 – June 29, 2022

An overview of the project master plan process was provided for the development of the proposed park and boat launch. Community members were able to attend in person or virtually. Presentations included a site inventory and analysis as well as precedent studies and information to gain feedback on goals and objectives for specific user groups. The presentation included multiple presentation boards. Community members were encouraged to verbally provide input as well as write comments on sticky notes and attach them to the boards. Project team staff documented comments with photography and created a separate document recording each comment included as Appendix B. In summary, and based on public feedback received during public open house #1, goals and objectives were defined.

Plan & Precedent Imagery

Visual representation of park components was presented for public input to demonstrate and consider features encountered at similar project locations.



Precast Restroom Structure



CD3 Boat Cleaning Station

*On-site facilities are to be determined and provided by owner. Figures 1 and 2 are two examples of precast restrooms and boat cleaning stations.

Key goals and objectives summarized by specific user groups:

- Fishing Users
 - Sufficient Parking
 - Mooring locations
 - Accessibility
 - User friendly site plan
 - Staging area
 - Boat cleaning station
 - ADA accessibility
 - Fishing Pier
 - Designated access from land to the water
- Recreational & Non-Motorized watercraft users
 - Kayak access and landing



- Parking
- Integrate useable green space
- Consider seating & picnic areas
- Community Users
 - Walking access through site
 - Viewing area(s)
 - Buffer space on both ends of the property
 - Design consideration for entrance and exits to increase safety
 - Consideration to minimize and avoid light pollution & dark sky compliance

Highlighted comments from Public Open House #1:

- An AIS clean station should be 1st phase priority, Door County is installing these with coastal management funding: CD3 Model System
- Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet has become less safe for walkers
- Picnics, sunset viewing and photo opportunities should be preserved
- Wake control near shore to preserve opportunities for kayakers, canoe, paddle boards
- Boat launch access should include no less than four (4) lanes

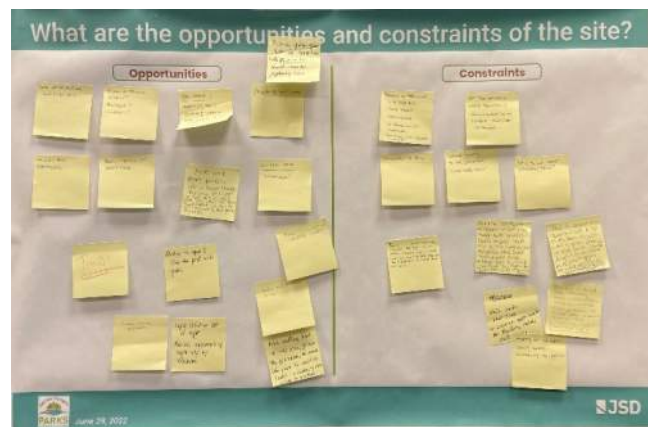
For a full list of comments refer to Appendix B: Public Open House #1 Comments.

Public Open House # 2 – August 23, 2022

Based on inputs received from Public Open House #1, the project team presented two (2) Concept Plans at the Public Open House #2 hosted at Pamperin Park. The objective of this public forum was to gain feedback on the two distinctive site concepts from community user groups.

Community Survey

Survey responses received from community members, raised concerns of additional traffic, littering, noise, and loitering. Design considerations should focus on mitigating community disturbance, providing opportunities for multiple user groups, and emphasis on including practices that reduce effects of activity on adjacent properties to include noise, sound and light.



Concept 1 was designed as a traditional circulatory boat launch layout with the intent of maximizing the site's parking efficiencies, while obtaining key goals set forth from the community.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 84 Boat Parking Stalls
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Concept 2

Concept 2 was designed with the intent of achieving additional open space within interior parking areas of the boat launch facility, with an emphasis on maximizing and dispersing green space while maintaining functional design.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 66 Boat Parking Stalls
- Increased Open Space (in comparison to Concept Plan #1)
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Concept Plan #3 was presented at Public Open House #3 held on September 20, 2022 on-site at the proposed project location. Information and input gathered from Concept Plans #1 & #2 were hybridized in developing a final Concept Plan as the basis for the Master Plan. Information received from a variety of community engagement and public input sessions directed the refinement of Concepts as presented at Public Open House #2 to form the basis of Concept Plan #3.

The final concept captures feedback received, along with survey results and community input. Concept 3 was able to achieve key goals identified below including maximizing parking efficiencies while maintaining significant green space.



- Boat Cleaning Station
- Community Seating Locations
- 70 Boat Parking Stalls
- Increased Open Space-52% (in comparison to Concept Plan #1)
- Staging Area for Boats
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing
- Buffers to the North & South

Section 6: Summary Recommendations & Implementation

Based on the Master Plan process as defined and facilitated with Brown County stakeholders, community members and the project team to date, a recommended hybridized Concept Plan #3 has been developed to date.

As a summary of steps to implement a construction plan associated with the Master Plan's vision for this project, the following will be recommended information for documentation:

Additional Recommended Technical Studies

Prior to final construction plans, the following items are recommended:

- Geotechnical Investigation for Site Design
 - To determine bedrock depths
 - To determine foundation bearing potential
 - To determine recommended pavement design
 - To determine required hydraulic infiltration rates for stormwater management design
- Bathymetric Survey Confirmation
 - Additional transects within breakwater to determine specific water depths
 - To determine whether additional dredging efforts are required for boat launch function
- Additional Field Survey
 - Verification of utility connections
 - Verification of as-built condition or post-demolition and drainageway grading tie-ins

Recommended Action with Authorities Having Jurisdiction (AHJ)

As part of the Master Plan process, the project team has communicated with specific Authorities Having Jurisdiction (AHJ) including City of Green Bay, Brown County, Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE). As part of next steps for implementation of construction plans, the following processes will be required for review:

- City of Green Bay Zoning
 - Current Zoning for subject site includes C-1 (Commercial) for the primary lot & R-1 (Residential) for the southernmost lot
 - Anticipated Rezoning Requirement for Single Family Residential Lot
 - Zoning Lot / Bulk Requirements (Lot Coverage) maximum requirements
- Municipal Approval Process
 - City of Green Bay
 - Brown County

- Permitting Process
 - Local (City of Green Bay)
 - Rezone Application
 - Site Plan Approval
 - Municipal
 - Building Inspection
 - City of Green Bay Approved DSPS Delegated Authority
 - Utility
 - Any Commercial Structure(s)
 - State (Wisconsin Department of Natural Resources)
 - NR 151 & 216 Stormwater Requirements for Redevelopment
 - Regulated Discharge
 - Federal (United States Army Corps of Engineers)
 - Reciprocal review – Federal Waterway

Section 7: Probable Cost of Construction (Pending)

**More information to be provided for Opinion of Probable Cost of Construction.*

Section 8: Supplemental Project Documentation

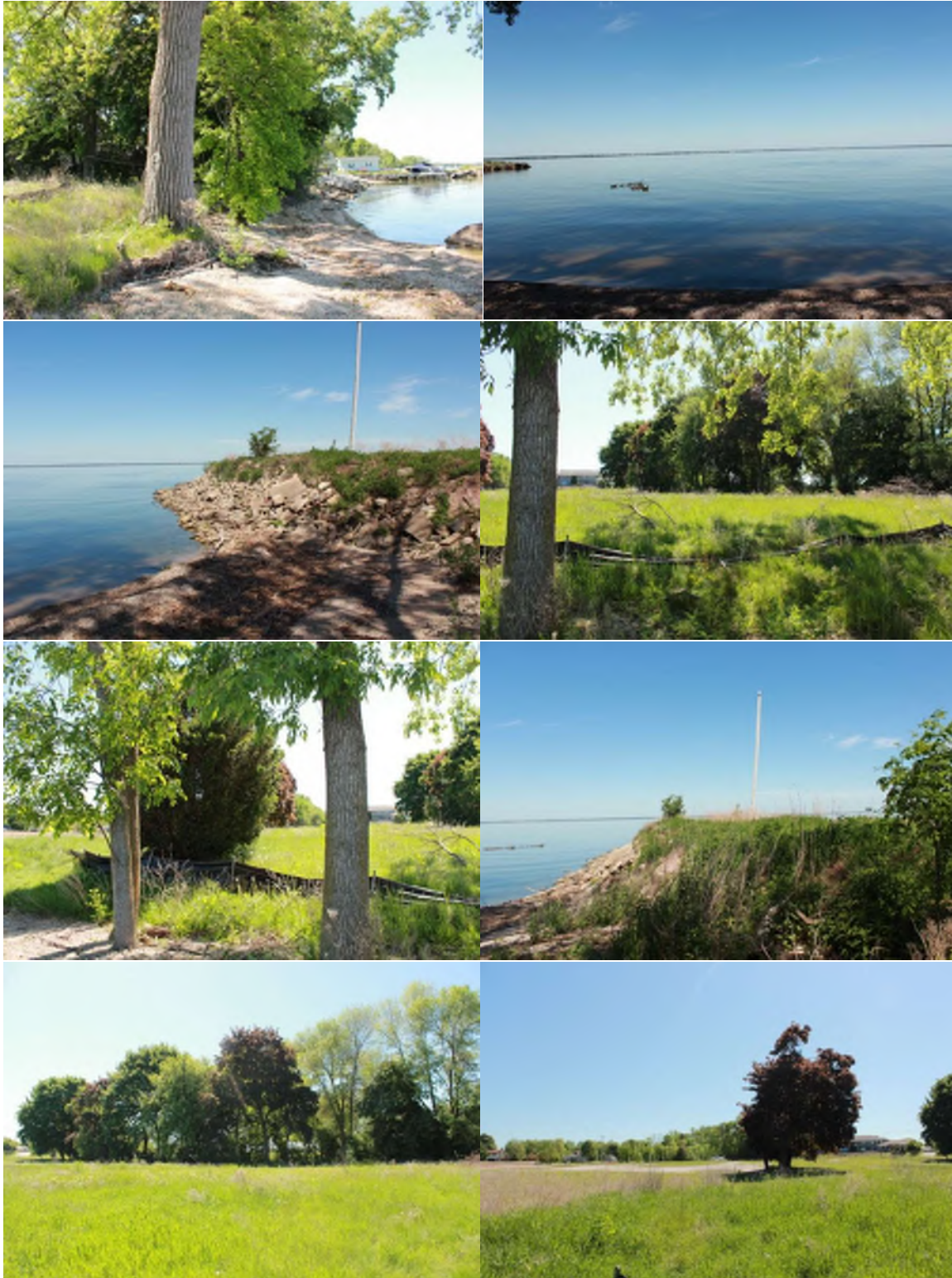
List of Appendices

- A. Site Photography
- B. Public Open House Comments
- C. Conceptual Site Plans

List of References

- A. Winden, Mathew, and John Stoll. "The Economic and Fiscal Impact of Green Bay Recreational Fishing." *GB-Economic- Report*, <https://greenbaywalleyesfortomorrow.com/wp-content/uploads/2021/11/GB-Economic-Report.pdf>.
- B. "Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge." *Brown County WI.*, <https://www.browncountywi.gov/i/f/files/Planning-and-Land-Services/Coastal/Final%20Document.pdf>.
- D. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- E. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- F. 2020 Brown County resolution/ordinance creating the official name of the "Eagle's Nest site to H.J. Debaker Eagles Nest Park and Boat Launch"
- G. 2021 CTH A Stream Realignment Exhibits
- H. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

Appendix A: Site Photography













Appendix B: Public Open House #1

Open House Review Comments:

Public Open house held on June 29, 2022 at the Resch Expo Center in Green Bay, WI. Along with a virtual option.

(Board) H.J. DeBaker Eagles Nest Park & boat Launch

- Please, no curbs or trees in the parking area
- 40 ft doc for landing and preparing for landing
- Vegetation buffer along southern property line
- Seasonal Kayak Storage
- Daily Slips or Seasonal Slips
- No parking on Road For Anyone
- Parking on one side for everyone
- Web Cam
- Fish Cleaning Station
- An AIS clean station should be 1st phase priority Door Co is installing these with coastal management funding: CD3 Model System
- Why wouldn't you put Kayak/Canoe launch to the south of breakwater off the grassy area that already exists? I don't think kayakers would like being in the same boat area as the motor boats. Plus, more Riprap is ugly
- I really value the opportunity for as much shore fishing access as possible. It is the equitable piece of this! The majority of this project is benefiting white men who own boats. Design for others.
- County: Please think more broadly about traffic safety. This the most bicycled road in county. People are walk all the time, many families. In last few years neighbors on both sides and out mailboxes were run over. Please work on creating a much safer biking/walking corridor for all of Nicolet Dr.
- Space for Food truck
- No landscape in middle of lot-difficult with trailer

(Board) What are the opportunities and constraints of the site?

- **Opportunities**
 - Shoreline fishing: Access? How Much? Lighting?
 - Open Space: Impervious Patio: Access and safety site lines, driveway access points
 - Access of Four lanes
 - Restore Green space lost my demolition 1 off of prior trees- should consider replacing some
 - Playground- Lashoda Park
 - Make it a marine not a boat launch
 - Gates on entrance and exits
 - Extra police patrols
 - Light pollution late at night, maintain enjoyment of night sky by residents
 - Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet is becoming more unsafe to walkers
 - Ability to open and close the park with gates
 - Trails allow people to experience the environment better
 - Assist rails on each doc
- **Constraints**
 - Parking on the road is a problem, high speed motorcycles
 - No parking on roadway, beyond Van Lanen Roadway
 - Sediments Testing
 - Larger boats to be launched- Cigarette Boat
 - Why do we want launches here?
 - Safety of Nicolet County access, on roadway
 - This is a residential area and is not like Bayshore or metro. Create spaces that don't just cater to the extremely small portion of people that own boats
 - Sunrise starts at 3:45 am in summer. Please have park hours respect that this is in a neighborhood and people value sleep. A large boat launch is not quiet. You know this because of all the issues at Sawamico Launch.
 - This is located in a neighborhood. A lot of residents do not want a giant parking lot style launch. Please design it as an asset to neighborhood and not reduce quality of life for those who us Nicolet Dr.
 - This is a residential area. Increasing traffic, noise, pollution should be minimized. Bikes, Pedestrians, ETC. should always be priority of pickups and boats. Your stated most important is boat launch. "Park" is placating the residents.
 - Wake Control near shore to preserve opportunities for Kayakers, Canoe, Paddle Boards

(Board) How would you use the park?

- Playground place for families to gather
- Kayak launching area
- Picnics, sunset picture

(Board) Bay Shore Park

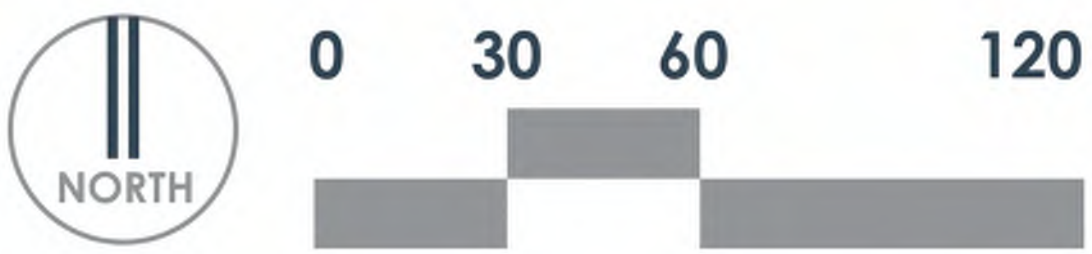
- Paving and Fishing material lost within Rip Rap

Appendix C: Concept Plans

SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	3.83 ACRES
NUMBER OF PARKING STALLS	
LARGE(BOAT PARKING)	84
SMALL(VEHICLE PARKING)	21
TOTAL	105
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	72,278 SF
EXISTING PERVIOUS SURFACE AREA	94,832 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.43
PROPOSED IMPERVIOUS SURFACE AREA	102,021 SF
PROPOSED PERVIOUS SURFACE AREA	65,246 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.61



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SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	3.83 ACRES
NUMBER OF PARKING STALLS	
LARGE(BOAT PARKING)	66
SMALL(VEHICLE PARKING)	23
TOTAL	89
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	72,278 SF
EXISTING PERVIOUS SURFACE AREA	94,632 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.43
PROPOSED IMPERVIOUS SURFACE AREA	57,589 SF
PROPOSED PERVIOUS SURFACE AREA	89,245.8 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.56





Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 22-42) Public Hearing on request to rezone properties located at 3251, 3263, 3279 Nicolet Drive from General Commercial (C1) and Low-Density Residential (R1) to Public Institutional (PI), submitted by Brown County Parks Department, on behalf of Brown County, property owners (Ald. J. Grant, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(ZP 22-42) Consideration with possible action on request to rezone properties located at 3251, 3263, 3279 Nicolet Drive from General Commercial (C1) and Low-Density Residential (R1) to Public Institutional (PI), submitted by Brown County Parks Department, on behalf of Brown County, property owners (Ald. J. Grant, District 1).

BACKGROUND

Primary Address: 3251, 3263, 3279 Nicolet Drive

Aldersperson / District: Ald. Jennifer Grant / District 1

Reason for Request: The proposed request to rezone the property located at 3251, 3263, and 3279 Nicolet Drive from Low Density Residential (R1), General Commercial (C1) to Public Institutional (PI). The future land use of the comprehensive plan is a mixture of Low Density Residential, Commercial, and Park uses and is running concurrently with this rezone request. This request would change all parcels to Park use for the ability to redevelop and create a public boat launch/park.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1) and Low-Density Residential (R1) - Parking lot, county land

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

SOUTH: Low-Density Residential (R1) - Single-Family Dwelling

EAST: Low-Density Residential (R1) - Single-Family Dwellings and wooded land

WEST: No zoning - Bay of Green Bay

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Park, Commercial, or Low Density Residential. This request is partially consistent with the Comprehensive Plan. The property is currently three parcels, the former Eagle's Nest parcel at 3263 Nicolet and two parcels adjoining to the north and south which were single family homes. The former Eagle's Nest parcel is primarily Park Use with some Commercial. The other properties are currently classified as Low-Density Residential. None of the former buildings on the properties remain. The Comprehensive Plan amendment is to switch all the properties to Park use and is running concurrently with a rezone request to change the property designation to Public Institutional District (PI).

Report: The subject parcels are located on the bay between Church and Van Laanen Roads. The site is the former Eagle's Nest and two former single-family residences. All parcels are owned by Brown County. The County acquired the properties in 2020, and demolished the existing structures in 2021. The County has been working with JSD to create a master plan for the site to utilize and improve the existing marina and boat launch. Commercial activity at the site has ceased since 2011.

The rezone will facilitate a transition and reinvestment of the properties by the County to create a public space with a boat launch with parking, kayak launch, restrooms, picnic areas, and greenspace. The

hodgepodge of existing zoned uses (C1, R1, P1) allows for park, playground, recreation center uses, but this rezoning will formalize the entire area for park, playground, recreation center, and other recreational facility uses under a single umbrella for the area.

The County has engaged with the public and had a total of three public open houses. Two were held outside of the City, at Resch Expo and Pamperin Park. A final open house was held at the site in September. A number of concept plans were shared and revised until the County and JSD came forth with their current submission.

These site plan concepts included in the application are a reference, and are not formally submitted for review to this commission. The County is looking to submit a plan similar to site concept #3. If zoning is approved, review will come forth through the Department of Community and Economic Development for a standard review for site plans to ensure the development meets bulk requirement standards. The three parcels will need to be combined to create a single parcel to meet setback requirements.

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

RECOMMENDATION

Approval of the request to rezone the property from General Commercial (C1) and Low-Density Residential (R1) to Public Institutional.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-42 Application
2. ZP 22-42 Narrative Packet
3. ZP 22-42 Existing Site Survey and Legal Description
4. ZP 22-42 Concept Site Plan
5. ZP 22-42, CPA 22-02 Map



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: 3251, 3263, 3279 Nicolet Drive, Green Bay, WI

Parcel Number(s): 22-66-1, 22-65, 22-64

Petitioner(s): Matt Kriese, Brown County Parks Director

Date: December 14, 2022

Email: Matt.Kriese@browncountywi.gov

Phone Number: 920-448-4464

Address: 305 E. Walnut Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: Brown County

Phone Number: 920-448-4470

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, Matt Kriese, Brown County Parks Director, 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 (\$200.00 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☒ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee)

Owner Signature: _____

Date: 12/13/22

Petitioner Signature(s): Matt Kriese

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.: _____



H.J. DeBaker Eagles Nest Park Boat Launch

MASTERPLAN

December 14, 2022

Contents

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Section 1: Introduction & History

Beginning in 2018, Brown County documented interest in purchasing additional lands to provide much needed safe harbor and boat launching facilities as defined by recommendations found in comprehensive plans, county studies, plans identifying a strong need for increased public access to area water resources.

In 2020, by resolution, Brown County agreed to purchase the former Eagles Nest Supper Club & Marina with the intention of developing additional water access for motorized and non-motorized watercraft users on the shores of Lake Michigan located at 3265 Nicolet Dr. in the City of Green Bay, Wisconsin.

Project / Site Location



The site sits on a County Trunk Highway to the east and Lake Michigan to the west. This site was pursued by Brown County based on its location approximately mid-point between Bay Shore Park and Boat Landing and Metro Landing. Historically, the site has been operated as a supper club, tavern, wedding and event facility, boat rental and mooring facility for more than 60 years.

Historical documents show the breakwater was installed in the 1940's to provide safe harbor and to allow watercraft to moor boats at the site location. In 1961, a small Marina was constructed on the property and a few years later in 1978, a large new supper club building was constructed.

The supper club was lost in a fire in 1985 shortly after a wedding reception concluded. The owners rebuilt the structure and kept it open before officially closing the doors in 2011.



Former Eagles Nest site and structure(s) prior to demolition in April 2021



Project site after demolition of structure(s)



Section 2: Concept & Master Plan Process

Introduction

Brown County has identified the need for additional water resource access and safe harbor on Lake Michigan through case studies and data collection efforts. The County filed a grant application to purchase the named H.J. Debaker Eagles Nest Park and Boat Launch project site to develop a newly proposed park and boat launch. A meeting was held with local neighbors to garner feedback from community members for their input on the proposed project. Ultimately, the acquisition of the property was approved in 2020 with demolition of existing structures in 2021. JSD was contracted in May 2022 to prepare a Master Plan to facilitate the County's Goals and Objectives as described:

- Goal 1: Facilitate a public engagement process for community input
- Goal 2: Develop and provide adequate green space
- Goal 3: Designate space and uses for each identified user group
- Goal 4: Maximize site design for truck and boat trailer as well as standard vehicles
- Goal 5: Develop a Master Plan that encompasses and meets community needs

Methodology

Brown County contracted with JSD Professional Services, Inc. to continue public engagement efforts and develop a Concept & Master Plan for the H.J. Debaker Eagles Nest Park & Boat Launch. As part of the initial public engagement process, JSD assisted the County in hosting three (3) public open houses to help guide the framework of the Master Plan.

The Master Plan process focused on gaining community input by providing public information and providing multiple opportunities for feedback from a diverse group of residents, stakeholders and local residents. The information gathered was used to define community goals and objectives for the future park and boat launch.

The project has been developed through a series of milestones in order to achieve a consensus on the H.J. Debaker Eagles Nest Park & Boat Launch Master Plan. This process included visioning with key County Staff and multiple public open houses to present information to stakeholders, user groups and local residents.

Project Phasing

Brown County staff and the project planning team utilized a traditional Master Plan phased project approach to meet the goals and objectives of the project.

A phased project approach follows a two-step process in developing the Master Plan:

- Step 1: Concept Plan – Prepare and present multiple concepts for public engagement
- Step 2: Refine a final Concept Plan for Master Plan documentation

Tasks

As part of the planning process, the following tasks and efforts have been completed:

- A. Review Reports & Documentation
- B. Inventory & Analysis
- C. Concept Plan(s)
- D. Public Open House Presentation(s)
- E. Master Plan

A. Review Reports & Documentation

As of May 2022, and throughout the Master Plan process, Brown County staff provided JSD with documents for review for park planning efforts having been completed to date. Documents include relevant property information records, site plans and surveys, community input and survey results, County acquisition documentation as well as environmental and bathymetric site studies.

Brown County provided JSD with a number of supplemental sources of information regarding comprehensive project feasibility and impact studies. These articles provide insight into the background of the documented need for the Eagles Nest Park & Boat launch project.

Documentation included a study from the University of Wisconsin- Whitewater “The Economic and Fiscal Impact of Green Bay Recreational Fishing” & a study from Brown County Planning Commission “Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge.”

“The Economic and Fiscal Impact of Green Bay Recreational Fishing”

The University of Whitewater assisted in researching the economic and fiscal impact recreational fishing has on the Green Bay community. The article prepared for Walleyes for Tomorrow & WDNR, used studies provided by the WDNR and additionally surveyed a wide variety of anglers at multiple boat launches and fishing areas in Brown, Door, Kewaunee, Marinette, and Oconto counties.

Based on their findings the economic impact of recreational sport fishing contributes \$264.3 million annually in economic benefits, \$14.8 million annually in state/local taxes, and supports +2,711 full-time jobs. A detailed breakdown of the economic impact can be found in the report listed in the references section.

“Inventory and Analysis of Brown Count Marinas, Launches, and Harbors for Watercraft Safe Refuge”

Brown County Planning Commission contacted a wide variety of groups and organizations to complete their study. The document studied existing boat launches in the bay area and provided their findings to determine whether there is sufficient safe harbor refuge for boaters. In their

findings they determined a lack of safe harbor options exist for boaters in the Southern portion of the bay.

Additionally, the study found that the existing boat launches are over populated and limit the number of people able to enjoy water-based recreation opportunities. Findings show a lack of useable boat launches and parking. Additional findings can be found in the report listed in the references section.

Additional, specific planning documents developed to date provided by Brown County and reviewed by the project team include:

- A. Frequently Asked Questions with Responses
- B. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- C. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- D. 2020 Brown County resolution/ordinance creating the official name of the “Eagle’s Nest site to H.J. Debaker Eagles Nest Park and Boat Launch”
- E. 2021 CTH A Stream Realignment Exhibits
- F. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

B. Inventory & Analysis

On June 2, 2022 JSD attended an initial site visit and project kick-off meeting with Brown County Parks staff. JSD made observations, took measurements and performed an initial site evaluation of existing site conditions through note taking and photography. Site features and constraints were documented and presented at an initial Public Open House held on June 29, 2022. Photos from the site visit can be found in the Appendix A. For more detailed information see **Section 3: Inventory and Analysis**.

C. Concept Plan

For visual representation, JSD prepared the information gathered to develop two (2) concepts that obtained key community goals identified. The concepts were utilized as a milestone in the Concept Plan process for feedback to ensure JSD was achieving all practical goals to the maximum extent practicable. For more information see **Section 4: Community Engagement** and **Section 5: Master Plan**.

D. Public Open House & Presentation

In an effort to provide opportunities for public community engagement for the project, Brown County & JSD hosted three (3) Public Open House meetings to gather community input on features and design considerations to be included in the overall site plan. The first open house was hosted on June 29, 2022 with the intent of gathering community input on site analyses, opportunities and constraints, goals and objectives to build framework for the initial plan concepts. The second open house was hosted on August 23, 2022 where two concepts were

presented to the public with the intent of gaining a general consensus on key concept plan objectives. A third open house was hosted at the proposed project site on September 20, 2022 to present and gain feedback based on the evolution of a final concept plan. Input and feedback received at these key public engagement opportunities has been documented and incorporated into the Concept and Master Plan. For more detailed information see **Section 4: Community Engagement**.

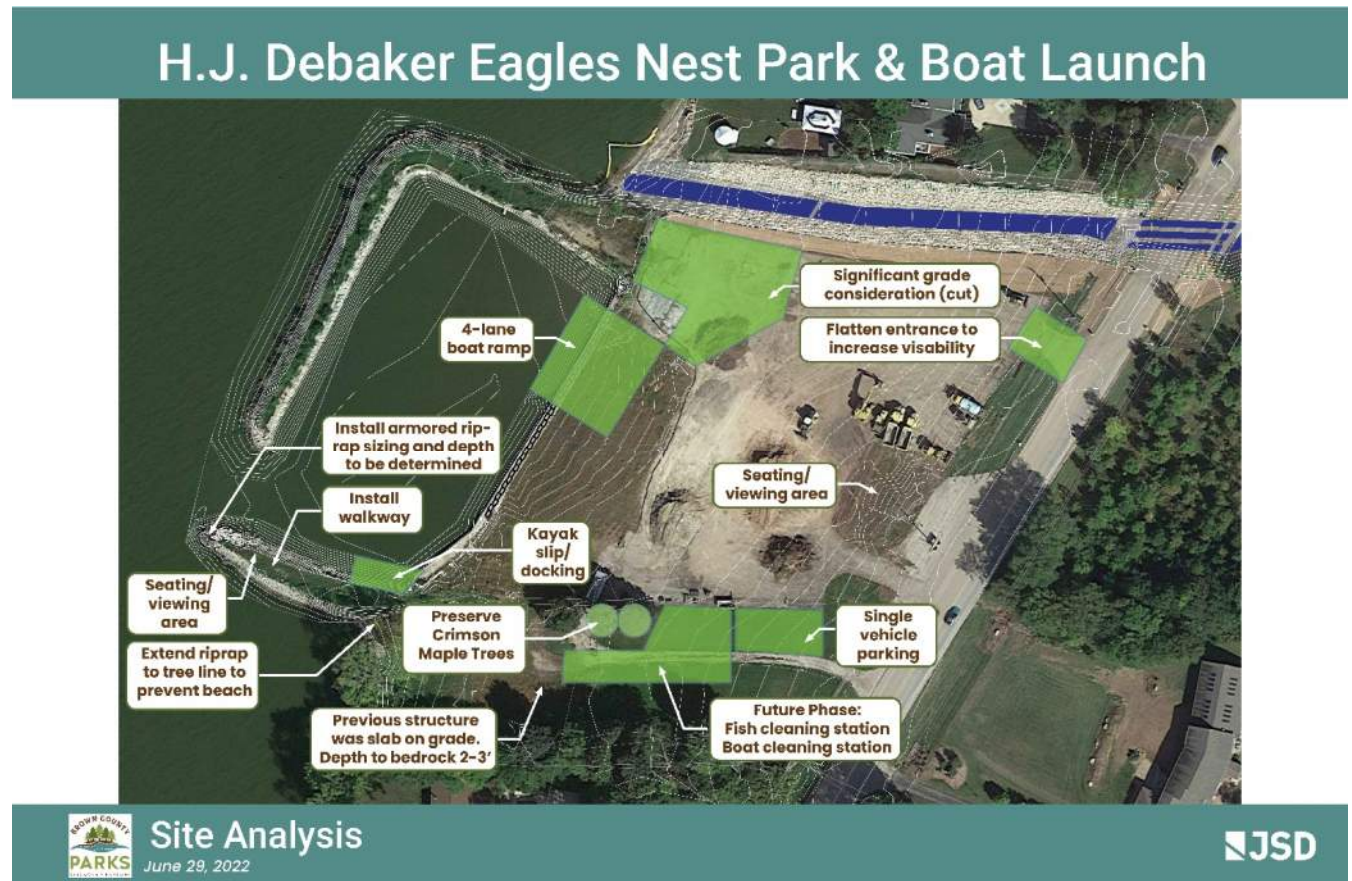
E. Master Plan

JSD Professional Services, Inc. was contracted in May 2022 to prepare multiple concept plans for public engagement and feedback to inform and provide the framework for the Master Plan project phase. The purpose of this Master Plan report is to document key goals and objectives, user groups, and community input which facilitated the development of Concept Plans as documented within the Master Plan to be presented at The Brown County Education & Recreation Committee for approval.

Section 3: Inventory and Analysis

Site analysis includes review and inventory of existing physical features including topography, current land cover, access, environmental site conditions, shoreline, breakwater and jetty access, vegetation and views.

As part of the inventory and analysis, site analyses are defined and discussed as opportunities and constraints for key site planning considerations. Based on the opportunities and constraints as presented, recommendations are provided for the planning of key site features.



Topography & Utilities

A continuous grade transition (up to 15 feet) exists from east to west from Nicolet Drive to the shoreline and mooring wall. Existing concrete surfaces are in varying degrees of decline and degradation. Additionally, the project team is aware of limited and varying depths to bedrock which will become a limiting factor for site excavation and proposed grading in accommodating new improvements to include parking, stormwater management and utility design. A sanitary sewer main is existing and bisects the site with a recorded sanitary sewer easement.

Recommendation(s)

Procure a detailed site geotechnical investigation from a qualified geotechnical consultant prior to the preparation of construction drawings. Maintain existing site drainage patterns while limiting any proposed, deep excavations for new improvements. Maintain property connections to a newly construction drainageway on the north side of the proposed site. Careful attention will be required to design any subsurface utilities for storm and sanitary connections and to

establish stormwater management devices to meet local and state standards for redevelopment. Maintain and preserve the existing sanitary sewer main and easement that bisects the site.

Access

An important factor for site ingress and egress will be maintaining site and non-site user's awareness and visibility of the project location as well as proposed access points. Currently, two main access points to the site exist from Nicolet Drive. The property is sited between residential properties to the north and south. The profile of Nicolet Drive as well as vegetation within the right-of-way reduce sight lines when existing the site onto Nicolet Drive. Currently bicycle and pedestrian access is very limited and not well defined in the form of gravel driveways.



Recommendation(s)

Site access in the form of ingress and egress driveways should follow practical transportation engineering standards and recommendations for improving driver visibility for both entering and exiting the site. Verification of stopping site distance is also recommended for Nicolet Drive for site ingress. Site design should make driveway locations to Nicolet Drive as level as possible. Careful attention to location of proposed driveways and the potential for one-way vs. two-way circulation should be considered to improve sight lines and increase safety for proposed site access. Bicycle and pedestrian connections shall be well defined and at separate points of ingress to the site from vehicular driveways as possible.

Environmental Site Conditions

The site has been identified as a newly recorded archaeological site in a report dated June 1, 2021 based on shovel tests in the southwest corner of the site between 8 and 12 meters from the shoreline. Artifacts encountered and present from the Woodland Period include earthenware pottery body sherds, chert flakes and thermal shatter, fire cracked rock, faunal (fish and mammal) bones.

Recommendation(s)

Proposed plans will require protection of excavation in specific positive shovel test areas in the southwest corner of the property. These areas shall be preserved as an open space buffer. These areas may not be excavated to support structures, surfacing or stormwater management areas.



Shoreline, Breakwater & Jetty

Significant erosion over the years has impacted the condition of the existing shoreline. The base of the breakwater exhibits miscellaneous concrete waste and a variety of unstable rocks spread around the edges of the breakwater. Shoreline, breakwater and jetty edges are in varying states of erosion from the current water level to the top of grade in these areas. Vegetation on the breakwater is overgrown with invasive species and is not facilitating erosion control in its current state.





Recommendation(s)

Remove and replace existing rock materials with proper armored rip-rap per Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE) technical standards. Extend rip-rap along southern shoreline of property to provide additional erosion protection for the project site. Design for use of shoreline protection areas should consider technical standards to preserve and protect the shoreline while balancing site user access and WDNR & USACE technical standards for permitting.

Open Space Areas

Open space on site exists as a combination of paved, gravel and grass/turf areas with minimal vegetation and/or mature trees present. There is an existing vegetative buffer along the southern property boundary with mature trees and ground level vegetation present. A grouping of Crimson Maple trees is present at the southern edge of the existing paved, gravel surface. There are no existing seating or specific viewing areas defined on site. Additionally, there is currently an abandoned road within a southerly grass area. It is noted that existing green space is not currently intended for use by the community.



Recommendation(s)

Due to the presence of archeological artifacts in the southwesterly corner of the site, a specific area will need to be preserved as open space. The remaining green space on site should be maximized and improved with landscaping and grassy/turf areas for community use. Additional site features should include benches, picnic tables, and walking trails for equitable use by specific site user groups. The plan should encourage preservation of a southern vegetative buffer and development of a northerly edge of property buffer for screening of the site to adjacent properties to reduce the impact of noise, sound and light. The plan shall not exceed the maximum lot coverage as set forth by zoning requirements at the local authority having jurisdiction.

Mooring Wall

Upon visual inspection, the existing concrete mooring wall appears to be in good condition. Significant cracking or degradation was not observed. There are existing studs in the concrete left from previous structure. This report did not analyze the base or subsurface condition of the mooring wall as a full structural analysis.



Recommendation(s)

Subject to final verification of the mooring wall, it is recommended to preserve and protect the existing mooring wall during construction. Grading designs should utilize the top of wall elevation for the mooring wall tie-in. Cleaning and potential resurfacing of the concrete is recommended. Contractor will need to take caution when sectioning the wall for the launch. Verification of ADA

compliance is recommended as it is preferred to have ADA accessible docking on site via the existing mooring wall.

Water Between Breakwater and Mooring Wall

JSD observed sediment build up and allege pooling in stagnant water locations. The team was unable to determine maximum depth of the bay, or the extents of the break water. Remnants of old mooring docks, concrete and stone were identified in areas of the water between the existing breakwater and mooring wall as well.



Recommendation(s)

Verification of the bottom of the bay is recommended and any obstructions should be removed, dredging may be required in addition to removing obstructions, spillage from the breakwater stone may have reduced the required width of the breakwater and should be confirmed to maximize width and usability of mooring wall and proposed boat launches. To address stagnant water consideration should be given to redevelopment of the breakwater should allow water to circulate through the bay, such as a culvert.

Section 4: Community Engagement

The overall project approach emphasized community involvement to facilitate the planning process. The Master Plan process was designed to provide multiple opportunities for the community to provide input at key milestones within the concept planning timeline. Prior to starting the Master Plan process, Brown County Staff also provided the project team with a previous public survey conducted with input documented.

The Master Plan process is designed to build on the information gathered based on public inputs from residents to Brown County stakeholders. The information provided identified resident concerns and documented needs and priorities to be included in the overall Master Plan process.

In addition to coordination through Brown County Staff and an online forum (Google Jam Board), public open house opportunities were the public facilitation methods utilized to engage with the community and specific user groups on the following dates:

- Public Open House #1 was held on June 29, 2022 at Resch Expo Center in Green Bay, WI
- Public Open House #2 was held on August 23, 2022 at Pamperin Park, Green Bay, WI
- Public Open House #3 was held on September 20, 2022 on-site at the project site in Green Bay, WI

The objective was to present current project information and gather community input to facilitate the development of the Concept Plan and Master Plan phases of work associated with this project.

Participants included:

- Community members
- Specific user groups
- County representatives
- Local news stations



Public Open House # 1 – June 29, 2022

An overview of the project master plan process was provided for the development of the proposed park and boat launch. Community members were able to attend in person or virtually. Presentations included a site inventory and analysis as well as precedent studies and information to gain feedback on goals and objectives for specific user groups. The presentation included multiple presentation boards. Community members were encouraged to verbally provide input as well as write comments on sticky notes and attach them to the boards. Project team staff documented comments with photography and created a separate document recording each comment included as Appendix B. In summary, and based on public feedback received during public open house #1, goals and objectives were defined.

Plan & Precedent Imagery

Visual representation of park components was presented for public input to demonstrate and consider features encountered at similar project locations.



Precast Restroom Structure



CD3 Boat Cleaning Station

*On-site facilities are to be determined and provided by owner. Figures 1 and 2 are two examples of precast restrooms and boat cleaning stations.

Key goals and objectives summarized by specific user groups:

- Fishing Users
 - Sufficient Parking
 - Mooring locations
 - Accessibility
 - User friendly site plan
 - Staging area
 - Boat cleaning station
 - ADA accessibility
 - Fishing Pier
 - Designated access from land to the water
- Recreational & Non-Motorized watercraft users
 - Kayak access and landing



- Parking
- Integrate useable green space
- Consider seating & picnic areas
- Community Users
 - Walking access through site
 - Viewing area(s)
 - Buffer space on both ends of the property
 - Design consideration for entrance and exits to increase safety
 - Consideration to minimize and avoid light pollution & dark sky compliance

Highlighted comments from Public Open House #1:

- An AIS clean station should be 1st phase priority, Door County is installing these with coastal management funding: CD3 Model System
- Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet has become less safe for walkers
- Picnics, sunset viewing and photo opportunities should be preserved
- Wake control near shore to preserve opportunities for kayakers, canoe, paddle boards
- Boat launch access should include no less than four (4) lanes

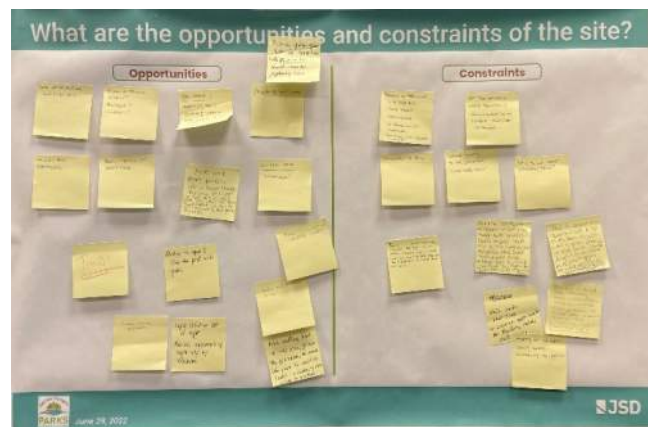
For a full list of comments refer to Appendix B: Public Open House #1 Comments.

Public Open House # 2 – August 23, 2022

Based on inputs received from Public Open House #1, the project team presented two (2) Concept Plans at the Public Open House #2 hosted at Pamperin Park. The objective of this public forum was to gain feedback on the two distinctive site concepts from community user groups.

Community Survey

Survey responses received from community members, raised concerns of additional traffic, littering, noise, and loitering. Design considerations should focus on mitigating community disturbance, providing opportunities for multiple user groups, and emphasis on including practices that reduce effects of activity on adjacent properties to include noise, sound and light.



Concept 1

Concept 1 was designed as a traditional circulatory boat launch layout with the intent of maximizing the site's parking efficiencies, while obtaining key goals set forth from the community.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 84 Boat Parking Stalls
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Concept 2

Concept 2 was designed with the intent of achieving additional open space within interior parking areas of the boat launch facility, with an emphasis on maximizing and dispersing green space while maintaining functional design.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 66 Boat Parking Stalls
- Increased Open Space (in comparison to Concept Plan #1)
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing

Section 5: Master Plan

Concept Plan #3 was presented at Public Open House #3 held on September 20, 2022 on-site at the proposed project location. Information and input gathered from Concept Plans #1 & #2 were hybridized in developing a final Concept Plan as the basis for the Master Plan. Information received from a variety of community engagement and public input sessions directed the refinement of Concepts as presented at Public Open House #2 to form the basis of Concept Plan #3.

Concept 3

The final concept captures feedback received, along with survey results and community input. Concept 3 was able to achieve key goals identified below including maximizing parking efficiencies while maintaining significant green space.



Key Objectives

- Boat Cleaning Station
- Community Seating Locations
- 70 Boat Parking Stalls
- Increased Open Space-52% (in comparison to Concept Plan #1)
- Staging Area for Boats
- Restroom
- Walkway Through the Site
- Fishing Pier
- Restoration of Breakwater
- Designated Green Space
- Kayak Landing
- Buffers to the North & South

Section 6: Summary Recommendations & Implementation

Based on the Master Plan process as defined and facilitated with Brown County stakeholders, community members and the project team to date, a recommended hybridized Concept Plan #3 has been developed to date.

As a summary of steps to implement a construction plan associated with the Master Plan's vision for this project, the following will be recommended information for documentation:

Additional Recommended Technical Studies

Prior to final construction plans, the following items are recommended:

- Geotechnical Investigation for Site Design
 - To determine bedrock depths
 - To determine foundation bearing potential
 - To determine recommended pavement design
 - To determine required hydraulic infiltration rates for stormwater management design
- Bathymetric Survey Confirmation
 - Additional transects within breakwater to determine specific water depths
 - To determine whether additional dredging efforts are required for boat launch function
- Additional Field Survey
 - Verification of utility connections
 - Verification of as-built condition or post-demolition and drainageway grading tie-ins

Recommended Action with Authorities Having Jurisdiction (AHJ)

As part of the Master Plan process, the project team has communicated with specific Authorities Having Jurisdiction (AHJ) including City of Green Bay, Brown County, Wisconsin Department of Natural Resources (WDNR) and United States Army Corps of Engineers (USACE). As part of next steps for implementation of construction plans, the following processes will be required for review:

- City of Green Bay Zoning
 - Current Zoning for subject site includes C-1 (Commercial) for the primary lot & R-1 (Residential) for the southernmost lot
 - Anticipated Rezoning Requirement for Single Family Residential Lot
 - Zoning Lot / Bulk Requirements (Lot Coverage) maximum requirements
- Municipal Approval Process
 - City of Green Bay
 - Brown County

- Permitting Process
 - Local (City of Green Bay)
 - Rezone Application
 - Site Plan Approval
 - Municipal
 - Building Inspection
 - City of Green Bay Approved DSPS Delegated Authority
 - Utility
 - Any Commercial Structure(s)
 - State (Wisconsin Department of Natural Resources)
 - NR 151 & 216 Stormwater Requirements for Redevelopment
 - Regulated Discharge
 - Federal (United States Army Corps of Engineers)
 - Reciprocal review – Federal Waterway

Section 7: Probable Cost of Construction (Pending)

**More information to be provided for Opinion of Probable Cost of Construction.*

Section 8: Supplemental Project Documentation

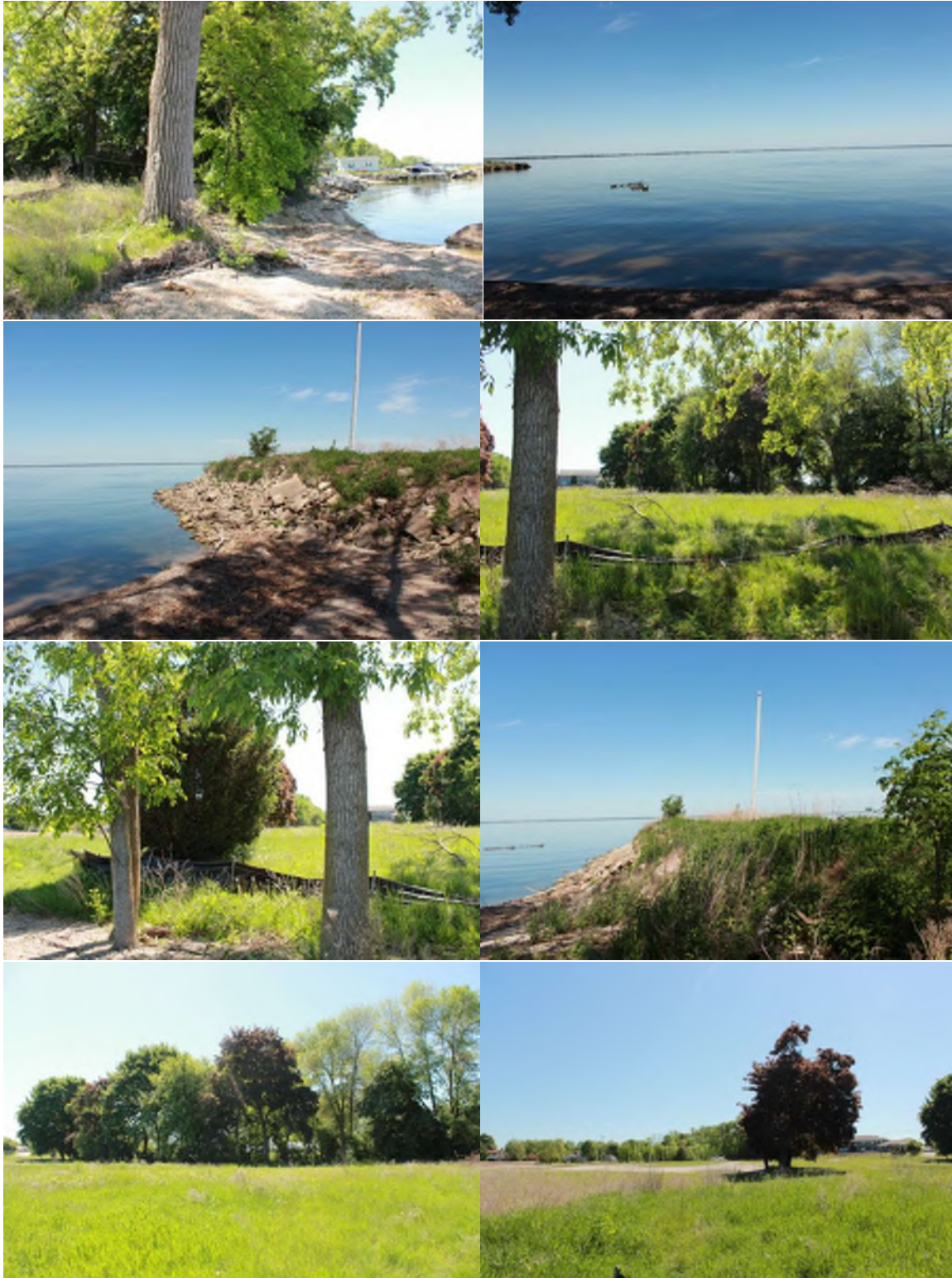
List of Appendices

- A. Site Photography
- B. Public Open House Comments
- C. Conceptual Site Plans

List of References

- A. Winden, Mathew, and John Stoll. "The Economic and Fiscal Impact of Green Bay Recreational Fishing." *GB-Economic- Report*, <https://greenbaywalleyesfortomorrow.com/wp-content/uploads/2021/11/GB-Economic-Report.pdf>.
- B. "Inventory and Analysis of Brown County Marinas, Launches, and Harbors for Watercraft Safe Refuge." *Brown County WI.*, <https://www.browncountywi.gov/i/f/files/Planning-and-Land-Services/Coastal/Final%20Document.pdf>.
- D. 2017 Brown County Parks and Outdoor Recreation Plan 2017-2022
- E. 2019 Brown County resolution/ordinance for WDNR grant application for acquisition of approx. 4.54 acres of land on Nicolet Dr. for a Public Safe Harbor Boat Landing
- F. 2020 Brown County resolution/ordinance creating the official name of the "Eagle's Nest site to H.J. Debaker Eagles Nest Park and Boat Launch"
- G. 2021 CTH A Stream Realignment Exhibits
- H. 2021 Wisconsin Public Lands Field Archaeological Permit for Phase I Survey of site

Appendix A: Site Photography













Appendix B: Public Open House #1

Open House Review Comments:

Public Open house held on June 29, 2022 at the Resch Expo Center in Green Bay, WI. Along with a virtual option.

(Board) H.J. DeBaker Eagles Nest Park & boat Launch

- Please, no curbs or trees in the parking area
- 40 ft doc for landing and preparing for landing
- Vegetation buffer along southern property line
- Seasonal Kayak Storage
- Daily Slips or Seasonal Slips
- No parking on Road For Anyone
- Parking on one side for everyone
- Web Cam
- Fish Cleaning Station
- An AIS clean station should be 1st phase priority Door Co is installing these with coastal management funding: CD3 Model System
- Why wouldn't you put Kayak/Canoe launch to the south of breakwater off the grassy area that already exists? I don't think kayakers would like being in the same boat area as the motor boats. Plus, more Riprap is ugly
- I really value the opportunity for as much shore fishing access as possible. It is the equitable piece of this! The majority of this project is benefiting white men who own boats. Design for others.
- County: Please think more broadly about traffic safety. This the most bicycled road in county. People are walk all the time, many families. In last few years neighbors on both sides and out mailboxes were run over. Please work on creating a much safer biking/walking corridor for all of Nicolet Dr.
- Space for Food truck
- No landscape in middle of lot-difficult with trailer

(Board) What are the opportunities and constraints of the site?

- **Opportunities**
 - Shoreline fishing: Access? How Much? Lighting?
 - Open Space: Impervious Patio: Access and safety site lines, driveway access points
 - Access of Four lanes
 - Restore Green space lost my demolition 1 off of prior trees- should consider replacing some
 - Playground- Lashoda Park
 - Make it a marine not a boat launch
 - Gates on entrance and exits
 - Extra police patrols
 - Light pollution late at night, maintain enjoyment of night sky by residents
 - Add walking trail to this area, perhaps the perimeter, to provide safe place to walk as Nicolet is becoming more unsafe to walkers
 - Ability to open and close the park with gates
 - Trails allow people to experience the environment better
 - Assist rails on each doc
- **Constraints**
 - Parking on the road is a problem, high speed motorcycles
 - No parking on roadway, beyond Van Lanen Roadway
 - Sediments Testing
 - Larger boats to be launched- Cigarette Boat
 - Why do we want launches here?
 - Safety of Nicolet County access, on roadway
 - This is a residential area and is not like Bayshore or metro. Create spaces that don't just cater to the extremely small portion of people that own boats
 - Sunrise starts at 3:45 am in summer. Please have park hours respect that this is in a neighborhood and people value sleep. A large boat launch is not quiet. You know this because of all the issues at Sawamico Launch.
 - This is located in a neighborhood. A lot of residents do not want a giant parking lot style launch. Please design it as an asset to neighborhood and not reduce quality of life for those who us Nicolet Dr.
 - This is a residential area. Increasing traffic, noise, pollution should be minimized. Bikes, Pedestrians, ETC. should always be priority of pickups and boats. Your stated most important is boat launch. "Park" is placating the residents.
 - Wake Control near shore to preserve opportunities for Kayakers, Canoe, Paddle Boards

(Board) How would you use the park?

- Playground place for families to gather
- Kayak launching area
- Picnics, sunset picture

(Board) Bay Shore Park

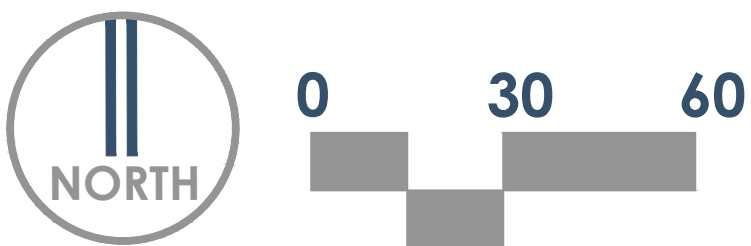
- Paving and Fishing material lost within Rip Rap

Appendix C: Concept Plans

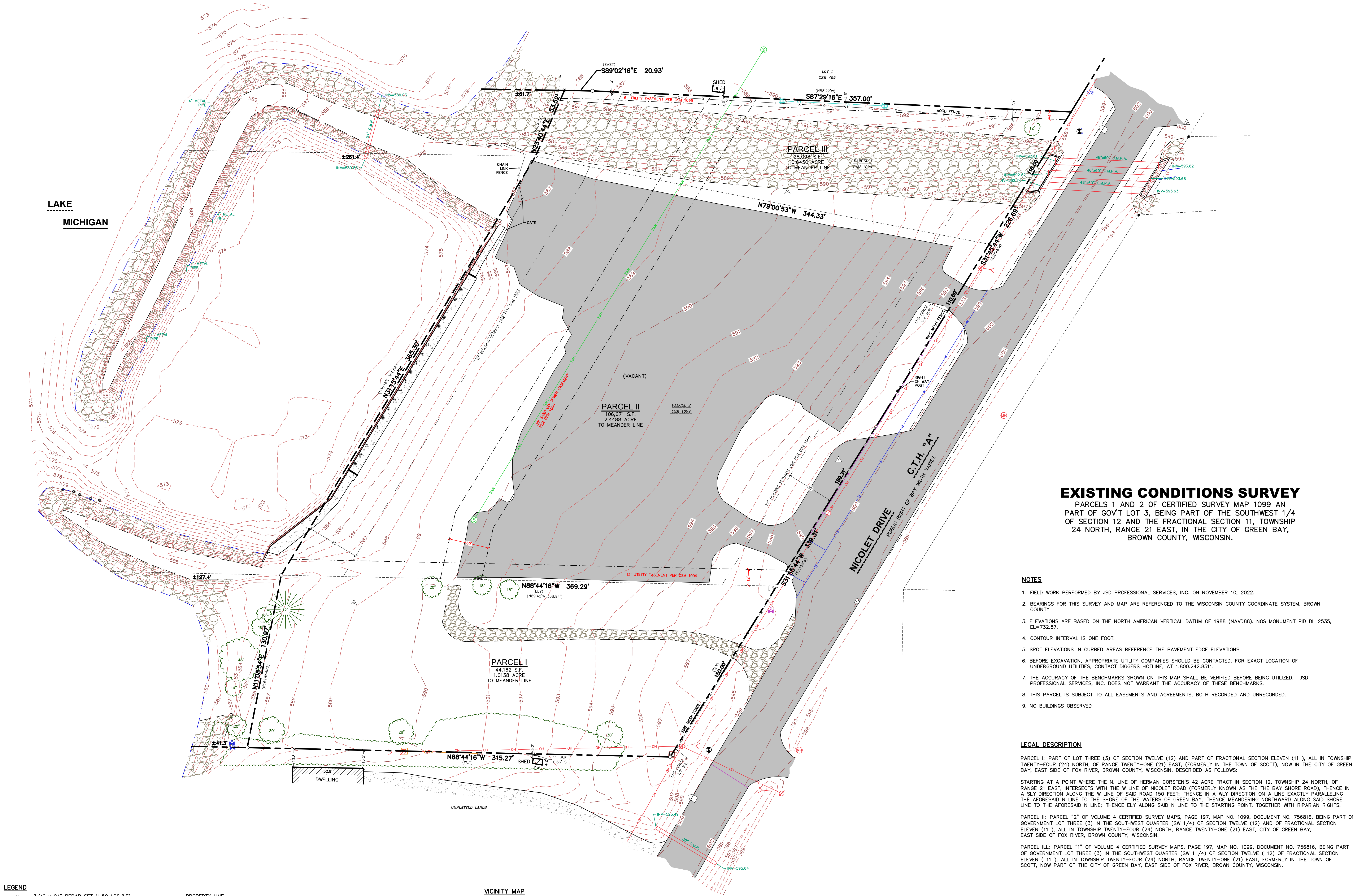
SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	3.83 ACRES
NUMBER OF PARKING STALLS	
LARGE(BOAT PARKING)	66
SMALL(VEHICLE PARKING)	23
TOTAL	89
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	72,278 SF
EXISTING PERVIOUS SURFACE AREA	94,632 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.43
PROPOSED IMPERVIOUS SURFACE AREA	57,589 SF
PROPOSED PERVIOUS SURFACE AREA	89,245.8 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.56



SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	4.54 ACRES
NUMBER OF PARKING STALLS	
LARGE (BOAT PARKING)	74
SMALL (VEHICLE PARKING)	26
TOTAL	100
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	73,209 SF
EXISTING PERVIOUS SURFACE AREA	124,801 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.36
SITE AREA	198,010 SF
PROPOSED IMPERVIOUS SURFACE AREA	107,131 SF
PROPOSED PERVIOUS SURFACE AREA	90,879 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.54
ADDITIONAL SITE AREA	31,764 SF
PROPOSED IMPERVIOUS SURFACE AREA	3,174 SF
PROPOSED PERVIOUS SURFACE AREA	28,590 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.09
TOTAL SITE AREA	229,774 SF
PROPOSED IMPERVIOUS SURFACE AREA	110,305 SF
PROPOSED PERVIOUS SURFACE AREA	119,469 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.48

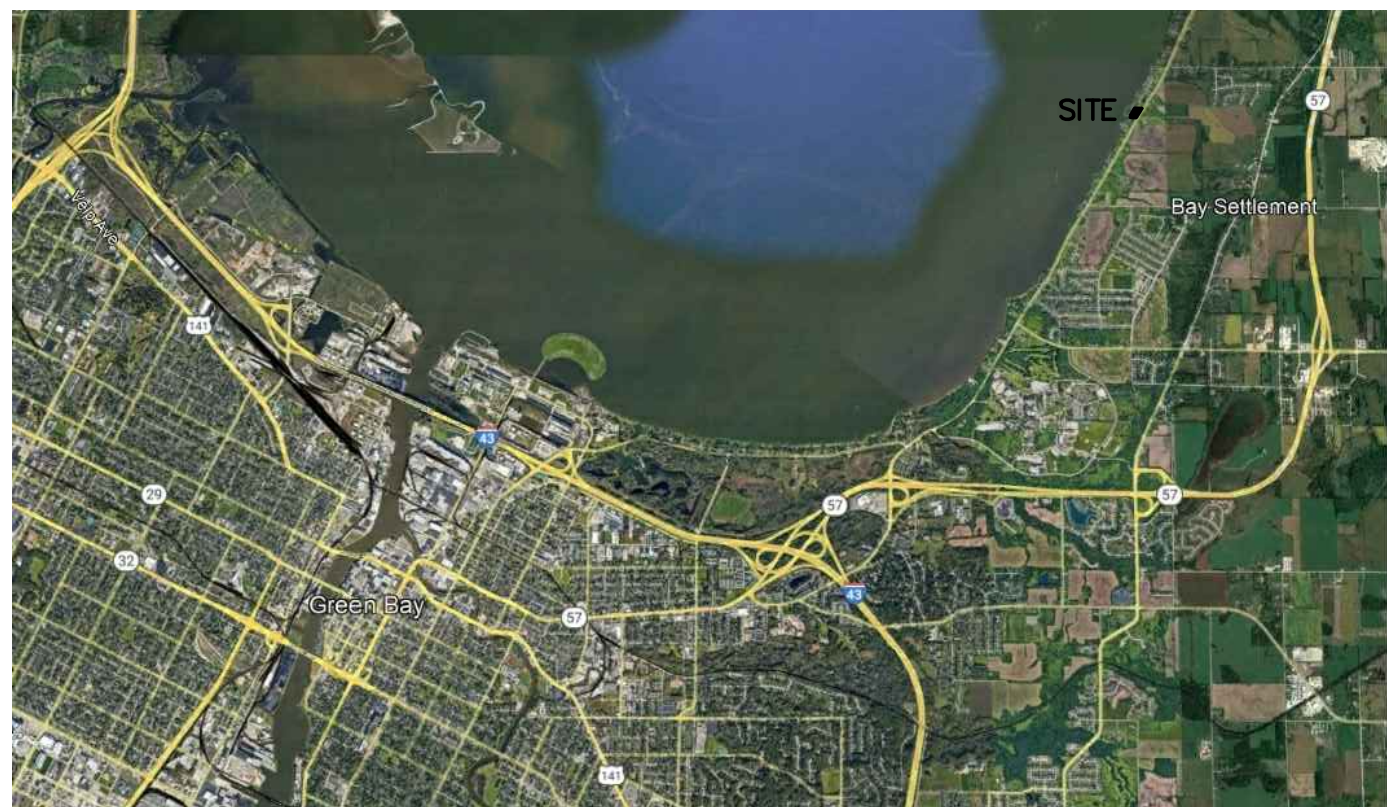


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- LEGEND**
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - 1" IRON PIPE FOUND
 - CONTROL POINT
 - BENCHMARK
 - BOLLARD
 - MAIL BOX
 - POST
 - SIGN
 - SANITARY MANHOLE
 - HYDRANT
 - WATER VALVE
 - CURB STOP/SERVICE VALVE
 - ROUND STOP INLET
 - GAS VALVE
 - MANHOLE - UNVERIFIED TYPE
 - POWER POLE
 - POWER POLE W/GUY
 - TELEPHONE PEDESTAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - SANITARY SEWER
 - WATER LINE
 - ST - STORM SEWER
 - CaTV - UNDERGROUND CABLE
 - STW - STEAM LINE
 - NATURAL GAS
 - OVERHEAD LINE
 - BUILDING
 - WALL LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF WATER
 - SPOT ELEVATION
 - BITUMINOUS PAVEMENT
 - CONCRETE PAVEMENT
 - GRAVEL
 - EDGE OF BITUMINOUS
 - DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

VICINITY MAP



EXISTING CONDITIONS SURVEY

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP 1099 AN PART OF GOVT LOT 3, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE FRACTIONAL SECTION 11, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON NOVEMBER 10, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), NOS MONUMENT PID DL 2535, EL=732.87.
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
8. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
9. NO BUILDINGS OBSERVED

LEGAL DESCRIPTION

PARCEL I: PART OF LOT THREE (3) OF SECTION TWELVE (12) AND PART OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, OF RANGE TWENTY-ONE (21) EAST, (FORMERLY IN THE TOWN OF SCOTT), NOW IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

STARTING AT A POINT WHERE THE N. LINE OF HERMAN CORSTEN'S 42 ACRE TRACT IN SECTION 12, TOWNSHIP 24 NORTH, OF RANGE 21 EAST, INTERSECTS WITH THE W LINE OF NICOLET ROAD (FORMERLY KNOWN AS THE BAY SHORE ROAD), THENCE IN A SLY DIRECTION ALONG THE W LINE OF SAID ROAD 150 FEET; THENCE IN A WLY DIRECTION ALONG A LINE EXACTLY PARALLELING THE AFORESAID N LINE TO THE SHORE OF THE WATERS OF GREEN BAY; THENCE MEANDERING NORTHWARD ALONG SAID SHORE LINE TO THE AFORESAID N LINE; THENCE ELY ALONG SAID N LINE TO THE STARTING POINT, TOGETHER WITH BRIARIAN RIGHTS.

PARCEL II: PARCEL "2" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) AND OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

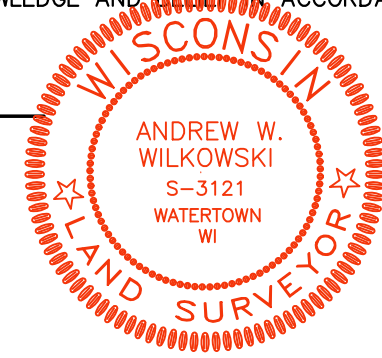
PARCEL III: PARCEL "1" OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 197, MAP NO. 1099, DOCUMENT NO. 756816, BEING PART OF GOVERNMENT LOT THREE (3) IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12) OF FRACTIONAL SECTION ELEVEN (11), ALL IN TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-ONE (21) EAST, FORMERLY IN THE TOWN OF SCOTT, NOW PART OF THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF BROWN COUNTY PARKS THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-ET AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

NOVEMBER 28, 2022
DATE



CREATE THE VISION TELL THE STORY

jsdinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54476
P. 715.296.6330

CLIENT:

BROWN
COUNTY
PARKS

CLIENT ADDRESS:

2024 SUAMICO, WI 54173

PROJECT:

H.J. BAKER
EAGLES NEST PARK
AND BOAT LAUNCH

PROJECT LOCATION:

3263 NICOLET DRIVE
GREEN BAY, WI
BROWN COUNTY



SCALE IN FEET

30' 0 30'



MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: DHS 11-28-22
Reviewed By: AWW 11-28-22
Approved By: AWW 11-28-22

SHEET TITLE:

EXISTING
CONDITIONS
SURVEY

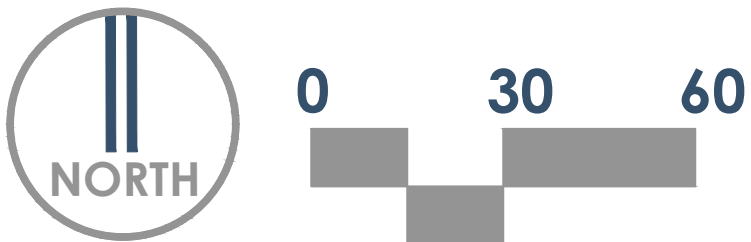
SHEET NUMBER:

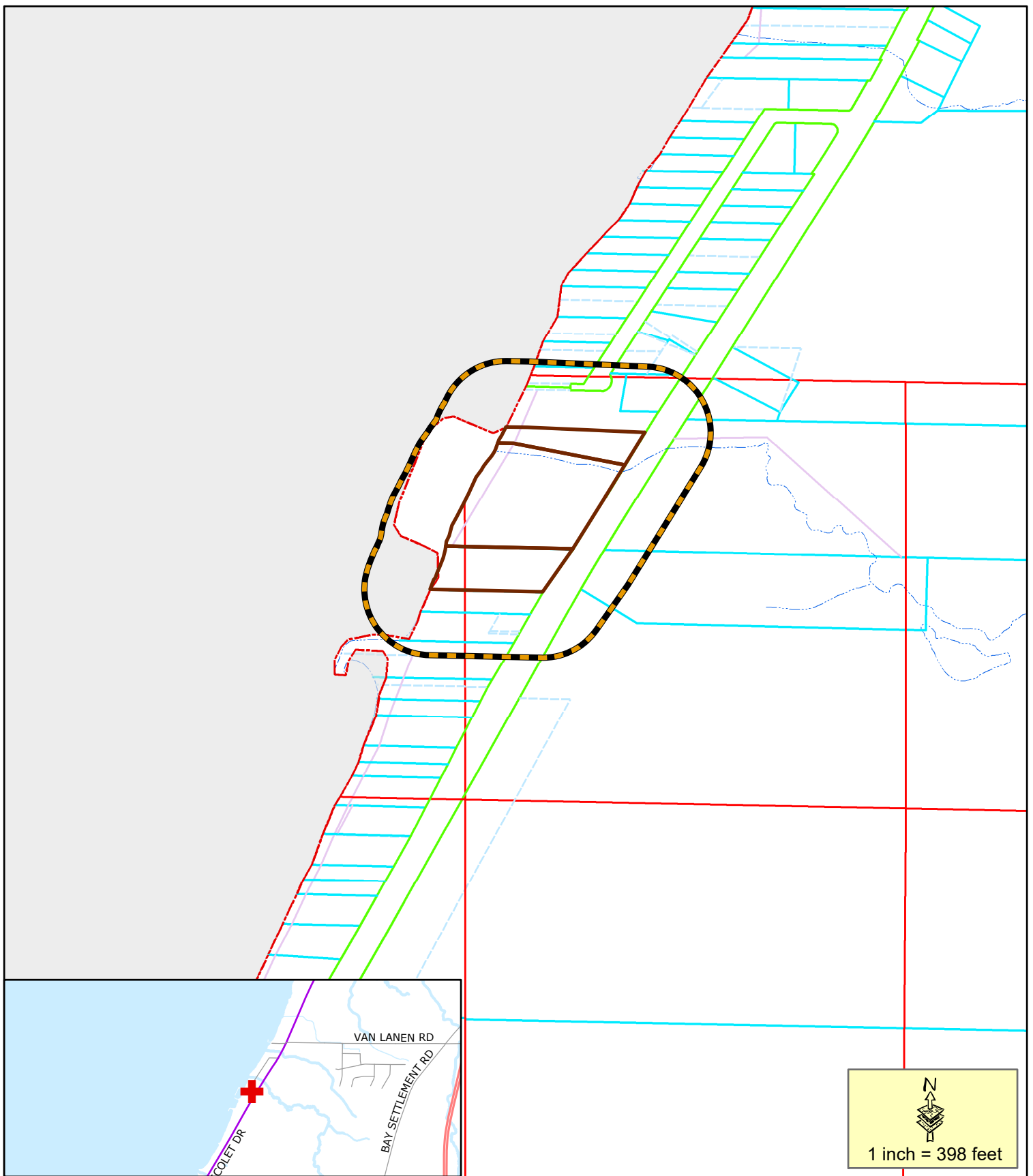
1 OF 1

PROJECT NO:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

SITE INFORMATION BLOCK	
SITE ADDRESS	3265 NICOLET DR.
PROPERTY ACREAGE	4.54 ACRES
NUMBER OF PARKING STALLS	
LARGE (BOAT PARKING)	74
SMALL (VEHICLE PARKING)	26
TOTAL	100
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	73,209 SF
EXISTING PERVIOUS SURFACE AREA	124,801 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.36
SITE AREA	198,010 SF
PROPOSED IMPERVIOUS SURFACE AREA	107,131 SF
PROPOSED PERVIOUS SURFACE AREA	90,879 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.54
ADDITIONAL SITE AREA	31,764 SF
PROPOSED IMPERVIOUS SURFACE AREA	3,174 SF
PROPOSED PERVIOUS SURFACE AREA	28,590 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.09
TOTAL SITE AREA	229,774 SF
PROPOSED IMPERVIOUS SURFACE AREA	110,305 SF
PROPOSED PERVIOUS SURFACE AREA	119,469 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	.48





-  Proposed CPA and Rezone
-  200' Property Owner Notice

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

**Zoning Petition (ZP 22-42) and
Comp Plan Amendment (CPA 22-02)
Proposed Comp Plan Amendment and Rezone
at 3251, 3263, 3279 Nicolet Drive**



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(CPA 22-03) Public Hearing on request to amend the City's Comprehensive Plan for a portion of properties located in the 600 Block of Adams Street, from Park to Downtown, submitted by Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.7

(CPA 22-03) Consideration with possible action on request to amend the City's Comprehensive Plan for a portion of properties located in the 600 Block of Adams Street, from Park to Downtown, submitted by the Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 600 Blk of S. Adams Street

Aldersperson / District: Ald. Brian Johnson / District 9

Reason for Request: To allow for a future rezoning of a portion of the property for commercial, mixed-use, or multi-family development as well as permanently establish the Fox River Trail along the riverbank.

Surrounding Zoning and Land Uses:

Subject Properties: Public/Institutional (PI) and Light Industrial (LI)-vacant & Conservancy (C) – former Fox River Trail along the right-of-way

North: Downtown Two (D2) - Office and retail uses

South: Light Industrial (LI)/Conservancy (C) - Vacant

East: Public Institutional (PI) - Green Bay Water Utility

West: N/A - Fox River

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Parks. The Plan identifies this area as Special Park area 5 (between the Fox River and Porlier Street south of Mason Street) to include a Linear, decorative open space, bicyclist and pedestrian path and potential fishing pier.

Report: This request is in response to allow the future redevelopment of the west side of the 600 Block of South Adams Street. The site is currently comprised of three parcels: one, owned by the City of Green Bay along the Fox River, the second, middle parcel, is privately owned, and a third is owned by the Green Bay Redevelopment Authority. Each parcel also has its own zoning district. The amendment will facilitate a proposed rezoning within this agenda. The subject area is approximately 3.9 acres in size. The proposed amendment will keep Parkway uses along the waterfront as depicted on the draft Certified Survey Map as Outlot 1 and already includes the physical relocation of the Fox River Trail to the waterfront from the street right-of-way.

The Smart Growth 2022 Comprehensive Plan establishes the following review criteria for periodic amendments:

I. The change is consistent with the goals and objectives or other elements of Smart Growth 2022. Staff feels the proposed amendment is compliant.

2. The change does not create an adverse impact on public facilities and services that cannot be mitigated. Public facilities and services include roads, sewers, water supply, drainage, schools, police, fire, and parks.

The proposed development is located within the Urban Service Area and there are no significant issues relative to services or facilities.

3. Development resulting from the change does not create an undue impact on surrounding properties. Such development should be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.

The proposed change in land use represents a much higher intensity use relative to the surrounding properties. However, the subject area can be considered an extension of the downtown area and is located adjacent to a major arterial street. The change will also encourage redevelopment of the currently underutilized property.

4. The change allows a more viable transition to the planned uses on adjacent properties than the current land use.

The commercial, mixed-use, or multi-family land-use component is more compatible than the former industrial use and forms well with the existing green space and trail.

5. The change does not have a significant adverse impact on the natural environment including trees, slopes, and groundwater, or the impact could be mitigated by improvements on the site or in the same vicinity.

There are no known environmental impacts. Measures will be taken to flood-proof any proposed redevelopment at this location.

6. There is a change in city policies or neighborhood characteristics that would justify a change.

Not applicable.

7. The change corrects an error made in the original plan.

Though not an error, the proposed land-use changes designate uses more compatible with the size and location of the subject properties that were not likely analyzed in such detail when the Comprehensive Plan was developed.

8. There is a community or regional need identified in the Comprehensive Plan for the proposed land use or service.

Not applicable.

9. The change helps the City meet its life-cycle and affordable housing goals.

Not directly, but the ability to provide housing on this site, especially as part of a mixed-use development project, has the ability to increase housing options within the City and could include affordable units or free up units already in the community as new ones come online.

10. The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.

There are no landmarks or historically significant features that are being modified as part of the request.

This land-use designation change will allow the area to be reconfigured to allow for an expanded public riverwalk area as depicted on the draft Certified Survey Map as Outlot 1 and retain the objectives as identified in the Comprehensive Plan. Staff also contends that the expansion of the downtown land-use designation acts as a transitional area between the Fox River and the commercial uses to the north, west and east and the lower density residential areas to the southeast on Adams Street. A request is contained within this meeting packet for a rezoning (ZP 22-43) of property on the eastern portion of the amended area, adjacent to South Adams Street.

The Public Participation Plan for Periodic Comprehensive Plan Amendments is being followed for this request and notices have been provided regarding the public hearings for this meeting. Ald. Brian Johnson, Downtown Green Bay Inc, and neighbors within 200 ft. were notified of the meeting based on Plan Commission policy. Staff has taken information related calls on the request but has received no objections to the request as of the drafting of this report.

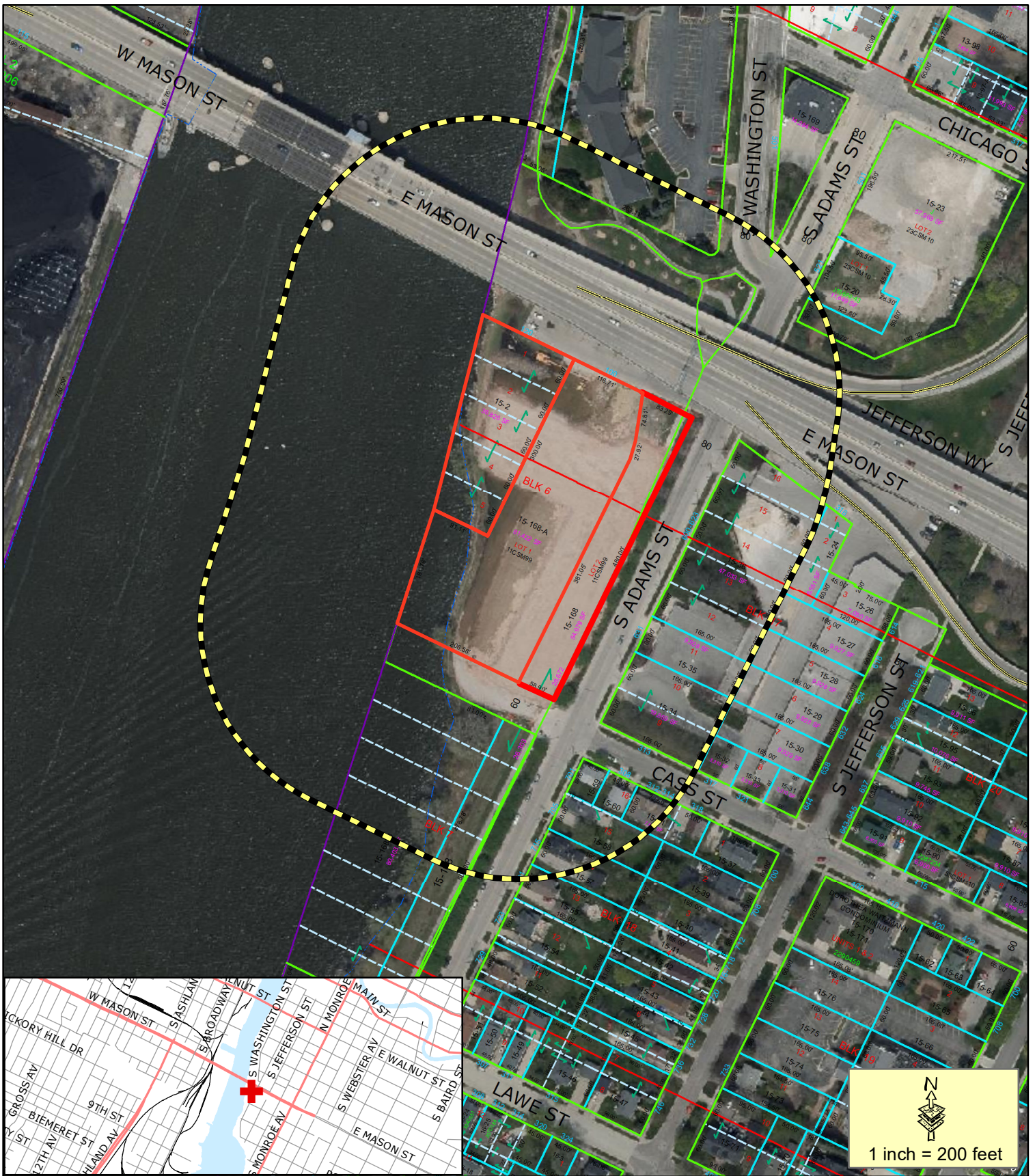
RECOMMENDATION

Approval of the request to amend the City's Comprehensive Plan for portion of properties from Park to Downtown.

FISCAL IMPACT

ATTACHMENTS

1. CPA 22-03 & ZP 22-43 PropMap
2. CPA 22-03 & ZP 22-43 LU & Zoning Designation Map
3. CSM 22-15 Preliminary CSM S Adams Street



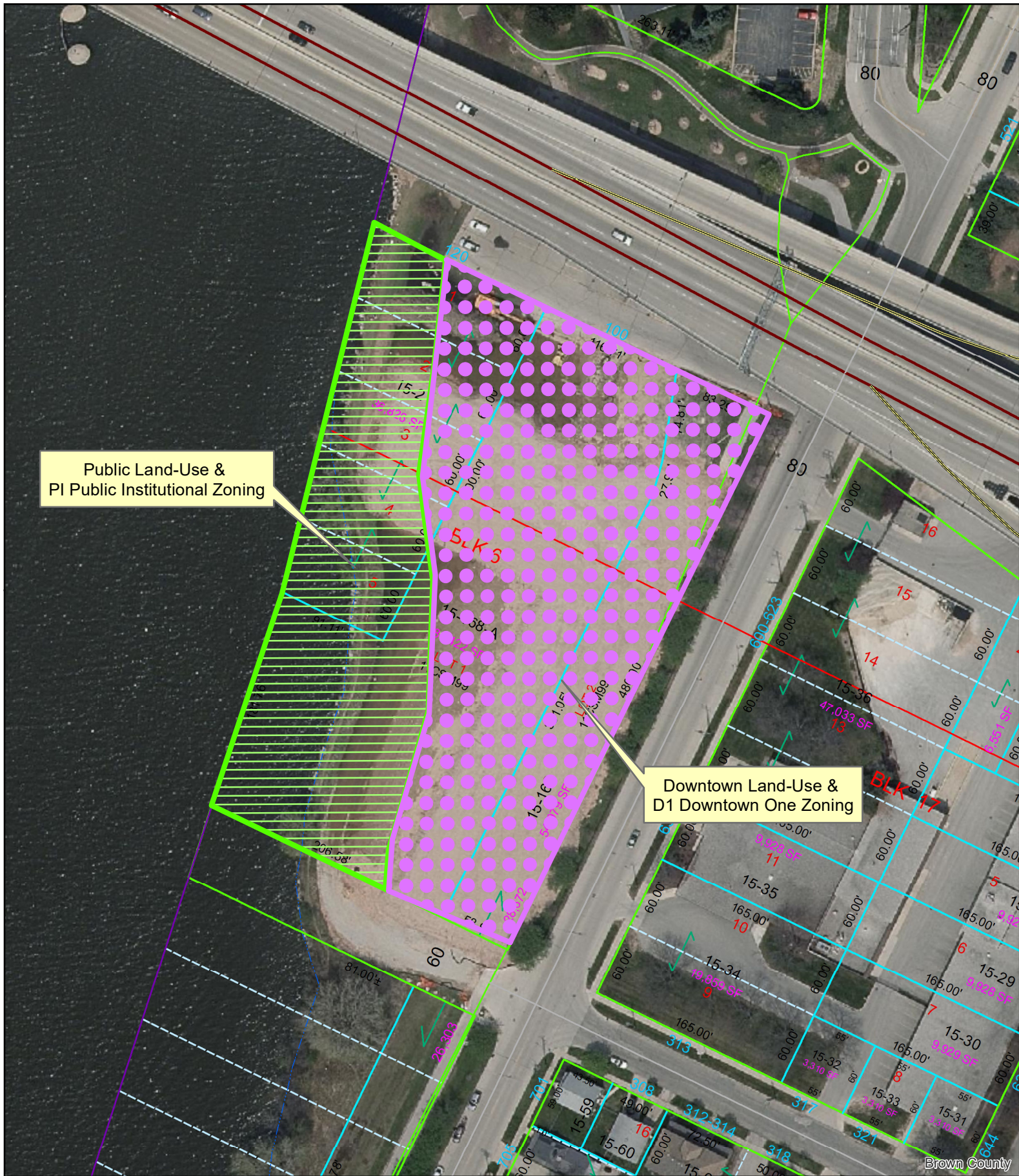
- Proposed CPA & Zoned Change
- 200' Property Owner Notice

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Map prepared by DB

Comprehensive Plan Amendment (CPA 22-03) & Zoning Petition (ZP 22-43)

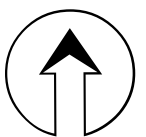
600 Block S Adams





CPA 22-03 & ZP 22-43 Public/Parks & Downtown Designation

This map is provided by the City of Green Bay for reference and display purposes only.
The City makes no claims regarding the accuracy or completeness of the image or data presented.

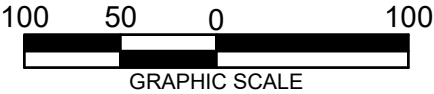


1 in = 100 ft

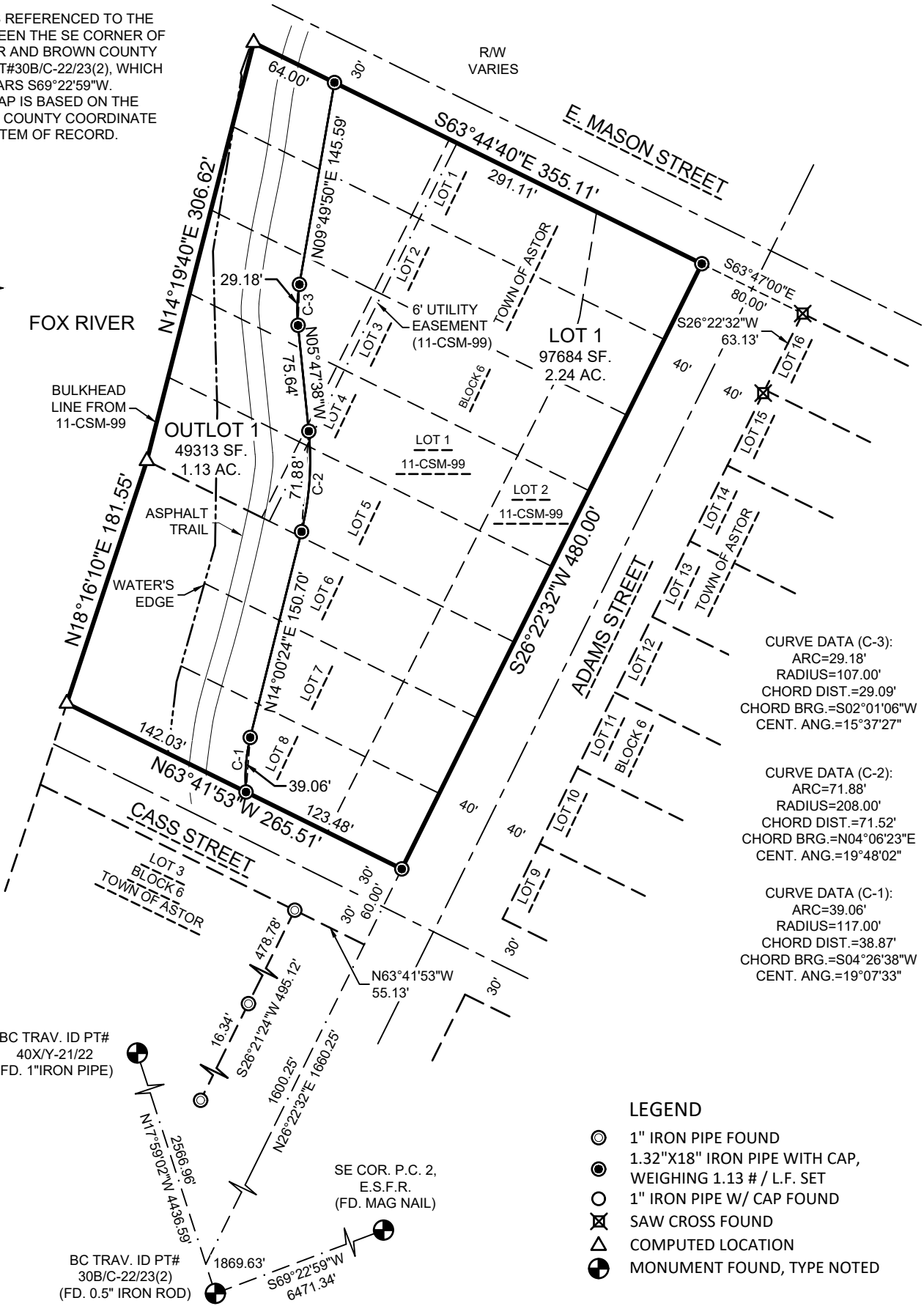
PRELIMINARY

CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR AND ALL OF LOTS 1 AND 2 OF VOLUME 11, CERTIFIED SURVEY MAPS, PAGE 99 (MAP #2379-DOCUMENT #976872), SAID MAP BEING PART OF LOTS 1, 2, 3, 4, 5 AND ALL OF LOTS 6, 7 AND 8 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



NORTH IS REFERENCED TO THE LINE BETWEEN THE SE CORNER OF PC 2, ESFR AND BROWN COUNTY TRAV. ID PT#30B/C-22/23(2), WHICH BEARS S69°22'59"W. THIS MAP IS BASED ON THE CURRENT COUNTY COORDINATE SYSTEM OF RECORD.



PRELIMINARY

CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR AND
ALL OF LOTS 1 AND 2 OF VOLUME 11, CERTIFIED SURVEY MAPS, PAGE 99 (MAP #2379-DOCUMENT #976872),
SAID MAP BEING PART OF LOTS 1, 2, 3, 4, 5 AND ALL OF LOTS 6, 7 AND 8 OF BLOCK 6, PLAT OF THE TOWN OF
ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, RANDALL OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND
MAPPED PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR AND ALL OF LOTS 1 AND 2 OF VOLUME 11,
CERTIFIED SURVEY MAPS, PAGE 99 (MAP #2379-DOCUMENT #976872), SAID MAP BEING PART OF LOTS 1, 2, 3, 4, 5 AND ALL OF
LOTS 6, 7 AND 8 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN
COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PRIVATE CLAIM 2, EAST SIDE OF THE FOX RIVER; THENCE S69°22'59"W, 6471.34
FEET ALONG THE LINE BETWEEN SAID POINT AND BROWN COUNTY SURVEY ID POINT #30B/C-22/23(2); THENCE N17°59'02"W,
1869.63 FEET ALONG THE LINE BETWEEN SAID POINT AND BROWN COUNTY ID POINT #40X/Y-21/22; THENCE N26°22'32"E, 1600.25
FEET ALONG THE WEST RIGHT OF WAY OF ADAMS STREET TO THE POINT OF BEGINNING; THENCE N63°41'53"W, 265.51 FEET
ALONG THE NORTH RIGHT OF WAY OF CASS STREET; THENCE N18°16'10"E, 181.55 FEET ALONG THE BULKHEAD LINE OF THE
FOX RIVER; THENCE N14°19'40"E, 306.62 FEET ALONG SAID BULKHEAD LINE; THENCE S63°44'40"E, 355.11 FEET ALONG THE
SOUTHERLY RIGHT OF WAY OF MASON STREET; THENCE S26°22'32"W, 480.00 FEET ALONG SAID WEST RIGHT OF WAY OF
ADAMS STREET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 146,997 SQ. FT. \ 3.37 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE
DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS
LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN
STATUTES, THE CITY OF GREEN BAY, AND THE BROWN COUNTY PLANNING COMMISSION IN SURVEYING, DIVIDING AND
MAPPING THE SAME.

RANDALL OETTINGER S-2349
SEPTEMBER 27, 2022
REVISED DECEMBER 02, 2022 (MOVE LOT LINE)

CITY OF GREEN BAY PLANNING COMMISSION

APPROVED FOR THE CITY OF GREEN BAY PLAN COMMISSION THIS ____ DAY OF _____, 20 ____.

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 (PARCEL #(S)) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK

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 AS OF THE DATE LISTED BELOW.

PAUL ZELLER DATE
BROWN COUNTY TREASURER

PRELIMINARY

CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR AND
ALL OF LOTS 1 AND 2 OF VOLUME 11, CERTIFIED SURVEY MAPS, PAGE 99 (MAP #2379-DOCUMENT #976872),
SAID MAP BEING PART OF LOTS 1, 2, 3, 4, 5 AND ALL OF LOTS 6, 7 AND 8 OF BLOCK 6, PLAT OF THE TOWN OF
ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, A MUNICIPAL CORPORATION DULY ORGANIZED AND
EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED
THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED
HEREON. THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ALSO CERTIFIES THAT THIS CERTIFIED SURVEY
MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF GREEN BAY

IN WITNESS WHEREOF, THE SAID CITY OF GREEN BAY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, IT'S _____ ON THIS ____ DAY OF _____, 20____.
(PRINT NAME)

(SIGN HERE)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED OFFICER OF SAID
CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED
OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
COUNTY OF _____] SS

UTILITY EASEMENT PROVISIONS

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

THE CITY OF GREEN BAY, GRANTOR, TO:

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

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 AREAS" 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 INCIDENT 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 AREAS" 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.

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



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.8

(ZP 22-43) Public hearing on request to rezone the 600 Block of S. Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI), submitted by The Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.9

(ZP 22-43) Consideration with possible action on the request to rezone the 600 Block of S. Adams Street from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI), submitted by Department of Community & Economic Development, petitioner, and Miller Land Investments, LLC and Brogan Family Trust, LLC, property owners (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 600 Blk S. Adams Street

Aldersperson / District: Ald. Brian Johnson / District 9

Reason for Request: The proposed rezoning will permit future commercial, mixed-use, or multi-family development on the eastern half of the land area as well as to permanently establish the Fox River Trail along the riverbank.

Surrounding Zoning and Land Uses:

Subject Properties: Public/Institutional (PI) and Light Industrial (LI) - vacant

Conservancy (C) – former Fox River Trail along the right-of-way

North: Downtown Two (D2) - Office and retail uses

South: Light Industrial (LI)/Conservancy (C) - Vacant

East: Public Institutional (PI) - Green Bay Water Utility

West: N/A - Fox River

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Parks. The Plan goes on to identify this area as SP5 (between the Fox River and Porlier Street south of Mason Street) to include a linear decorative open space, bicyclist and pedestrian path and a potential fishing pier.

Report: The subject property is 3.9 acres and is located on the west side of the 600 Block of S. Adams Street, south of East Mason Street, and north of Cass Street. The subject area site is currently comprised of three parcels. The first is a 0.85 acre vacant parcel (#15-2) that is owned by the City of Green Bay and is located along the Fox River. The second parcel (#15-168-A) is a 1.87 acre vacant lot that's privately owned and formerly used for warehousing. The third parcel is 1.26 acres (#15-168) and is owned by the Green Bay Redevelopment Authority and the location of the Fox River Riverwalk along the area's entire right-of-way frontage. The intent is to reconfigure these three lots into one 1.13 acre outlot along the river and create a 2.24 lot for future unknown redevelopment.

The property is currently zoned with three different zoning designations following existing property lines. The 0.85 acre vacant parcel owned by the City is within the Public Institutional (PI) Zoning District, which reflects the City's goal of continuing the parkway along the riverfront. The largest portion of the subject area, at 1.87 acres, is zoned Light Industrial (LI), which reflects the former warehousing operations that were discontinued in 2018. The 1.13 acre parcel that runs parallel with and adjacent to the S. Adams

Street right-of-way is zoned Conservancy (C) as it contains the Fox River Trail. Following the removal of the warehouses in 2018, the City, Redevelopment Authority and private property owner entered into an agreement to reconfigure the overall land area into two lots as depicted on the draft Certified Survey Map (included in your packet) with the goal of relocating the Fox River Trail from the roadside to the riverside and creating a parcel of adequate size and frontage to be redeveloped. Since that agreement took place, the property owner and the city have physically relocated the trail to the riverfront. The proposed zone change is the next step in the process of finalizing this overall trail relocation and ultimately redevelopment of the vacant land area.

If approved, the rezoning request will establish the Public Institutional District (PI) district along the entire river approximately 50 ft. inward from the bank and will place the Downtown One (DI) district for the remainder of the property. These designations are currently only partially consistent with the Comprehensive Plan. However, a Comprehensive Plan amendment is also on the Plan Commission agenda and, if approved, will match with the rezone request. Staff believes the DI designation is appropriate given the location of the proposed land area directly south of E. Mason Street and the formal central business district and west of the Water Utility offices. Staff contends that the expansion of the downtown land-use designation allows for an appropriate variety of uses while also limiting heights and density that acts as a transitional area between the Fox River and the commercial uses to the north, west and east and the lower density residential areas to the southeast on Adams Street.

Ald. Brian Johnson, Downtown Green Bay Inc, and neighbors within 200 ft. were noticed of the meeting based on Plan Commission policy. Staff has taken information related calls on the request but has received no objections to the request as of the drafting of this report.

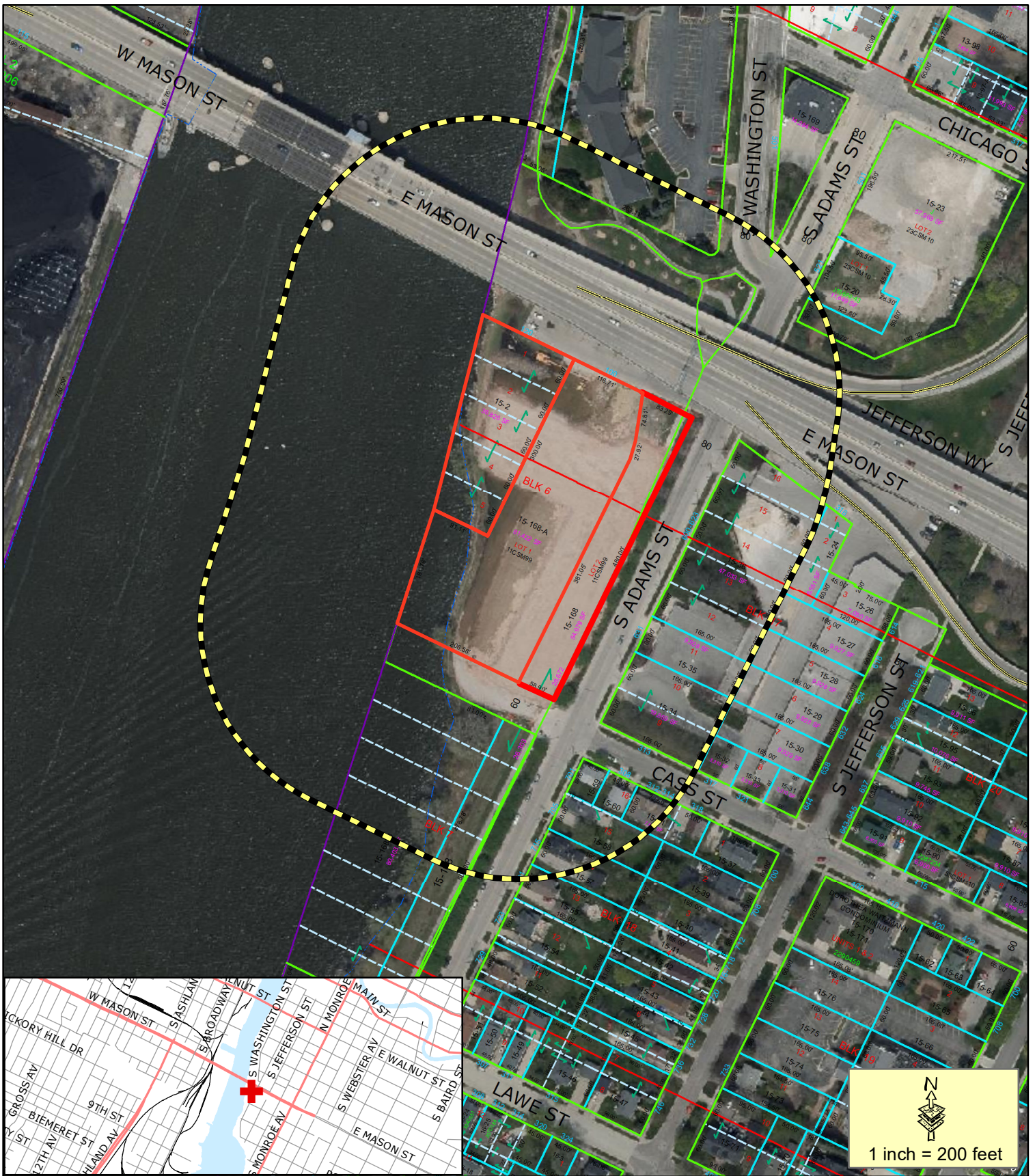
RECOMMENDATION

Approval of the request to rezone the property from Light Industrial (LI) and Public/Institutional (PI) to Downtown (DI) and Public Institutional (PI).

FISCAL IMPACT

ATTACHMENTS

1. CPA 22-03 & ZP 22-43 PropMap
2. CPA 22-03, ZP 22-43 LU and Zoning Designation Map
3. CSM 22-15 Preliminary CSM S Adams Street



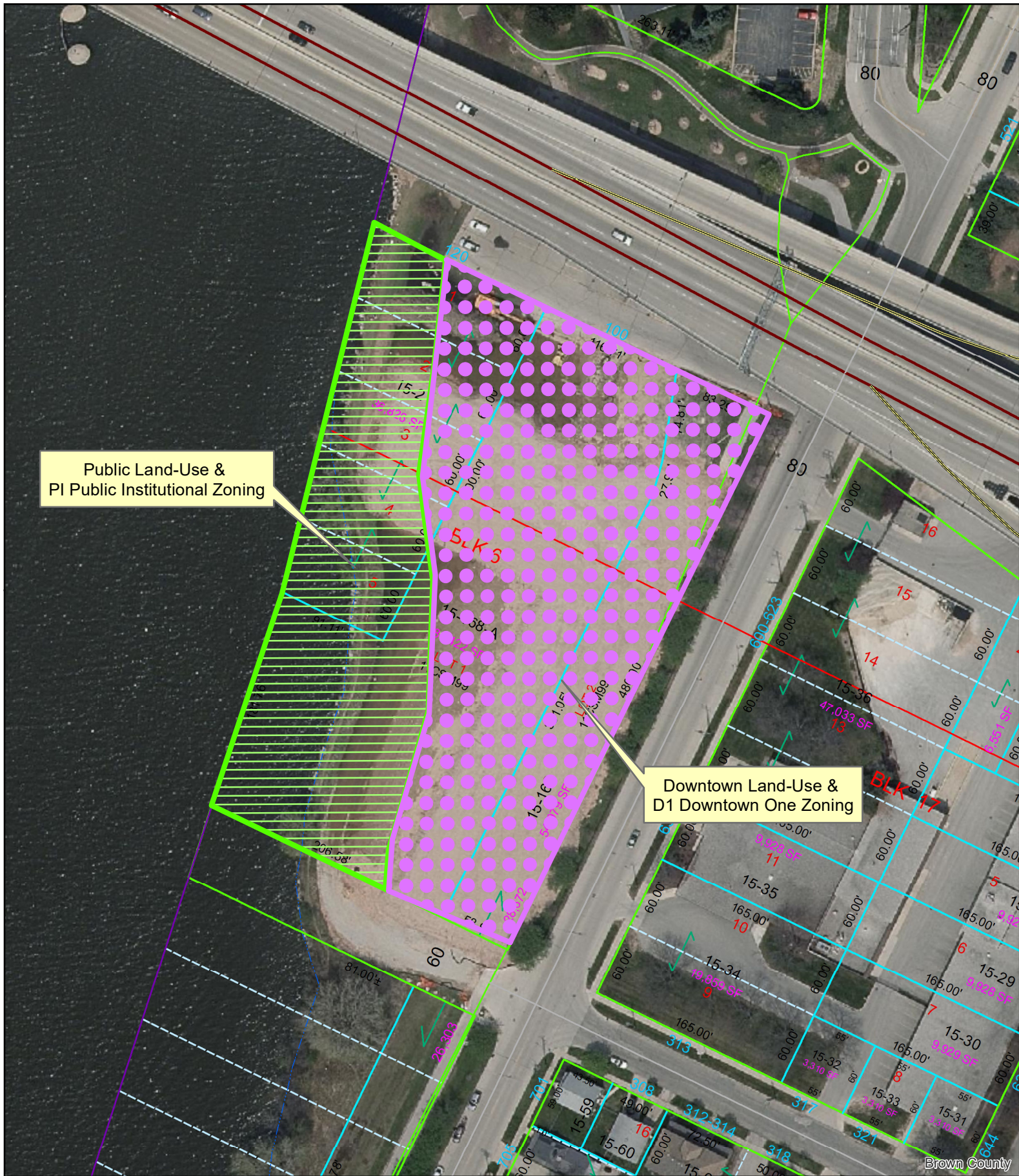
- Proposed CPA & Zoned Change
- 200' Property Owner Notice

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

Comprehensive Plan Amendment (CPA 22-03) & Zoning Petition (ZP 22-43)

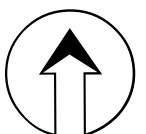
600 Block S Adams





CPA 22-03 & ZP 22-43 Public/Parks & Downtown Designation

This map is provided by the City of Green Bay for reference and display purposes only.
The City makes no claims regarding the accuracy or completeness of the image or data presented.

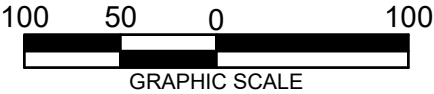


1 in = 100 ft

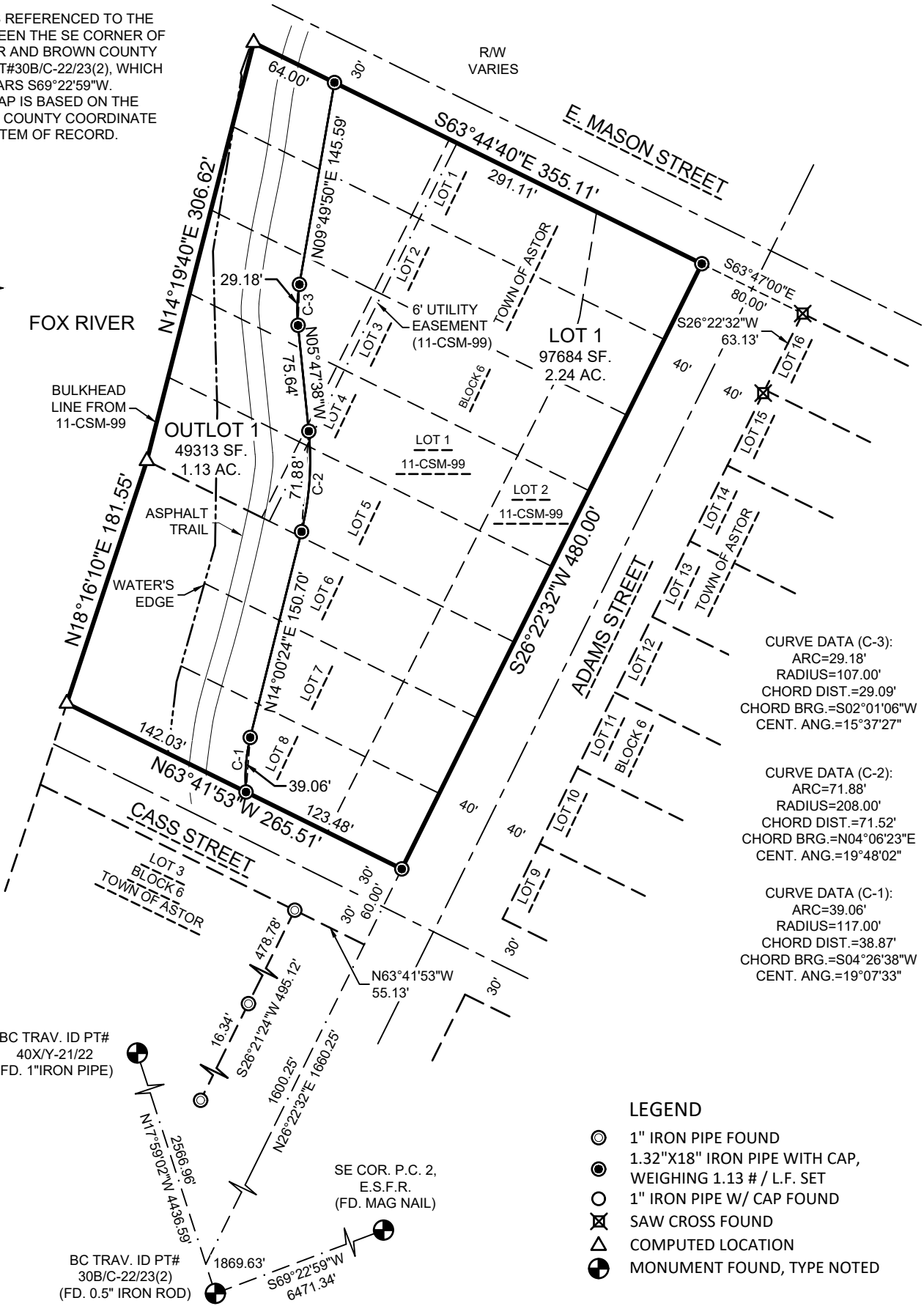
PRELIMINARY

CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR AND ALL OF LOTS 1 AND 2 OF VOLUME 11, CERTIFIED SURVEY MAPS, PAGE 99 (MAP #2379-DOCUMENT #976872), SAID MAP BEING PART OF LOTS 1, 2, 3, 4, 5 AND ALL OF LOTS 6, 7 AND 8 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



NORTH IS REFERENCED TO THE LINE BETWEEN THE SE CORNER OF PC 2, ESFR AND BROWN COUNTY TRAV. ID PT#30B/C-22/23(2), WHICH BEARS S69°22'59"W. THIS MAP IS BASED ON THE CURRENT COUNTY COORDINATE SYSTEM OF RECORD.



CURVE DATA (C-3):
ARC=29.18'
RADIUS=107.00'
CHORD DIST.=29.09'
CHORD BRG.=S02°01'06"W
CENT. ANG.=15°37'27"

CURVE DATA (C-2):
ARC=71.88'
RADIUS=208.00'
CHORD DIST.=71.52'
CHORD BRG.=N04°06'23"E
CENT. ANG.=19°48'02"

CURVE DATA (C-1):
ARC=39.06'
RADIUS=117.00'
CHORD DIST.=38.87'
CHORD BRG.=S04°26'38"W
CENT. ANG.=19°07'33"

LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
- 1" IRON PIPE W/ CAP FOUND
- SAW CROSS FOUND
- COMPUTED LOCATION
- MONUMENT FOUND, TYPE NOTED

PRELIMINARY

CERTIFIED SURVEY MAP

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SAID MAP BEING PART OF LOTS 1, 2, 3, 4, 5 AND ALL OF LOTS 6, 7 AND 8 OF BLOCK 6, PLAT OF THE TOWN OF
ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, RANDALL OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND
MAPPED PART OF LOTS 1, 2, 3, 4 AND 5 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR AND ALL OF LOTS 1 AND 2 OF VOLUME 11,
CERTIFIED SURVEY MAPS, PAGE 99 (MAP #2379-DOCUMENT #976872), SAID MAP BEING PART OF LOTS 1, 2, 3, 4, 5 AND ALL OF
LOTS 6, 7 AND 8 OF BLOCK 6, PLAT OF THE TOWN OF ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN
COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PRIVATE CLAIM 2, EAST SIDE OF THE FOX RIVER; THENCE S69°22'59"W, 6471.34
FEET ALONG THE LINE BETWEEN SAID POINT AND BROWN COUNTY SURVEY ID POINT #30B/C-22/23(2); THENCE N17°59'02"W,
1869.63 FEET ALONG THE LINE BETWEEN SAID POINT AND BROWN COUNTY ID POINT #40X/Y-21/22; THENCE N26°22'32"E, 1600.25
FEET ALONG THE WEST RIGHT OF WAY OF ADAMS STREET TO THE POINT OF BEGINNING; THENCE N63°41'53"W, 265.51 FEET
ALONG THE NORTH RIGHT OF WAY OF CASS STREET; THENCE N18°16'10"E, 181.55 FEET ALONG THE BULKHEAD LINE OF THE
FOX RIVER; THENCE N14°19'40"E, 306.62 FEET ALONG SAID BULKHEAD LINE; THENCE S63°44'40"E, 355.11 FEET ALONG THE
SOUTHERLY RIGHT OF WAY OF MASON STREET; THENCE S26°22'32"W, 480.00 FEET ALONG SAID WEST RIGHT OF WAY OF
ADAMS STREET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 146,997 SQ. FT. \ 3.37 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE
DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS
LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN
STATUTES, THE CITY OF GREEN BAY, AND THE BROWN COUNTY PLANNING COMMISSION IN SURVEYING, DIVIDING AND
MAPPING THE SAME.

RANDALL OETTINGER S-2349
SEPTEMBER 27, 2022
REVISED DECEMBER 02, 2022 (MOVE LOT LINE)

CITY OF GREEN BAY PLANNING COMMISSION

APPROVED FOR THE CITY OF GREEN BAY PLAN COMMISSION THIS ____ DAY OF _____, 20 ____.

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 (PARCEL #(S)) AS OF THE DATE LISTED BELOW.

CELESTINE JEFFREYS DATE
GREEN BAY CITY CLERK

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 AS OF THE DATE LISTED BELOW.

PAUL ZELLER DATE
BROWN COUNTY TREASURER

PRELIMINARY

CERTIFIED SURVEY MAP

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ASTOR, BROWN COUNTY RECORDS, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, A MUNICIPAL CORPORATION DULY ORGANIZED AND
EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED
THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED
HEREON. THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ALSO CERTIFIES THAT THIS CERTIFIED SURVEY
MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF GREEN BAY

IN WITNESS WHEREOF, THE SAID CITY OF GREEN BAY HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, IT'S _____ ON THIS ____ DAY OF _____, 20____.
(PRINT NAME)

(SIGN HERE)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED OFFICER OF SAID
CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED
OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
COUNTY OF _____] SS

UTILITY EASEMENT PROVISIONS

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

THE CITY OF GREEN BAY, GRANTOR, TO:

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

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 AREAS" 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 INCIDENT 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 AREAS" 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.

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



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.10

(ZP 22-31) Public hearing on the request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use, submitted by Gorman & Co., applicant, Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.11

(ZP 22-31) Consideration and possible action on request to establish a Planned Unit Development at 216 S. Military Avenue to permit the development of multiple-family residential use, submitted by Gorman & Co., applicant, Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

BACKGROUND

Primary Address: Southwest corner of S. Military Avenue and Leo Street

Aldersperson / District: Ald. Melinda Eck / District 11

Reason for Request: To permit the development of a 48-unit multi-family development on the site at 1.1069 acres at the southwest corner of South Military Avenue and Leo Street.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Community Center Commercial (C3) with existing ZO No. 14-21 overlay.

NORTH: Community Center Commercial – Q Tea Premium Tea House

SOUTH: Community Center Commercial (C3) with existing ZO No. 14-21 overlay – HJ Martin warehousing, limited production, and educational /training facility

EAST: General Commercial (C1) – Pancake Place and BMO Harris Bank

WEST: Community Center Commercial (C3) with existing ZO No. 14-21 overlay – HJ Martin and Bellin Health warehousing, limited production, and educational /training facility

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial use. It recommends medium/high density residential areas and low-density residential areas to the west of Parcel 6-266E (across Randall Court), and commercial areas to the north, east, and south.

The proposed zoning change to a Planned Unit Development, as drafted, is not fully consistent with the recommendation of the Comprehensive Plan for the particular property which calls for commercial use. However, it is consistent with the intent of the area as the corridor redevelops. The comprehensive plan encourages the restoration of underutilized urban properties to viable commercial, residential or recreational opportunities. Military Avenue has been identified as a target area for such activity. Military Avenue is also targeted as a Supportive Zoning district to support increased transit-oriented development. Supportive Zoning encourages the use of mixed and multiple-use development with buildings required to be located near the front sidewalk with parking to be located in the rear, side or underground. Staff believes this should not hold up the Planned Unit Development (PUD) request as this new PUD meets the criteria for corridor usage and still allows for C3 Community Center Commercial as its base zoning.

Analysis: This request is for a proposed development of a 48-unit affordable apartment building, to be known as “Bay City Lofts” on approximately 1.1 acres of land bound by Leo Street on the north and S. Military Avenue on the east. It is currently an underused surface parking lot, apart from the larger 8.356 acre property, Parcel 6-266E. The property is currently being reviewed for a land division as part of this PUD

request. The new parcel, Lot 2, is intended for the Bay City Lofts apartments and surface parking behind the primary structure. The rest of Parcel 6-266E, Lot 1, remains under the existing PUD for the site for HJ Martin and Bellin Health and concurrently has a separate PUD for both C3 and limited LI land uses submitted.

Report: This project includes the development of a single 4-story, 48-unit apartment building with 13 one-bedroom units, 24 two-bedroom units, one (1) three-bedroom unit and 10 three-bedroom townhome units. Ground floor uses include common spaces for residents, private residences, and office space. The building is shaped in such a way as to provide a building wall relief and articulation, especially along S. Military where the building is placed near the right-of-way with multiple individual entry access points designed with paved entries and landscaping. A singular paved and landscaped pedestrian public entry door is identified at the northeast corner of the building. Building materials are intentionally varied to provide increased aesthetics, including brick, metal panels, and cement board siding with varied colors. Vertical masonry elements to provide additional building identity and signage.

Other accessory uses within the building (customarily associated with multiple-family residences) may include a lobby, mail room, janitorial services, community room, office space associated with the principal use, office space for community services, childcare for residents, and educational spaces for residents. These accessories can be converted for any C-3 use in the future to have a mixed-use component. Vehicular access will be limited to a single ingress/egress easement from S. Military Avenue. A recorded shared access agreement between Bay City Lofts and HJ Martin is required. Pedestrian/bicycle access from S. Military Avenue to all public entry doors on the building is also required. The project, with 48 stalls, will require 60 parking stalls to meet the code. The current plans must be updated to reach 60 stalls or an agreement for shared parking must be made with other parcels within 1000 ft. of the property to share parking to reach a minimum of 60 total stalls. Staff has included a conceptual site plan and building elevations for the project within the draft PUD ordinance, and development will require general conformity with it.

This PUD varies from the original PUD on the site (ZO 14-21). The existing PUD focuses on uses for the existing single story building within future Lot 1. This PUD designation, rather than a straight rezoning to the C-3 Varied Density Residential District, is necessary because several exceptions to zoning regulations of the C-3 zoning will be needed, including:

- 1a. Reduction of the minimum S. Military Avenue setback from 51 ft. to 10 ft.
- 1b. A maximum setback along S. Military of 15 ft.
2. Reduction of the minimum Leo Street setback from 15 ft. to 7 ft.
3. Reduction of rear yard surface parking setback (west lot line) from 25 ft. to 0 ft.
4. Reduction of the side yard setback from 10 ft. to 7 ft.
5. The maximum impervious surface requirement is 86 percent. Any paved sidewalk which leads from the public right of way to a public building entrance, may be excluded from the overall requirement. Additional landscaping must occur within the interior parking lot islands beyond trees and grass to create additional landscape interest.
6. Maximum building height of 50 ft. from 35 ft.

Staff believes the increase in density is appropriate at this location as it is in close proximity to the Military Avenue business corridor and is adjacent to multiple smaller lots with multiple-family development. Additionally, affordable, supportive and larger bedroom sized housing units have been identified in our housing market study as a land-use the greater Green Bay area is specifically lacking. Staff agrees with the applicant's request for placing a four-sided structure with strong articulation along the front and rear elevation close to the street. Ground floor space is a mixture of private residences, common space for residents, and office space which will be used by Lutheran Family Services. The office space could be converted to other C3 uses in the future.

A neighborhood meeting was held for this and concurrent PUD on the property on Thursday, December 22,

2022, at 630 p.m. during the snowstorm. Six members of the public along with Leah Weycker, Military Avenue BID, Alder Melinda Eck, David Martin, HJ Martin, and Brad Rymer, Mau & Associates attended. Most attending expressed concerns about the role of both industrial and residential uses within the parcel and alongside the Military Avenue corridor. Most inputs are about using the frontage along S. Military for uses other than ground level commercial. Some inputters questioned 'low-income housing' in the Military BID. Many neighbors did not see an issue with residential on the site but questioned if the area slated for multi-family redevelopment would better be used as commercial.

Staff believe the reduced setbacks are warranted in light of creating a defined streetscape presence along S. Military within areas which have typically been underused surface parking. The Military Avenue corridor has a variety of spaces in which the primary use has become vast, underused surface parking areas. Staff believes the addition of higher density, well-designed multi-family apartment units fit well with redevelopment and evolution of the Military Avenue corridor.

If the draft PUD is approved with conditions, the final step for the development of the proposed apartment will be a lot split, adjustment to the site plan to account for sidewalk connections and impervious surface requirements, parking requirements, ingress/egress agreements recorded between Lots 1 and 2 and administrative review of a site plan and building permit.

RECOMMENDATION

Staff recommends approval of the PUD text

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-31 Bay City Lofts Request for City Action Application - Signed
2. ZP 22-31 Map
3. ZP 22-31 PUD Narrative (2022-11-21)
4. ZP 22-31 Draft PUD



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: 216 South Military Avenue

Parcel Number(s): 6-266-E

Petitioner(s): Gorman & Company Date: 10/11/2022

Email: tmatkom@gormanusa.com Phone Number: 608-835-3455

Address: 200 N Main Street City: Oregon State: WI Zip: 53575

Property Owner: Henry Real Estate Development, LLC Phone Number: _____

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, Ted Matkom, 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: 10/21/2022

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.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

PLEASE FILL OUT FOR: VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY

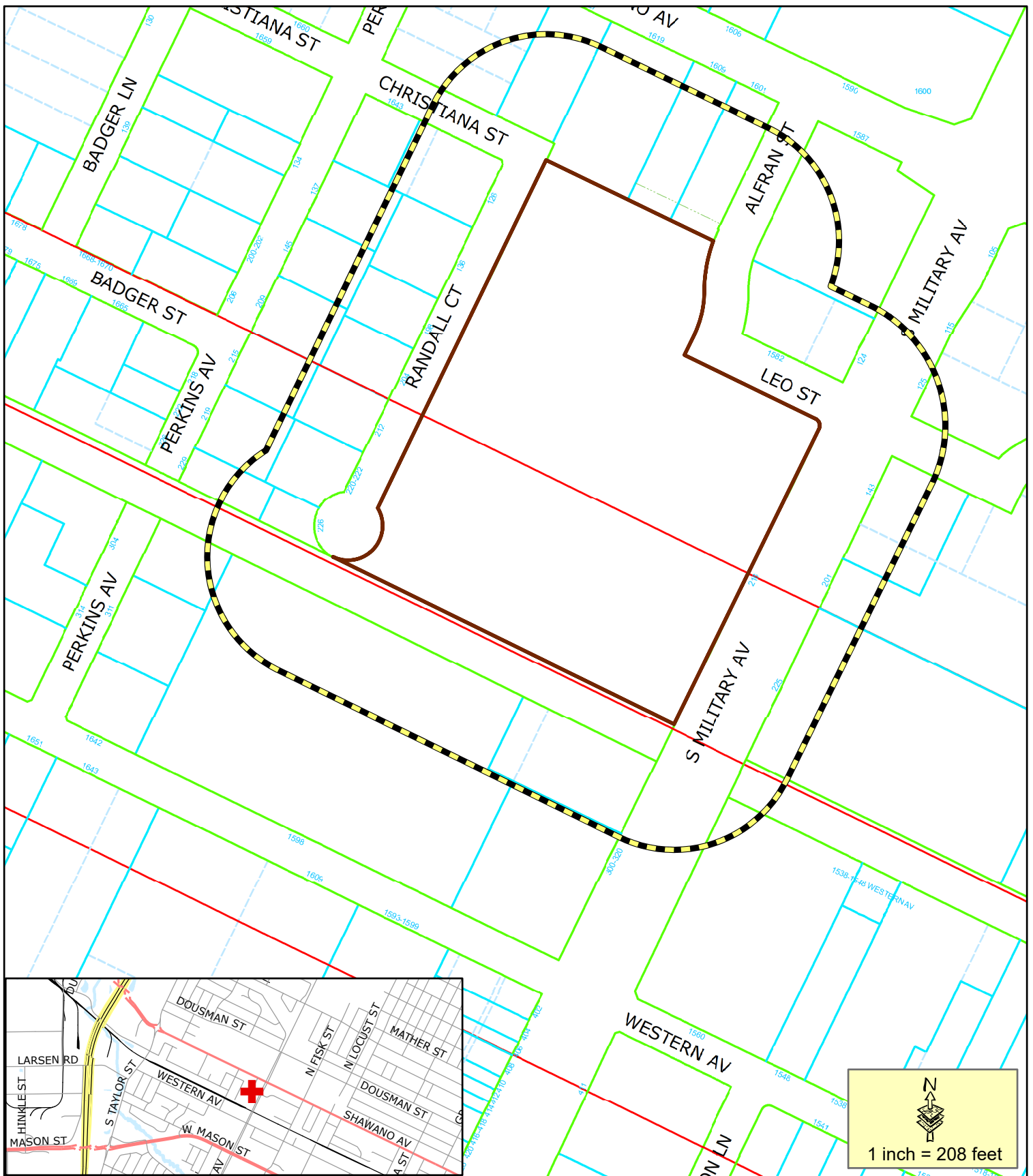
Per WI State Statue 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

SIGNATURE	PRINTED NAME	ADDRESS

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.



- Proposed PUD
- 200' Property Owner Notice

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

Zoning Petition (ZP 22-31) and (ZP 22-41) Proposed Planned Unit Developments (PUD) at 216 S Military



November 21, 2022

RE: Bay City Lofts PUD Submittal Narrative

The Bay City Lofts project is a four-story multi-family apartment building with ground floor resident amenities and surface level parking. A total of 48 affordable housing apartments are planned including one-, two-, and three-bedroom apartments, including 2-story three-bedroom townhomes. Each townhome includes their own exterior entry as well as an accessible entry from within the building.

First-floor amenities include a community room, fitness room, on-site management, bike storage and secure parcel holding room. An office is provided to the partnership with Lutheran Family Services, which also has direct access to the community room for events.

The primary façade of the building fronts Military Avenue with access to the site both Military Ave. and Leo Street. The exterior is a combination of brick, metal panel and cement board siding. Second and third story bump-outs provide additional articulation along the front and rear elevations. A vertical masonry element also provides building identity and signage.

The surface parking lot provides 54 parking stalls and a secure trash and recycling outdoor enclosure. Indoor and outdoor bike storage is also provided.

The project site is being developed in the old Shopko parking lot, providing new activity and life to the corner of Military Ave. and Leo Street.

Site development summary

Site area:	1.10 acres
Dwelling units:	48
Density:	43 units per acre
Building height:	4 stories

Apartment unit mix

One bedroom	13
Two bedroom	24
Three bedroom	1
<u>Three bedroom townhome</u>	<u>10</u>
Total units:	48

Parking

<u>Surface spaces</u>	<u>54</u>
Total spaces:	54

Bicycle Parking

Exterior	6
<u>Interior</u>	<u>16</u>
Total:	22

ZONING ORDINANCE NO. XX-22 (APARTMENT)

AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR
PROPERTY LOCATED AT 216 SOUTH MILITARY AVENUE
(ZP 22-31)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property:

Legal Description: Commencing at the Southeast Corner of Lot 1 of Certified Survey Map No. 1366, being part of Private Claim Number 1 and the vacant strip of land, West Side of Fox River, City of Green Bay, Brown County, Wisconsin; thence N26°10'17"E, 276.60 feet along the West right of way of South Military Avenue to the point of beginning; thence N26°10'17"E, 246.18 feet along said west right of way; thence 18.91 feet along the arc of a 12.00 foot radius curve to the left whose chord bears N18°57'46"E from said West right of way of South Military Avenue to the South right of way of Leo Street; thence N64°05'49"E, 174.77 feet along said South right of way of Leo Street; thence S26°10'17"W, 258.24 feet; thence S64°05'49"W, 186.83 feet to the point of beginning.

Tax Parcel: Part of Parcel 6-266-E

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

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the development and construction of a 48-unit, four-story multi-family residential development. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. Area included within this PUD is proposed as Lot 2 on the accompanying Certified Survey Map (Exhibit A). The existing parcel located at the southwest South Military Avenue and Leo Street will be divided into a separate 1.11 acre/48,215 square feet parcel. The multi-family residential development will be located fronting South Military Avenue have nine total entryways fronting South Military Avenue (8 for individual townhome units and one as a lobby entrance to the building at large.)
- C. Land Use Regulation.

The principal and accessory land uses which may be established and/or maintained on the subject property are as follows:

1. Principal use of 48 residential dwelling units within a single structure. 8 units will have individual unit ingress/egress directly to South Military Avenue. 40 units to have shared access from commonway.
 2. Accessory uses customarily associated with multi-family dwelling and supportive housing including lobby, mail room, janitorial services, office space associated with the principal use, bicycle storage, secure parcel holding room, community room, fitness room, office space for community services, and other uses deemed appropriate by the Zoning Administrator.
 3. Land use will generally conform with the design of the conceptual site plan (Exhibit B), as determined by the Department of Economic and Community Development.
 4. Prohibited Uses. The PUD prohibits certain uses from being established on the site or as accessory to the multi-family dwelling principal use including rooming/boarding houses, shelter facilities, transitional housing, dormitories, assisted living/nursing homes, commercial uses typically associated with dwelling (family daycares and live-work units). All other proposed uses are subject to a PUD amendment.
- D. Dimensional and Area Requirements: Dimensional and area requirements for principal structure and surface parking on the subject property shall be regulated as follows:
1. General Site.
 - a. Lot Size. Minimum lot area is 48,215 Square Feet / 1.11 acres
 - b. Maximum Floor Area Ratio (FAR): 1.0
 - c. Maximum Impervious Surface: 86%
 2. Building.
 - a. Front Yard Setbacks
 1. South Military Avenue: Minimum: 10 feet
Maximum: 15 feet
 2. Leo Street: Minimum: 7 feet
Maximum: 15 feet
 - b. Side Yard Setback (south lot line): 6 feet
 - c. Rear Yard Setback (west lot line): 0 feet
 - d. Maximum Height: Principal building shall not exceed 50 feet in height.
 3. Surface Parking.
 - a. Front Yard Setbacks
 1. Leo Street: 7 feet
 2. South Military Avenue: Not Applicable. No parking shall be located along street.

- b. Side Yard Setback
 - 1. (South lot line): 7 feet
- c. Rear Yard Setbacks
 - 1. (West lot line) 0 feet

E. Access Circulation and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within Chapter 44, Article XVIII of the Green Bay Municipal Code, and as modified as follows:

- 1. Pedestrian access shall be provided from South Military Avenue with public sidewalks adjoining the development and connected via an internal pedestrian network to at least one of the public entrances of the principal structure.
- 2. Access to the site maintained through a shared access easement between Lot 1 (property to west) and Lot 2 (multi-family parcel) (Refer to Exhibit A). Shared access easement must be recorded with the Brown County Register of Deeds prior to the issuance of building permits.

F. Architectural Design. All building elevations shall generally comply with Exhibit C and subject to the following requirements:

- a. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front.
- b. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
- c. Exterior building façades shall be predominately (minimum of 90%):
 - II. Brick or brick veneer
 - III. Cementitious panels/siding
 - IV. Architectural/decorative metal panels
 - V. Wood or wood composite
 - VI. Windows and doors
- d. Windows and doors. Windows shall be include trim and all building entrances shall include a canopy or other roofing element over the doorway.
- e. A minimum of one public entryway to the principal building must be accessible from South Military Avenue.
- f. Accessory structures. Accessory structures are limited to no greater than 16 feet in height and shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.

G. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Municipal Code.

H. Signage. All signage shall be regulated as set forth in Chapter 30 Green Bay

Municipal Code.

I. Site Plan Review & Standards

- a. Prior to the issuance of any building permits, site plans shall be submitted and reviewed per Chapter 44 Article XIX, Green Bay Zoning Code.
- b. Risers, paved stoops, paved entries leading to private and public doorways along South Military Avenue which are located in the front setback are allowed.
- c. Maximum impervious surface requirement is 86% Any paved sidewalk which leads from the public right of way to a public building entrance may be excluded from this calculation.
- d. Landscape islands in center of parking lot shall have additional landscaping beyond grass and trees, determined per review by Community and Economic Development.

J. Landscaping/Transitional Yard

- a. Prior to the issuance of any building permits, detailed landscape plans shall be submitted and reviewed per Chapter 44, Article XIX, Division 5, Green Bay Municipal Code.
- b. Landscape plans shall be in general compliance of the conceptual landscape plans (Exhibit B)

K. Prior to the issuance of any building permits, stormwater management plans, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City.

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

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property.

All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Mayor Eric Genrich

ATTEST:

Clerk

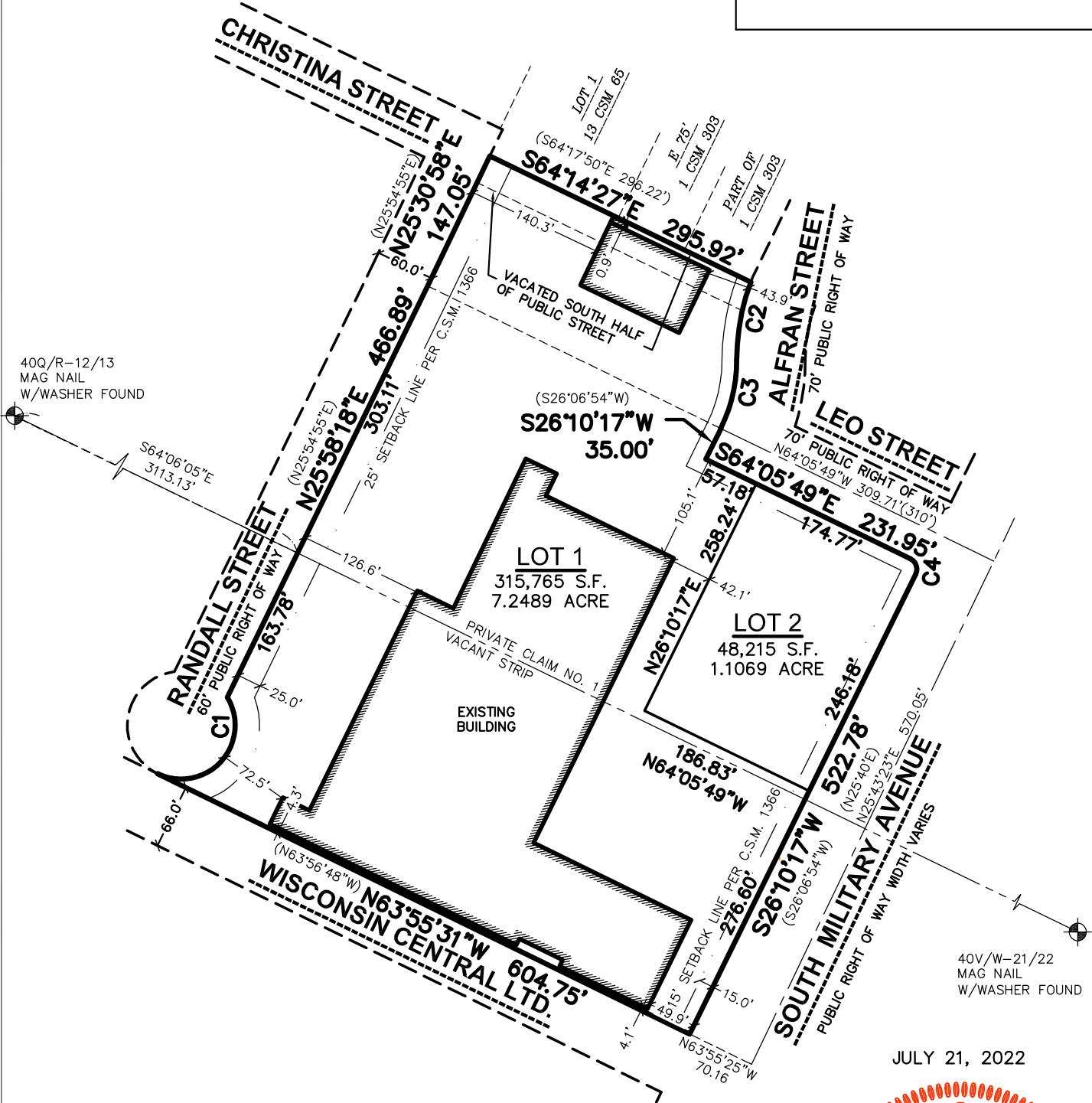
Attachments:

Exhibit A – Proposed Certified Survey Map
Exhibit B – Conceptual Site Plan-Civil Set-Landscape Plans
Exhibit C – Conceptual Building Elevations

Exhibit C

CERTIFIED SURVEY MAP
NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366 RECORDED IN VOLUME 5 ON
PAGE 177 AS DOCUMENT NO. 802454, BEING PART OF PRIVATE CLAIM NO. 1
AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY
OF GREEN BAY, BROWN COUNTY, WISCONSIN



40V/W-21/22
MAG NAIL
W/WASHER FOUND

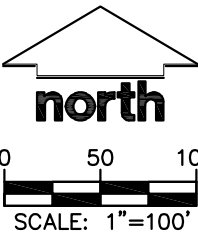
LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- (XXX) RECORDED AS

NOTES

1. FIELD WORK PERFORMED ON JULY 12, 2022.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY. THE WESTERLY LINE OF S. MILITARY AVE. HAVING A BEARING OF S26°10'17"W.
3. SEE SHEET 2 FOR CURVE TABLE.

JULY 21, 2022



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY: JSD WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR: HENRY REAL ESTATE DEVEL. 200 N. MAIN ST. OREGON, WI 53575	PROJECT NO:	22-11365	SURVEYED BY:	JSD
		FIELD BOOK/PG:	-	DRAWN BY:	DHS
		SHEET NO:	1 OF 3	CHECKED BY:	AWW
				APPROVED BY:	AWW

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366 RECORDED IN VOLUME 5 ON PAGE 177 AS DOCUMENT NO. 802454, BEING PART OF PRIVATE CLAIM NO. 1 AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366 RECORDED IN VOLUME 5 ON PAGE 177 AS DOCUMENT NO. 802454, BEING PART OF PRIVATE CLAIM NO. 1 AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

LANDS CONTAINING 363,980 SQUARE FEET OR 8.3558 ACRES.

SURVEYOR’S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF HENRY REAL ESTATE DEVELOPMENT, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

JULY 21, 2022
DATE



CORPORATE OWNER’S CERTIFICATE

HENRY REAL ESTATE DEVELOPMENT, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF GREEN BAY FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID HENRY REAL ESTATE DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____DAY OF _____, 2022.

BY: _____
EDWARD MARTIN, PRESIDENT/CEO

STATE OF WISCONSIN) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 2022,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED HENRY REAL ESTATE DEVELOPMENT, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN

MY COMMISSION EXPIRES

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	55.01'	146°54'07"	N42°28'06"E	105.47'	141.05'	S64°04'51"E	N30°58'58"W
C2	231.13'	20°07'46"	S10°13'17"W	80.78'	81.20'	S20°17'10"W	S00°09'24"W
C3	161.13'	25°44'24"	S13°00'26"W	71.78'	72.39'	S25°52'38"W	S00°08'14"W
C4	12.00'	90°16'06"	S18°57'46"E	17.01'	18.91'	S26°10'17"W	S64°05'49"E

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY:  WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR: HENRY REAL ESTATE DEVEL. 200 N MAIN ST OREGON, WI 53575	PROJECT NO:	22-11365	SURVEYED BY:	JSD
		FIELDBOOK/PG:	-	DRAWN BY:	DHS
		SHEET NO:	2 OF 3	CHECKED BY:	AWW
				APPROVED BY:	AWW

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 1366 RECORDED IN VOLUME 5 ON PAGE 177 AS DOCUMENT NO. 802454, BEING PART OF PRIVATE CLAIM NO. 1 AND THE VACANT STRIP OF LAND, WEST SIDE OF FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

WISCONSIN BANK & TRUST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-3121, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF HENRY REAL ESTATE DEVELOPMENT, LLC, OWNER.

WITNESS THE HAND AND SEAL OF WISCONSIN BANK & TRUST, MORTGAGEE, THIS____DAY OF_____, 2022.

CRAIG D. ADERHOLD,
MARKET PRESIDENT-NORTHEAST WISCONSIN

STATE OF WISCONSIN) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2022, THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED WISCONSIN BANK & TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

CITY OF GREEN BAY PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF GREEN BAY PLAN COMMISSION ACTION OF_____,2022.

DATE

CITY OF GREEN BAY

CITY OF GREEN BAY COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF GREEN BAY COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF GREEN BAY.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF GREEN BAY ON THIS____DAY OF_____, 2022.

CELESTINE JEFFREYS, CLERK
CITY OF GREEN BAY

JULY 21, 2022



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY: JSD WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR: HENRY REAL ESTATE DEVELOPMENT, LLC 200 N MAIN ST OREGON, WI 53575	PROJECT NO:	22-11365	SURVEYED BY:	JSD
		FB/PG:	-	DRAWN BY:	DHS
		SHEET NO:	3 OF 3	CHECKED BY:	AWW
				APPROVED BY:	AWW

File: N:\PROJECTS\2022\2211365\DWG\Survey Sheets\2211365 CSM.dwg Layout: CSM 3 of 3 User: dspanjar Plotted: Nov 21, 2022 - 8:28am

Exhibit B

ALTA/NSPS LAND TITLE SURVEY

BEING PART OF PRIVATE CLAIM 1 WEST AND LANDS WEST OF THE FOX RIVER, IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON JULY 1, 2022.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY. THE WESTERLY LINE OF S. MILITARY AVE. HAVING A BEARING OF S26°10'17"W.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A NGS MONUMENT P.I.D. NO. PNO092, ELEVATION=583.69
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20222608196 & 20222608226, WITH A CLEAR DATE OF JUNE 24, 2022.
7. UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE:
 - BROWN COUNTY TECHNOLOGY SERVICES A1&T DISTRIBUTION
 - CITY OF GREEN BAY (DPW) TDS METROCOM
 - CITY OF GREEN BAY TIME WARNER CABLE
 - NET LEO WISCONSIN PUBLIC SERVICE CORP
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

- ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X PER FEA MAP NUMBERS 550090164F & 55009C0168F, WHICH HAS EFFECTIVE DATES OF AUGUST 18, 2009.
- ITEM 6(a)(b) CURRENT ZONING CLASSIFICATION WAS REQUESTED BUT NOT PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.
- ITEM 9 THERE ARE 420 REGULAR PARKING SPACES AND 13 HANDICAP SPACES FOR A TOTAL OF 433 PARKING SPACES.
- ITEM 11 NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, B11 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- ITEM 17 THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
- ITEM 18 THERE ARE NO OFFSITE EASEMENTS FOR THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B-SECTION TWO EXCEPTIONS

KNIGHT BARRY TITLE GROUP, FILE NO.: 2128568, COMMITMENT DATE: FEBRUARY 16, 2022 AT 8:00 A.M., REVISED FEBRUARY 24, 2022.

14 EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. NO. 1366 RECORDED DECEMBER 18, 1974 AS DOCUMENT NO. 80245A.

AFFECTS PROPERTY AS PLOTTED HEREON

15 ORDER AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED FEBRUARY 2, 1983 AS DOCUMENT NO. 992278. AFFECTS PROPERTY BY DESCRIPTION - RELEASE OF RIGHTS VAGUE IN NATURE, NOTHING PLOTTED

LEGAL DESCRIPTION (AS FURNISHED)

KNIGHT BARRY TITLE GROUP, FILE NO.: 2128568, COMMITMENT DATE: FEBRUARY 16, 2022 AT 8:00 A.M., REVISED FEBRUARY 24, 2022.

LOT 1 OF VOLUME 5 CERTIFIED SURVEY MAPS, PAGE 177, MAP NUMBER 1366, DOCUMENT NO. 80245A, BEING PART OF PRIVATE CLAIM 1 WEST AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(c)(b)(1)(c), 8, 9, 11, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2022.

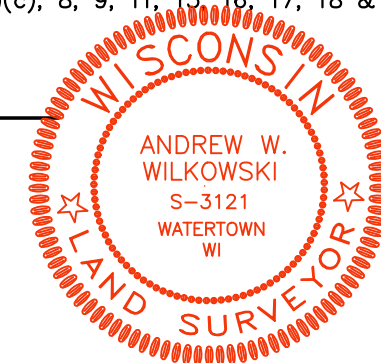
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 216 SOUTH MILITARY AVENUE, GREEN BAY, WI
TAX KEY NUMBER: 6-266-E

SURVEYOR'S CERTIFICATE

TO:

- GORMAN & COMPANY,
- KNIGHT BARRY TITLE, INC.,
- MARTIN NEUFELD, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(c)(b)(1)(c), 8, 9, 11, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2022.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR
Email: andy.wilkowski@jdsinc.com
Website: www.jdsinc.comJULY 12, 2022
DATE

LEGEND

- CHISELED "X" SET
- MAG NAIL SET
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CHISELED "X" FOUND
- 1" IRON PIPE FOUND
- PK/AVG NAIL FOUND
- REBAR FOUND
- CONTROL POINT
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- MAIL BOX
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- SIAMSE CONNECTOR
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- CURB INLET
- DOWNSPOUT
- GAS REGULATOR/METER
- GAS VALVE
- MANHOLE - UNVERIFIED TYPE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE
- POWER POLE W/GUY
- TRAFFIC SIGNAL
- VAULT
- CABLE PEDESTAL
- DECIDUOUS TREE
- HANDICAP PARKING
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PARCEL BOUNDARY
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- BUILDING
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- EDGE OF BITUMINOUS
- PAVEMENT STRIPING
- DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRADED BY THIS SURVEY

BENCHMARKS			
BENCH MARK	ELEVATION	DESCRIPTION	
BM-1	617.57	CROSS ON NORTHERLY FLANGE NUT, HYDRANT	
BM-2	611.77	CROSS ON SOUTHERLY FLANGE NUT, HYDRANT	

JSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP. ARE ACCURATE AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	55.00'	146°55'34"	N42°28'15"E	105.45'	141.04'	S64°03'58"E	N30°59'32"W
C2	231.13'	20°07'46"	S10°13'17"W	80.78'	81.20'	S20°17'10"W	S00°09'24"W
C3	161.13'	25°44'24"	S13°00'26"W	71.78'	72.39'	S25°52'38"W	S00°08'14"W
C4	12.00'	90°16'06"	S18°37'46"E	17.01'	18.91'	S26°10'17"W	S64°05'49"E

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	608.66	NE	601.82	56"	R.C.P.
		SW	602.02	56"	R.C.P.
		SE	602.01	24"	R.C.P.
		SW	602.11	20"x36"	R.C.P.A.
STM-2	608.48	NE	599.86	8"	P.V.C.
		SW	604.28	24"	R.C.P.
		NE	604.66	12"	R.C.P.

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	612.83	NE	599.33	15"	P.V.C.
		SW	599.33	15"	P.V.C.
		NE	598.01	18"	P.V.C.
		SW	598.35	18"	P.V.C.
		NW	598.93	8"	P.V.C.
		SE	598.73	8"	P.V.C.
SAN-3	608.52	NE	599.84	8"	P.V.C.
		SE	599.86	8"	P.V.C.
SAN-4	608.18	NW	600.21	8"	P.V.C.
		SW	600.21	8"	P.V.C.

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	608.38	NE	605.63	12"	C.M.P.
		SW	605.83	6"	P.V.C.
INL-2	607.71	NE	605.01	12"	R.C.P.
INL-3	609.29	NE	601.69	54"	R.C.P.
		SW	601.79	54"	R.C.P.
INL-4	610.04	NE	606.52	8"	P.V.C.
		SW	606.39	8"	P.V.C.
		NW	606.29	3"	P.V.C.
		SE	602.94	6"	P.V.C.
INL-5	609.31	NW	606.37	6"	P.V.C.
INL-6	608.94	NW	606.14	10"	P.V.C.
INL-7	609.26	SE	605.18	18"	R.C.P.
		SW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
INL-8	608.19	NE	604.29	9"	R.C.P.
INL-9	613.03	SE	607.63	12"	R.C.P.
INL-10	608.73	NW	606.94	10"	P.V.C.
INL-11	607.60	NW	604.80	10"	P.V.C.
INL-12	608.59	NE	606.64	10"	P.V.C.
INL-13	608.46	SW	605.61	10"	METAL
INL-14	608.63	N	605.53	8"	P.V.C.
		NW	605.78	8"	P.V.C.
		SE	605.33	18"	P.V.C.
		SW	605.33	15"	P.V.C.
		SE	604.12	12"	R.C.P.
		SW	604.04	10"	R.C.P.
		NE	603.77	10"	R.C.P.
INL-B	609.74	NE	607.95	10"	R.C.P.
		SW	607.90	10"	R.C.P.



CREATE THE VISION TELL THE STORY

jdsinc.com

WAUSAU REGIONAL OFFICE
7402 STONE RIDGE DRIVE, SUITE 4
WESTON, WI 54475
P. 715.298.6330

CLIENT:

GORMAN & COMPANY

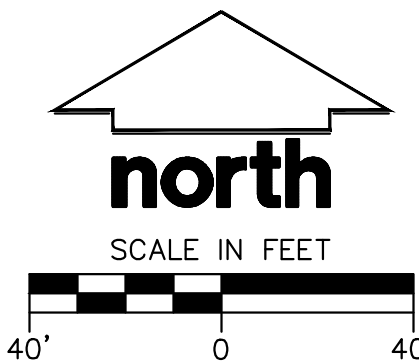
CLIENT ADDRESS:

200 NORTH MAIN STREET
OREGON, WI 53575

PROJECT:

SO. MILITARY AVENUE

PROJECT LOCATION:

216 SOUTH MILITARY AVENUE
GREEN BAY, WI
BROWN COUNTY

MODIFICATIONS

#	Date	Description
1		
2		
3		
4		
5		
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15		

Designed By: DWS 7/12/22
Reviewed By: AWW 7/12/22
Approved By: AWW 7/12/22

SHEET TITLE:

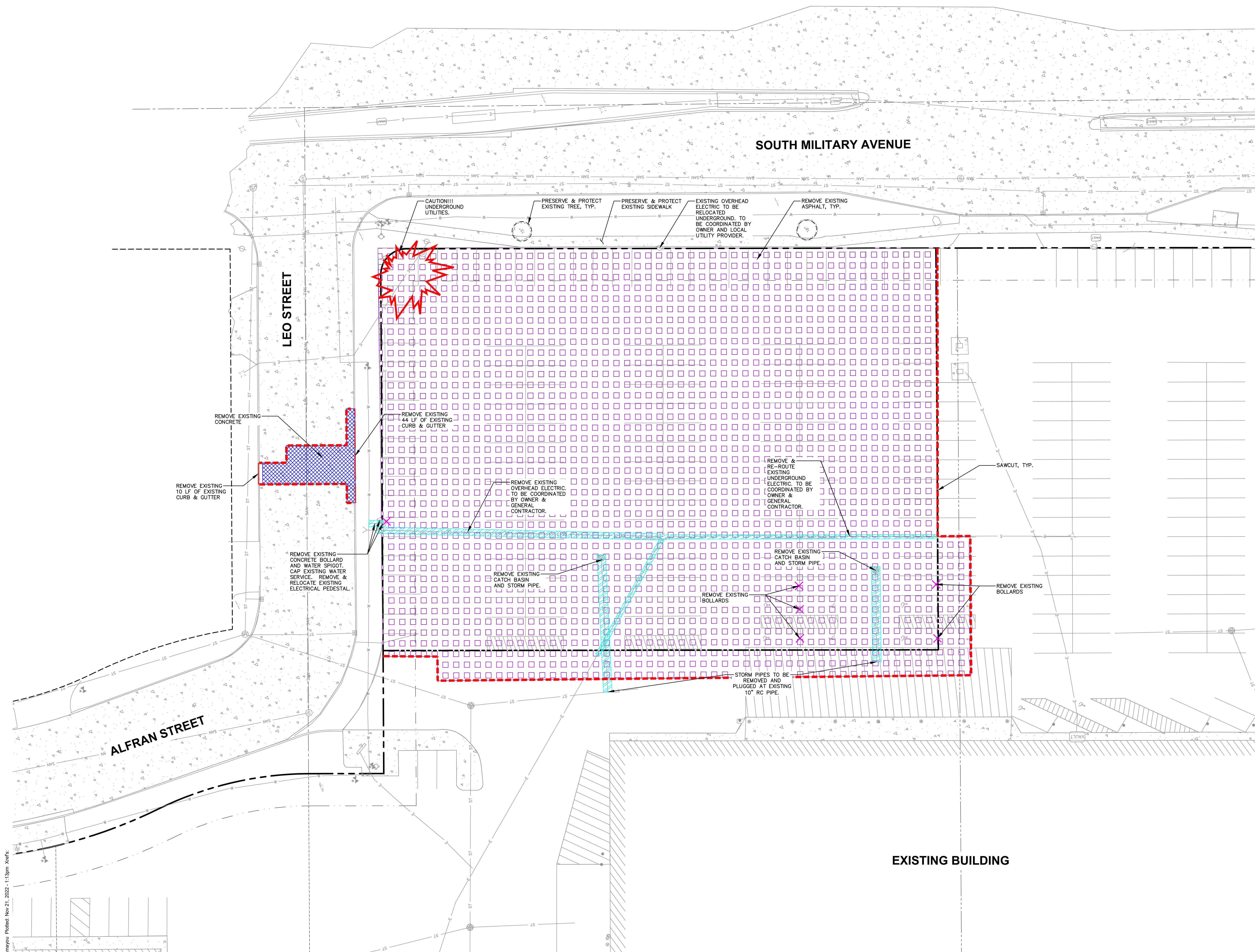
ALTA/NSPS
LAND TITLE
SURVEY

SHEET NUMBER:

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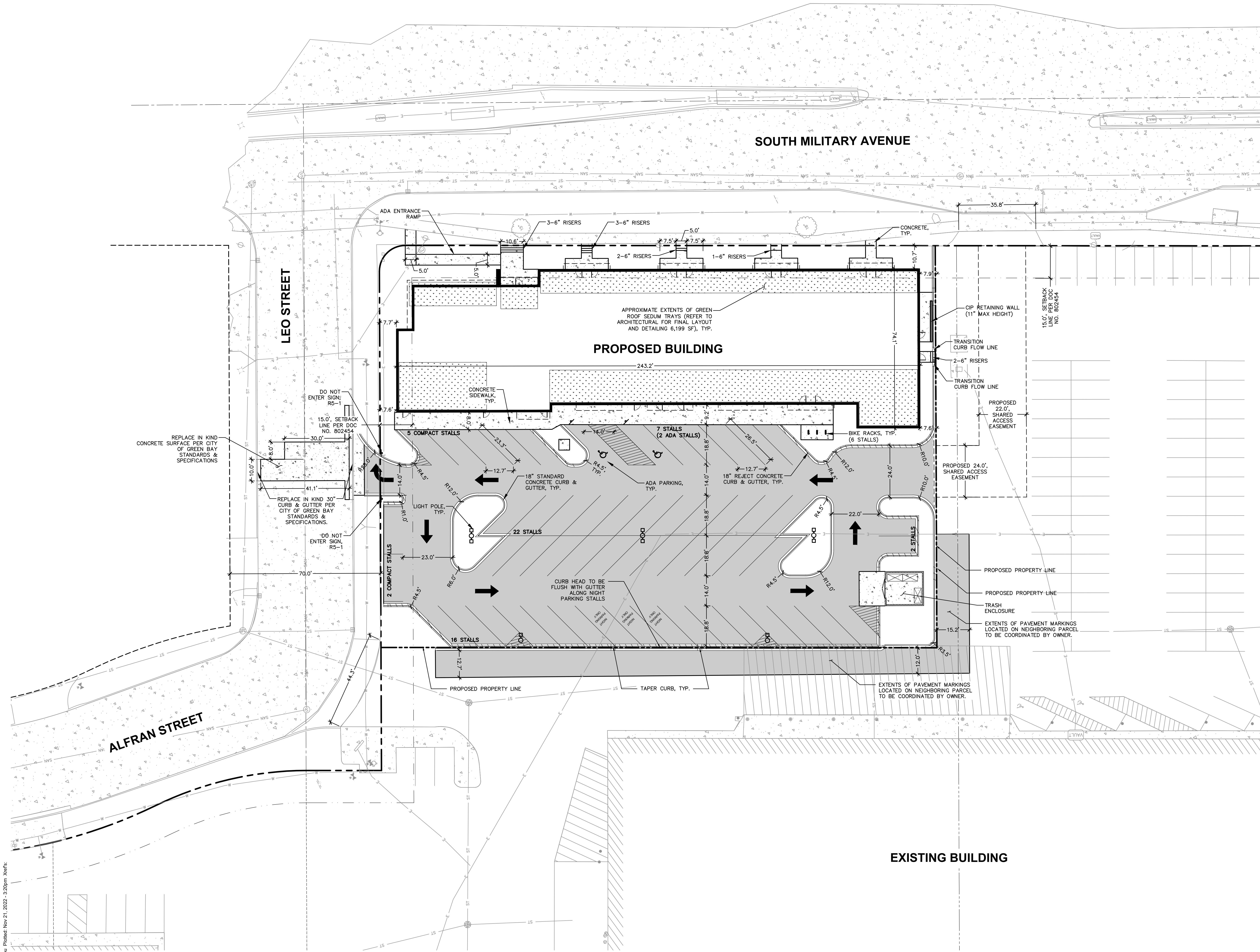
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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

PAVING NOTES

1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE VILLAGE OF ATHENS ORDINANCES AND THE GEOTECHNICAL REPORT TO BE PREPARED BY INTERTEK PSI DATED JULY 29, 2022.
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - 2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - 2.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - 2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - 2.4. CRUSHED AGGREGATE BASE COURSE - SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - 2.5. BINDER COURSE AGGREGATE - SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - 2.6. SURFACE COURSE AGGREGATE - SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - 2.7. ASPHALTIC MATERIALS - SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
3. CONCRETE PAVING SPECIFICATIONS
 - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 25' ON CENTER.
 - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-280V CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
 - 4.1. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH EPOXY PAINT PER SPECIFICATIONS.
 - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 4.3. USE 4" WIDE, HIGH VISIBILITY YELLOW EPOXY PAINT FOR STALL LINES.
 - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

LEGEND

---	PROPERTY LINE
- - - - -	RIGHT-OF-WAY
- . - . -	EASEMENT LINE
=====	BUILDING OUTLINE
-----	BUILDING OVERHANG
-----	BUILDING SETBACK LINE
=====	EDGE OF PAVEMENT
=====	STANDARD CURB AND GUTTER
=====	REJECT CURB AND GUTTER
=====	ASPHALT PAVEMENT
=====	CONCRETE PAVEMENT
○	LIGHT POLE (REFER TO PHOTOMETRIC PLAN*)
▲	ADA PARKING SIGN
—	BIKE RACK

*LIGHTING PROVIDED BY CRESENT ELECTRIC SUPPLY COMPANY.
FOR MORE INFORMATION ON PRODUCT QUOTE, PLEASE CONTACT
LENNY MEYER AT (920) 734-4517 OR Len.Meyer@cesco.com

SITE INFORMATION BLOCK	
SITE ADDRESS	SOUTH MILITARY AVENUE
PROPERTY ACREAGE	1.10 ACRES
ZONING DISTRICT	PLANNED UNIT DEVELOPMENT
NUMBER OF BUILDING STORIES	4
BUILDING SQUARE FOOTAGE	15,282
NUMBER OF PARKING STALLS REQ'D: 95 STANDARD/2 ACCESSIBLE	
SURFACE	
LARGE	52
ACCESSIBLE	2
TOTAL SURFACE	54
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	48,215 SF
EXISTING PERVIOUS SURFACE AREA	48,215 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	1.00
PROPOSED IMPERVIOUS SURFACE AREA	35,198 SF
PROPOSED PERVIOUS SURFACE AREA	13,017 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.73



PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

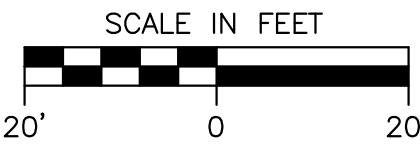
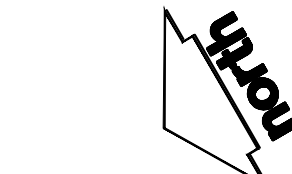
ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE	REVISION
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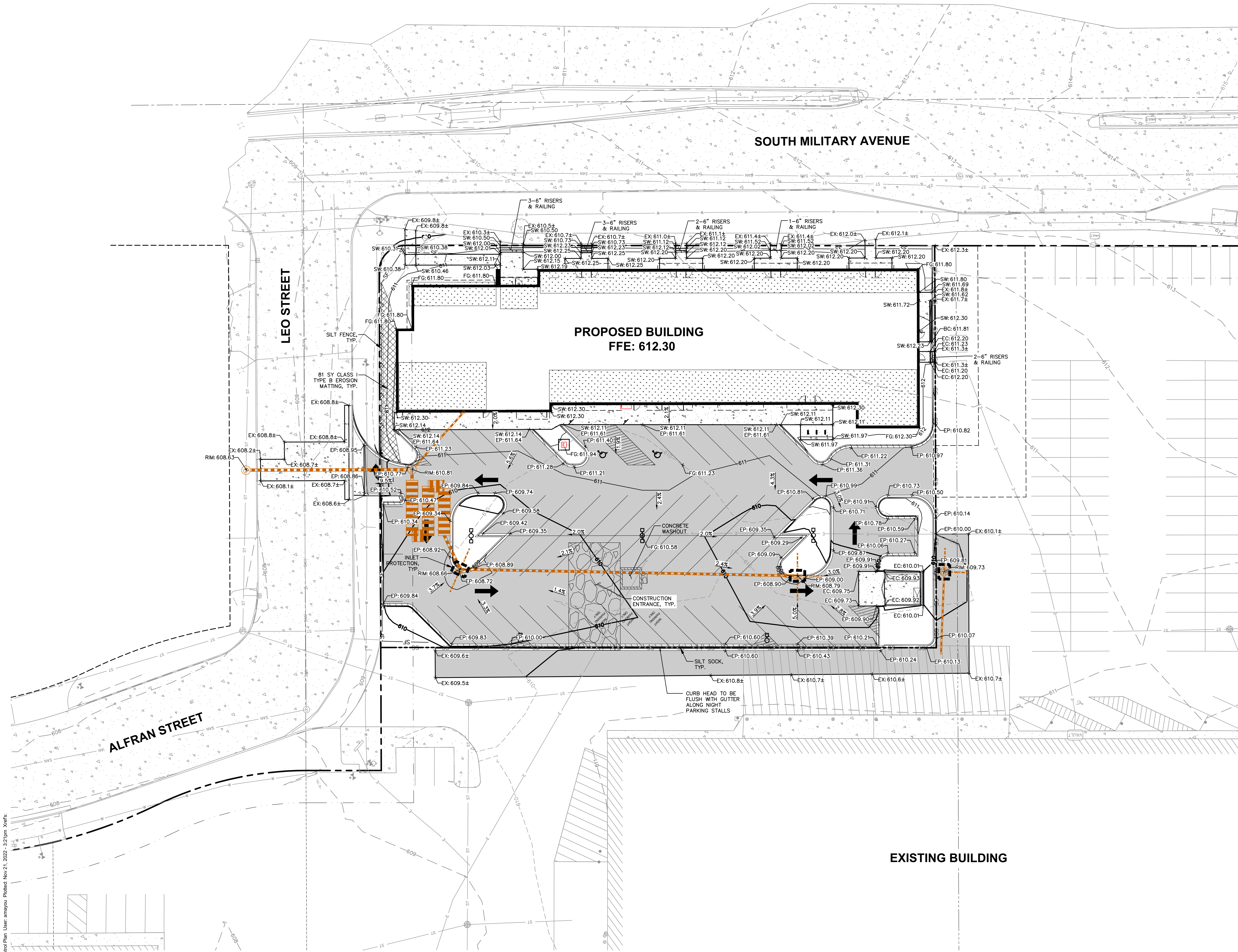
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DATE	10.14.2022

SITE PLAN	
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EROSION CONTROL NOTES

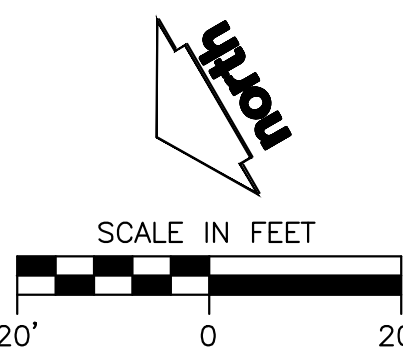
- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF GREEN BAY OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF GREEN BAY ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF GREEN BAY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF GREEN BAY.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE Dewatering TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:**
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A MOST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF GREEN BAY ORDINANCE.

LEGEND

PROPERTY LINE	→ DRAINAGE DIRECTION
RIGHT-OF-WAY	RETAINING WALL
EASEMENT LINE	SILT FENCE
BUILDING OUTLINE	SILT SOCK
BUILDING OVERHANG	CONSTRUCTION ENTRANCE
EDGE OF PAVEMENT	EROSION MATTING
STANDARD CURB AND GUTTER	SPOT ELEVATION
REJECT CURB AND GUTTER	EP - EDGE OF PAVEMENT
ASPHALT PAVEMENT	FG - FINISH GRADE
CONCRETE PAVEMENT	EC - EDGE OF CONCRETE
PROPOSED 1 FOOT CONTOUR	BC - BACK OF CURB
PROPOSED 5 FOOT CONTOUR	EX - MATCH EXISTING GRADE
EXISTING 1 FOOT CONTOUR	HP - HIGH POINT
EXISTING 5 FOOT CONTOUR	SW - SIDEWALK
	INLET PROTECTION



DIGGERS HOTLINE
Toll Free (800) 242-8511

KA
KORB + ASSOCIATES ARCHITECTS

JSD

PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE	REVISION
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DESIGN REVIEW - NOT FOR CONSTRUCTION -

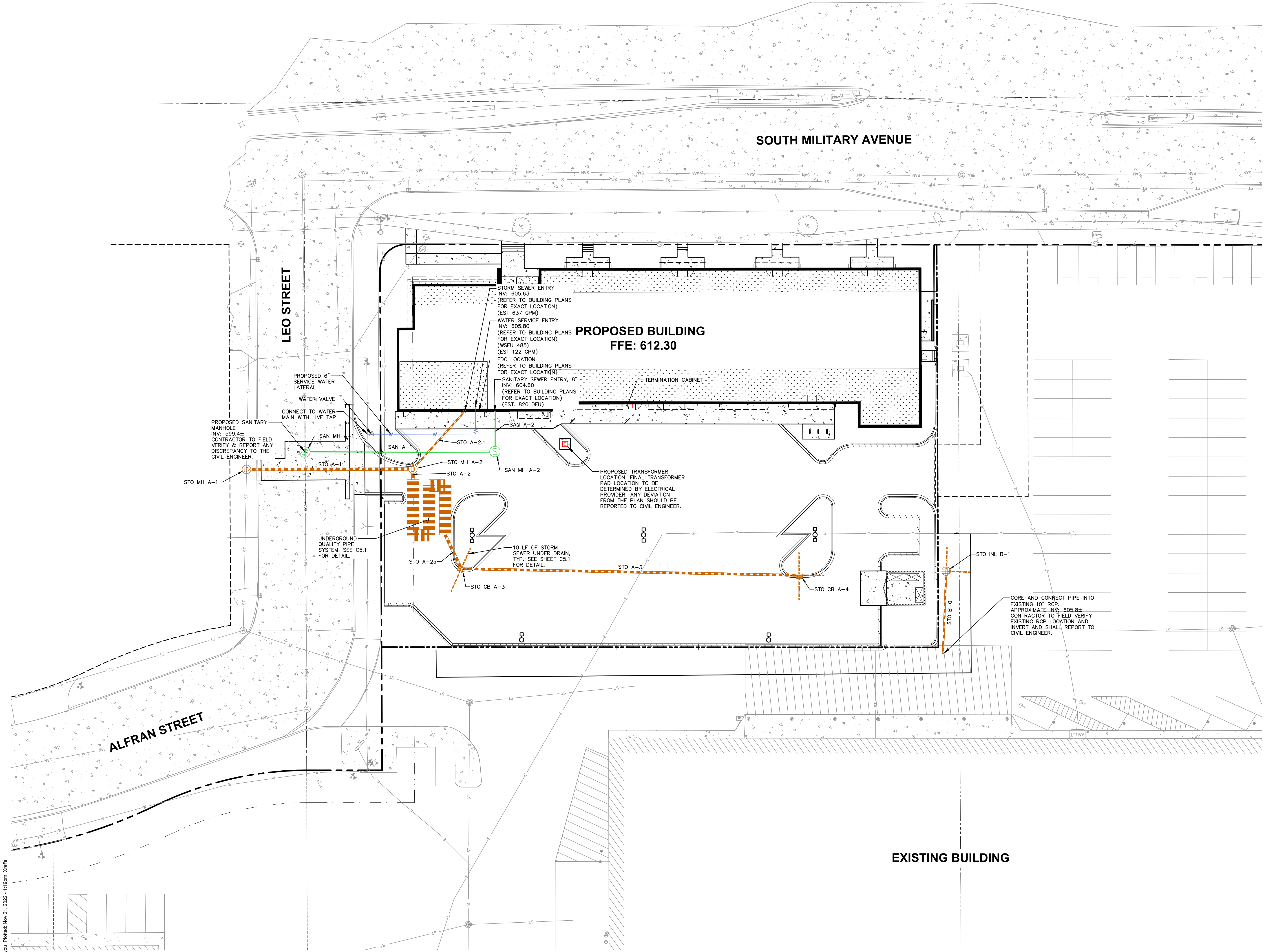
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SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

GRADING & EROSION
CONTROL PLAN

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UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF ANY UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- STORM SEWER SPECIFICATIONS -

PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION W-294 TYPE "S". POLYVINYLCHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212 AND ASTM 1785 SCHEDULE 40 FOR PIPE SIZES 6" OR SMALLER.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE PROVIDED IN ACCORDANCE WITH THE STORM STRUCTURE TABLE ON SHEET 54.0.

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

12. WATER MAIN SPECIFICATIONS -

PIPE - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS". POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 362.30(11)(n).

VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

13. SANITARY SEWER SPECIFICATIONS -

PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212 FOR PIPE SIZES 8" TO 15", ASTM 1785, SCHEDULE 40 FOR PIPE SIZES 6" OR SMALLER.

BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFIRM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A)."

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". BACKFILL WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

14. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	RETAINING WALL
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	8'x4'x2" INSULATION (PLAN VIEW)

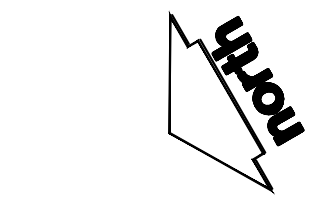
PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-3	608.66	E INV: 604.21 (15") SW INV: 604.46 (12")	4.4	2 x 3 INLET	R-3067 TYPE L
STO CB A-4	608.79	NE INV: 605.21 (12")	3.6	2 x 3 INLET	R-3067 TYPE L
STO INL B-1	609.73	NW INV: 607.08 (8")	2.6	36 IN MH (FLAT)	R-2050 TYPE D
STO MH A-1	608.64	SE INV: 603.47 (30") SW INV: 603.57 (15") NW INV: 603.47 (30")	5.2	72 IN MH (FLAT)	R-1556 SOLID LID
STO MH A-2	610.81	NE INV: 603.96 (15") NW INV: 604.08 (15") S INV: 605.26 (8")	6.9	60 IN MH (FLAT)	R-1556 SOLID LID

PROPOSED STORM SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE
STO A-1	STO MH A-2	STO MH A-1	77'	603.96	603.57	0.50%	15 IN
STO A-2	END CAP	STO MH A-2	5'	604.08	604.06	0.50%	15 IN
STO A-2.1	BUILDING	STO MH A-2	36'	605.63	605.26	1.04%	8 IN
STO A-2a	STO CB A-3	END CAP	17'	604.21	604.08	0.76%	15 IN
STO A-3	STO CB A-4	STO CB A-3	157'	605.21	604.46	0.48%	12 IN
STO B-0	STO INL B-1	10" RCP	38'	607.08	605.87	3.17%	8 IN

PROPOSED SANITARY SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
SAN MH A-1	609.03	SE INV: 599.41 (8") NW INV: 599.41 (8") SW INV: 602.36 (8")	9.6	48 IN MH	R-1556 SOLID LID
SAN MH A-2	611.00	NE INV: 604.13 (8") SE INV: 604.23 (8")	6.9	48 IN MH	R-1556 SOLID LID

*OUTSIDE DROP SANITARY MANHOLE. SEE SHEET C5.0 FOR DETAIL.

PROPOSED SANITARY SEWER PIPE TABLE							
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE
SAN A-1	SAN MH A-2	SAN MH A-1	88'	604.13	602.36	2.00%	8 IN
SAN A-2	BUILDING	SAN MH A-2	19'	604.60	604.23	2.00%	8 IN



SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

KA
KORB + ASSOCIATES ARCHITECTS

JSD

PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
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SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
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SERVICES, INC.
7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE	REVISION
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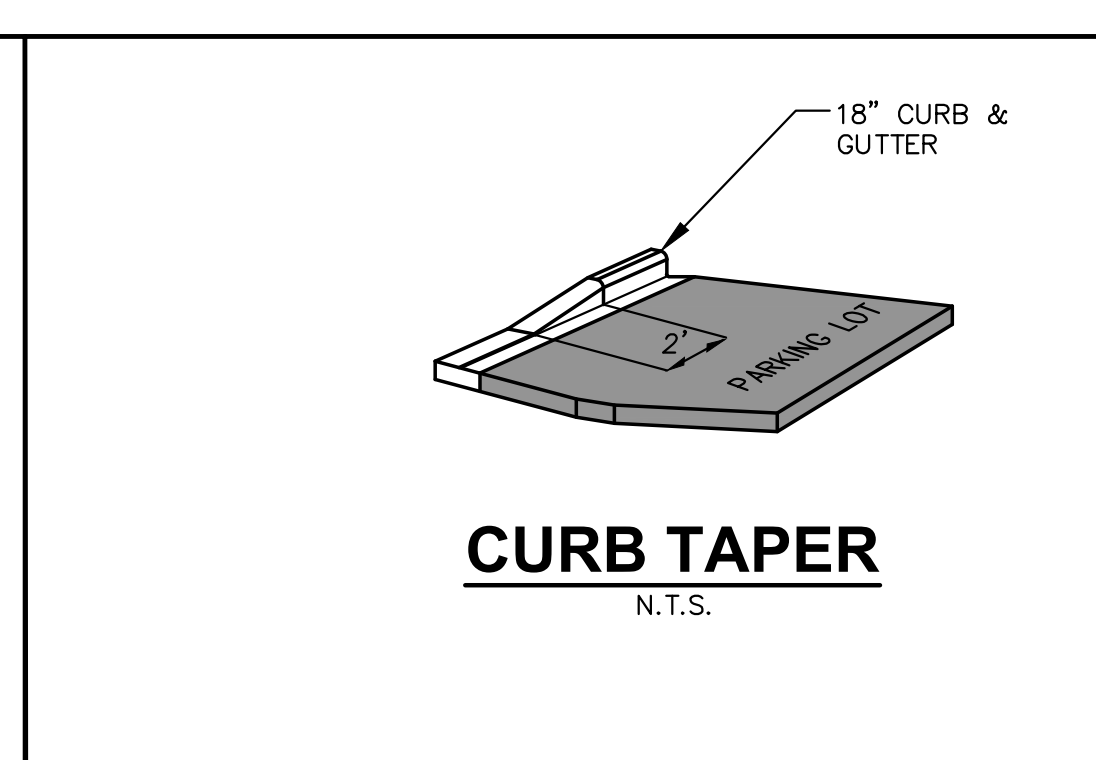
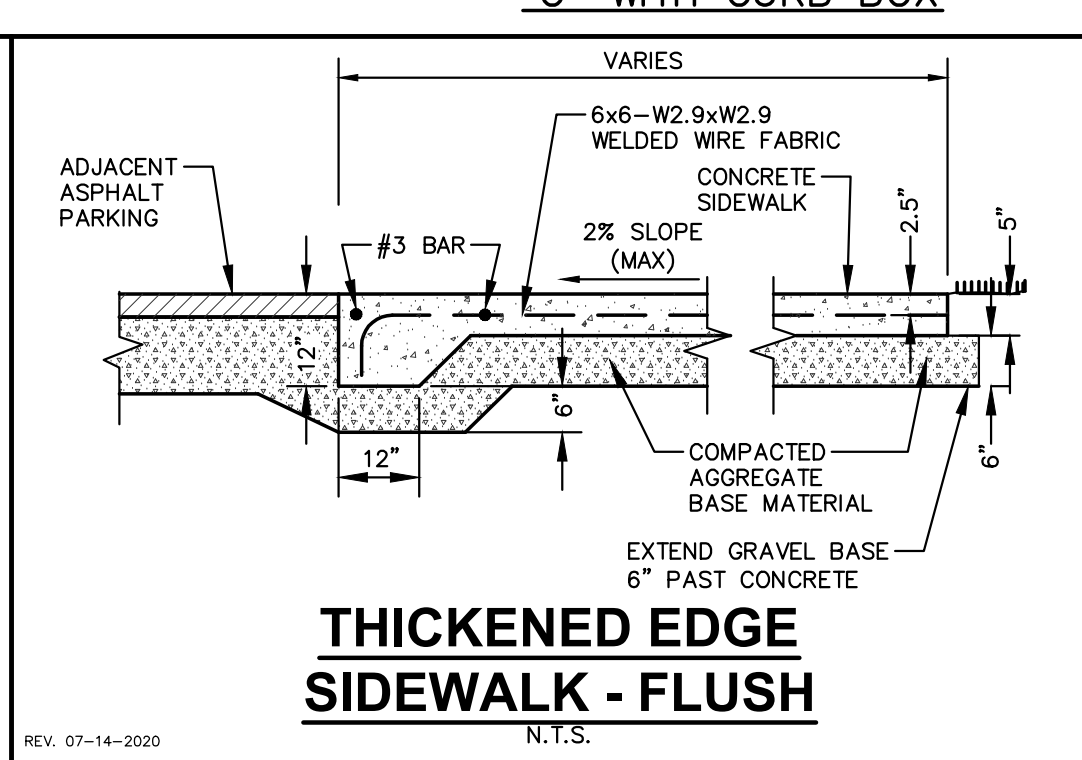
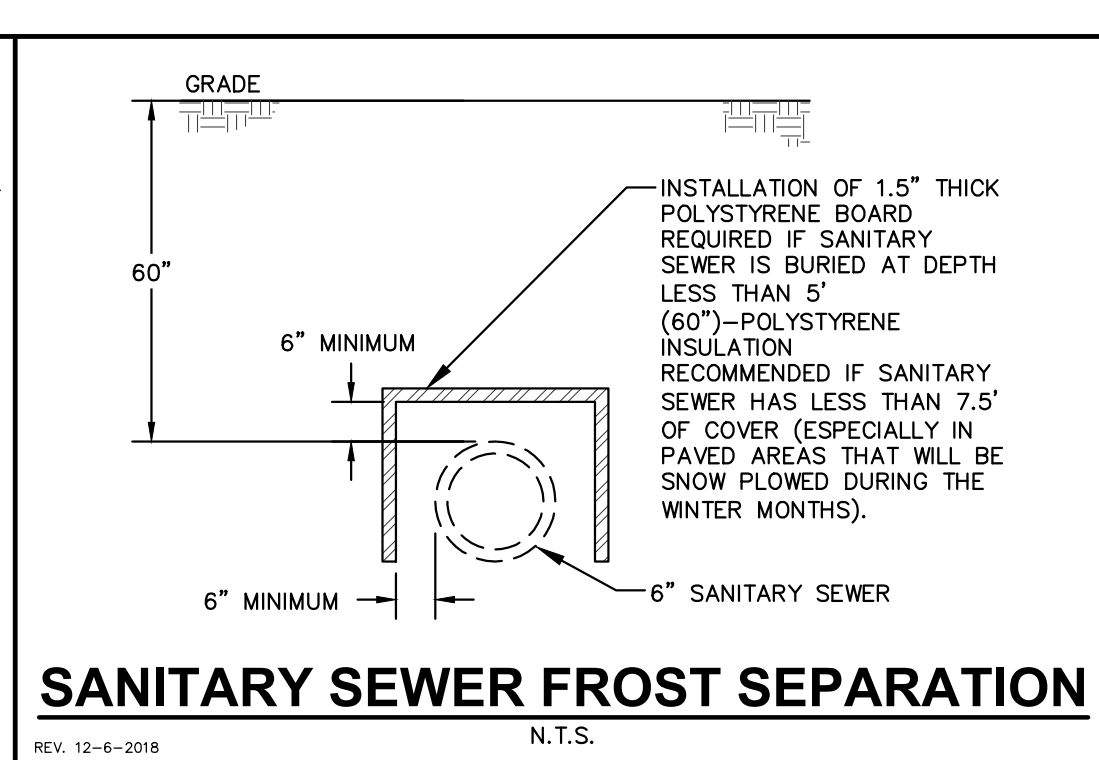
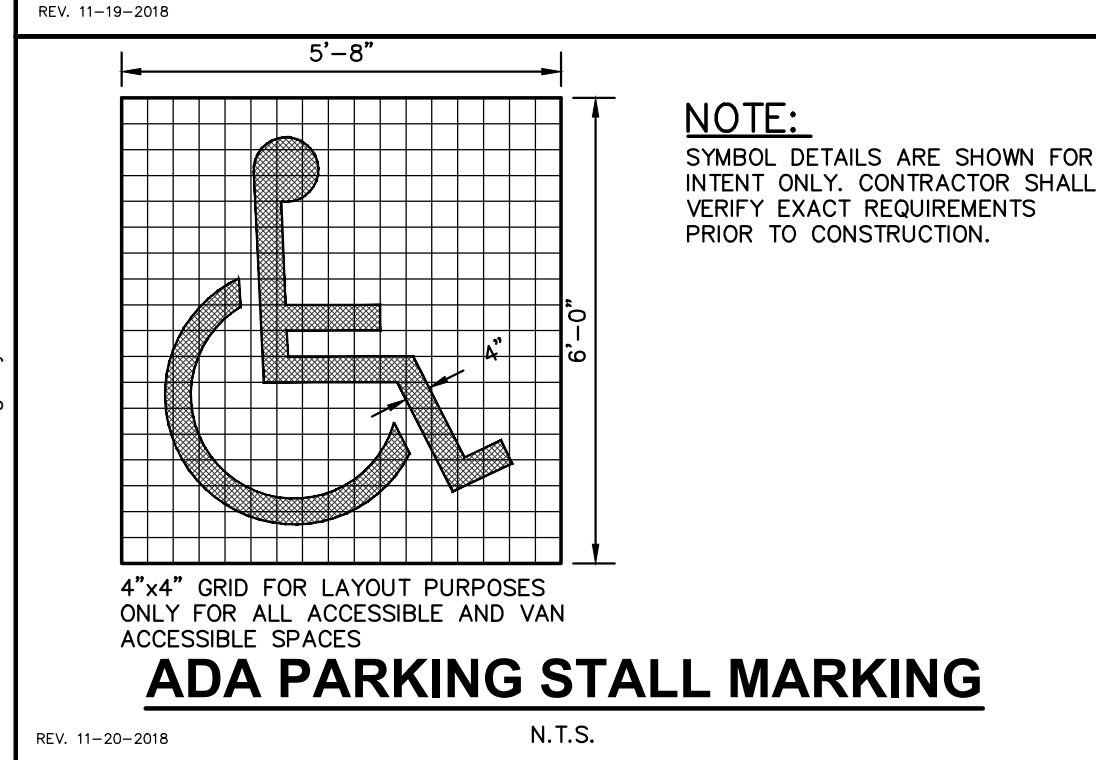
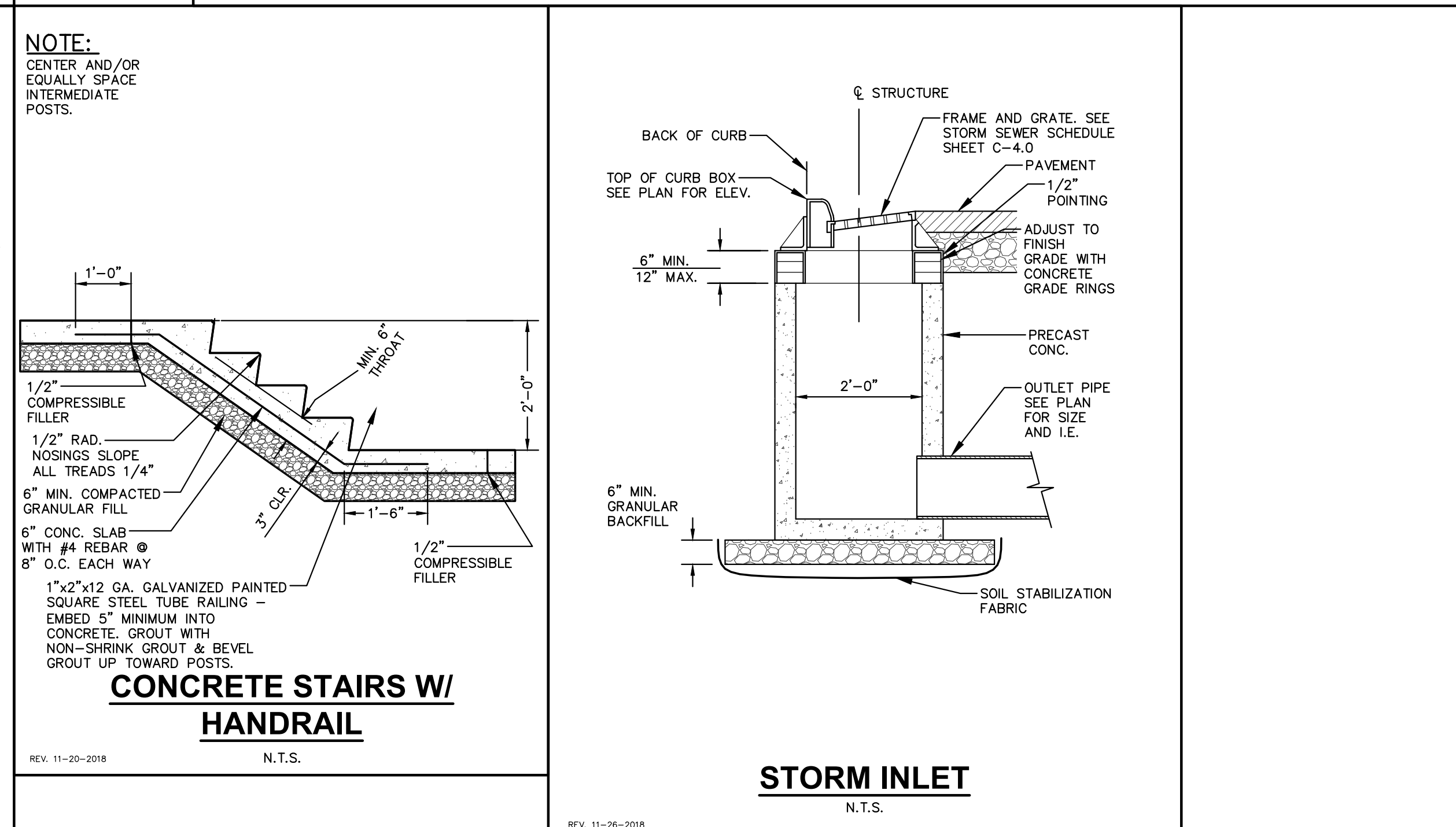
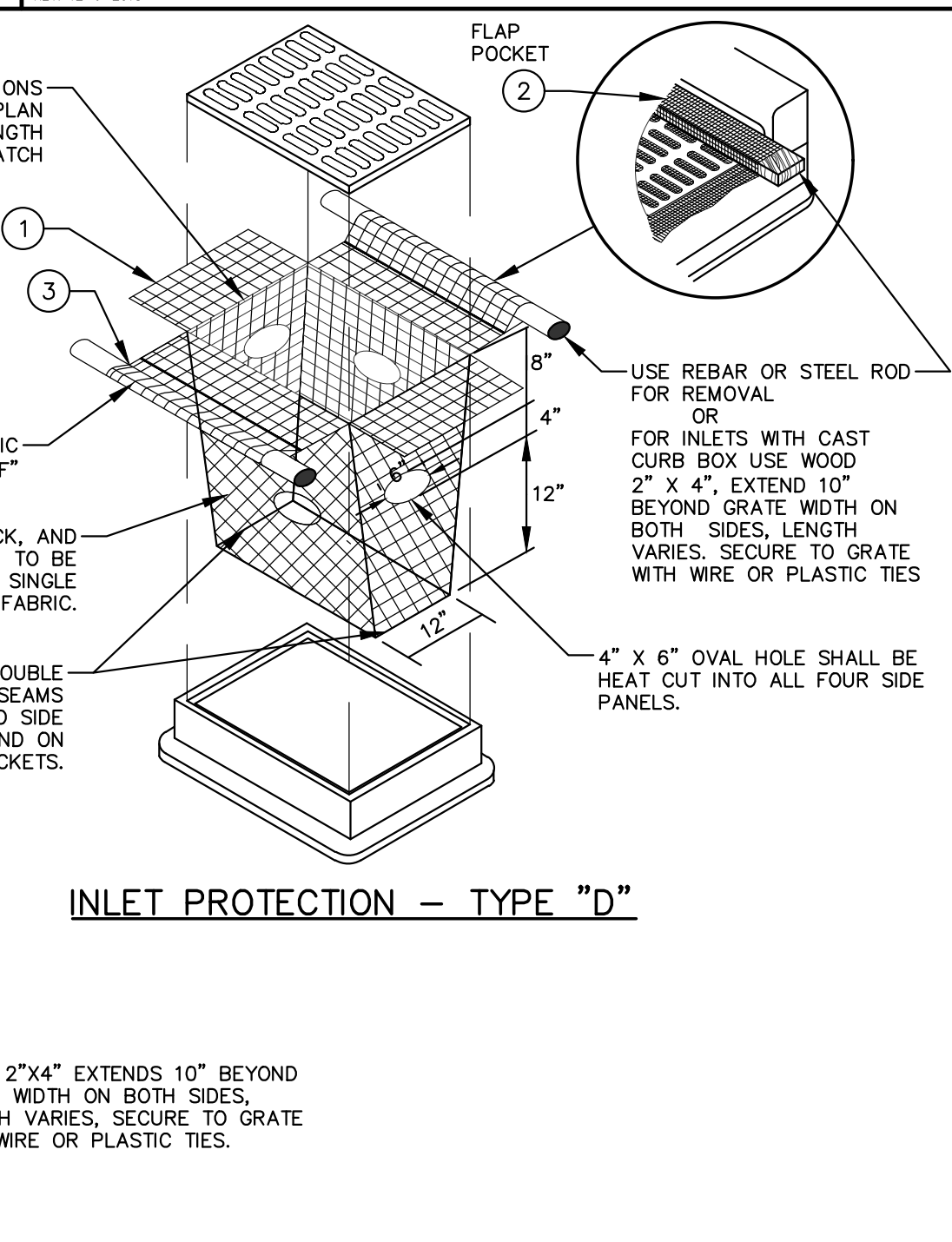
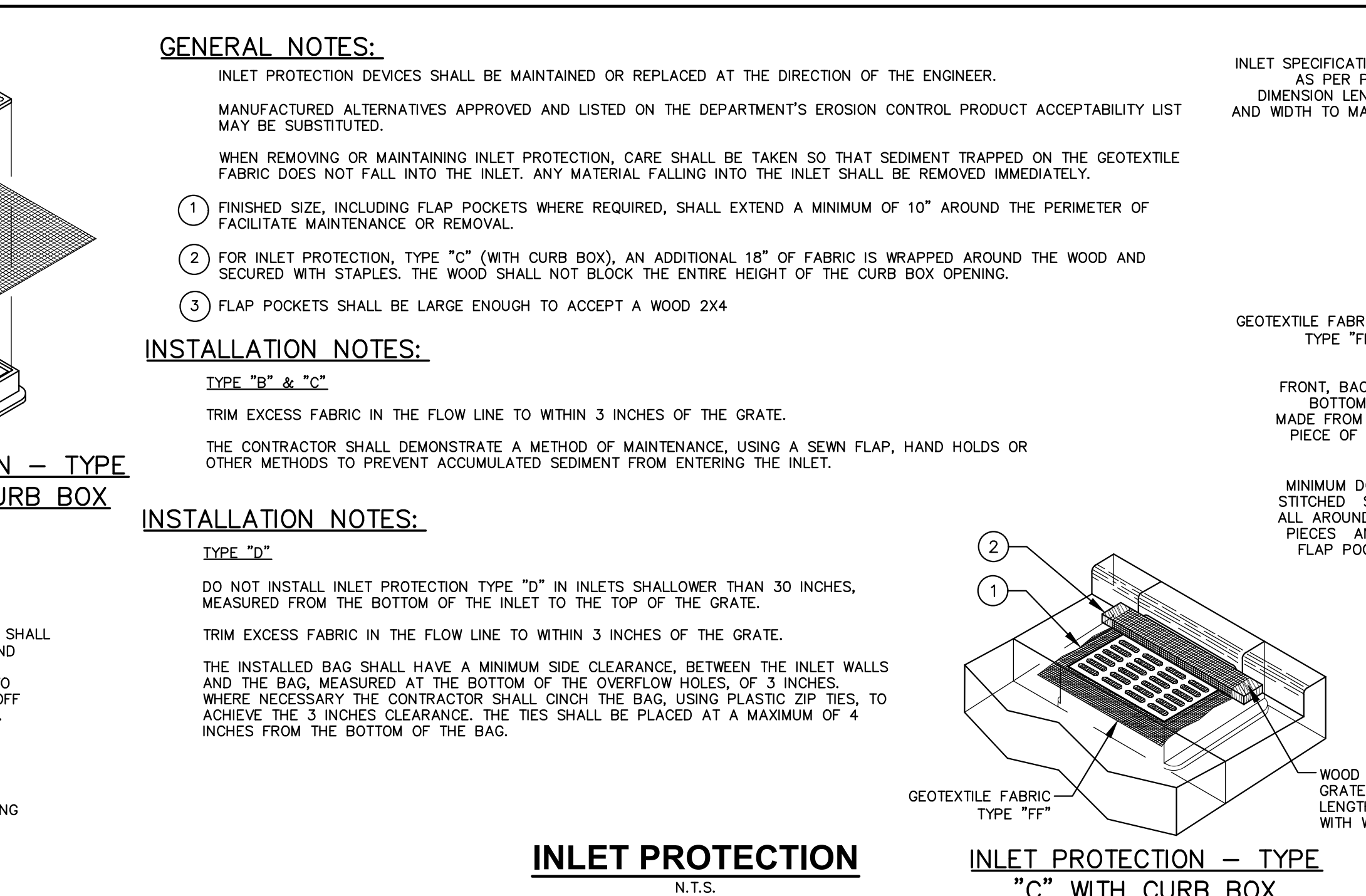
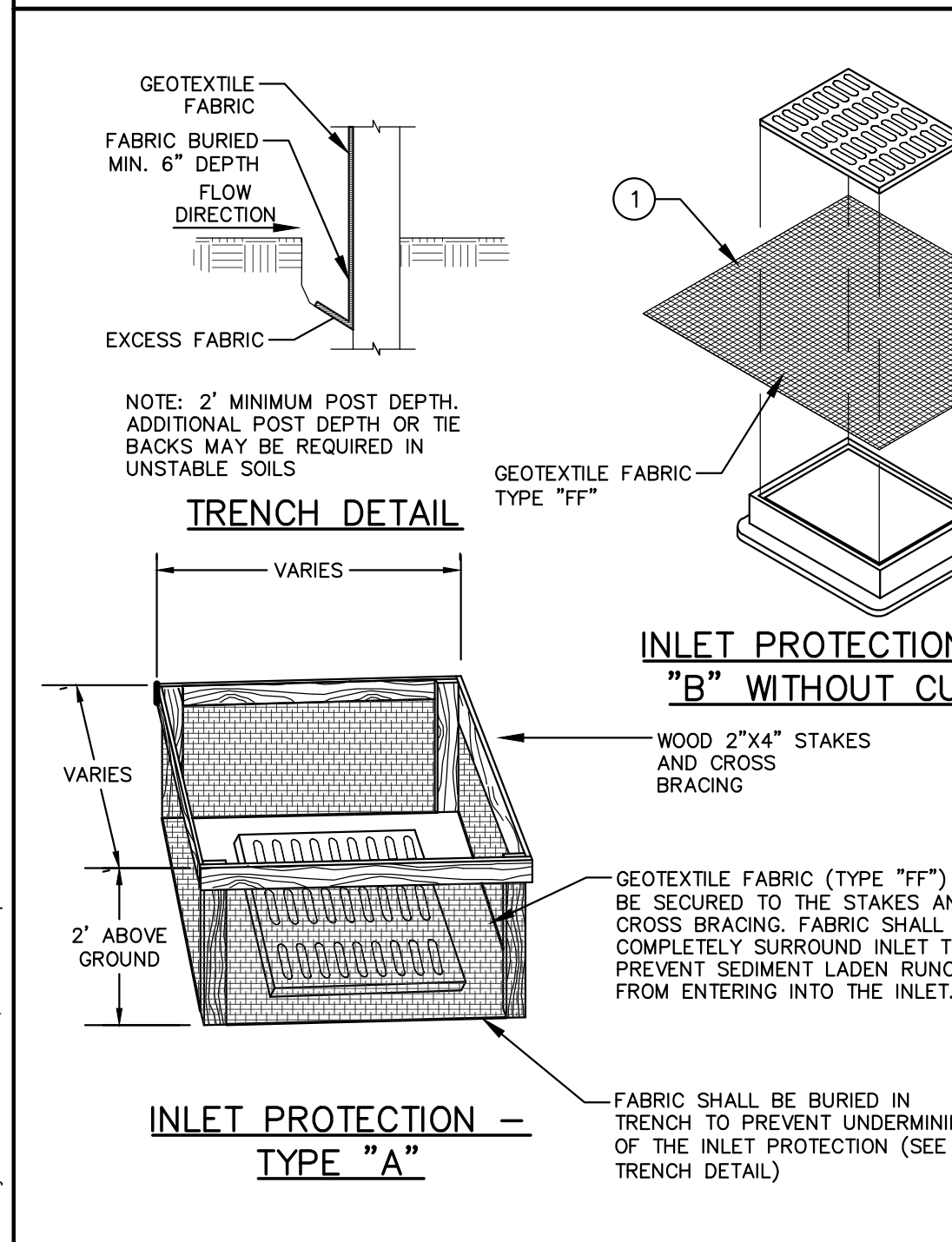
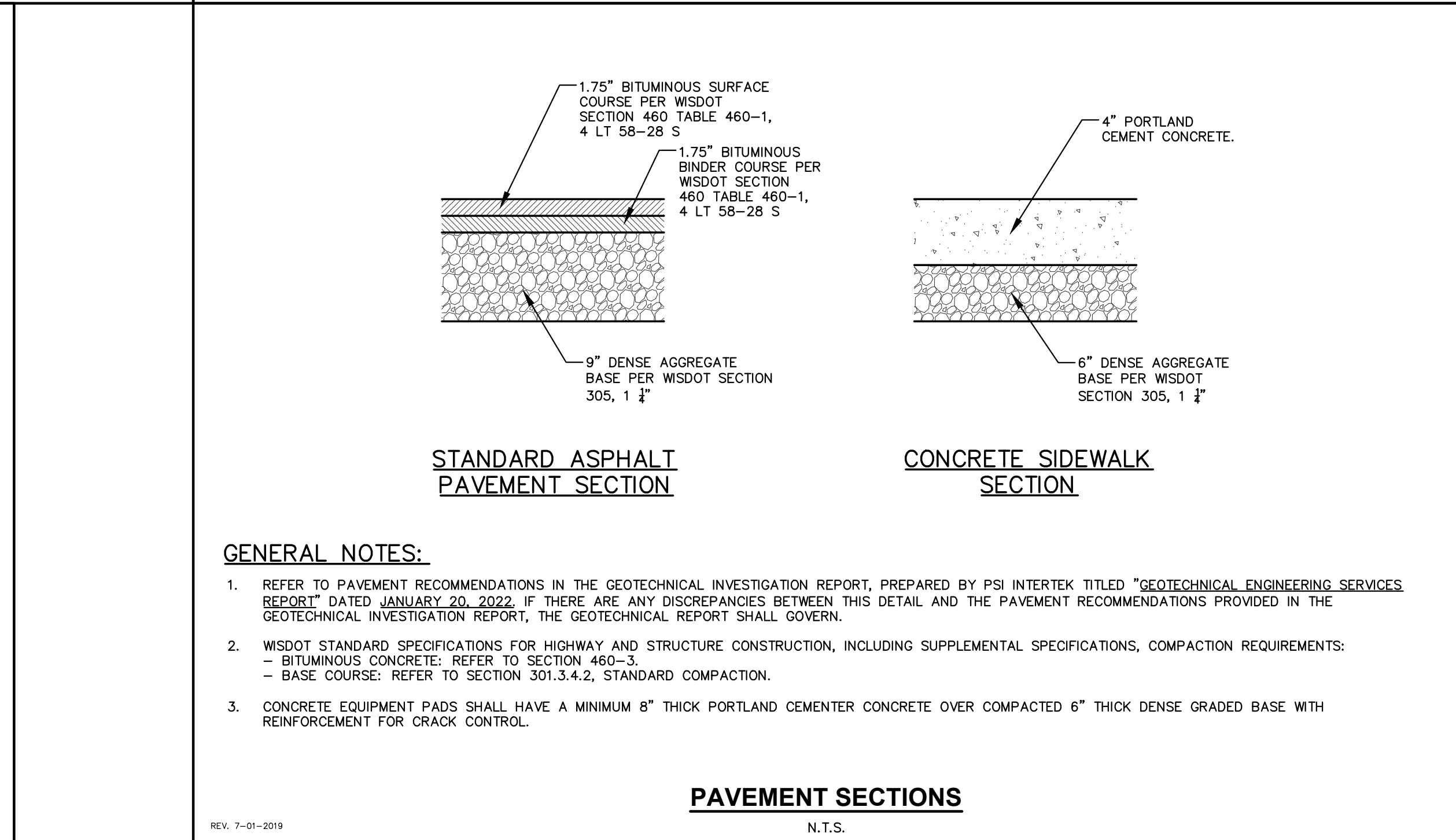
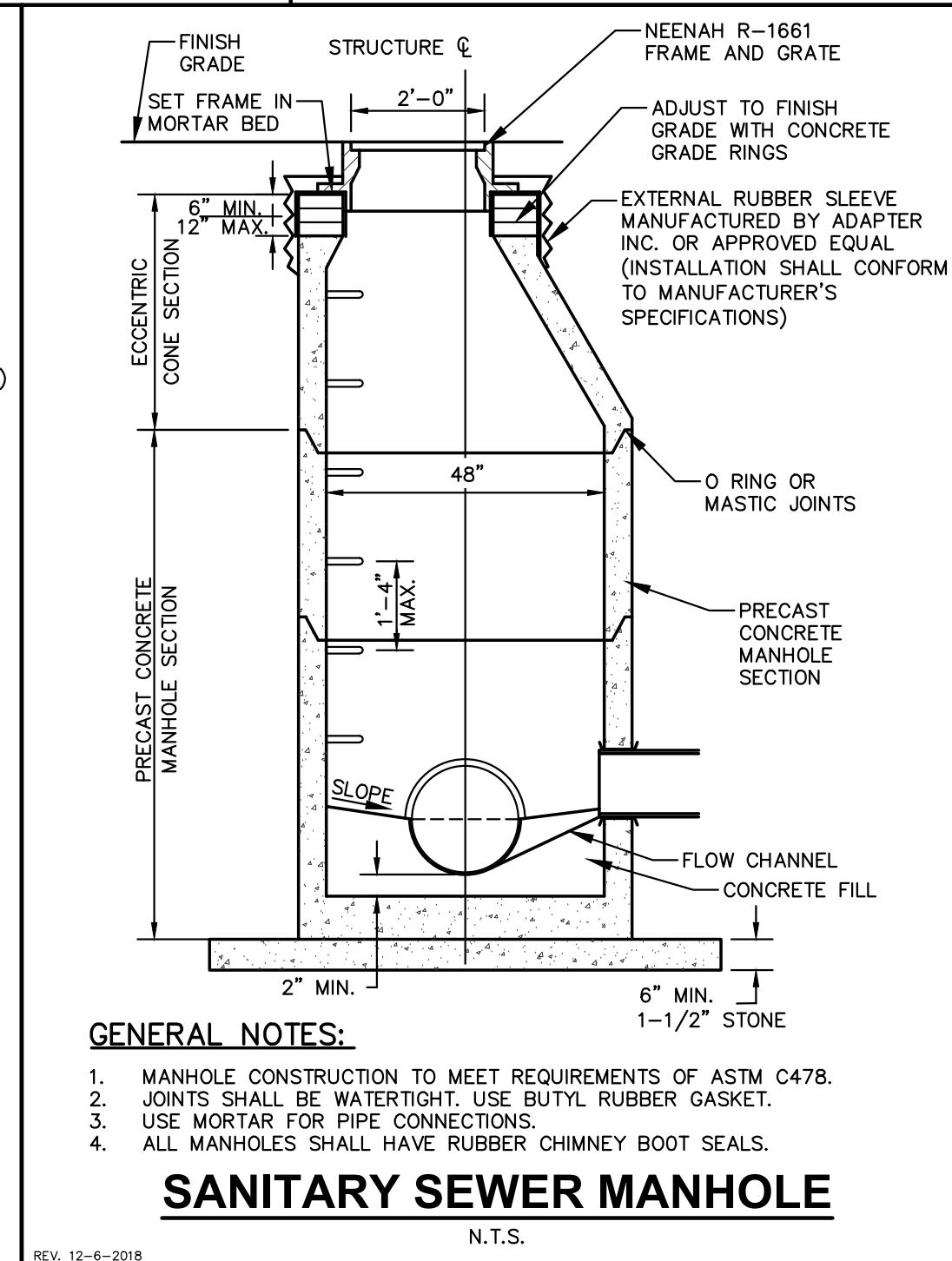
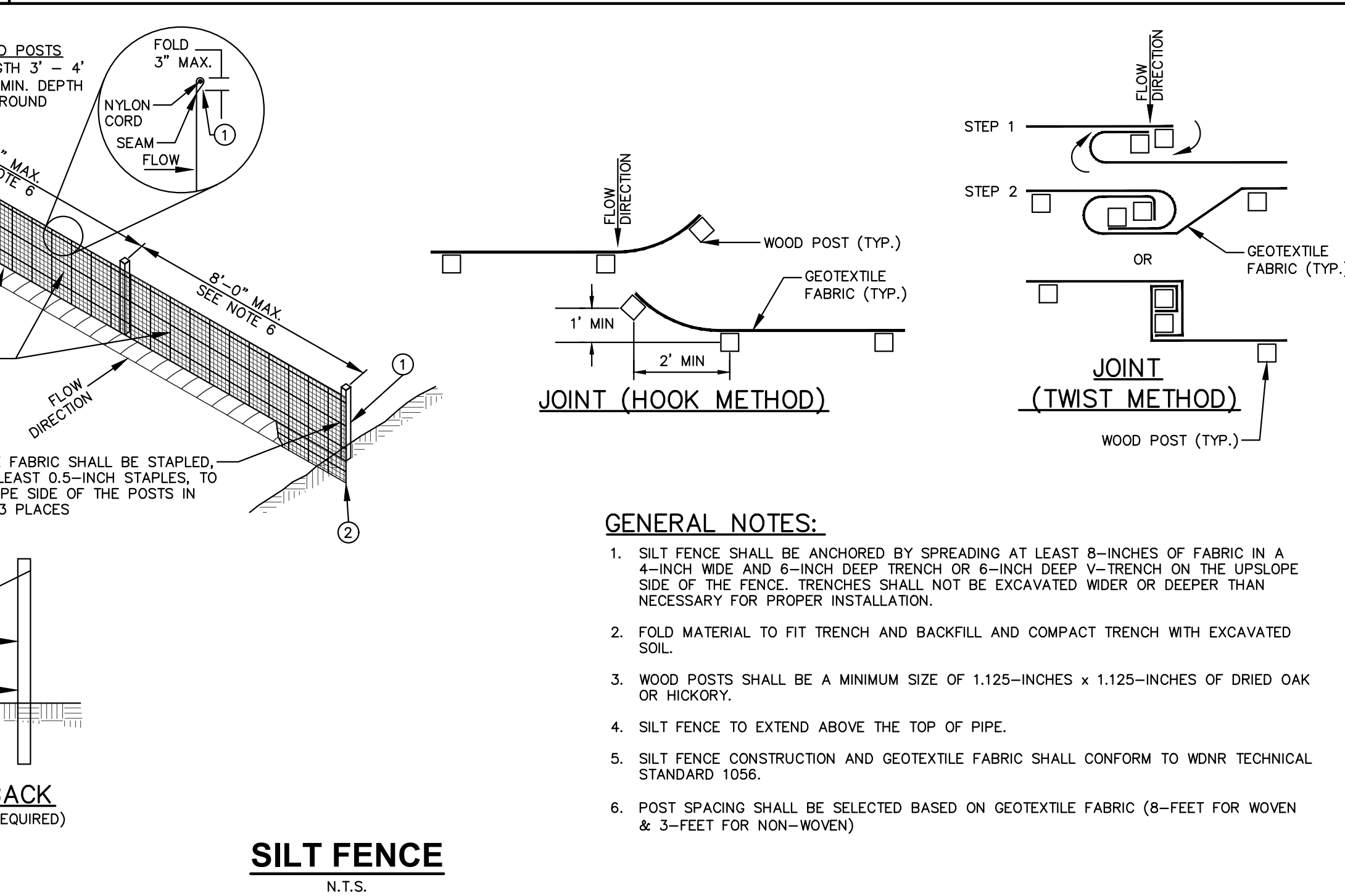
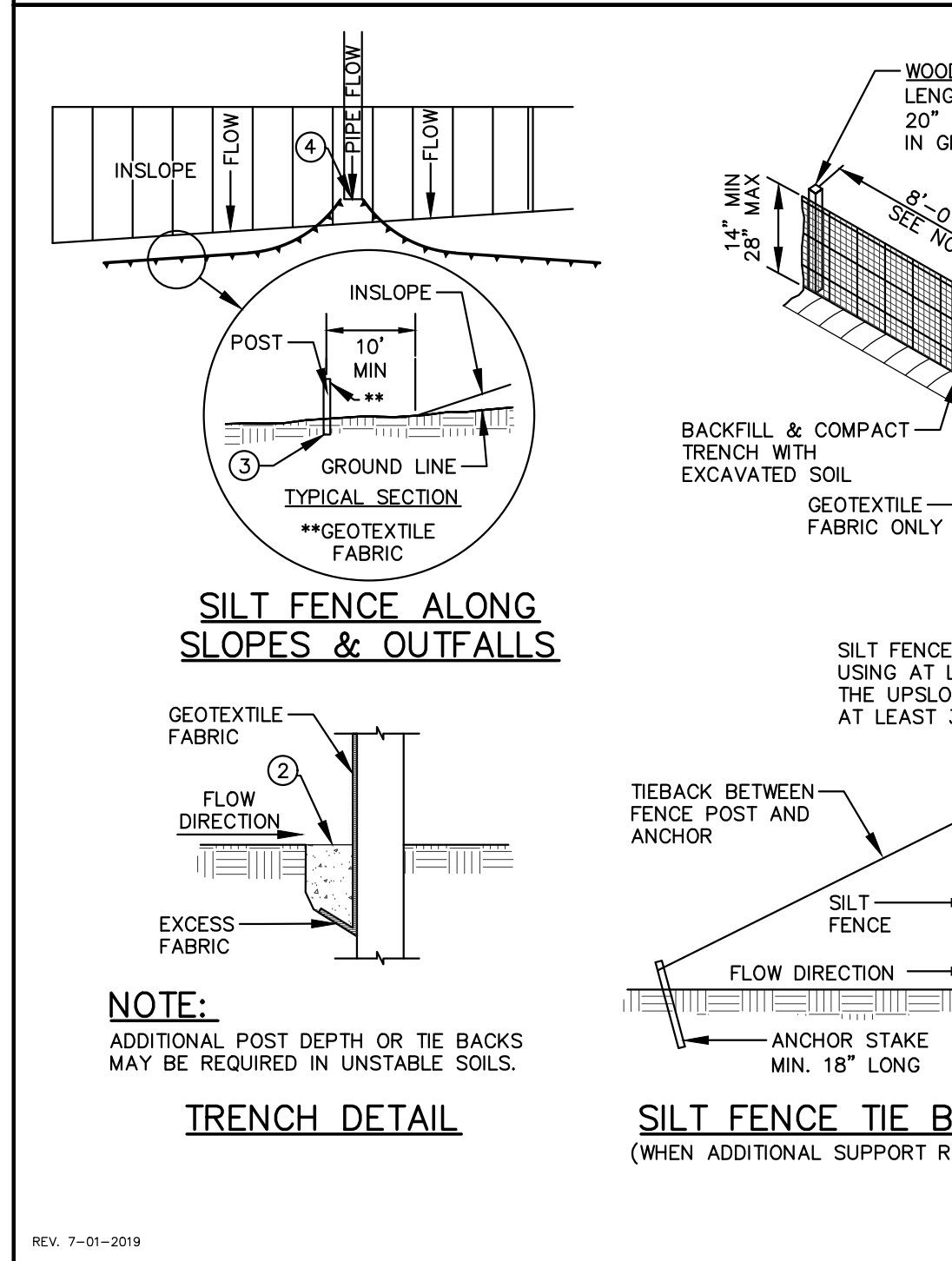
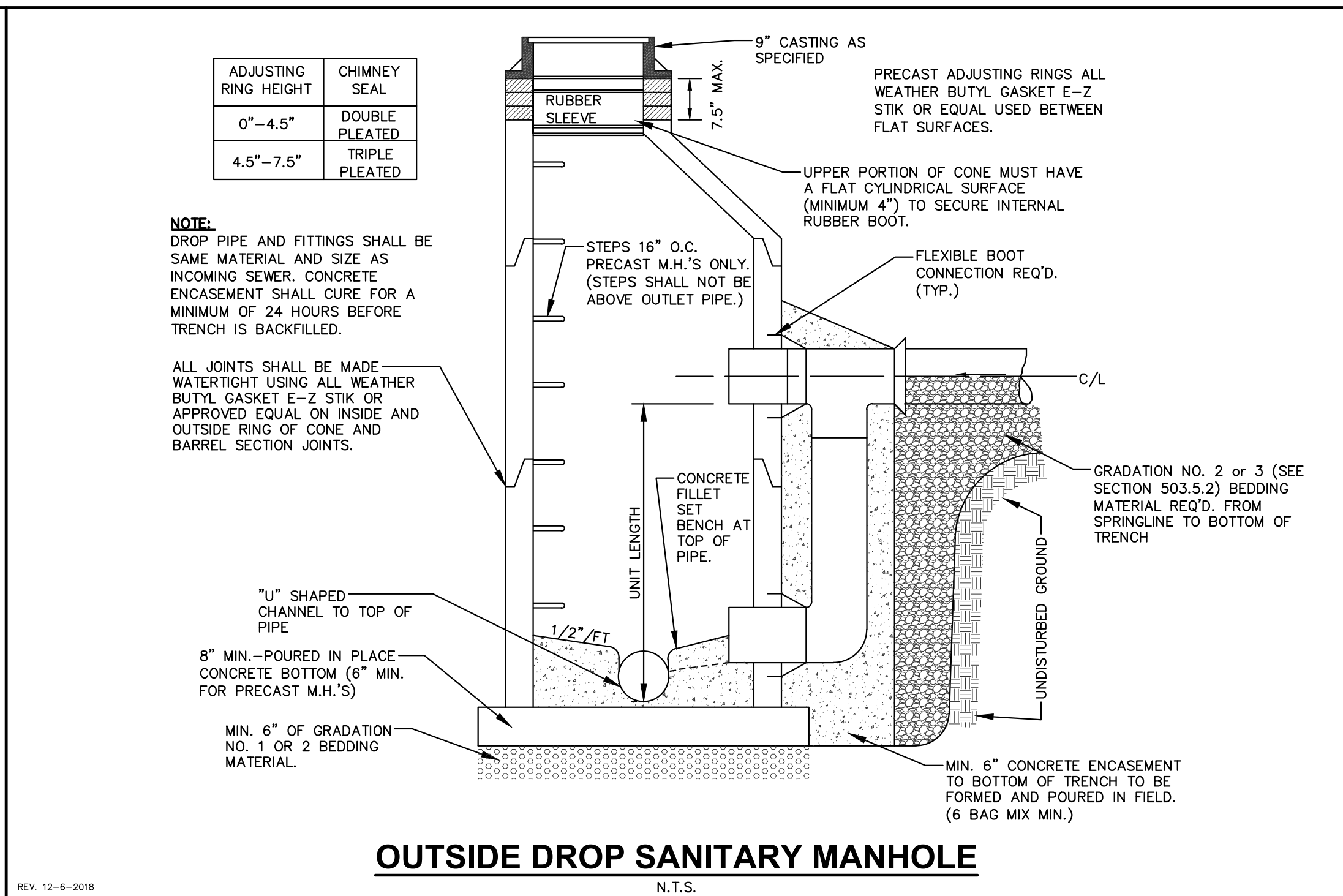
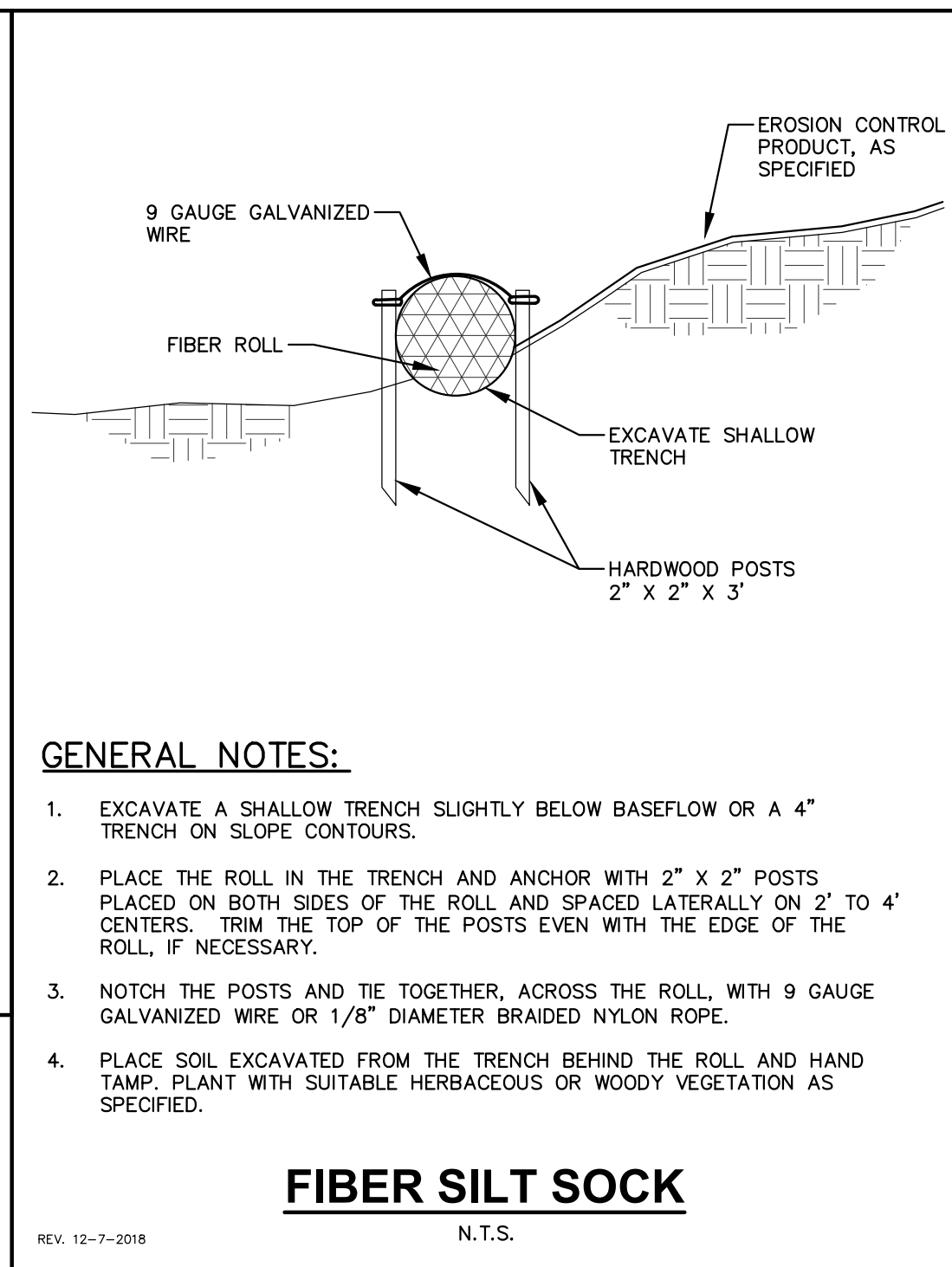
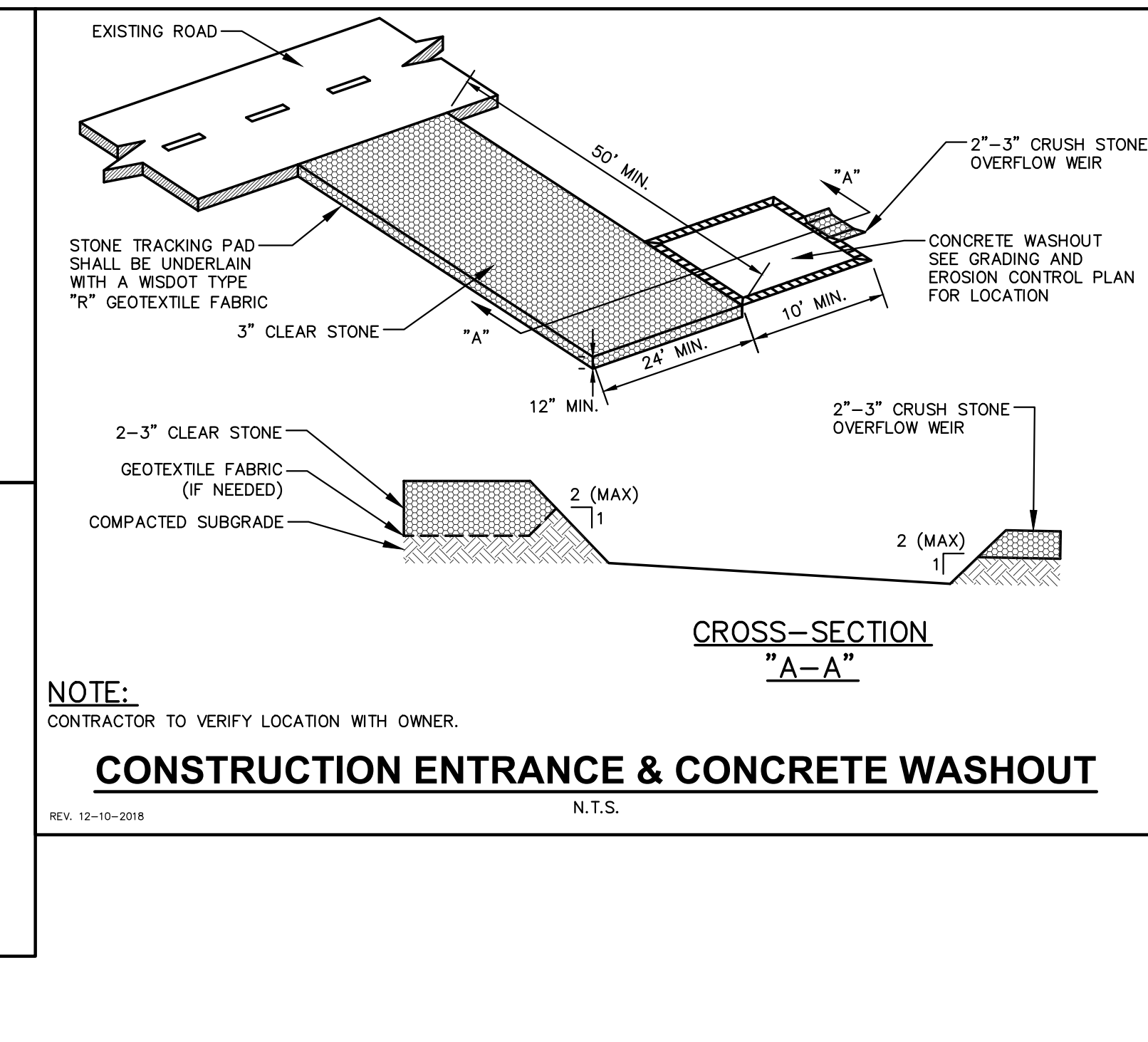
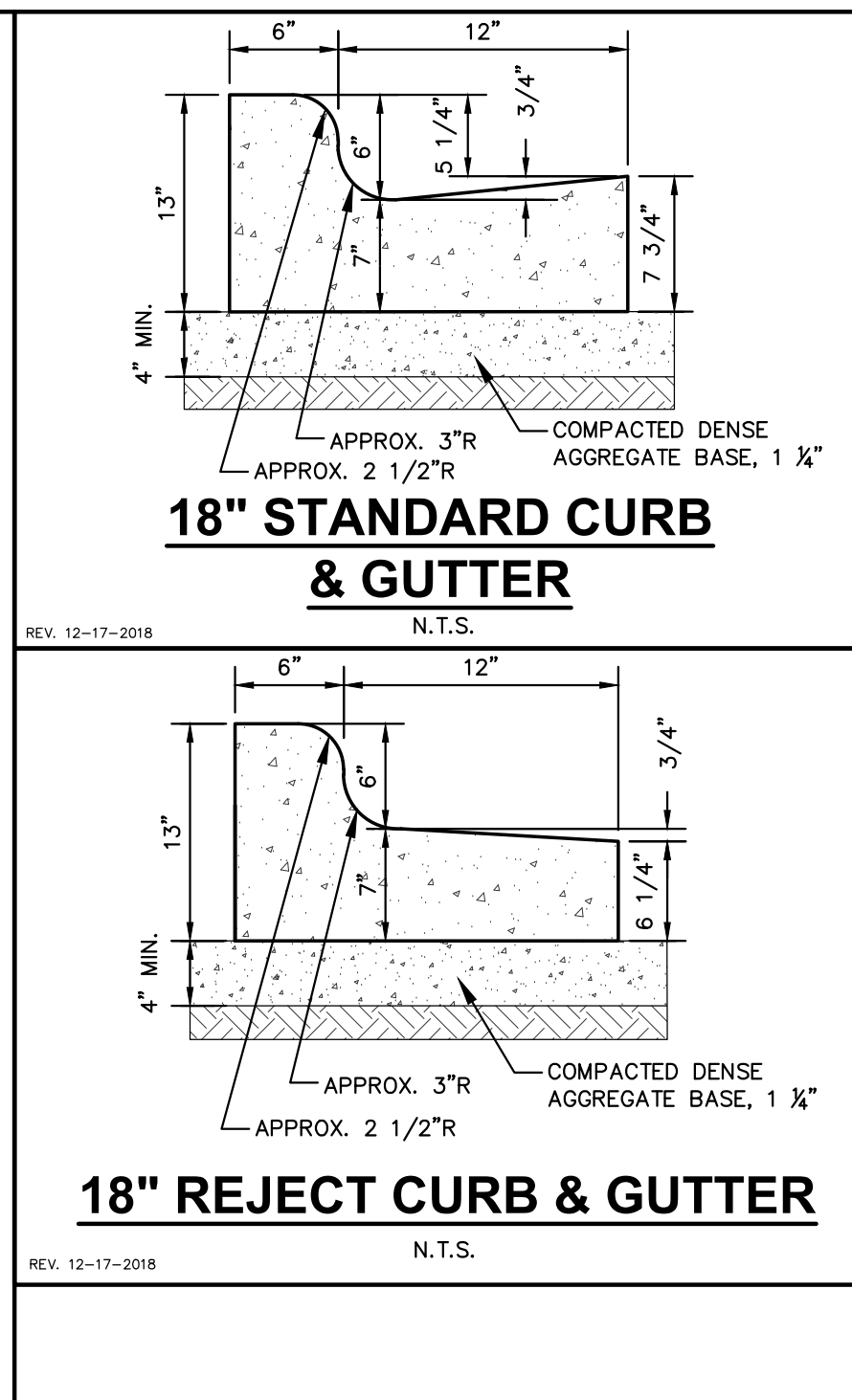
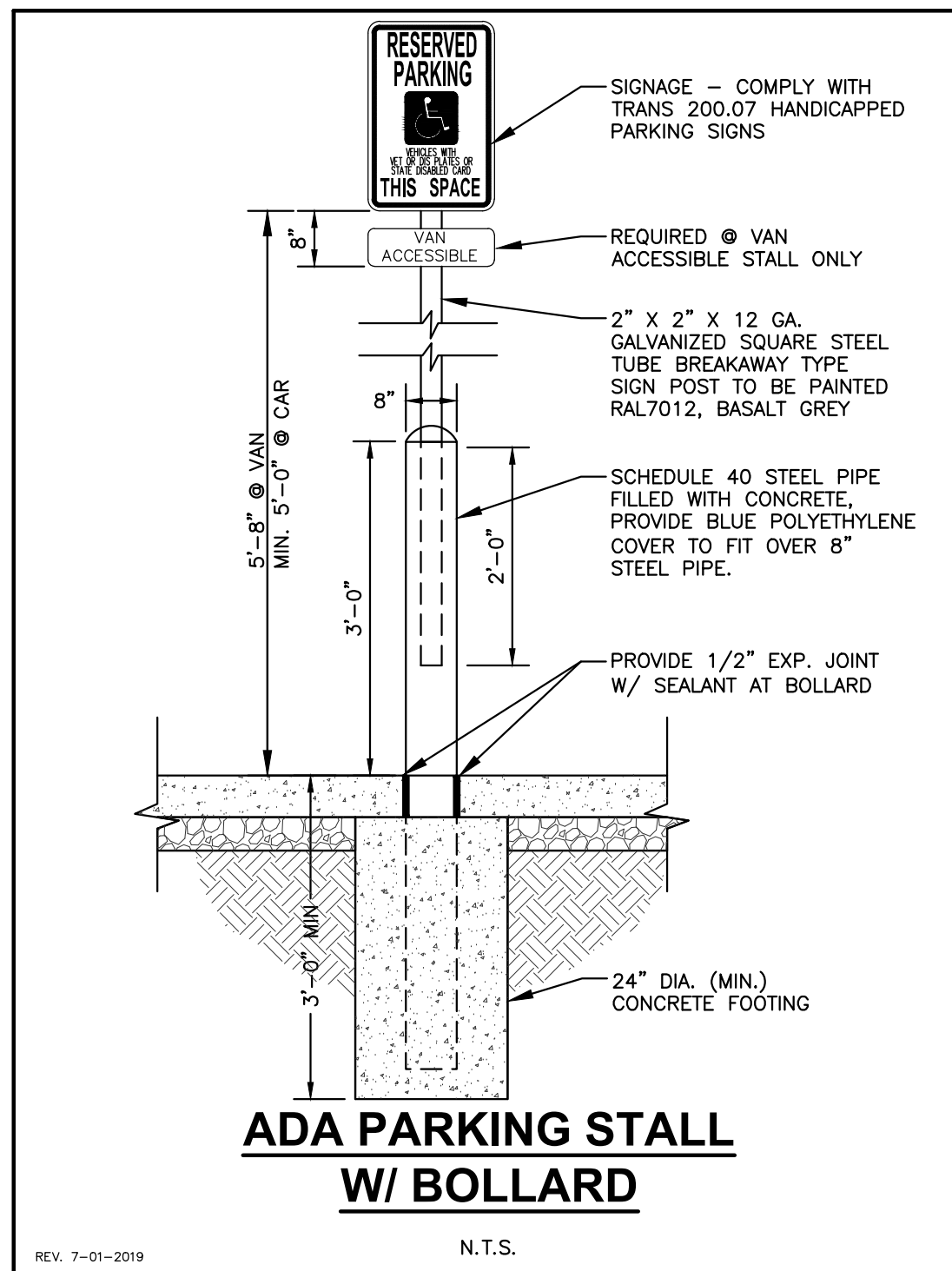
DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

UTILITY PLAN

C4.0

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PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53255

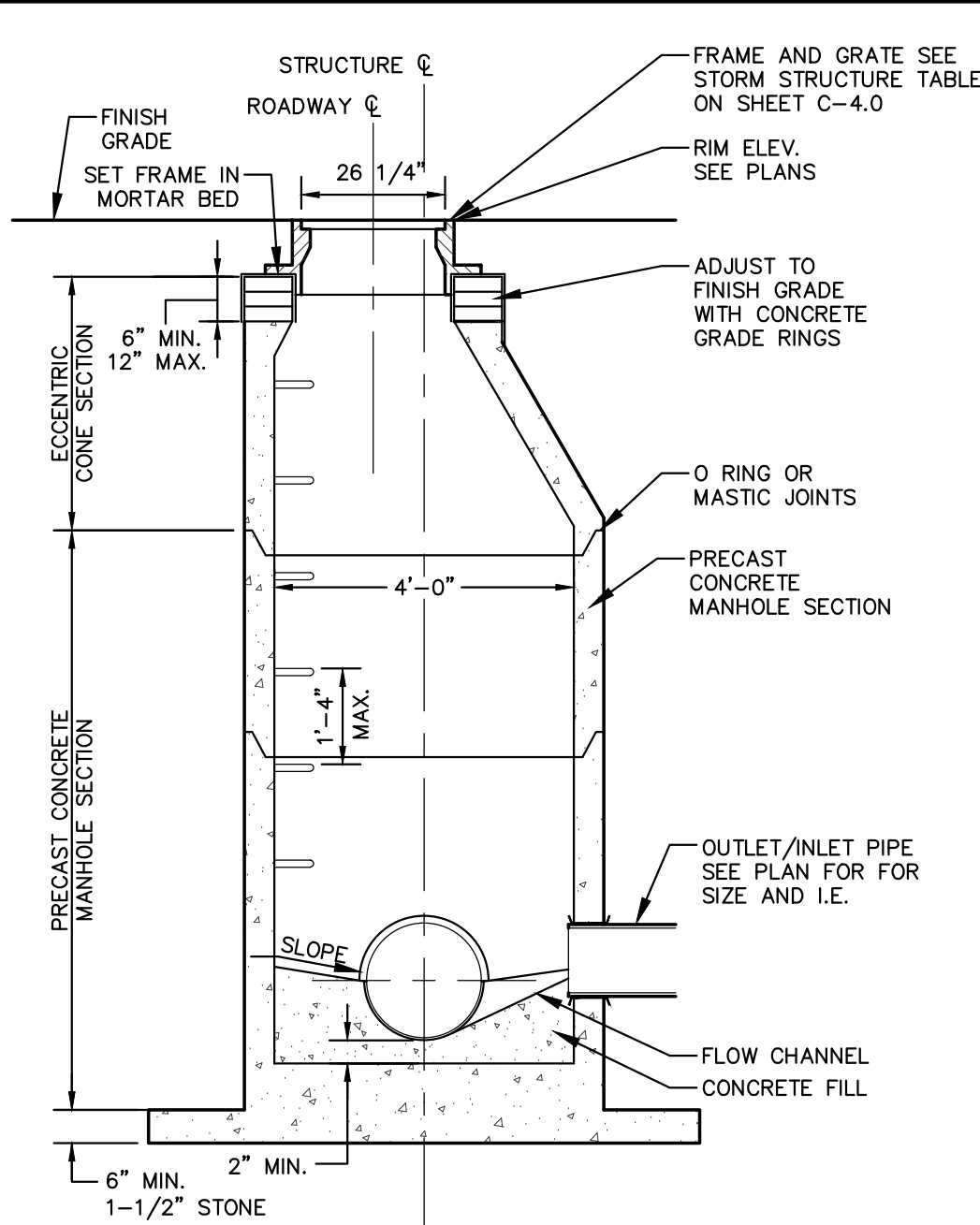
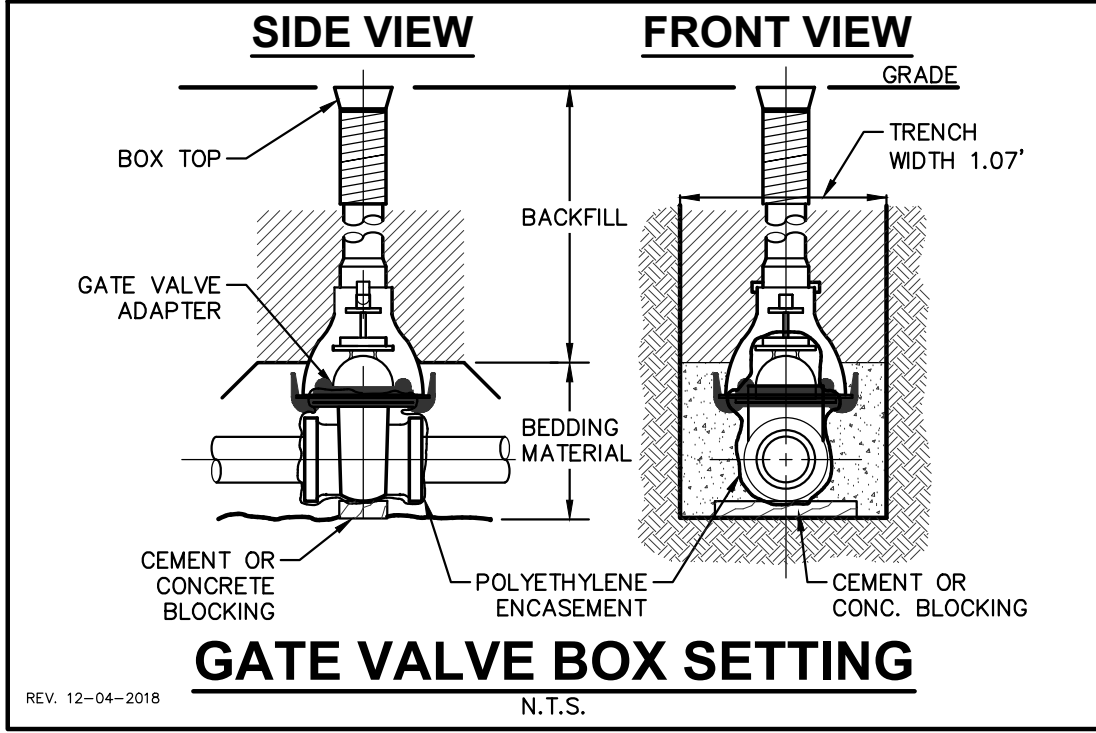
ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
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CIVIL ENGINEER:
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WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

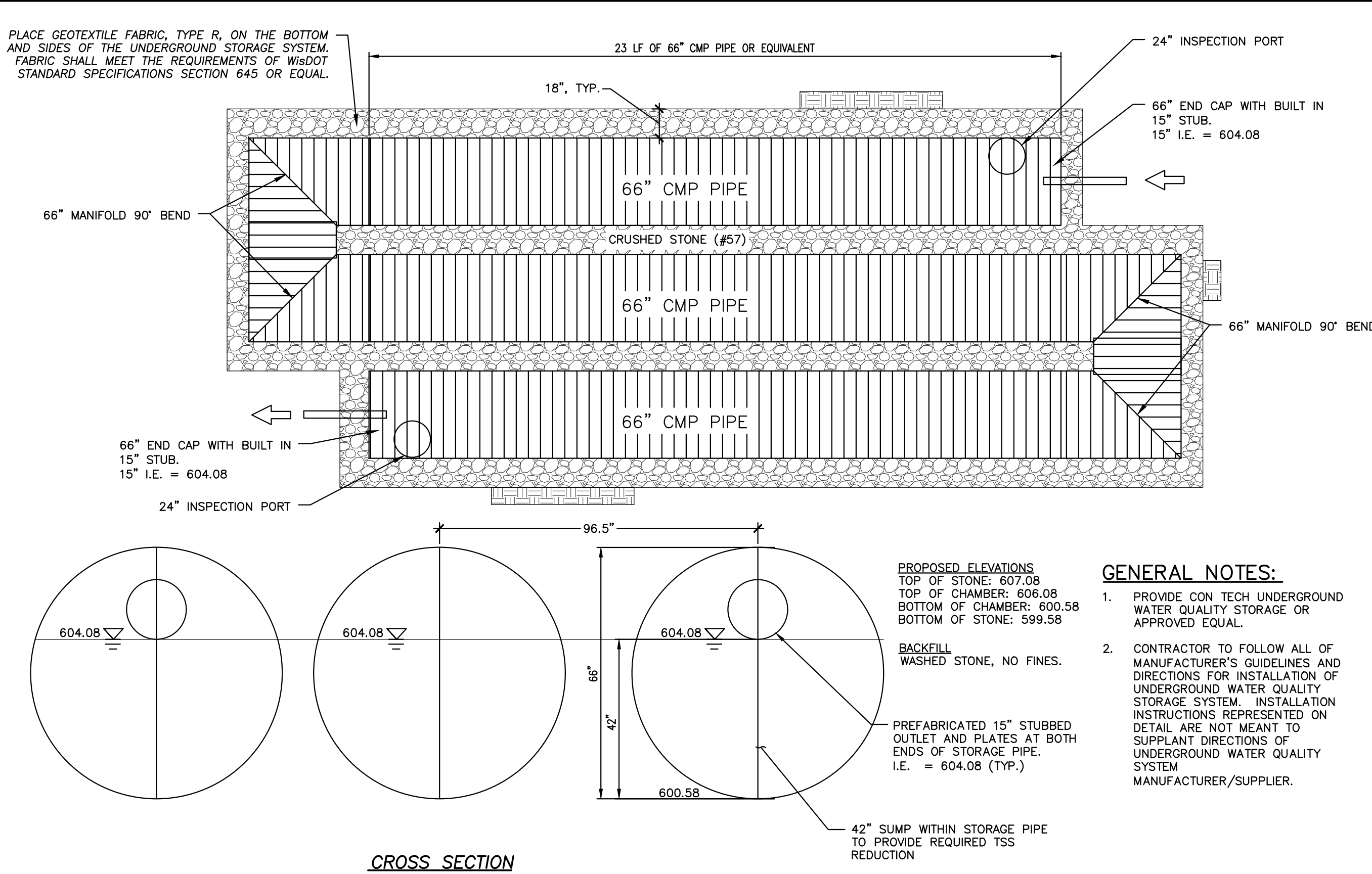
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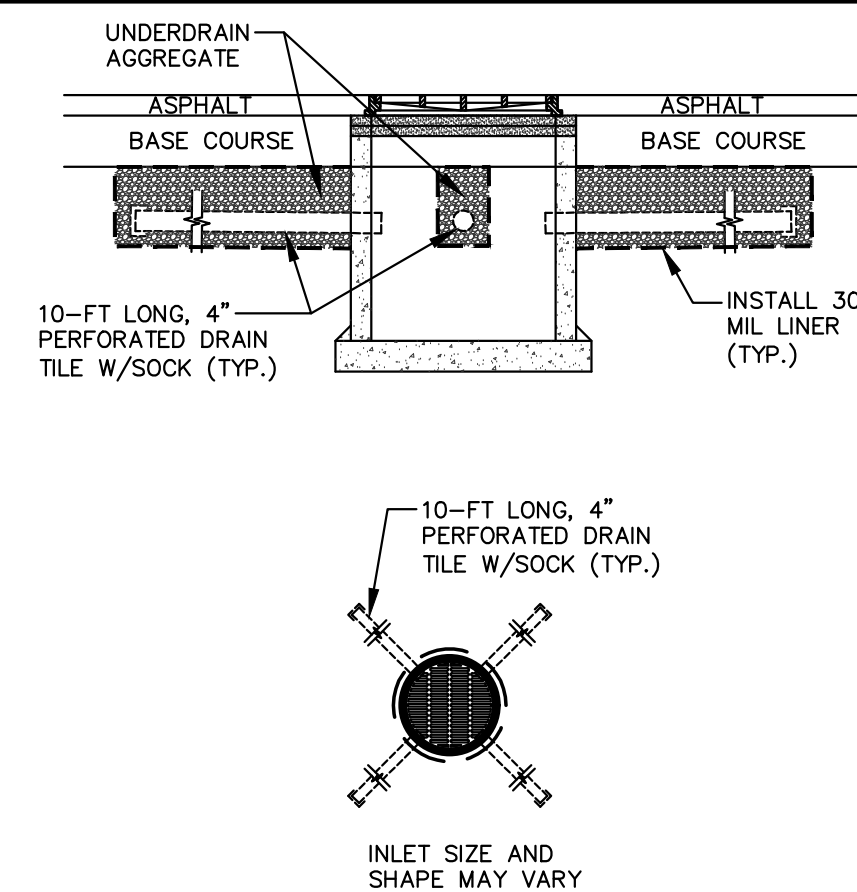


- GENERAL NOTES:**
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
 3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
 4. USE MORTAR FOR PIPE CONNECTIONS.
 5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ROADWAY.

FLAT TOP SLAB

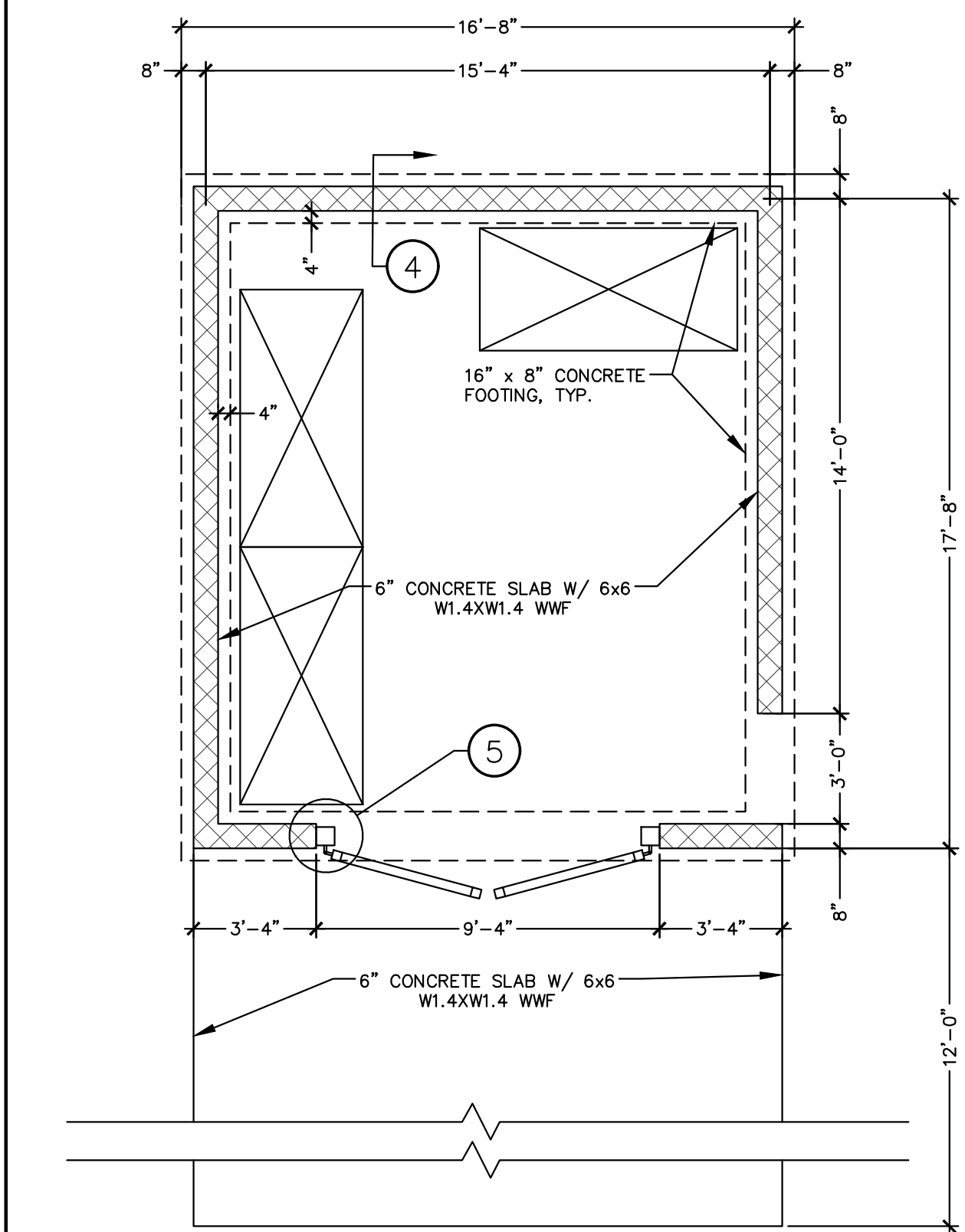


UNDERGROUND WATER QUALITY STORAGE

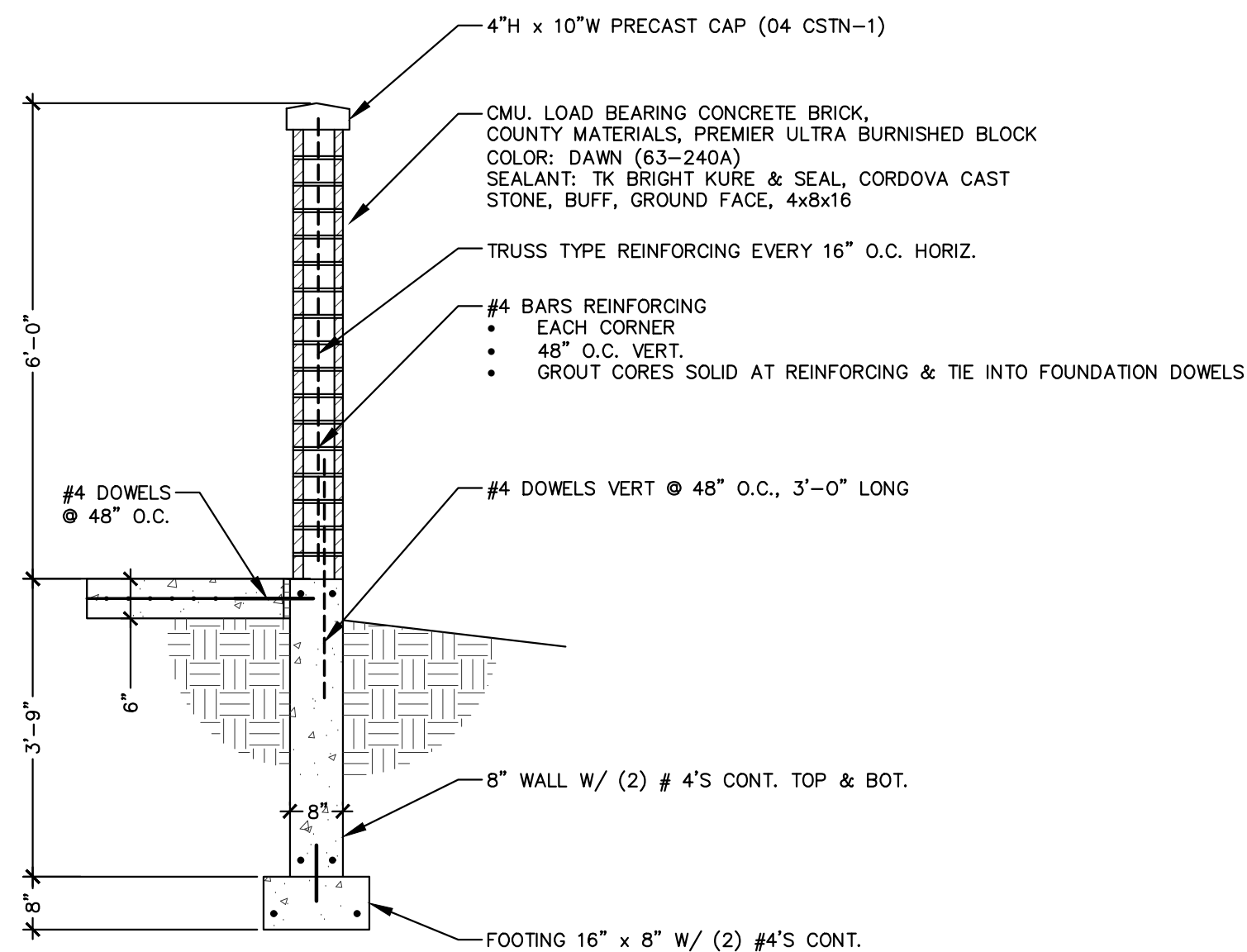


- GENERAL NOTES:**
1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
 2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
 3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
 4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY CITY OF GREEN BAY.

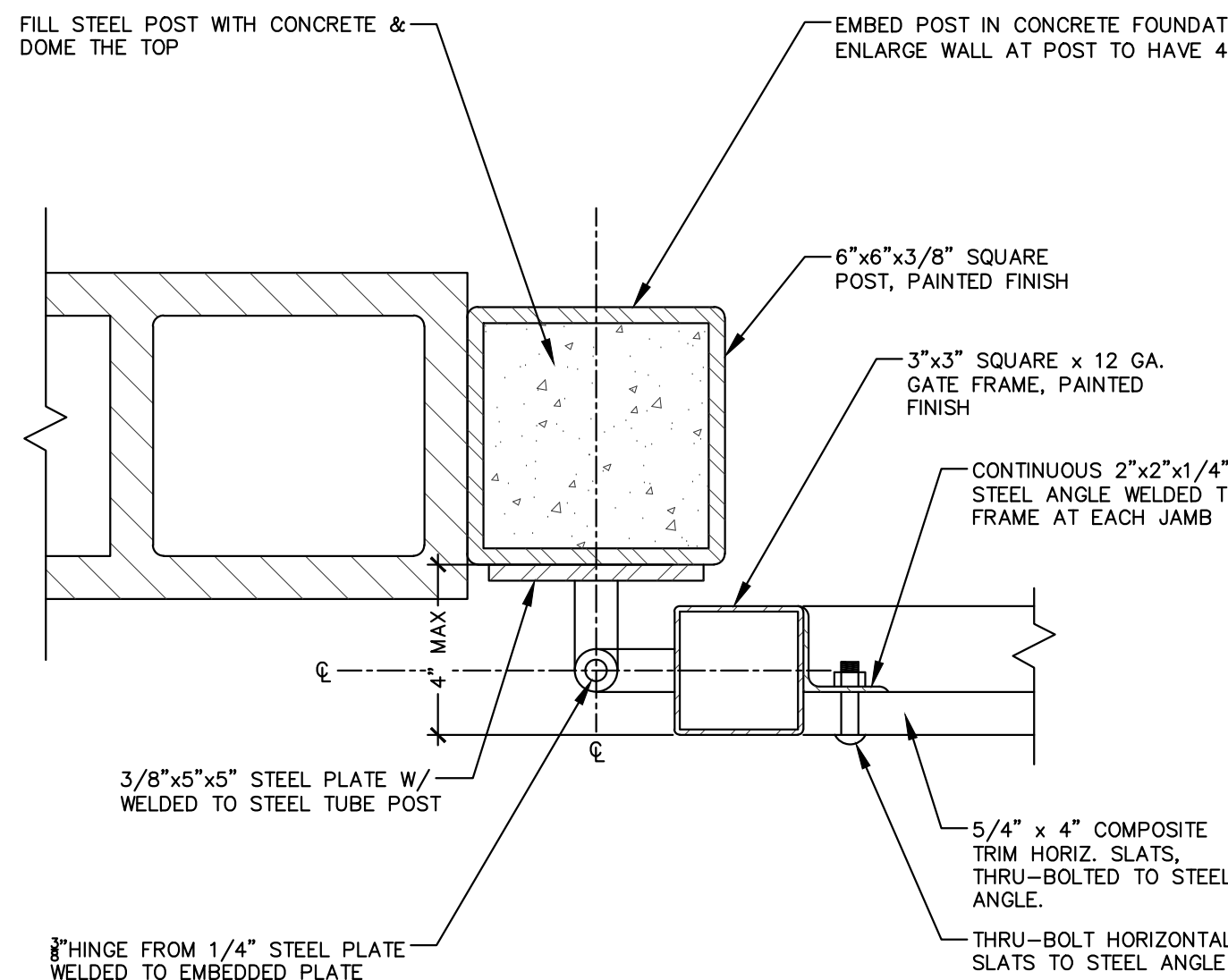
CATCH BASIN/INLET UNDERDRAIN



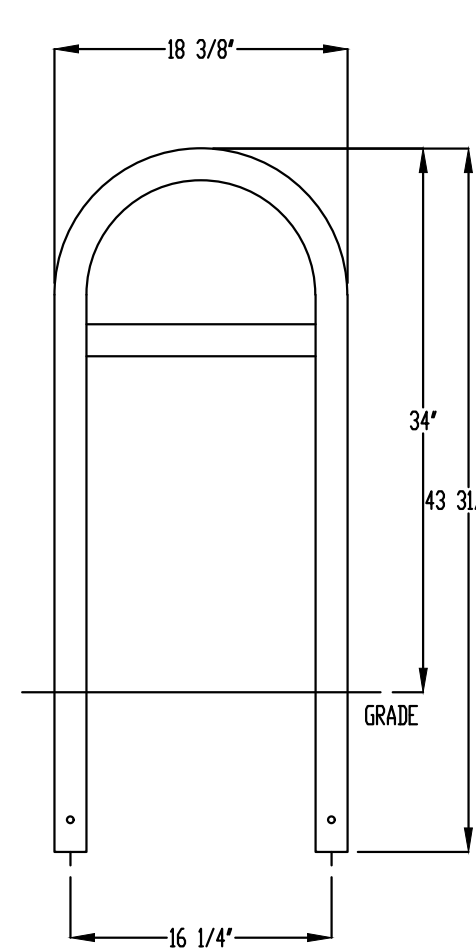
TRASH ENCLOSURE PLAN



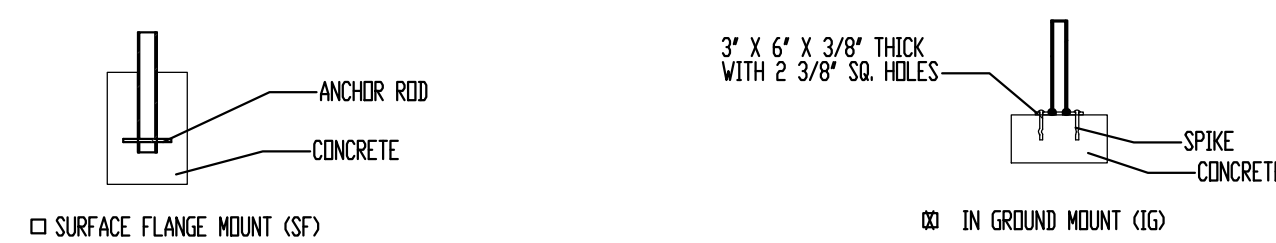
TRASH ENCLOSURE WALL SECTION



TRASH ENCLOSURE GATE JAMB



CHECK DESIRED MOUNT

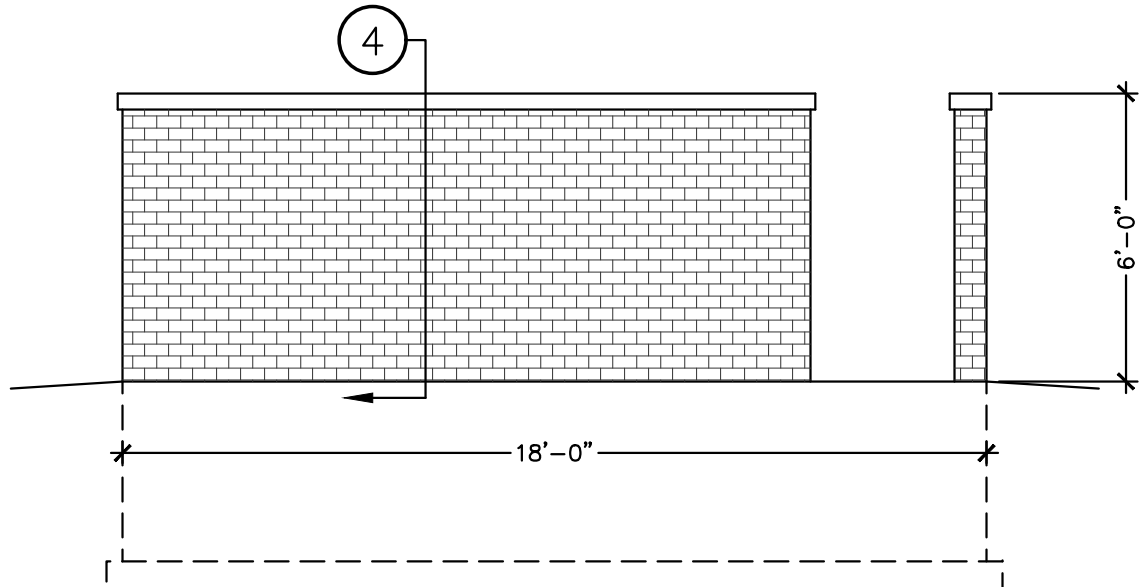


PRODUCT: 1200-SF
DESCRIPTION: PHOENIX SINGLE SIDED BIKE RACK
2 BOX, SURFACE MOUNT
DATE: 10-22-18
ENG: DMC

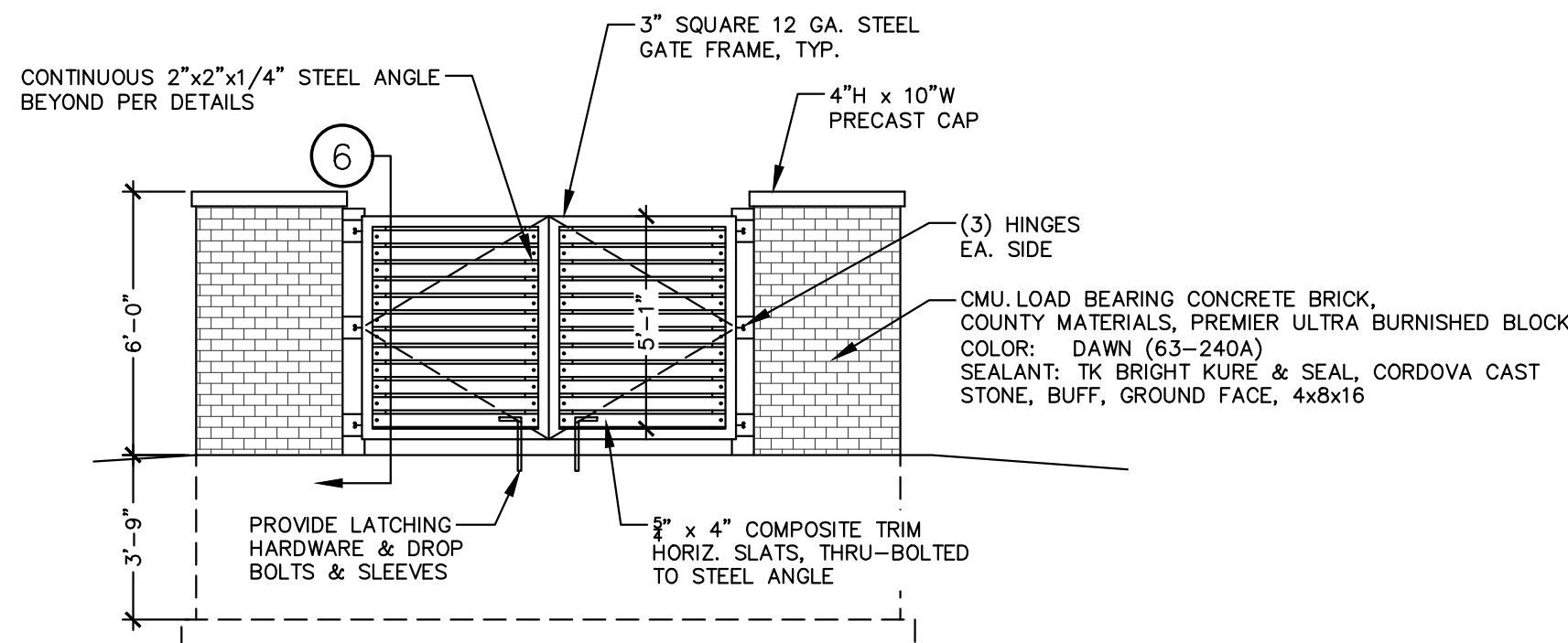
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. COLOR SHALL BE BLACK POWDER COATED. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OF CONDUIT RUNS.
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SQUARE 'U' BIKE RACK

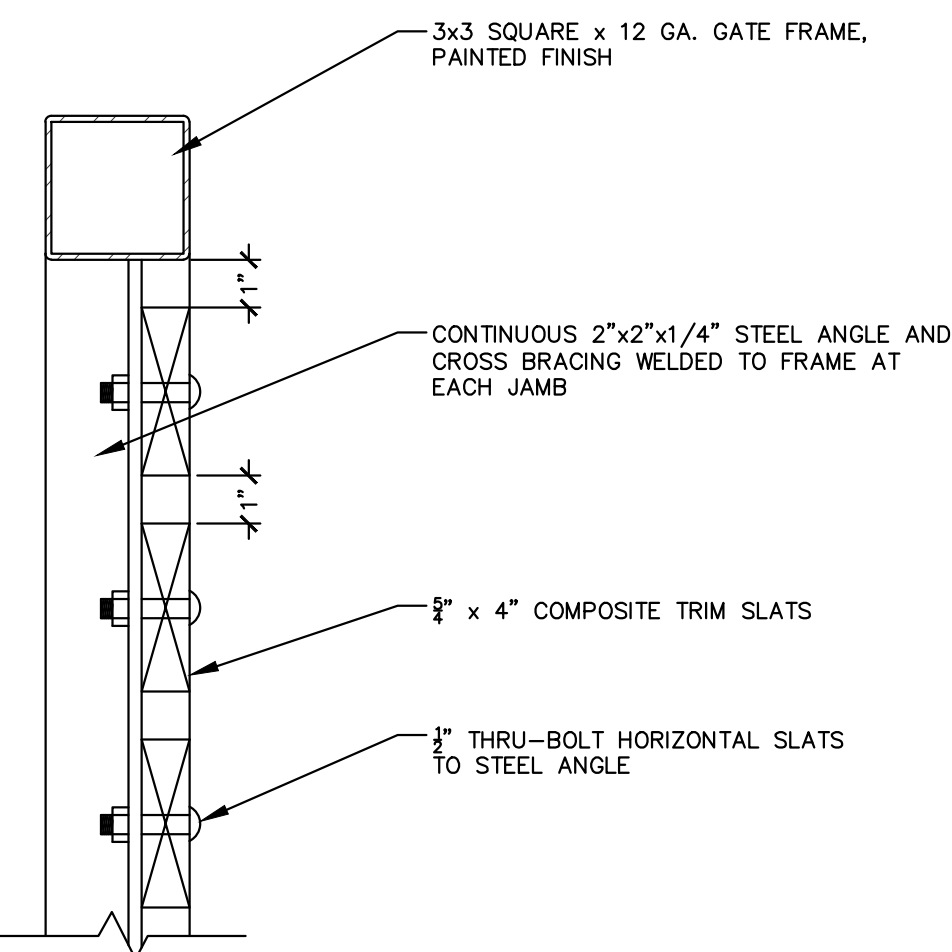
N.T.S.



TRASH ENCLOSURE SIDE ELEVATION



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE GATE HEAD

TRASH ENCLOSURE DETAIL

N.T.S.



DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

ARCHITECT:
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STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

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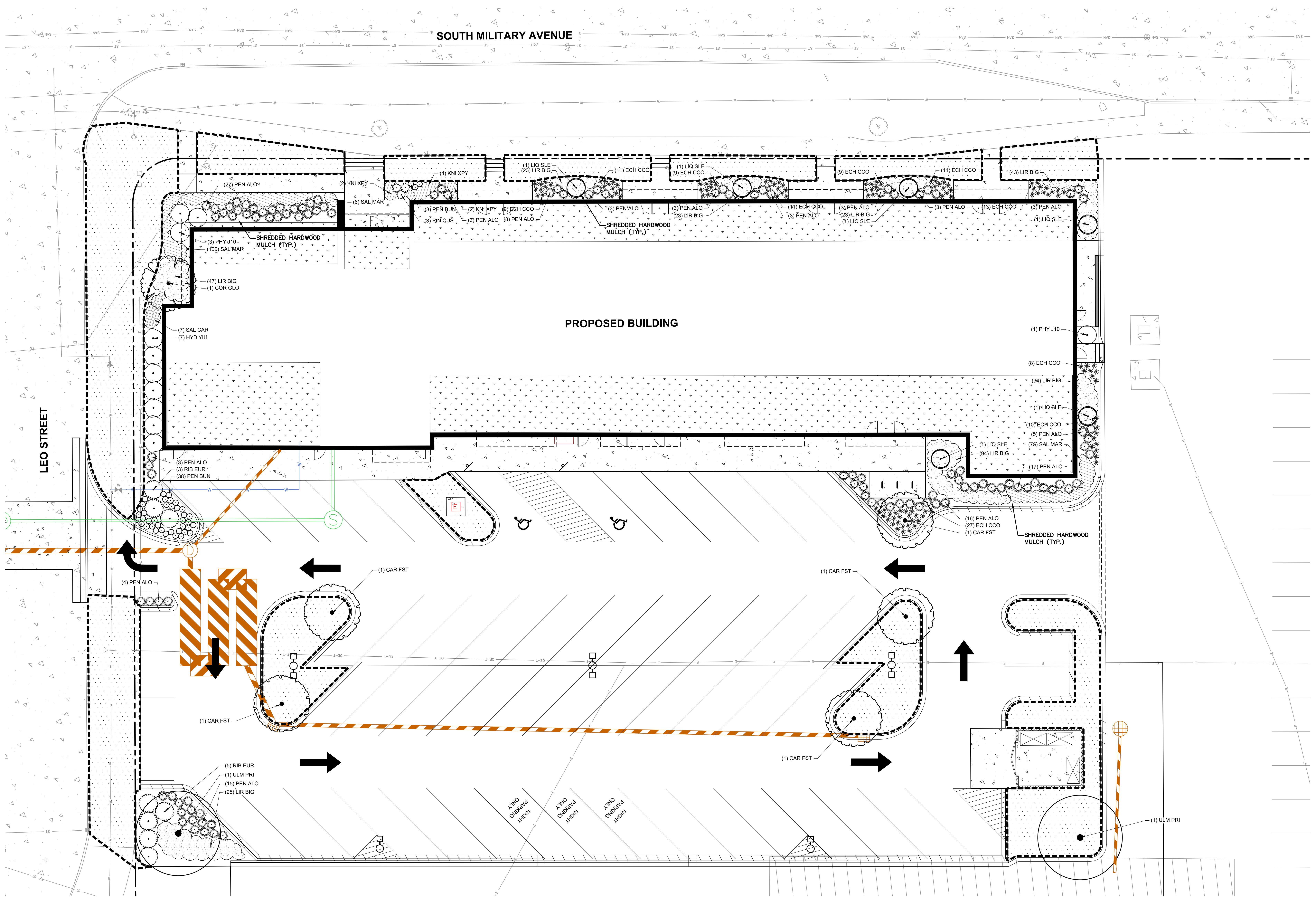
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SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

CONSTRUCTION
DETAILS

C5.1



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- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LEGEND

	KENTUCKY BLUEGRASS BLEND (SOD)
--	--------------------------------

North Arrow

SCALE IN FEET
10' 0 10'

DIGGERS HOTLINE
Toll Free (800) 242-8511

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GREEN BAY, WI

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WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE	REVISION
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DESIGN REVIEW - NOT FOR CONSTRUCTION -

LANDSCAPE PLAN

L1.0

PROJ. NO. 2202244
SCALE AS INDICATED
PHASE 95% CONSTR. DOC.
DATE 10.14.2022

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File: N:\PROJ\ECTS\2022\2211865\DWG\Landscapes Sheets\2211865 Landscape Plans.dwg Layout: L2.0 User: amayouy Plotted: Nov 21, 2022 - 2:16pm Xref's

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPING 10% OF INTERIOR PARKING LOT DEVOTED TO LANDSCAPE PLANTINGS	2,349 SF (23,486)(.10)=2,348.6	3,187 SF
25-100 PARKING SPACES (1 TREE PER 10 SPACES)	6 TREES (54 SPACES/10=5.4)	6 TREES
LANDSCAPE ISLANDS AT THE END OF EACH PARKING ROW	YES	YES
MINIMUM INTERIOR ISLAND DIMENSION 10' WIDTH AND 15' LENGTH	YES	NO
ISLANDS PLANTED W/ GROUND COVER OR SOD AND MINIMUM 1 TREE PER ISLAND	YES	YES
PERIMETER PARKING LOT LANDSCAPING SCREEN PARKING LOT FROM PUBLIC STREETS AND SIDEWALKS, PUBLIC OPEN SPACE AND ADJACENT PROPERTIES	YES	YES
BUILDING FOUNDATION LANDSCAPING PLANTED WITH ORNAMENTAL PLANT MATERIAL (TREES, FLOWERING SHRUBS, PERENNIALS AND GROUNDCOVERS)	YES	YES
GENERAL REQUIREMENTS TREE SPECIES MIX: ANY ONE SPECIES SHALL NOT MAKE UP MORE THAN 50% OF THE TOTAL TREE PLANTINGS MINIMUM PLANTING SIZES: DECIDUOUS TREES ORNAMENTAL DECIDUOUS TREES EVERGREEN TREES SHRUBS	NO MORE THAN 50% PER SPECIES OF TREE 2" CALIPER 1.5" CALIPER 6' IN HEIGHT #5 GALLON	YES YES

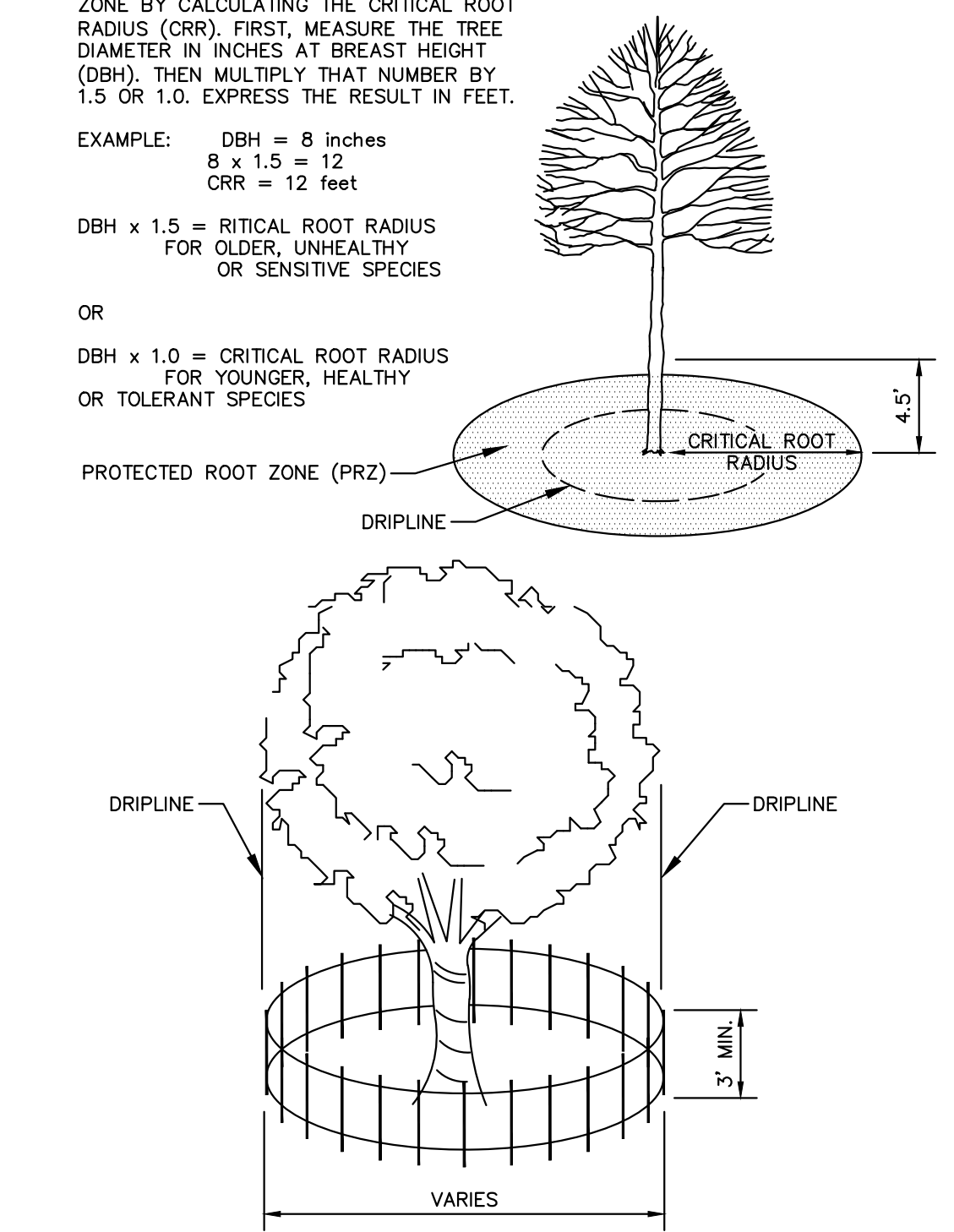
APPROXIMATE A TREE'S PROTECTED ROOT
ZONE BY CALCULATING THE CRITICAL ROOT
RADIUS (CRR). FIRST, MEASURE THE TREE
DIAMETER (IN INCHES) AT BREAST HEIGHT
(DBH), THEN MULTIPLY THAT NUMBER BY
1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

EXAMPLE: DBH = 8 inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = CRITICAL ROOT RADIUS
FOR YOUNGER, HEALTHY
OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS
FOR OLDER, UNHEALTHY
OR TOLERANT SPECIES

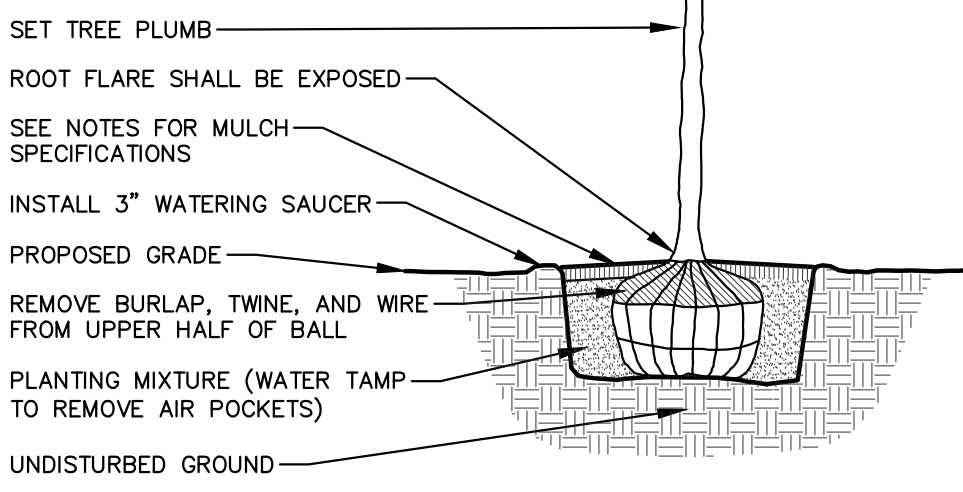


- NOTE:
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
 - NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
 - IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

1 TREE PROTECTION FENCING
L2.0 NTS

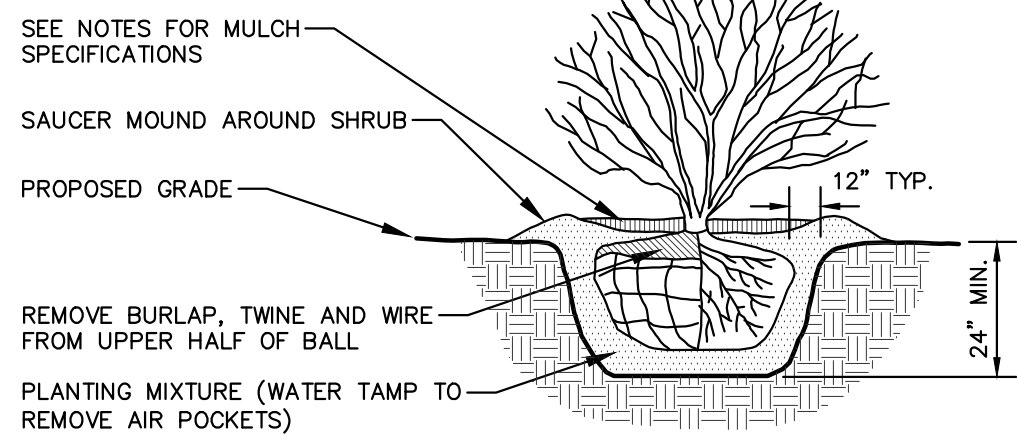
NOTE:

- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
- TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.

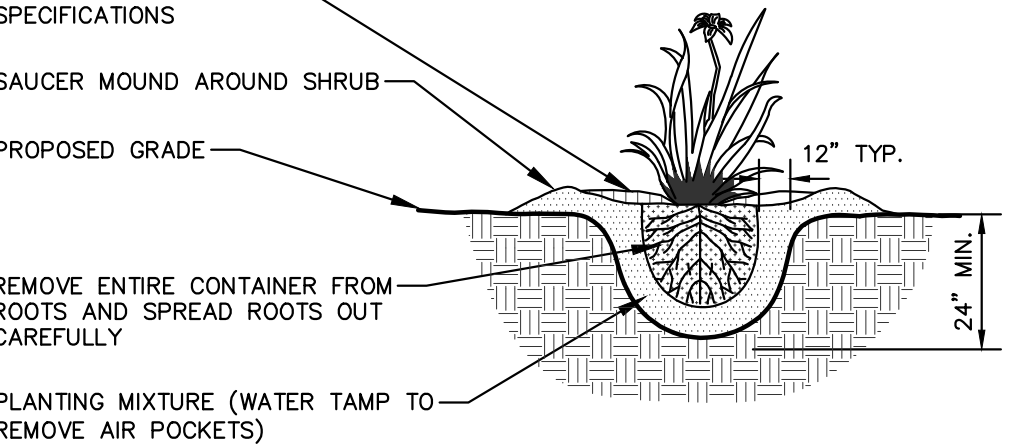


2 DECIDUOUS TREE
L2.0 NTS

3 DECIDUOUS/EVERGREEN SHRUB
L2.0 NTS



- NOTE:
- ROOT FLARE TO BE EXPOSED.



- NOTE:
- ROOT FLARE TO BE EXPOSED

4 PERENNIAL/ORNAMENTAL GRASS
L2.0 NTS

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY REGULATORY AGENCIES. COARF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL, PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF PESTS AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LOPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG, PRODUCT TO BE "TREE GATOR, ORIGINAL SLOW RELEASE WATERING BAG", PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING & SODDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ETI) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED); TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE REPRESENTATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

PROJECT:
BAY CITY LOFTS
216 S. MILITARY AVE.
GREEN BAY, WI

OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE
SUITE 240
MILWAUKEE, WI 53203

CIVIL ENGINEER:
JSD PROFESSIONAL
SERVICES, INC.
7402 STONE RIDGE DRIVE
WESTON, WI 54476

STRUCTURAL ENGINEER:
SPIRE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE REVISION

DESIGN REVIEW - NOT FOR CONSTRUCTION -

PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	85% CONSTR. DOC.
DATE	10.14.2022

LANDSCAPE
NOTES & DETAILS

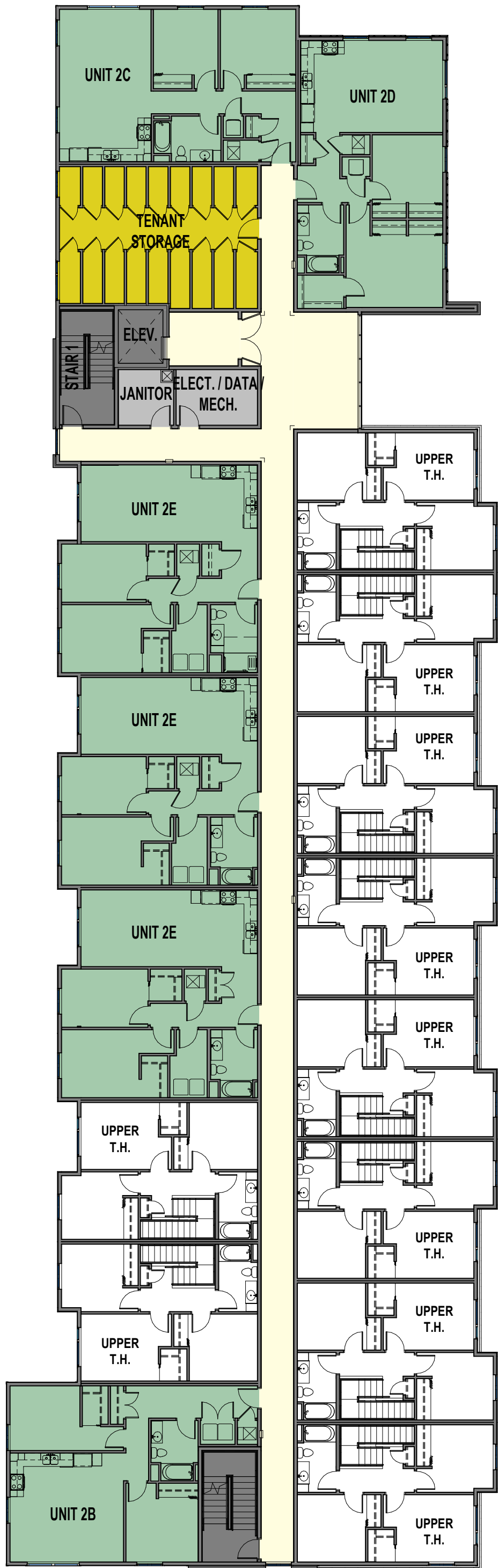
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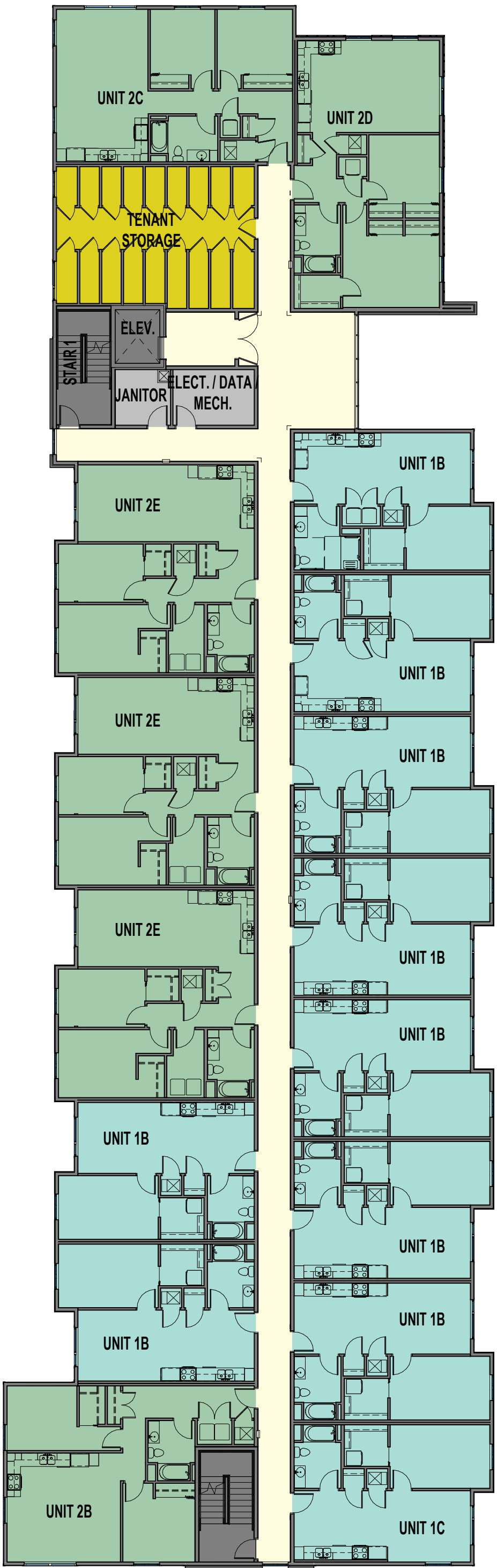
Exhibit A



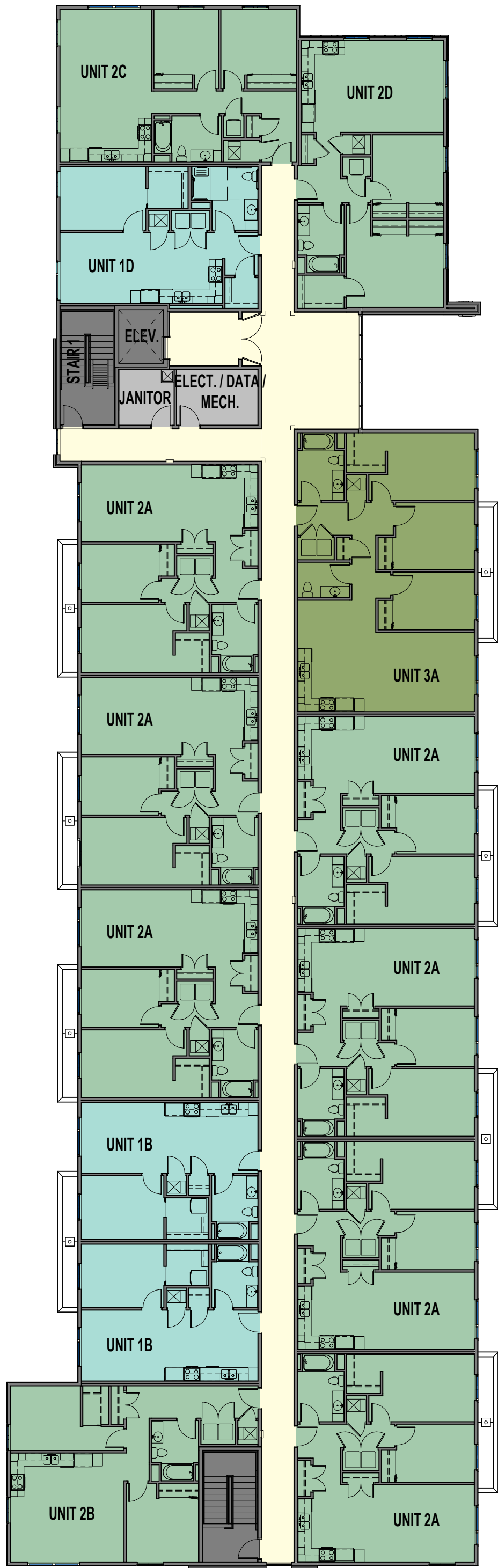
FIRST FLOOR PLAN



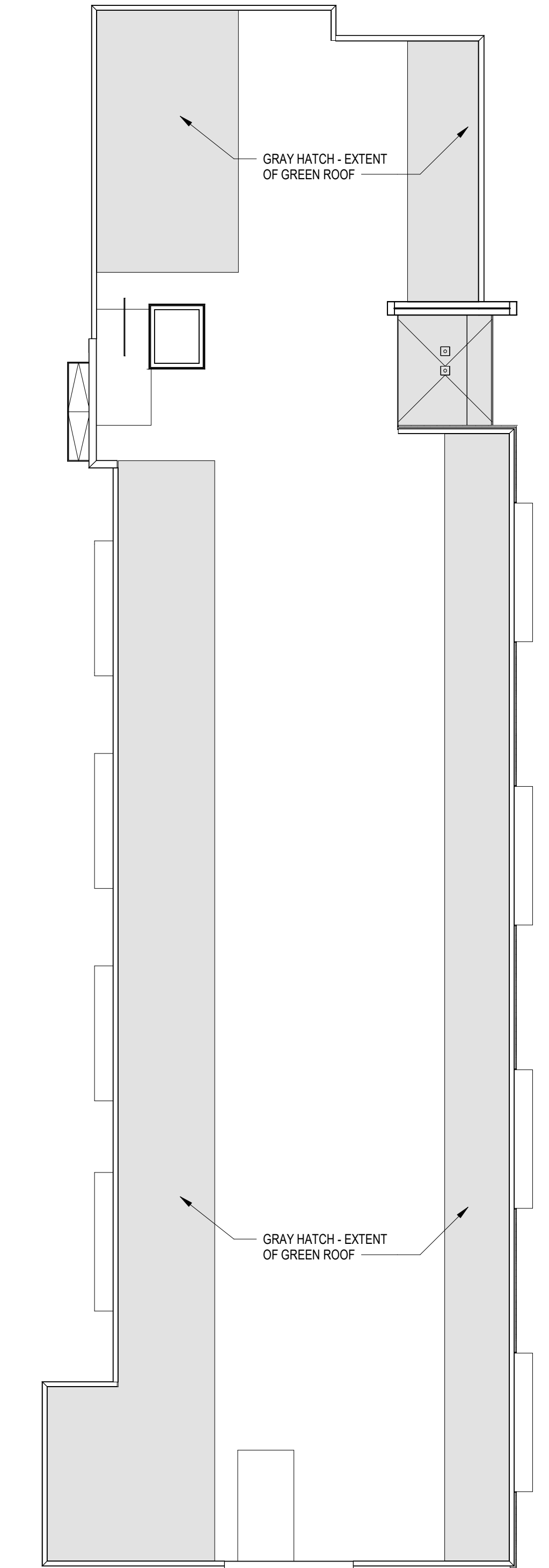
SECOND FLOOR PLAN



THIRD FLOOR PLAN



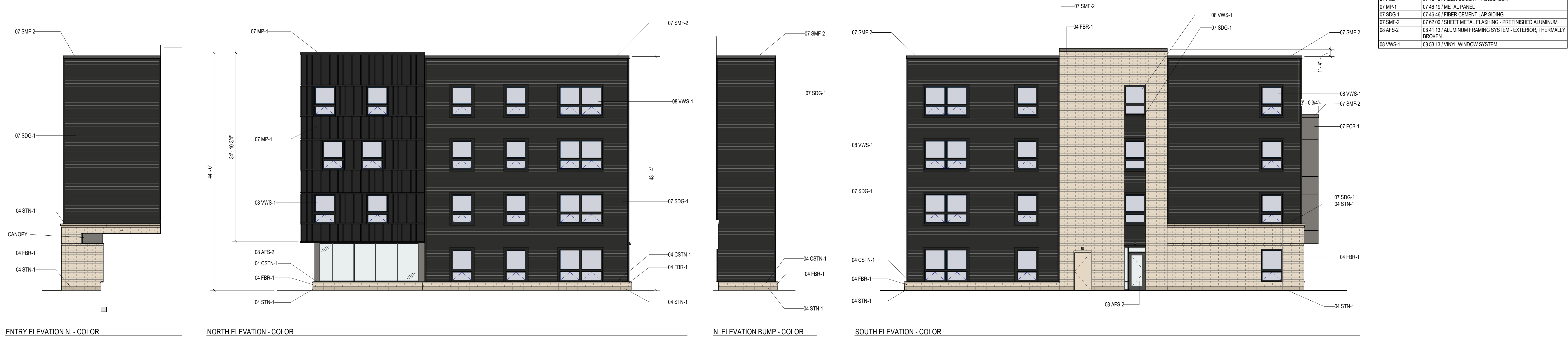
FOURTH FLOOR PLAN



ROOF PLAN

UNIT SUMMARY		
UNIT	Beds/Baths	Unit Type
UNIT 308	1BR 1BA	1C
UNIT 307	1BR 1BA	1B
UNIT 306	1BR 1BA	1B
UNIT 305	1BR 1BA	1B
UNIT 304	1BR 1BA	1B
UNIT 303	1BR 1BA	1B
UNIT 302	1BR 1BA	1B
UNIT 301	1BR 1BA	1B
UNIT 311	1BR 1BA	1B
UNIT 310	1BR 1BA	1B
UNIT 412	1BR 1BA	1D
UNIT 407	1BR 1BA	1B
UNIT 408	1BR 1BA	1B
1BR 1BA: 13		
UNIT 209	2BR 1BA	2B
UNIT 212	2BR 1BA	2E
UNIT 213	2BR 1BA	2E
UNIT 214	2BR 1BA	2E
UNIT 215	2BR 1BA	2C
UNIT 216	2BR 1BA	2D
UNIT 109	2BR 1BA	2B
UNIT 112	2BR 1BA	2A
UNIT 316	2BR 1BA	2D
UNIT 315	2BR 1BA	2C
UNIT 314	2BR 1BA	2E
UNIT 313	2BR 1BA	2E
UNIT 312	2BR 1BA	2E
UNIT 309	2BR 1BA	2B
UNIT 413	2BR 1BA	2C
UNIT 414	2BR 1BA	2D
UNIT 402	2BR 1BA	2A
UNIT 403	2BR 1BA	2A
UNIT 404	2BR 1BA	2A
UNIT 405	2BR 1BA	2A
UNIT 406	2BR 1BA	2B
UNIT 409	2BR 1BA	2A
UNIT 410	2BR 1BA	2A
UNIT 411	2BR 1BA	2A
2BR 1BA: 24		
UNIT 101.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 102.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 103.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 104.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 105.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 106.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 107.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 108.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 110.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 111.1 (LOWER)	3BR 1.5BA	TH-A
UNIT 401	3BR 1.5BA	3A
3BR 1.5BA: 11		
TOTAL OF ALL UNITS: 48		

NOT FOR CONSTRUCTION





PERSPECTIVE - S. MILITARY AVE NE CORNER



PERSPECTIVE - S. MILITARY AVE ENTRY



PERSPECTIVE - SOUTH WEST CORNER



PERSPECTIVE - S. MILITARY AVE SOUTH EAST CORNER



PERSPECTIVE - NORTH WEST CORNER



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.12

(ZP 22-41) Public hearing on request to amend the Planned Unit Development at 216 S. Military Avenue, amending the boundaries of the PUD, submitted by Mau & Associates, applicant, on behalf of Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 9, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.13

(ZP 22-41) Consideration with possible action on request to amend a Planned Unit Development at 216 S. Military Avenue to amend the boundaries of the PUD, submitted by Mau & Associates, applicant, on behalf of Henry Real Estate Development LLC, property owner (Ald. M. Eck, District 11).

BACKGROUND

Primary Address: 216 S Military Ave

Aldersperson / District: Ald. Melinda Eck / District 11

Reason for Request: To permit the permanent expansion of limited Light Industrial (LI) and Community Center Commercial (C3) uses, (7.25 acres) at 216 S. Military, the former ShopKo site.

Surrounding Zoning and Land Uses:

SUBJECT PROPERTY: Community Center Commercial (C3) with existing ZO No. 14-21 overlay.

NORTH: Community Center Commercial – Q Tea Premium Tea House

SOUTH: General Commercial (C1) and Light Industrial (LI) - HJ Martin showroom and HJ Martin installation service center and flooring distribution center

EAST: General Commercial (C1) – Bay Area Diamond Company and BMO Harris Bank

WEST: Varied Density Residential (R3) – Mixture of single, two, and multi-family residences

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for commercial use. It recommends medium/high density residential areas and low-density residential areas to the west of Parcel 6-266E (across Randall Court), and commercial areas to the north, east, and south.

The proposed zoning change to a Planned Unit Development (PUD), as drafted, is not fully consistent with the recommendation of the Comprehensive Plan for the particular property which calls for commercial use. However, the draft PUD designates three separate development areas: Development A, B, and C. These are discussed further in the analysis. Areas A and B are located along S. Military Avenue and Alfran and call for commercial use in the future with redevelopment.

Analysis: This request allows a permanent status for limited LI uses and C3 use within Development Area C and C3 uses within the entire site. The existing parcel is being split into two lots via a Certified Survey Map. Lot 2 is a concurrent PUD for multi-family housing. Lot 1 is the larger, remainder portion of the existing site which was formerly a ShopKo department store and is currently used by HJ Martin and Bellin Health for warehousing, limited production, and training purposes. The existing building is in full use.

Report: This request stems from an approved PUD which allowed for limited LI uses for the site in a PUD approved in 2021. Said PUD allowed for 3 years of temporary LI uses on the site in an attempt to continue redevelopment of the site. The concurrent multi-family PUD is part of the overall transformation of the site. This new PUD request for the remainder of the site calls for permanent allowance of limited LI uses within

Development Area C. During this PUD submittal, HJ Martin initially requested having limited LI uses for the entirety of the Lot I site. Staff does not believe the LI use along S. Military Avenue is in alignment with the comprehensive plan or Military Avenue. Staff proposes having three separate development areas for the site to distinguish the different roles frontage can have within such a large parcel as this.

Development Area A:

Area along S. Military Avenue, south of the multi-family PUD. The western boundary is defined by the parking lot in line with the western edge of the multi-family PUD to the existing building and then wrapping around to include "the annex". The annex is the taller, approximately 100 ft. x 101 ft. wide portion of the existing building. This area is to remain Community Commercial Center C3 uses. The existing portion of the existing building on site can remain the following uses as per the existing PUD:

- Warehousing, limited production, and educational/training facility uses contained within the building.

Any new building plans submitted which exceed routine maintenance to keep the building in good repair shall require the annex part of the building to either come into C3 use/form or not have any improvements associated with industrial use, e.g. dock doors, lifts, mechanicals.

Development Area B:

Area currently containing Superior Discount Liquor store: This area north of the southern right-of-way of Leo Street, extending west to Randall Court. The existing use is a permitted use within C3 districts. This distinction limits any LI uses within the area of the existing building and parking for the existing store and provides sufficient dimensional standards for potential future commercial redevelopment along the frontage in the future.

Development Area C:

The remaining area of the parcel is primarily the existing former department store and parking spaces. This area is bounded by rail road tracks to the south, the edge of commercial areas to the east and north and Randall Court to the west. With the existing parcel being as large as it is, this creates an interior to the commercial corridor to the north and east. Staff believes a limited light industrial use can be compatible with other uses so long as the uses are limited and any new development on the site meets site plan standards for industrial use alongside residential uses.

This development area is permitted in all C3 uses and the following LI uses.

- Limited production and processing
- Contractor yard (Must be fully enclosed within building)
- Dry cleaning establishment, commercial laundry
- Research and development facility
- Material recovery facility (minor)*
- Ground transportation service *
- Package delivery service *
- Public safety/service facility
- Telecommunication tower, wireless communication facility *
- General office
- Government office
- Bank or other financial institution
- Clinic, health care facility
- Artist's studio
- Dwelling in conjunction with business *
- Live work unit *
- Warehousing
- Educational/training facility

**Conditional use subject to approval by the Common Council.*

Staff received a request to allow all LI uses for the site, but recommend the uses listed above after considering the impacts of such uses and the relative compatibility with other LI uses which exist south of this property along Western, which also have large parcels with limited industrial type uses alongside residential use. Because the applicant is requesting industrial uses to become permanent in nature, staff recommends the site comply with landscape buffers detailed in Section 44-1964 in timely a matter as a condition of the PUD alongside the western parcel line with Development Area C along the eastern right-of-way of Randall Court and the existing residential homes on other side of the street. This must be completed within 12 months of council approval. Any improvements to the site in future beyond typical maintenance are subject to the standards of the Green Bay Municipal Code for C3 standards.

Staff believes by having the parcel distinguished into three different development zones, appropriate conditions can occur to continue redevelopment of the larger parcel into the future. By distinguishing continued redevelopment and form along the commercial corridor, require sufficient buffering between existing residential uses alongside industrial use and allows for defined industrial uses.

Staff believes separating uses, form, and developable area within this large property can continue redevelopment along the Military corridor and measured limited industrial use within the interior of the large block.

A neighborhood meeting was held for this and concurrent PUD on the property on Thursday, December 22, 2022, at 6:30 p.m. during the snowstorm of late December. Six members of the public along with Leah Weycker of Military Avenue BID, Alder Melinda Eck, David Martin from HJ Martin, and Brad Rymer from Mau & Associates attended. Most attending expressed concerns about the role of both industrial and residential uses within the parcel and alongside the Military Avenue corridor. Most inputters questioned using the frontage along S. Military for uses other than ground level commercial. Some inputters questioned 'low-income housing' in the Military BID. Many neighbors did not see an issue with residential on the site but questioned if the area slated for multi-family redevelopment would better be used as commercial.

If the draft PUD is approved with conditions, the final step for the development of the proposed apartment will be a lot split, recording of an ingress/egress agreement for multi-family residential purposes if the concurrent PUD is approved, and administrative review/approval of a site plan which updates the landscape buffer in alignment with industrial uses for all areas within Development Area C within 12 months of Council approval.

RECOMMENDATION

Staff recommends approval of the amended PUD language.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-41 Application
2. ZP 22-41 Narrative
3. ZP 22-41 PUD



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: 216 South Military Avenue

Parcel Number(s): 6-266-E

Petitioner(s): Mau & Associates LLP Date: 11/14/2022

Email: sbieda@mau-associates.com Phone Number: 920-434-9670

Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Property Owner: Henry Real Estate Development LLC Phone Number: 920-321-3013

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, Steve Bieda of Mau & Associates LLP, 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: _____

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.: _____

Here is a brief timeline of the conditions leading to the current request. An affiliated entity of HJ Martin ("HJ Martin") purchased the old Shopko building to use for expanded warehouse space to their headquarters just South of the site. HJ Martin then entered into Lease Agreement with Bellin Health for medical storage and medical restoration uses. A Conditional Use Permit for Bellin's uses was applied for and following the application, a Development Agreement was entered into granting the conditional use with the stipulation that within 3 years (with two, one-year extensions) a "concept plan" be submitted for further development of this site. The City suggested a concept involving residential affordable housing between Military Avenue and the existing Shopko building. HJ Martin pursued Gorman to develop affordable housing along the Military Avenue portion of site. Part of the Offer to Purchase with Gorman contains a contingency that HJ Martin's conditional uses become permanent through a Planned Unit Development, as well as truck access to the old Shopko building being relocated to better suit the existing owners/tenants, as shown on the PUD. If ANY of these contingencies are not granted, the Offer will be terminated. Access from the new apartment site will also need to be granted for the proposed apartments to Leo Street. The access and allowable uses through the PUD are major contingencies in the Offer to Purchase. The Development Agreement with the City of Green Bay spells out the uses for the existing old Shopko building. These uses will become permanent zoning conditions to the property once the PUD is approved. This PUD, along with the PUD submitted by Gorman, jointly comprise the Developer's "concept plan" as required by the Development Agreement and should be considered for approval together as the Gorman PUD is contingent upon this PUD application being approved.

-The requested PUD shall address the storage of the following materials to be stored in the existing building, including but not limited to:

- i. Flooring Materials (Hardwood, Ceramic Tile, Vinyl, Carpet, Carpet Pad)
- ii. Flooring Sundries (Adhesive, Caulk, Grout, Metals)
- iii. Tools & Equipment (Power tools, Hand tools)
- iv. Acoustical Ceiling Tile & Grid
- v. Shower Doors & Mirrors
- vi. Wheelchairs
- vii. Oxygen Tanks
- viii. Other Medical Equipment

-Training facility to include, but not be limited to, fixture installation, case work mockups, shower mockups, stair mockups and classrooms with chairs.

-The permanent future use of the structure with the proposed temporary use will be determined in a future rezoning and/or land division of the Property.

ZONING ORDINANCE NO. XX-22 (MARTIN PORTION OF BLOCK)

AN ORDINANCE

REPEALING AND RECREATING A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY DISTRICT FOR PROPERTY LOCATED AT 216 SOUTH MILITARY
AVENUE

(ZP 22-41)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property:

Legal Description: Lot 1 of Certified Survey Map No. 1366, being part of Private Claim No. 1 and the vacant strip of land, West Side of Fox River, in the City of Green Bay, Brown County Wisconsin except Commencing at the Southeast Corner of said Lot 1 of Certified Survey Map No. 1366, thence N26°10'17"E, 276.60 feet along the West right of way of South Military Avenue to the point of beginning; thence N26°10'17"E, 246.18 feet along said west right of way; thence 18.91 feet along the arc of a 12.00 foot radius curve to the left whose chord bears N18°57'46"E from said West right of way of South Military Avenue to the South right of way of Leo Street; thence N64°05'49"E, 174.77 feet along said South right of way of Leo Street; thence S26°10'17"W, 258.24 feet; thence S64°05'49"W, 186.83 feet to the point of beginning.

Tax Parcel: Part of Parcel 6-266-E

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

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the permanent use of both Community Center Commercial (C3) and targeted Light Industrial (LI) uses in the 7.25 acres bounded by South Military Avenue on the east, Green Bay and Western Rail Road on the south, Randall Street on the west, Alfran Street, and Leo Street on the north. PUD addresses targeted development areas with differing use and design standards along commercial and residential corridors and the interior of the block. To meet the distinctions in targeted development, the site is separated into three development areas

Development Area A: Starting at the Southeast Corner of Lot 2 on the accompanying CSM (Exhibit A); the area identified in the development area map (Exhibit C) which is generally south of Lot 2 until the wall of the existing building, thence east until the part of the existing area of the building referred

to as “the annex” The annex is the taller addition of the existing building which measures approximately 101 by 100 feet along South Military Avenue. Then including all lands of the annex, south to the railroad tracks and east to Military Avenue.

Development Area B. All areas north of the plane of the southerly right of way of Leo Street extended westerly to Randall Court noted on said attached development area (Exhibit C)

Development Area C. Remaining areas on Lot 1 of said attached development area. (Exhibit C)

- B. Development Site. Area included within this PUD is proposed as Lot 1 of an accompanying Certified Survey Map (Exhibit A). The existing parcel located at South Military Avenue and Leo Street will be divided into a separate lot comprising 7.25 acres/315,765 square feet. The existing site has a building with warehousing, educational/training facility and parking lot uses as well as a separate building with a liquor store use.

C. Land Use Regulation.

1. Permitted Uses.
 - Development Area A:
 - a. Uses as allowed under the Community Center Commercial (C3) district.
 - b. Existing warehouse use
 - Development Area B:
 - a. Uses as allowed under the Community Center Commercial (C3) district.
 - Development Area C:
 - a. Uses as allowed under the Community Center Commercial (C3) district.
 - b. Limited production and processing
 - c. Contractor yard (Must be fully enclosed within building)
 - d. Dry cleaning establishment, commercial laundry
 - e. Research and development facility
 - f. Material recovery facility (minor)*
 - g. Ground transportation service *
 - h. Package delivery service *
 - i. Public safety/service facility
 - j. Telecommunication tower, wireless communication facility *
 - k. General office
 - l. Government office
 - m. Bank or other financial institution
 - n. Clinic, health care facility
 - o. Artist's studio

- p. Dwelling in conjunction with business *
 - q. Live work unit *
 - r. Warehousing
 - s. Educational/training facility
- *Conditional use subject to approval by Common Council

2. Prohibited Uses.

- a. Outdoor storage and display of product/material/equipment
- b. Sale or display of vehicles/equipment
- c. Accessory Structures Uses
- d. Self-service storage warehousing

D. Dimensional and Area Requirements: Dimensional and area requirements or principal structure and surface parking on the subject property shall be regulated as follows:

- a. Development Area A,B and C: Dimensional and area requirements for principal structures on subject property shall be compliant with Community Center (C3) district.

F. Access Circulation and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Chapter 44, Article XVIII of the Green Bay Municipal Code, and as modified as follows:

- a. Access to the site shall be maintained through a shared access easement between Lot 1 of attached proposed Certified Survey Map and Lot 2 of said Certified Survey Map. Shared access easement must be recorded with the Brown County Register of Deeds prior to the issuance of building permits.

G. Building and Site Maintenance. Existing buildings and grounds shall be maintained in good repair.

- a. Development Area A, B, and C: No other new loading dock/services may face South Military Avenue. Service and loading is permitted along Randall Court.
- b. No improvements to the annex building associated with industrial uses shall be permitted e.g. dock doors, lifts, mechanicals or other such similar design features as determined by the Development Director or their designee.

H. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Municipal Code.

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

- a. New signs, including but not limited to freestanding and wall signs, shall conform to C3 Zoning District requirements, as specified in Chapter 30, Signs, Green Bay Municipal Code in addition with the

following:

- b. One (1) pole/pylon directory sign or one (1) monument directory sign is permitted to display the whole of the tenants within Development Area A, B, and C campus.
 - i. Any tenant within Development Area A, B, or C may be apart of signage
 - ii. Freestanding signage to display the whole of tenants is limited to either one (1) pylon directory sign or one (1) monument directory sign.
 - iii. Either pole/pylon sign or monument sign must meet height and size standards of C3 Zoning District requirements.
- c. Any changes to the design, location, or size of the existing freestanding signs require review and approval of a Sign Permit and must conform to the following:
 - i. These signs must remain perpendicular to the nearest public right-of-way.
 - ii. Pole signs shall be no higher than existing conditions at the time of PUD approval.
 - iii. Tenant panels on directory signs may be internally illuminated. No exterior lighting is permitted.
 - iv. If existing signage is used as a directory sign for two or more tenants within Development Areas A, B, or C; that sign will become the single pylon or directory sign or monument directory sign for the entire PUD.

J. Site Plan Review & Standards

- a. Prior to the issuance of any building permits, site plans shall be submitted and reviewed per Chapter 44 Article XIX, Green Bay Municipal Code.
- b. All service, loading, and refuse areas shall be screened in accordance with Chapter 44, Section 44-1917, Green Bay Municipal Code.
- c. Any ground-mounted and/or roof mounted mechanicals shall be screened in accordance with Chapter 44, Section 44-1917, Green Bay Municipal Code.

K. Landscaping/Transitional Yard

- a. Prior to the issuance of any building permits, detailed landscape plans shall be submitted and reviewed per Chapter 44, Article XIX, Division 5, Green Bay Municipal Code.
- b. Within 12 months of approval of PUD by Common Council, Development Area C must be improved to meet standards of Article XIX, Division 5, Section 44-1964, Green Bay Municipal Code along the right of way adjacent to Randall Court.

L. Prior to the issuance of any building permits, stormwater management plans, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City. See Chapter 30, Green Bay Municipal Code.

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

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property.

All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2023.

APPROVED:

Mayor Eric Genrich

ATTEST:

Clerk

Attachments:

Exhibit A – Proposed Certified Survey Map

Exhibit B – Existing Site Survey Map

Exhibit C – Development Area Map

DRAFT

Exhibit A

CERTIFIED SURVEY MAP NO.

[illegible]

- ## NOTES

- JULY 21, 2022



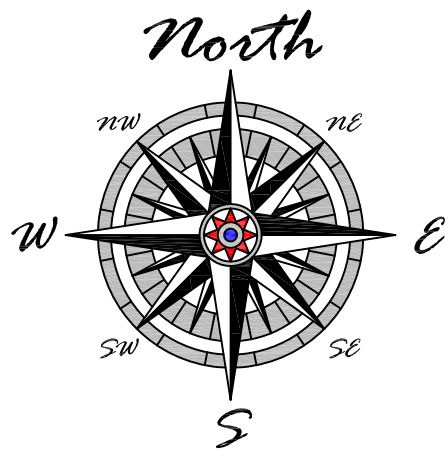
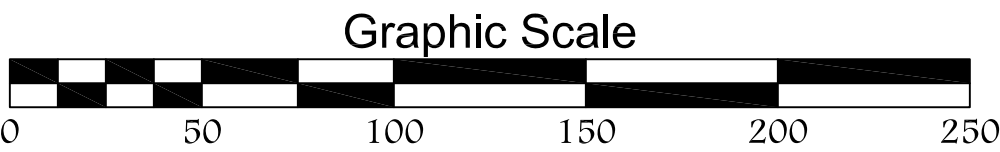
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, S-3121

SURVEYED BY:  WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR:	PROJECT NO: <u>22-11365</u>	SURVEYED BY: <u>JSD</u>	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
	-	FIELDBOOK/PG: <u>-</u>	DRAWN BY: <u>DHS</u>	
	-	SHEET NO: <u>1 OF 3</u>	CHECKED BY: <u>AWW</u>	
	-		APPROVED BY: <u>AWW</u>	

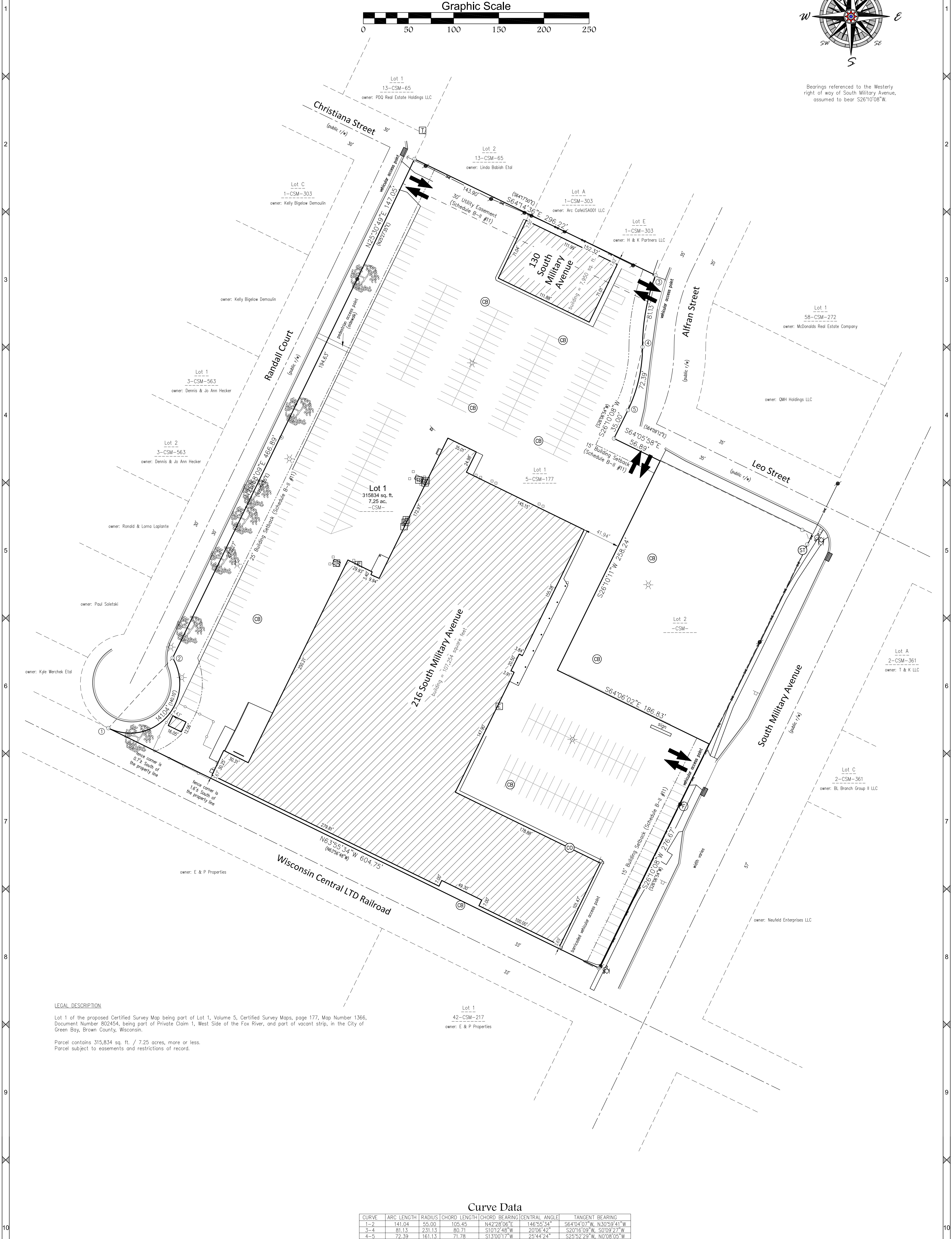
Exhibit B

- Planned Unit Development -

Lot 1 of the proposed Certified Survey Map being part of Lot 1, Volume 5, Certified Survey Maps, page 177, Map Number 1366, Document Number 802454, being part of Private Claim 1, West Side of the Fox River, and part of vacant strip, in the City of Green Bay, Brown County, Wisconsin.



Bearings referenced to the Westerly right of way of South Military Avenue, assumed to bear S26°10'08"W.



LEGAL DESCRIPTION

Lot 1 of the proposed Certified Survey Map being part of Lot 1, Volume 5, Certified Survey Maps, page 177, Map Number 1366, Document Number 802454, being part of Private Claim 1, West Side of the Fox River, and part of vacant strip, in the City of Green Bay, Brown County, Wisconsin.

Parcel contains 315,834 sq. ft. / 7.25 acres, more or less.
Parcel subject to easements and restrictions of record.

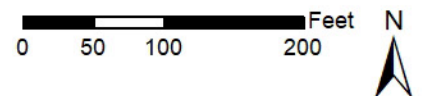
Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	141.04	55.00	105.45	N42°28'06"E	146°55'34"	S64°04'07"W, N30°59'41"W
3-4	81.13	231.13	80.71	S10°12'48"W	20°06'42"	S2016°09'W, S039°27'W
4-5	72.39	161.13	71.78	S13°00'17"W	25°44'24"	S25°52'29'W, N03°08'05'W

Exhibit C



216 S Military Ave Parcel 6-266-E



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.
05 Jan 2023 X:\Planning\Work Order Requests\2023\23.01 Office Maps\200 Block S Military.mxd