



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 23, 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.

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the January 23, 2023, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the January 9, 2023, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (ZP 22-31) Consideration with 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).
2. (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).
3. (ZP 23-01) Public hearing on a request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for major vehicle repair in a Business Park (BP) district,

submitted by Ben DeLeon; Sinclair Properties LLC, property owner (Ald. Campbell, District 6).

4. (ZP 23-01) Consideration with possible action on the request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for a major vehicle repair in a Business Park (BP) district, submitted by Ben DeLeon; Sinclair Properties LLC, Property Owner (Ald. Campbell, District 6).
5. (VR 23-01) Consideration with possible action on request for a subdivision variance at 1095 Langlade Avenue (Parcel # 1-1393-A), submitted by TNT Professional Land Surveyors, Inc. on behalf of Donald and Wendy Hoeft Living Trust of 2013, property owners (Ald. Wery, District 8).

F. Informational.

1. Director's Report.
2. Date of next meeting: February 27, 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)

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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.

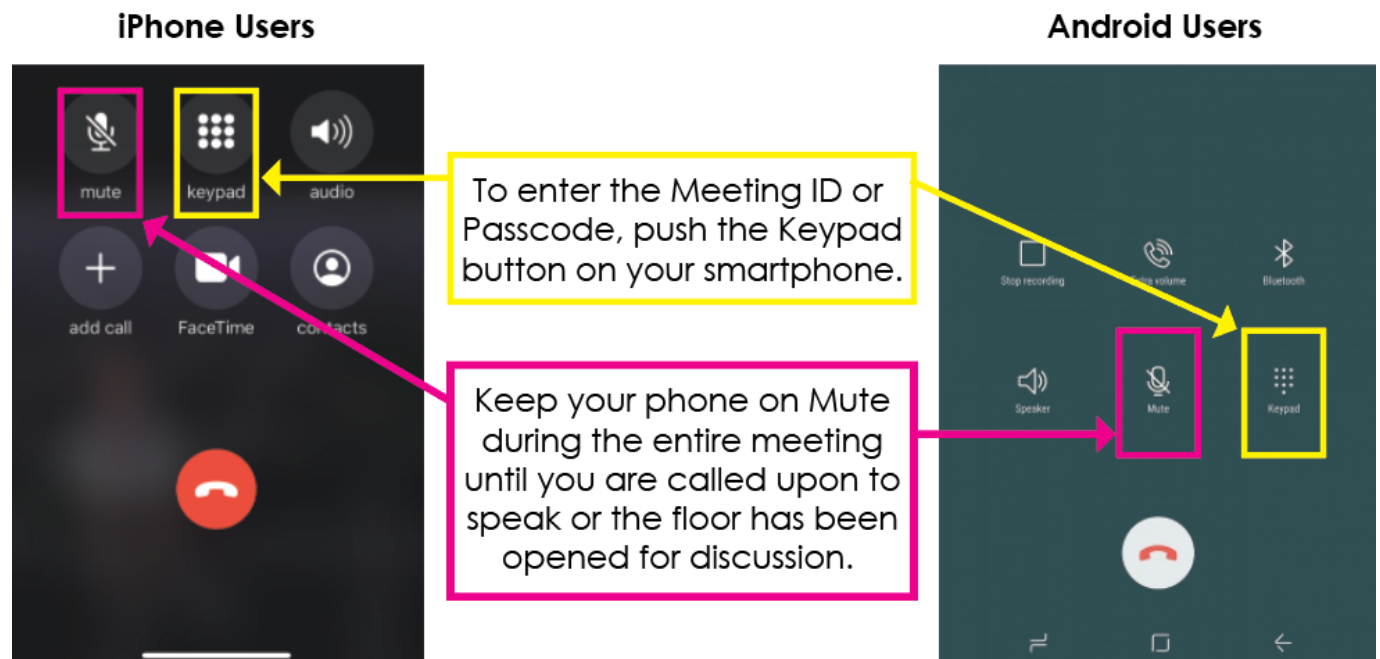
Additional Information

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 23, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(ZP 22-31) Consideration with 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

*****THIS ITEM WAS HELD OVER FROM JANUARY 9, 2023 PLAN COMMISSION MEETING*****

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 S. 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

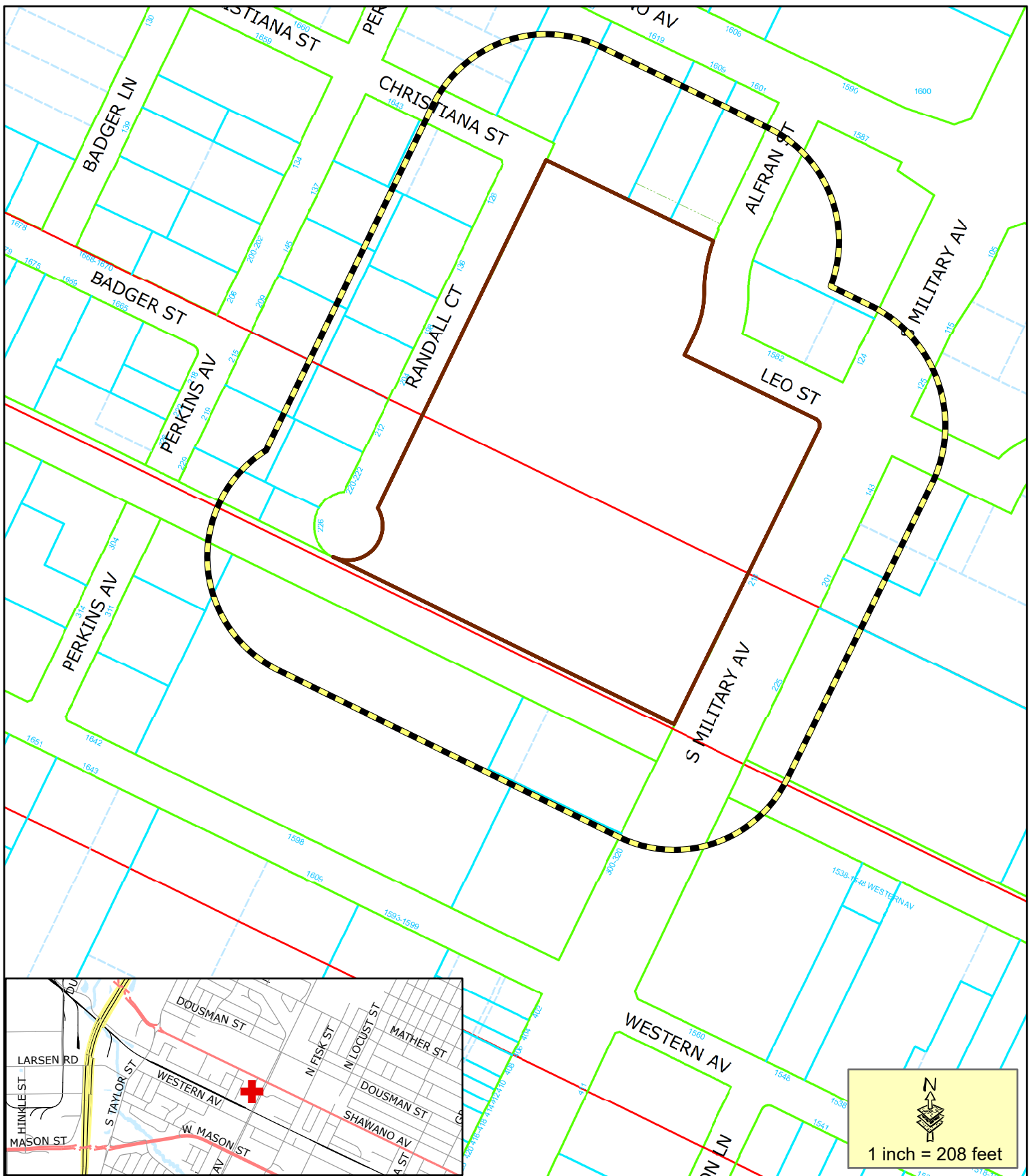
Per WI State Statue 66.1003:

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

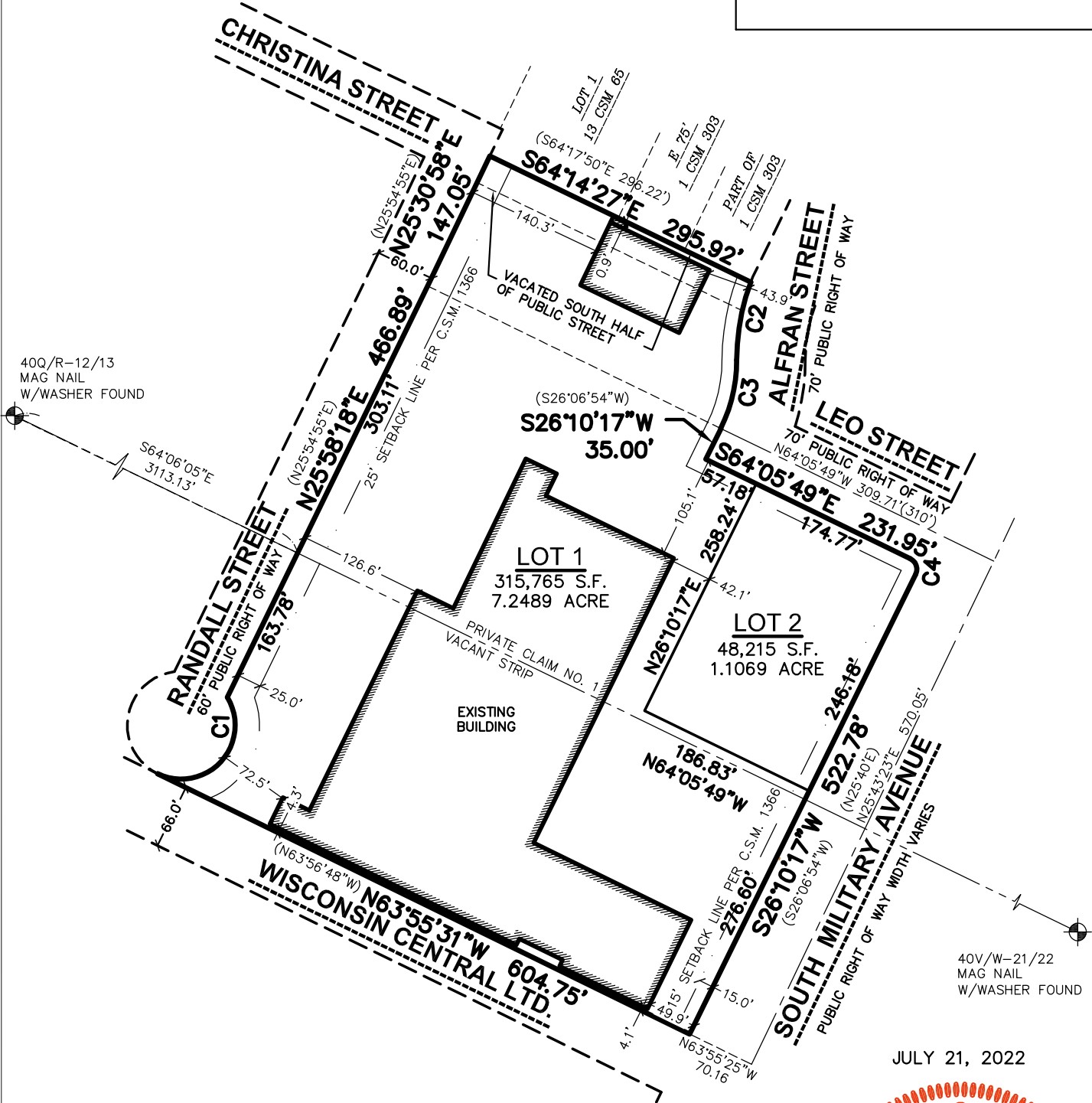
Attachments:

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



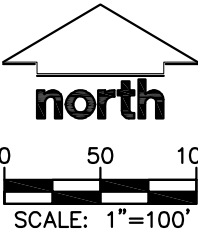
LEGEND

- 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:



SURVEYED FOR:

HENRY REAL ESTATE DEVEL.
200 N. MAIN ST.
OREGON, WI 53575

PROJECT NO: 22-11365

FIELDBOOK/PG: -

SHEET NO: 1 OF 3

SURVEYED BY: JSD

DRAWN BY: DHS

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 FIELDBOOK/PG: - SHEET NO: 2 OF 3	SURVEYED BY: JSD DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: AWW
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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 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 FEMA 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:

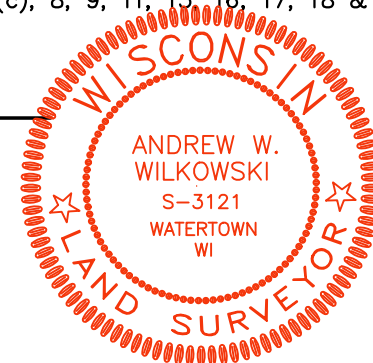
- GORMAN & COMPANY,
- KNIGHT BARRY TITLE, INC.,
- MARTIN NEUFELD, LLC, A WISCONSIN LIMITED LIABILITY COMPANY,

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.com

JULY 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

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	608.38	NE	605.63	12"	C.M.P.
INL-2	607.71	SW	605.83	6"	P.V.C.
INL-3	609.29	NE	605.01	12"	R.C.P.
INL-4	610.04	NE	601.69	54"	R.C.P.
		SW	601.79	54"	R.C.P.
		NE	606.52	8"	P.V.C.
		SW	606.39	8"	P.V.C.
INL-5	609.31	NW	606.37	6"	P.V.C.
		SE	602.94	6"	P.V.C.
		NW	606.14	10"	P.V.C.
		SE	605.18	18"	R.C.P.
INL-6	608.94	SW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
		NE	604.29	9"	R.C.P.
		SE	607.63	12"	R.C.P.
INL-7	607.72	SW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
		NE	604.29	9"	R.C.P.
		SE	607.63	12"	R.C.P.
INL-8	609.74	SW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
		NE	604.29	9"	R.C.P.
		SE	607.63	12"	R.C.P.
INL-9	613.03	SW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
		NE	604.29	9"	R.C.P.
		SE	607.63	12"	R.C.P.
INL-10	608.73	NW	608.94	10"	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-11	607.60	NW	604.80	10"	P.V.C.
		SE	606.64	10"	P.V.C.
		SW	606.61	10"	P.V.C.
		NE	605.53	8"	P.V.C.
INL-12	608.59	NW	605.78	8"	P.V.C.
		SE	605.33	18"	P.V.C.
		SW	605.33	15"	P.V.C.
		NE	604.12	12"	R.C.P.
INL-13	608.46	SW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
		NE	604.29	9"	R.C.P.
		SE	607.63	12"	R.C.P.
INL-14	608.63	NW	605.19	24"	R.C.P.
		NE	605.17	12"	R.C.P.
		NE	604.29	9"	R.C.P.
		SE	607.63	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.
SAN-2	608.93	NW	598.93	8"	P.V.C.
		SE	598.73	8"	P.V.C.
		NE	599.84	8"	P.V.C.
		SW	599.86	8"	P.V.C.
SAN-3	608.52	NE	599.84	8"	P.V.C.
		SW	599.86	8"	P.V.C.
		NE	600.21	8"	P.V.C.
		SW	600.21	8"	P.V.C.
SAN-4	608.18	NW	600.21	8"	P.V.C.
		SE	600.21	8"	P.V.C.
		NE	600.21	8"	P.V.C.
		SW	600.21	8"	P.V.C.

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.
		NE	602.01	24"	R.C.P.
		SW	602.11	20"x36"	R.C.P.A.
STM-2	608.48	NE	604.23	20"x36"	R.C.P.A.
		SW	604.28	24"	R.C.P.
		NE	604.66	12"	R.C.P.
		SW	604.66	12"	R.C.P.

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

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.



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:

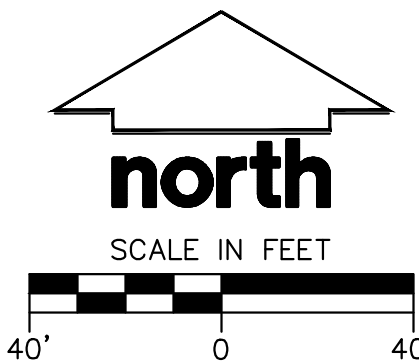
200 NORTH MAIN STREET
OREGON, WI 53575

PROJECT:

SO. MILITARY AVENUE

PROJECT LOCATION:

216 SOUTH MILITARY AVENUE
GREEN BAY, WI
BROWN COUNTY



MODIFICATIONS

#	Date	Description
1		
2		
3		
4		
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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

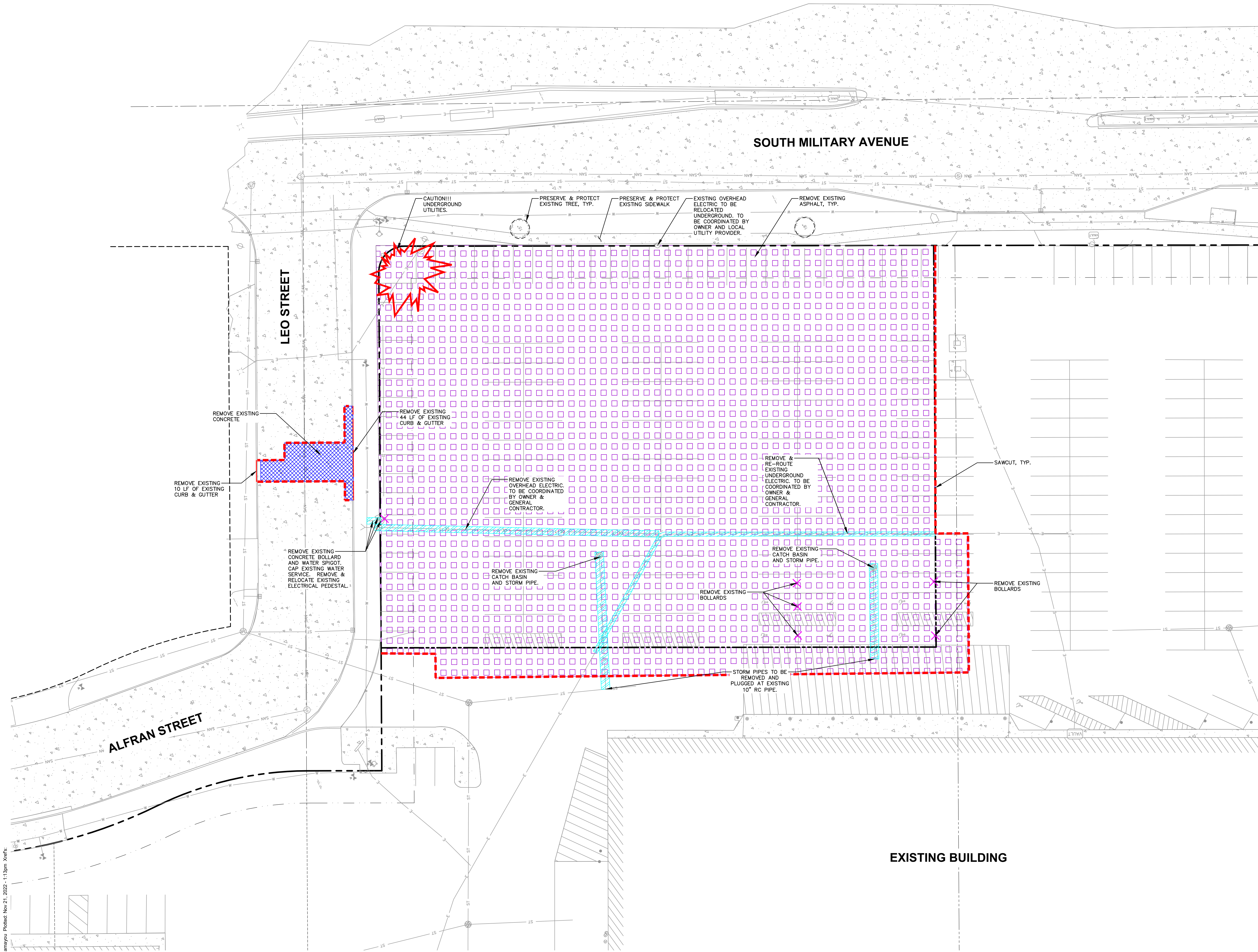
SHEET NUMBER:

C0.0

PROJECT NO:

22-11365

File: N:\PROJ\ECTS\2022\2211\965\DWG\Civil Sheets\2211\965_Civil Docs.dwg Layout: C1.0 - Demolition Plan User: amayapu Plotted: Nov 21, 2022 - 11:30am Xref's:



- DEMOLITION NOTES**
1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS, THROUGH FIELD SURVEY, RECONNAISSANCE, "DIGGERS' HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE, OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
 2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
 3. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GRUNDED TO PROPOSED SUBGRADE.
 4. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION, COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
 5. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
 6. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 7. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 7.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 7.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 7.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 7.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 8. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 9. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
 10. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
 12. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
 13. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
 14. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF GREEN BAY SPECIFICATIONS.
 15. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF GREEN BAY SPECIFICATIONS.
 16. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
 17. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
 18. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF UTILITIES
	REMOVAL
	SAWCUT EXISTING PAVEMENT
	PROTECT EXISTING TREE

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

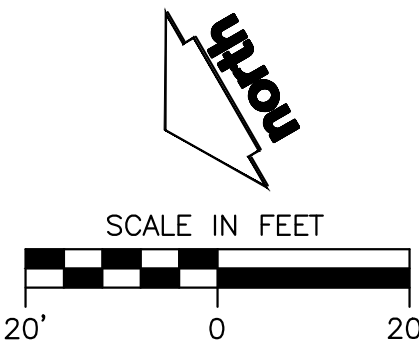
OWNER:
GORMAN & COMPANY
200 N Main Street
Oregon, WI 53575

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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DIGGERS' HOTLINE
Toll Free (800) 242-8511

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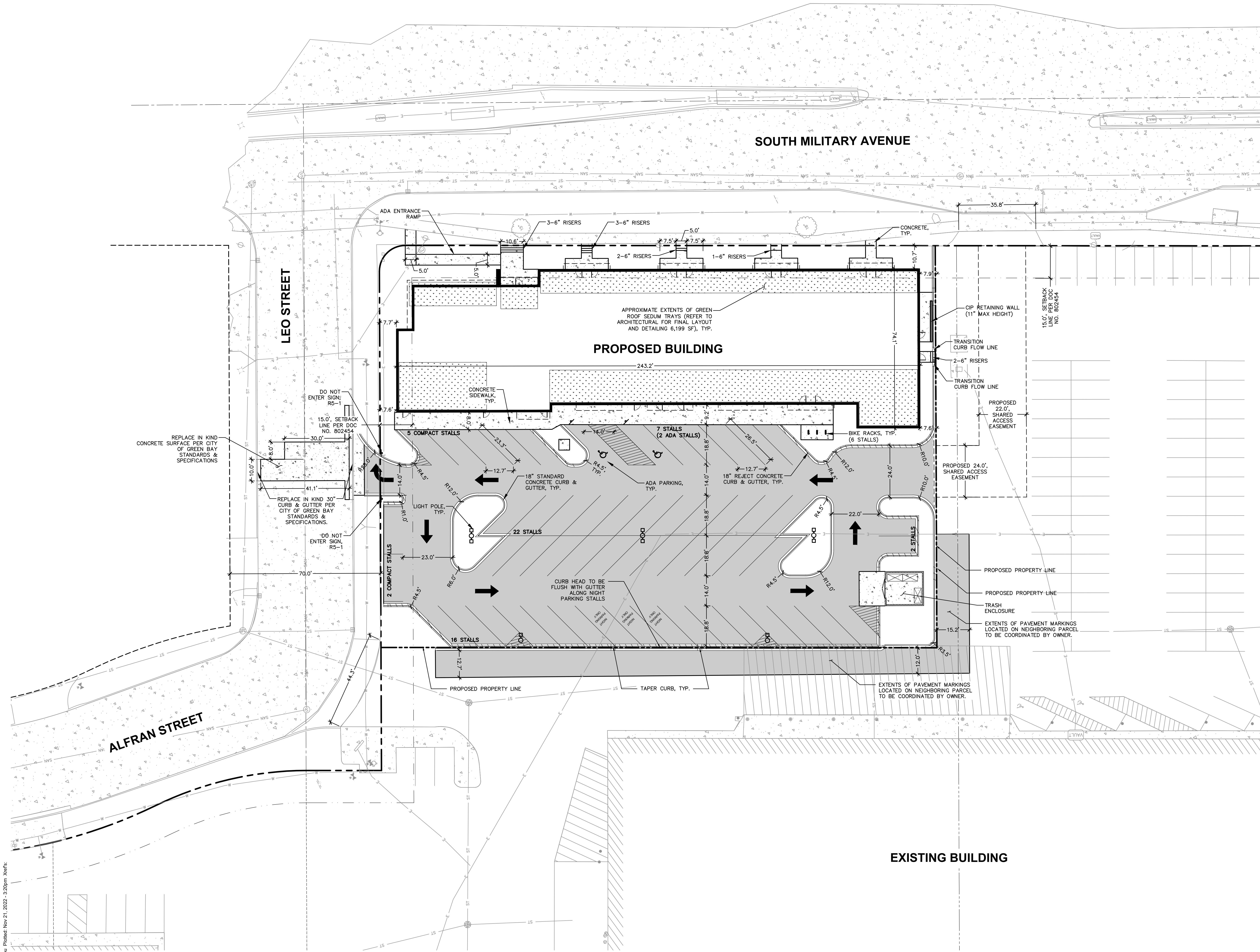
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DATE	10.14.2022

DEMOLITION PLAN

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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

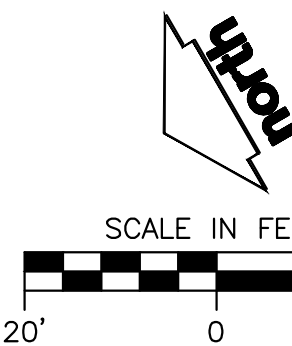
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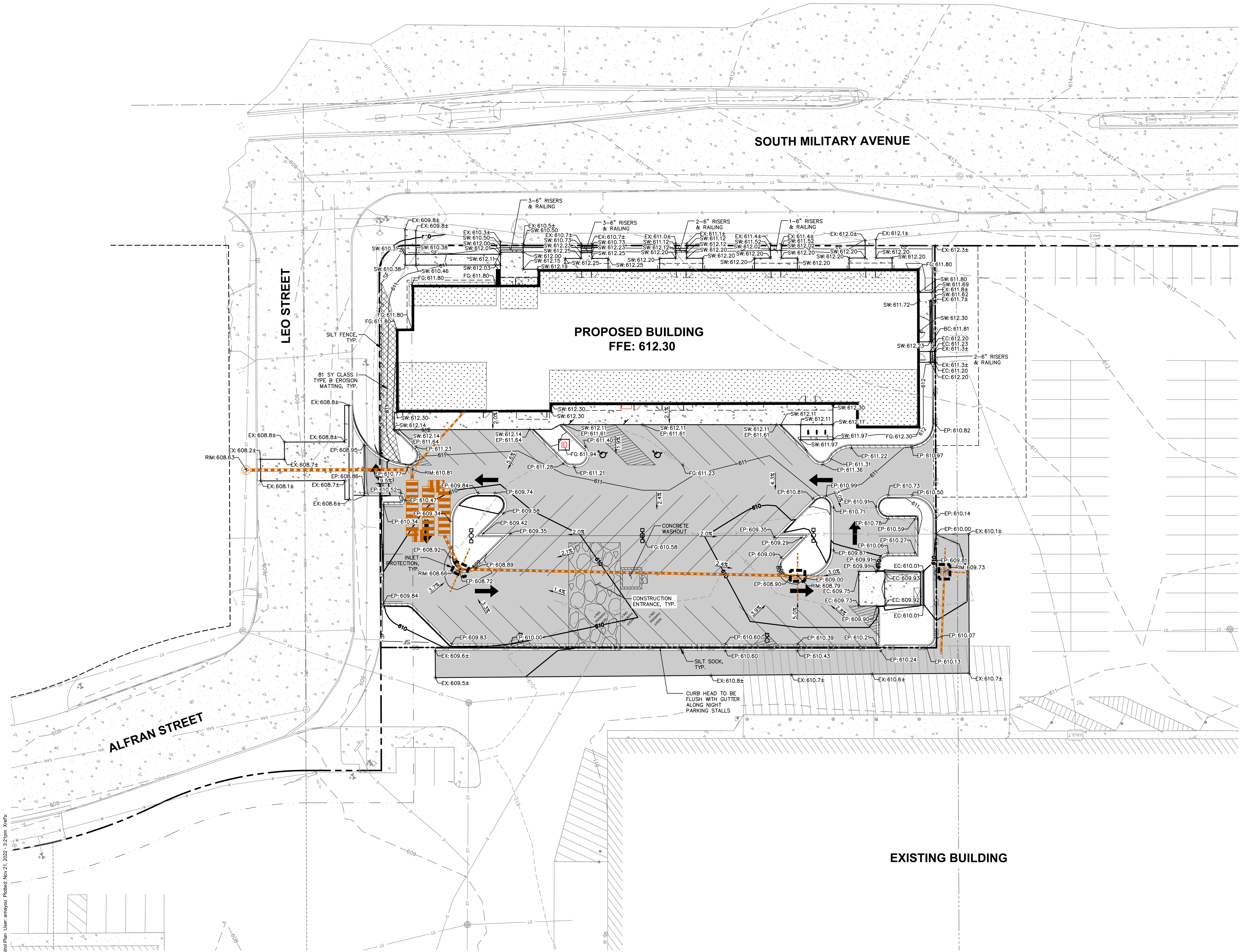


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DATE	10.14.2022

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

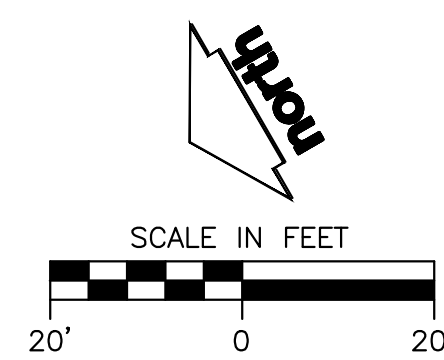
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION 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:
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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 -

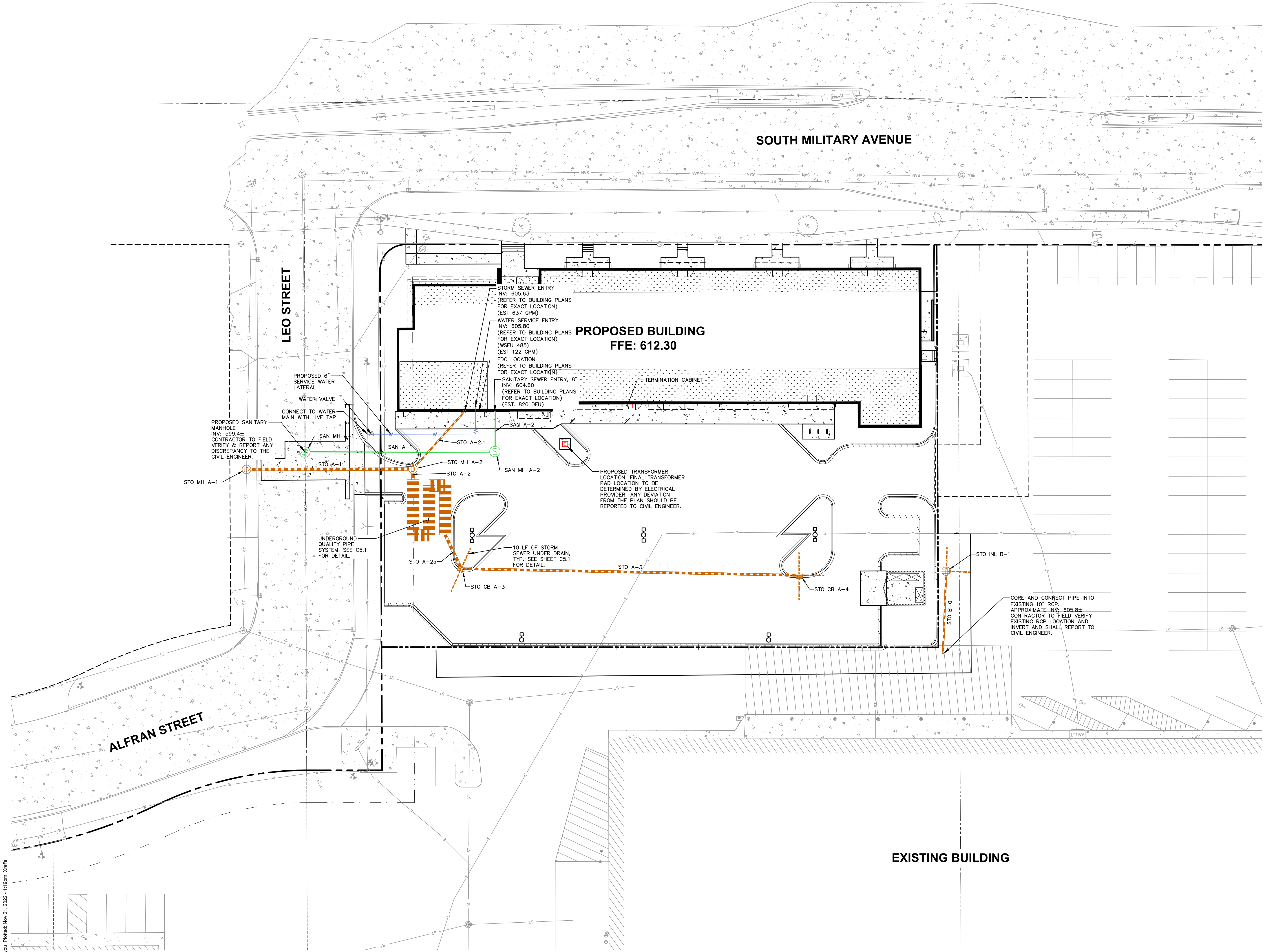
PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

GRADING & EROSION
CONTROL PLAN

C3.0

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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 OVERNIGHT 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 M-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 8.4.3.2 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 8.4.3.2 (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)

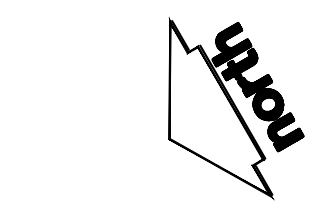
PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
STO CB A-3	608.66	E INV: 604.21 (15") SW INV: 604.46 (12")	4.4	2 x 3 INLET	R-3067 TYPE L
STO CB A-4	608.79	NE INV: 605.21 (12")	3.6	2 x 3 INLET	R-3067 TYPE L
STO INL B-1	609.73	NW INV: 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:
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DATE REVISION

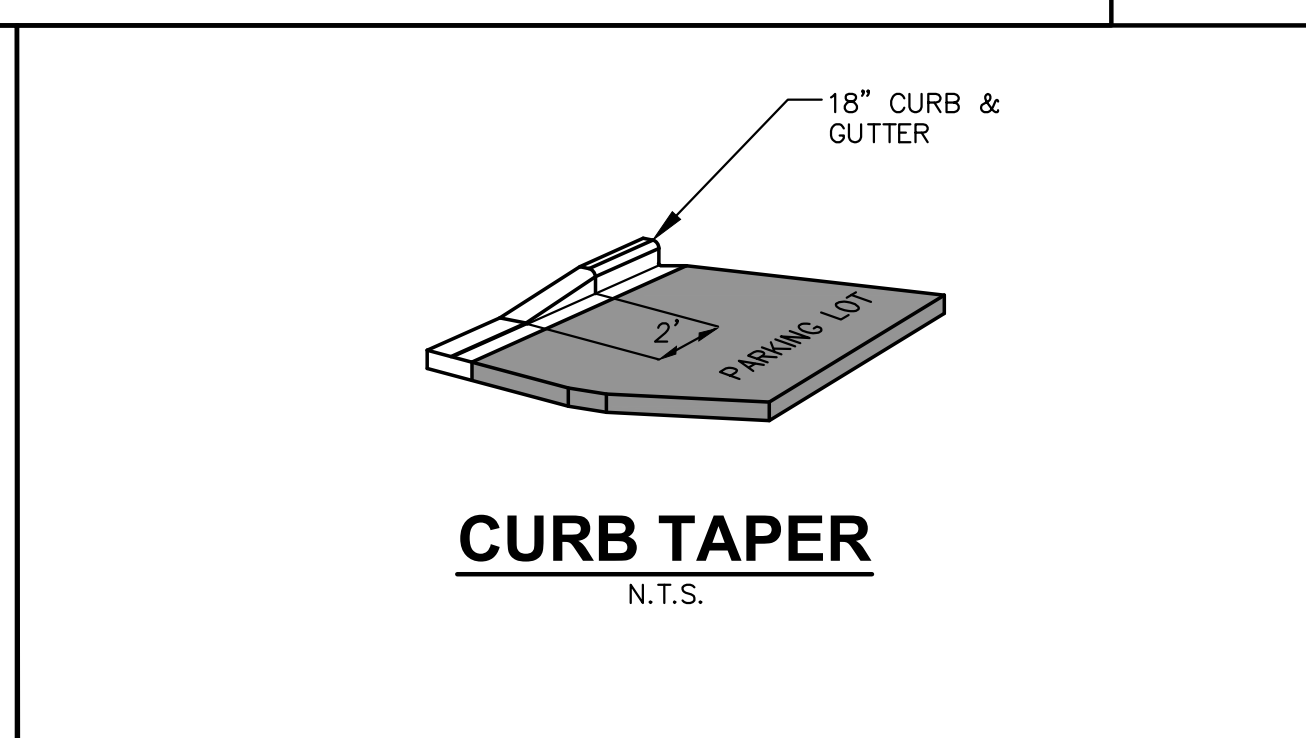
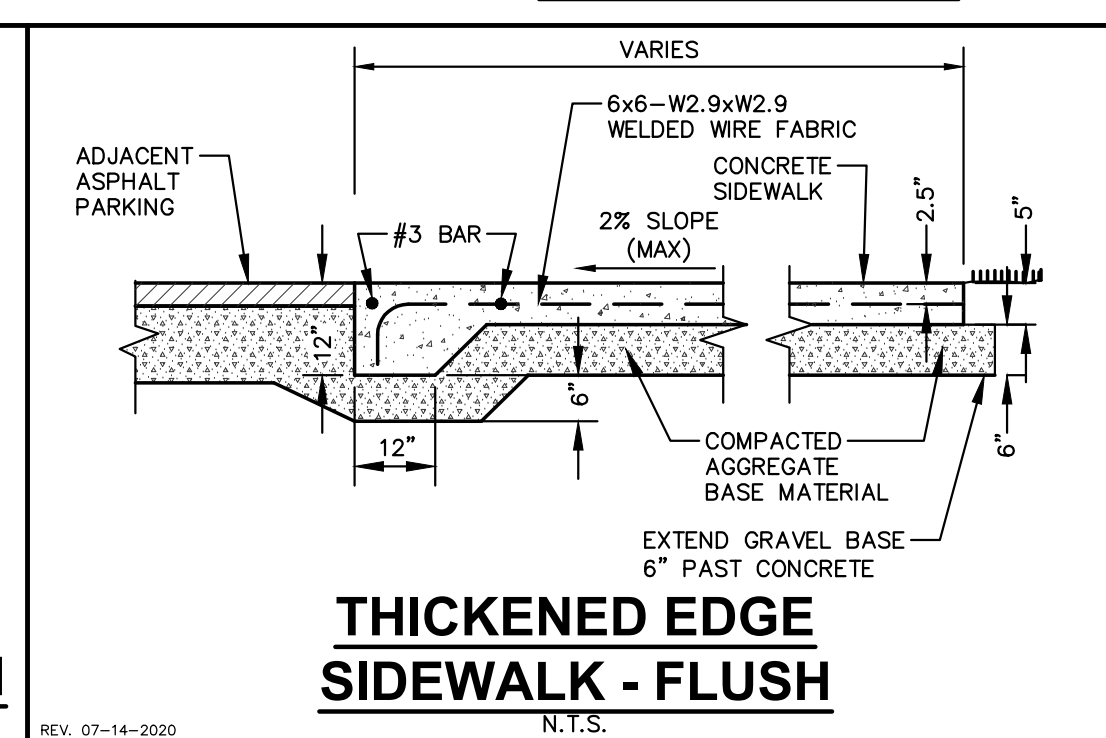
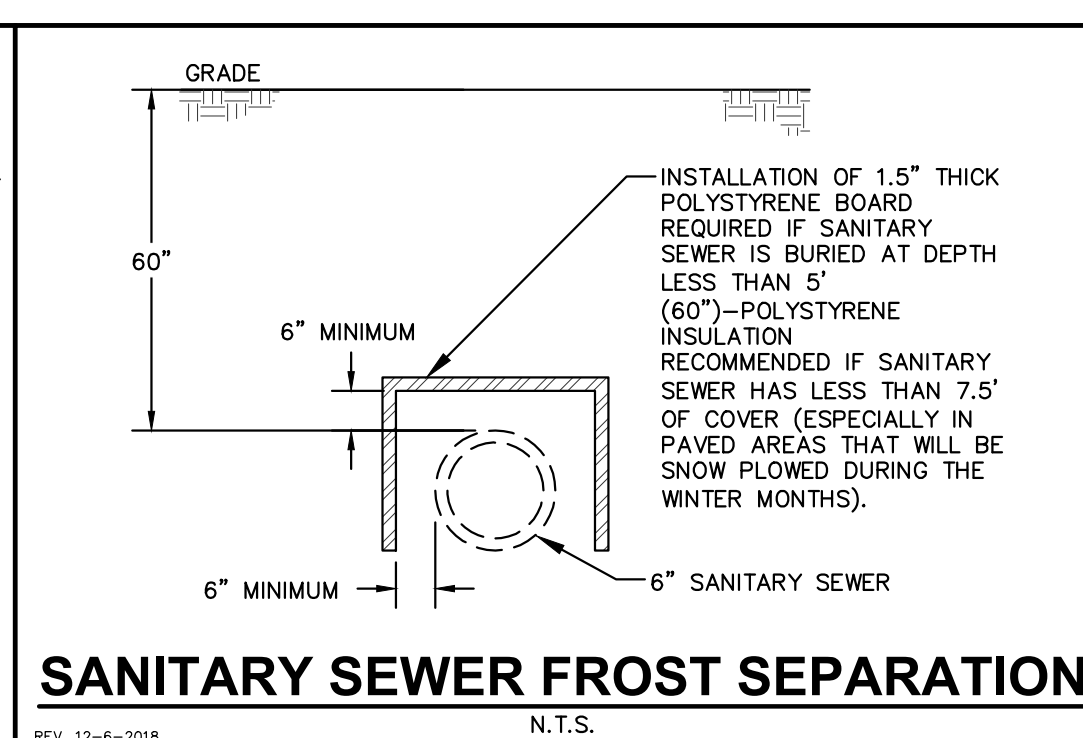
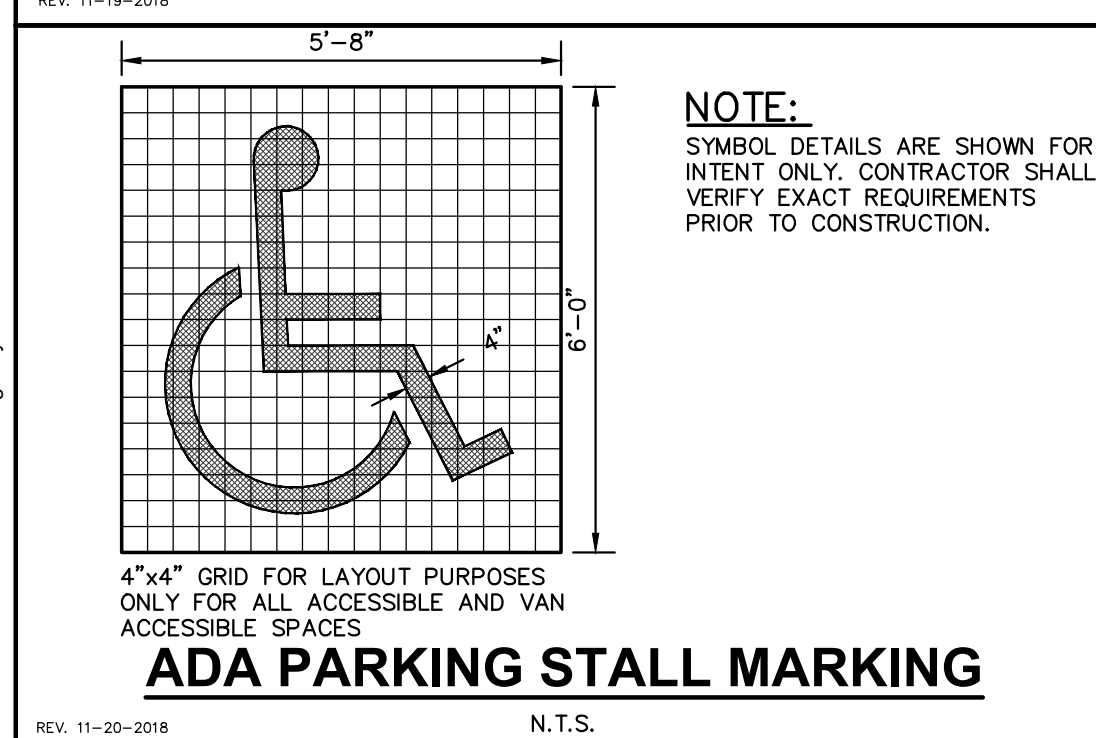
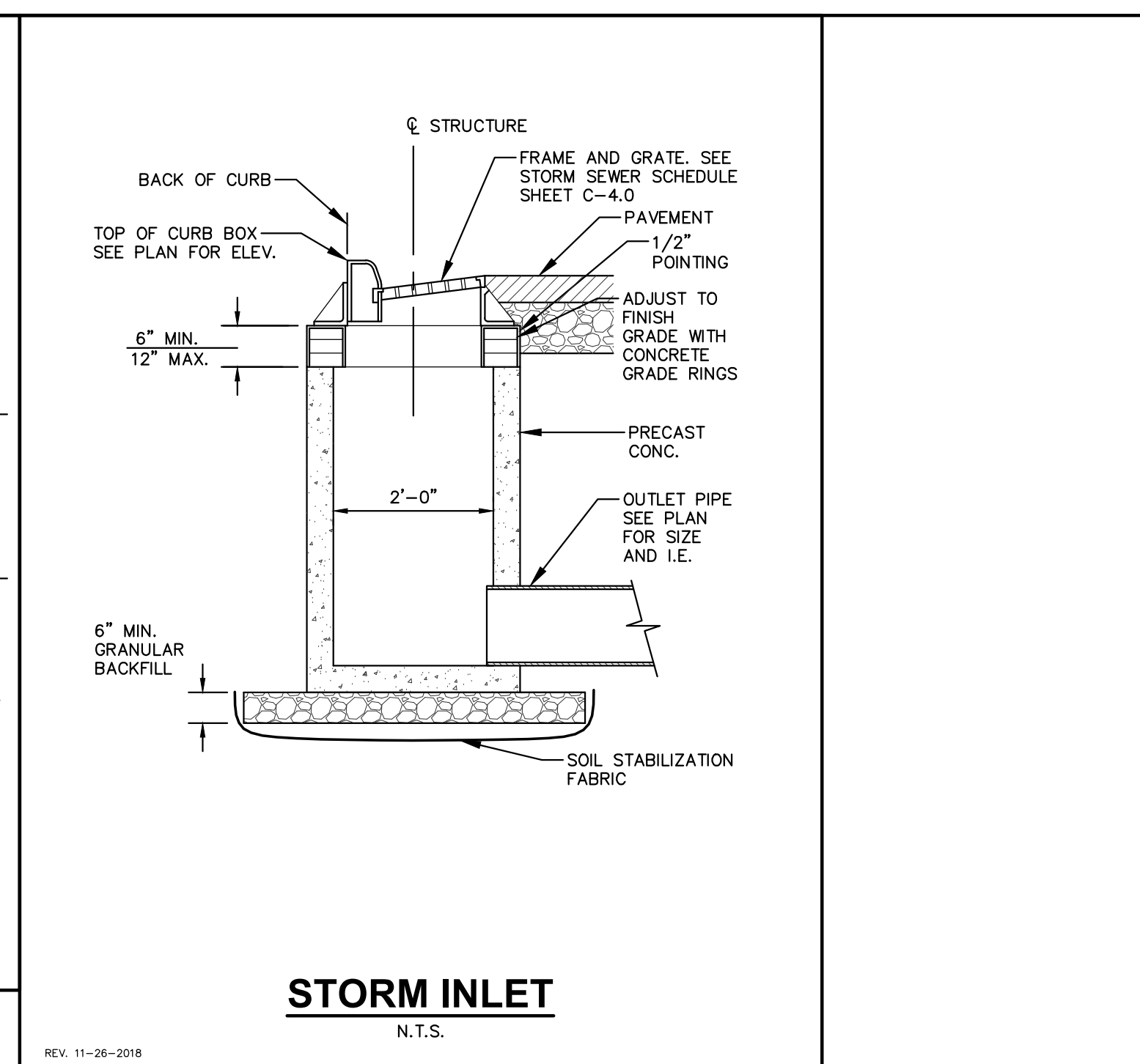
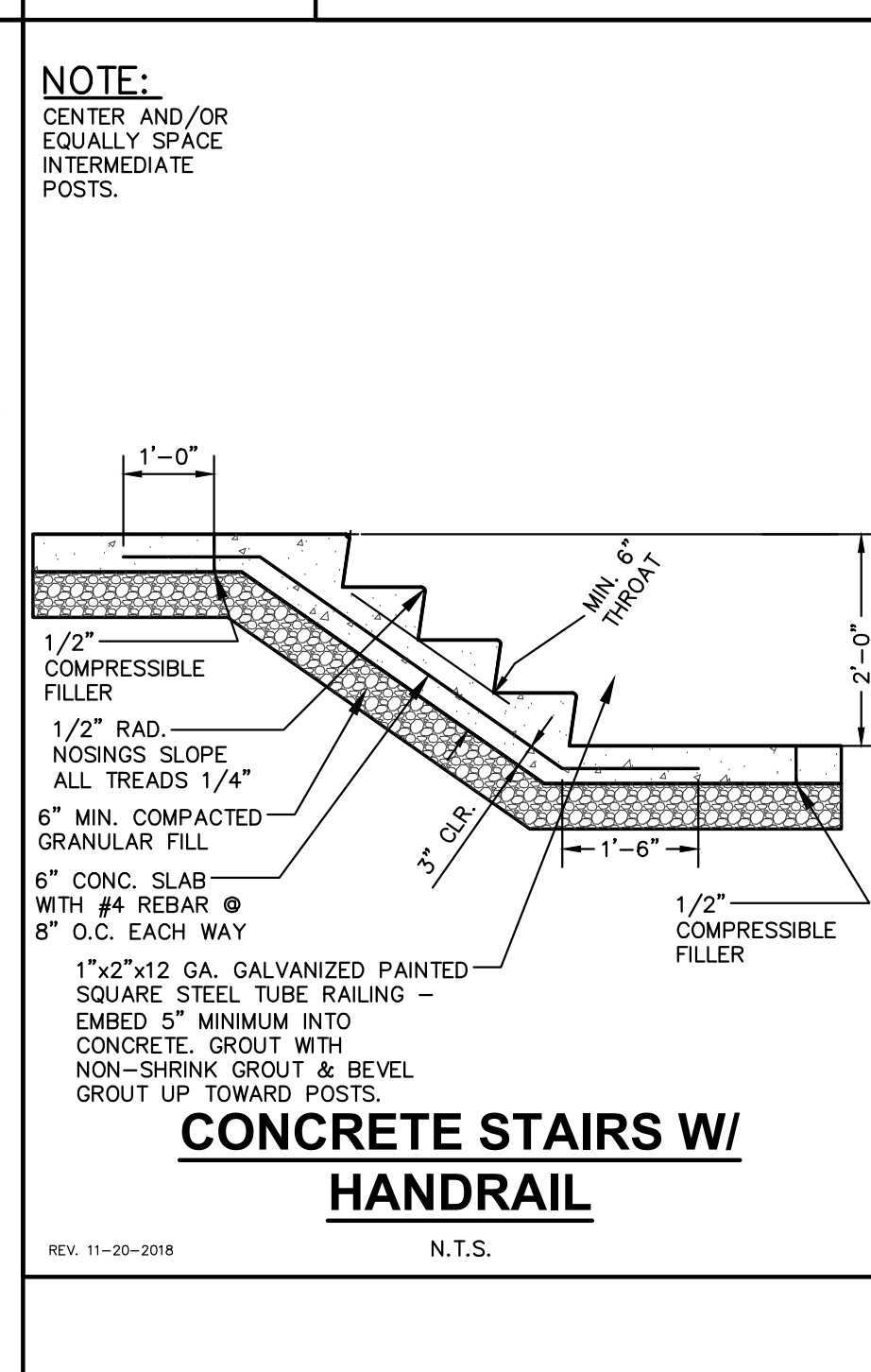
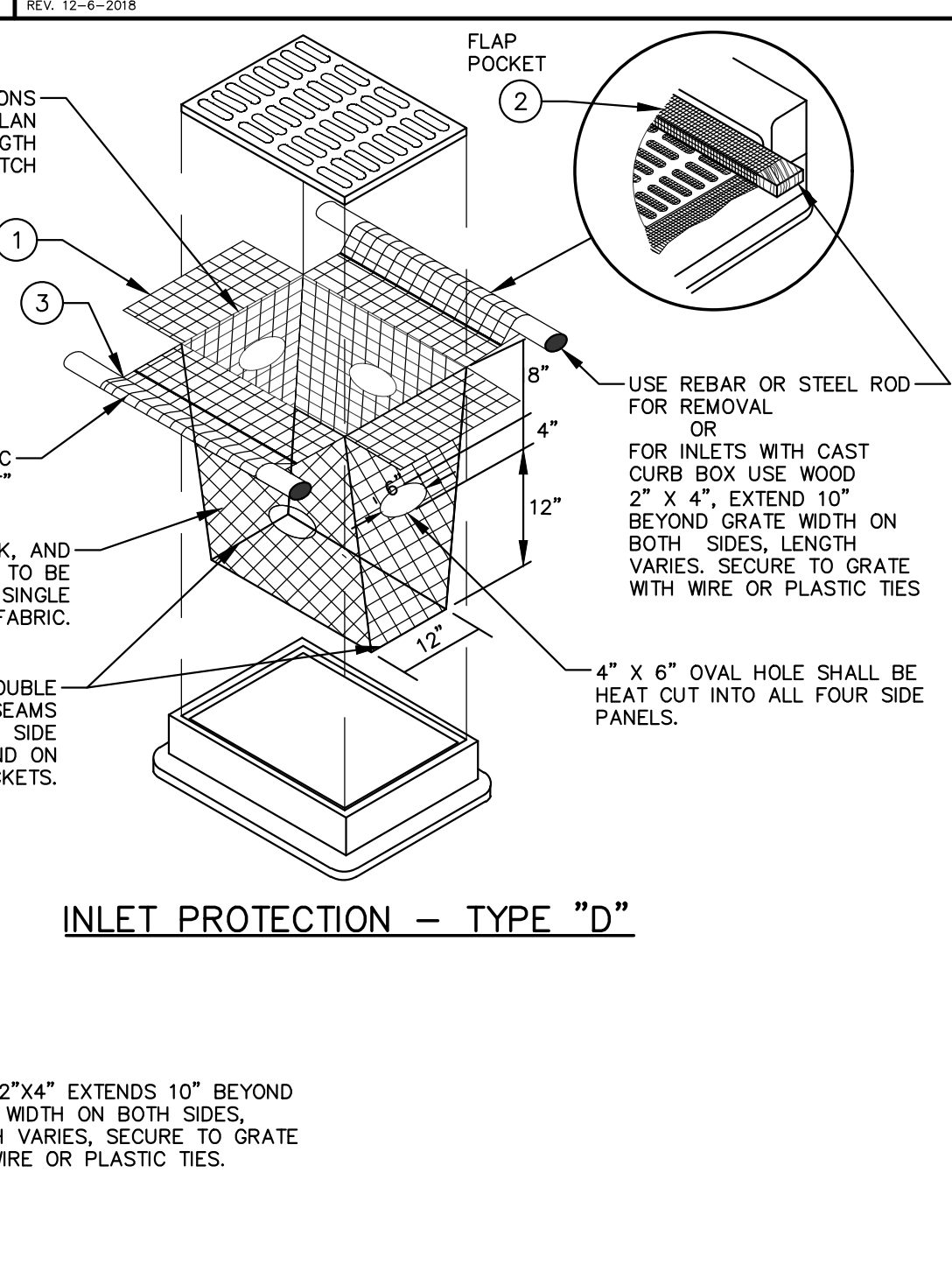
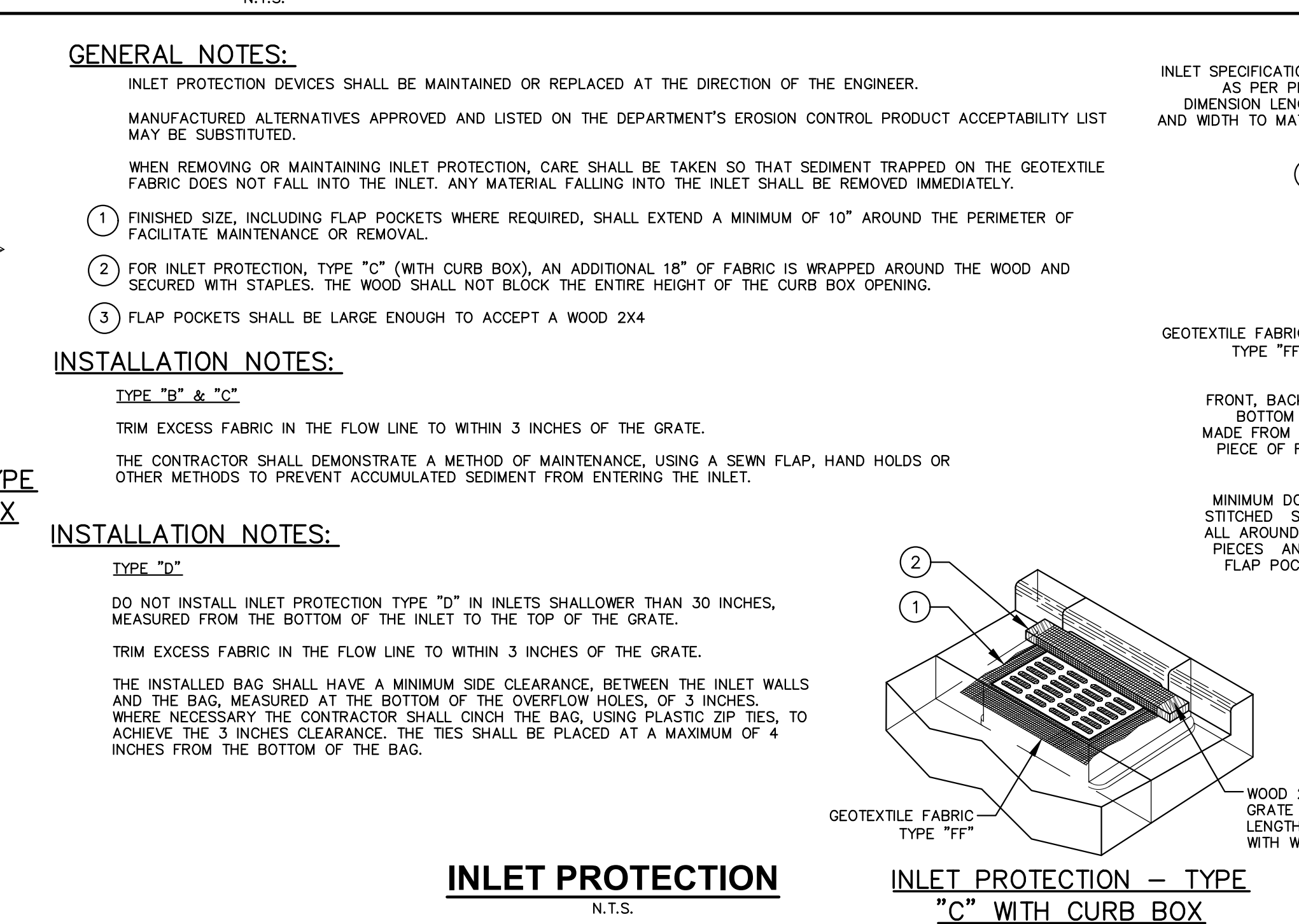
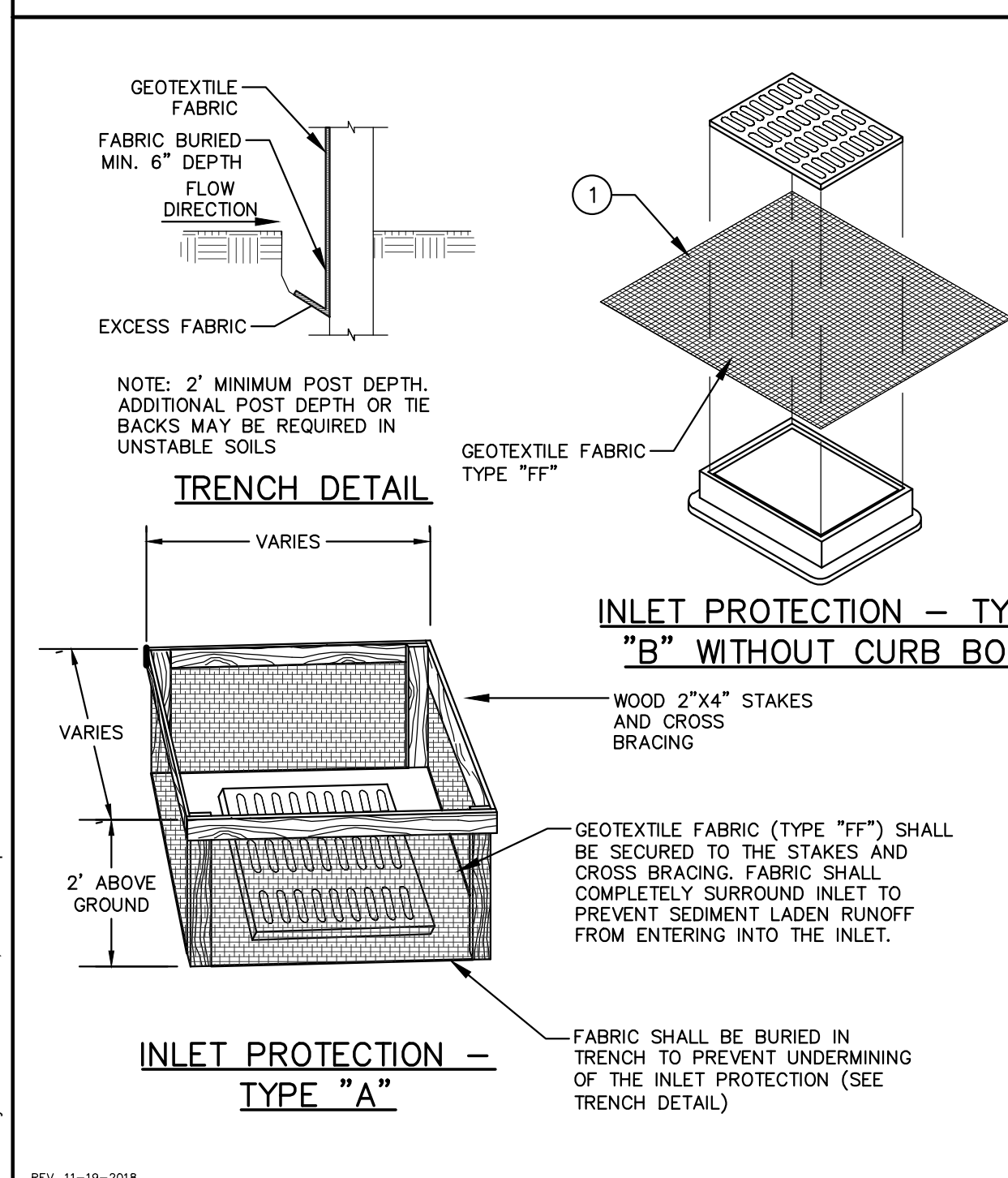
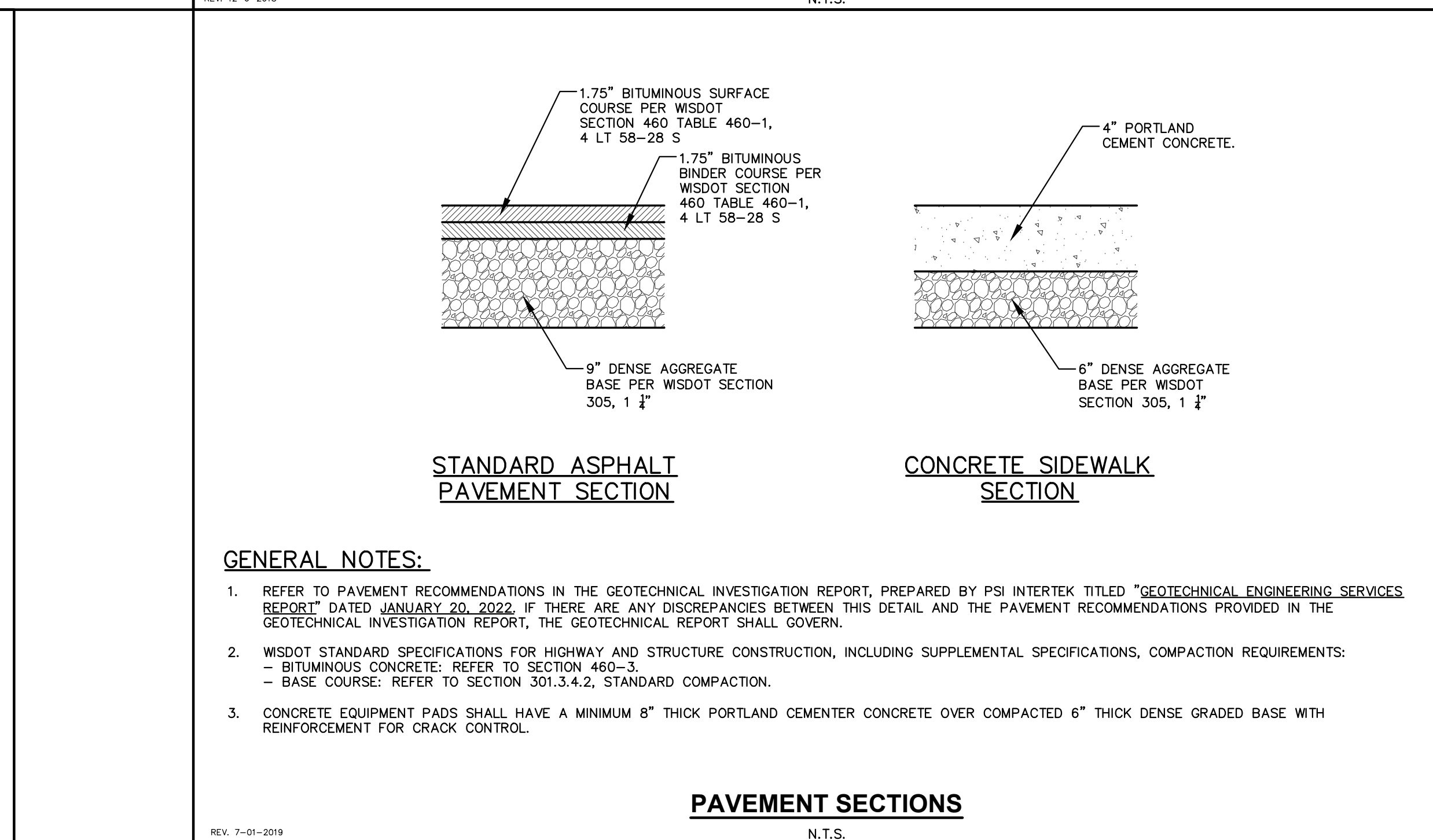
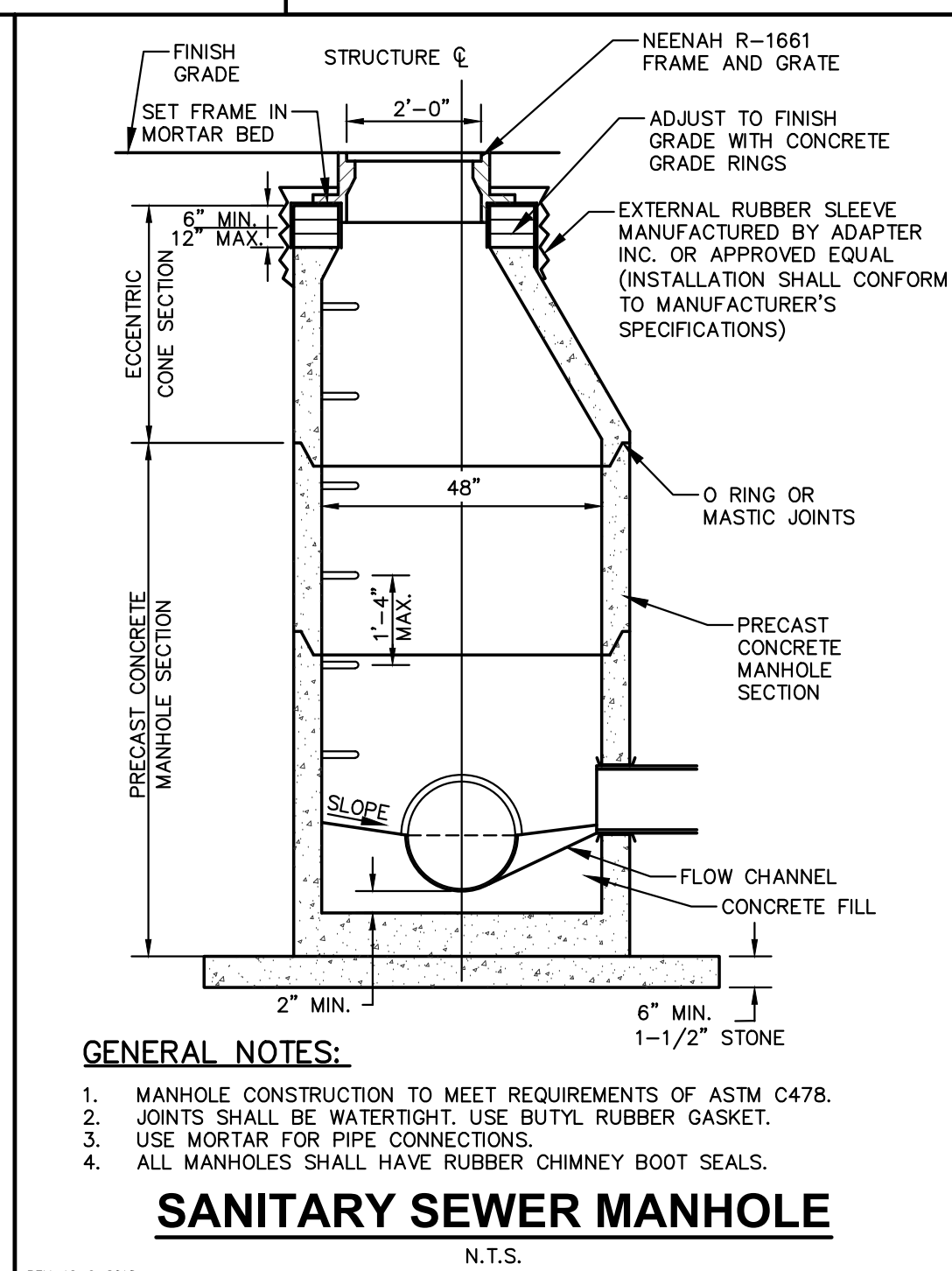
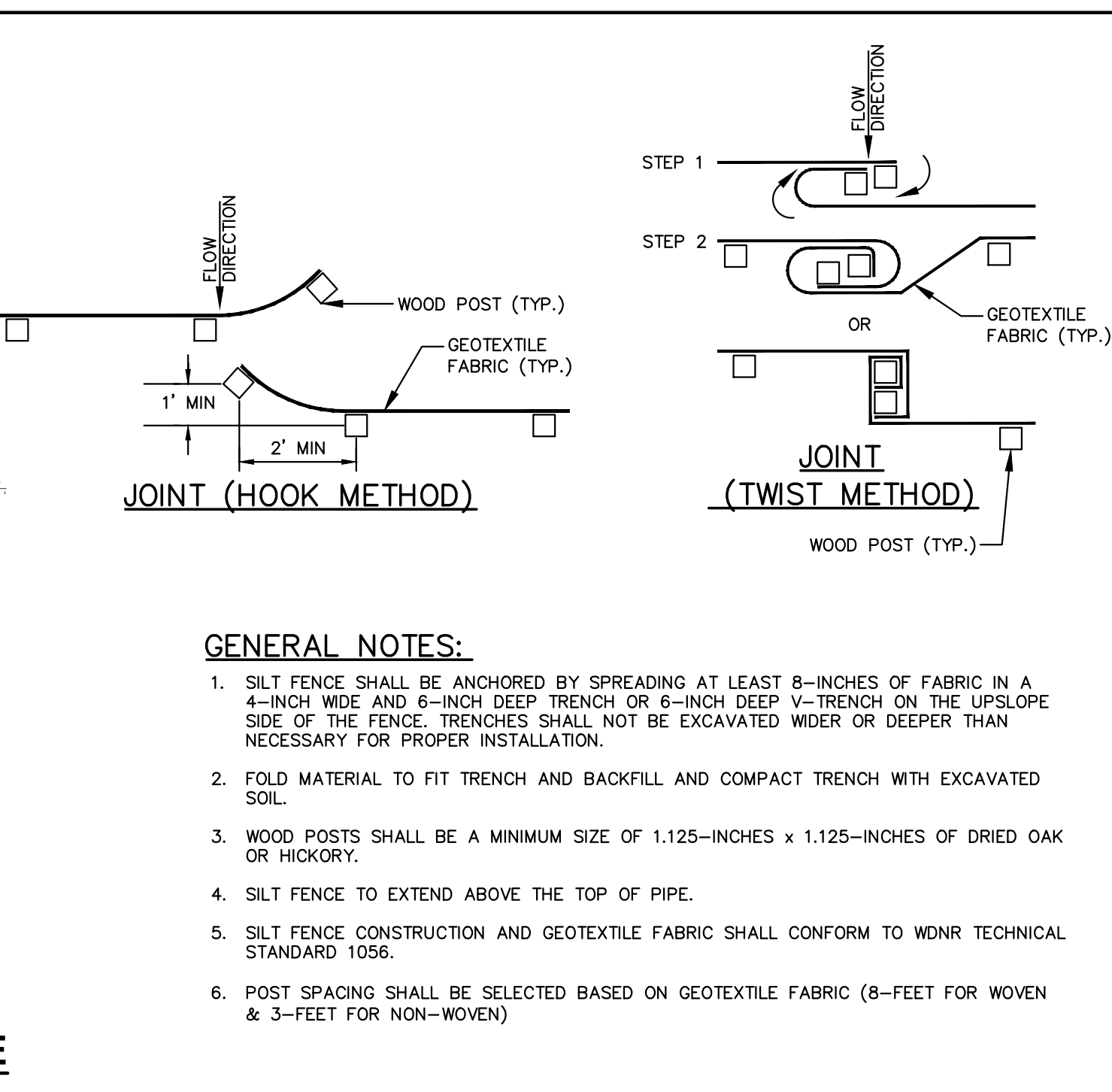
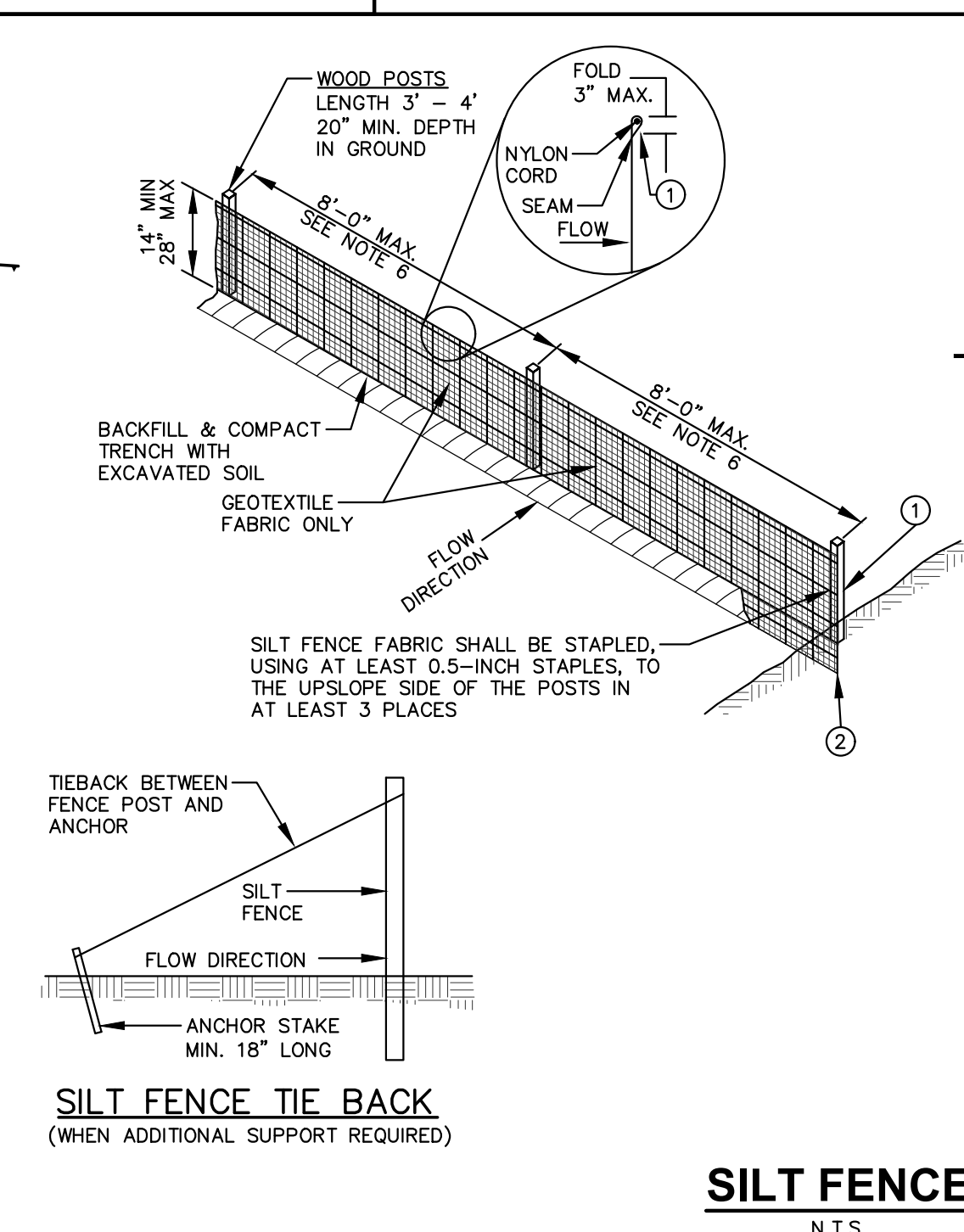
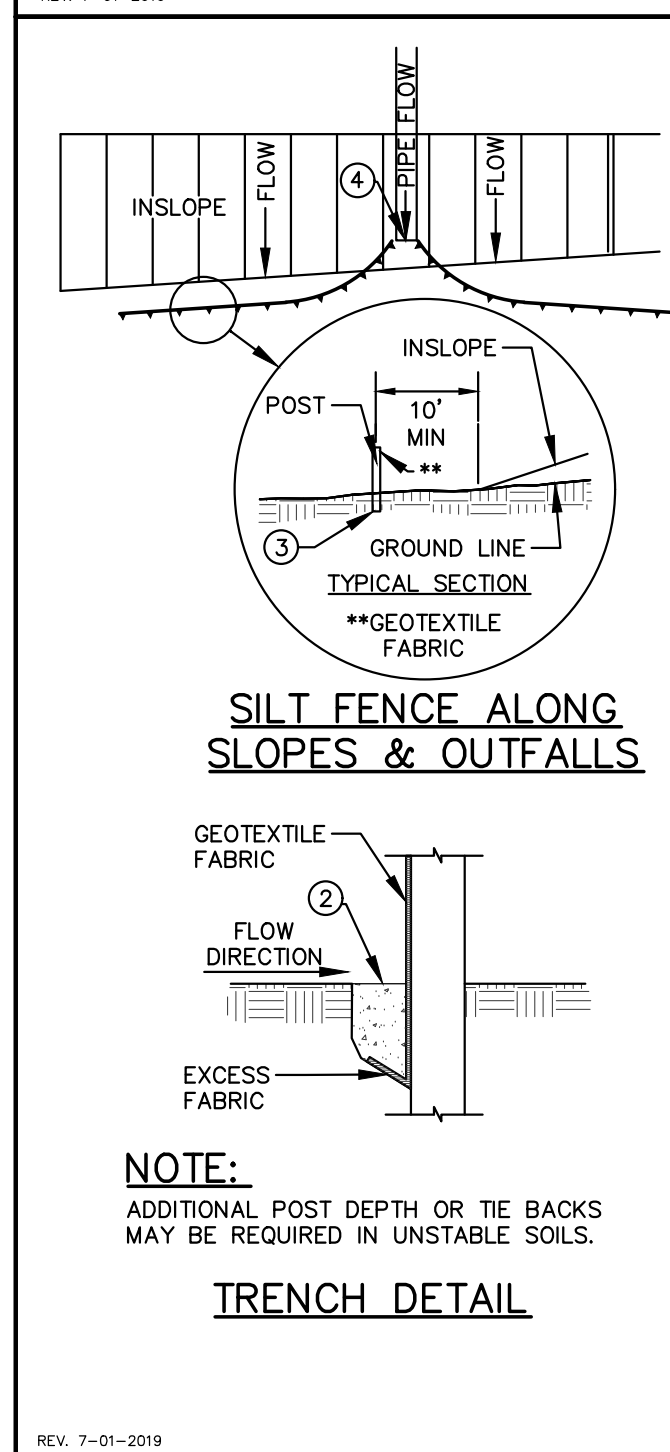
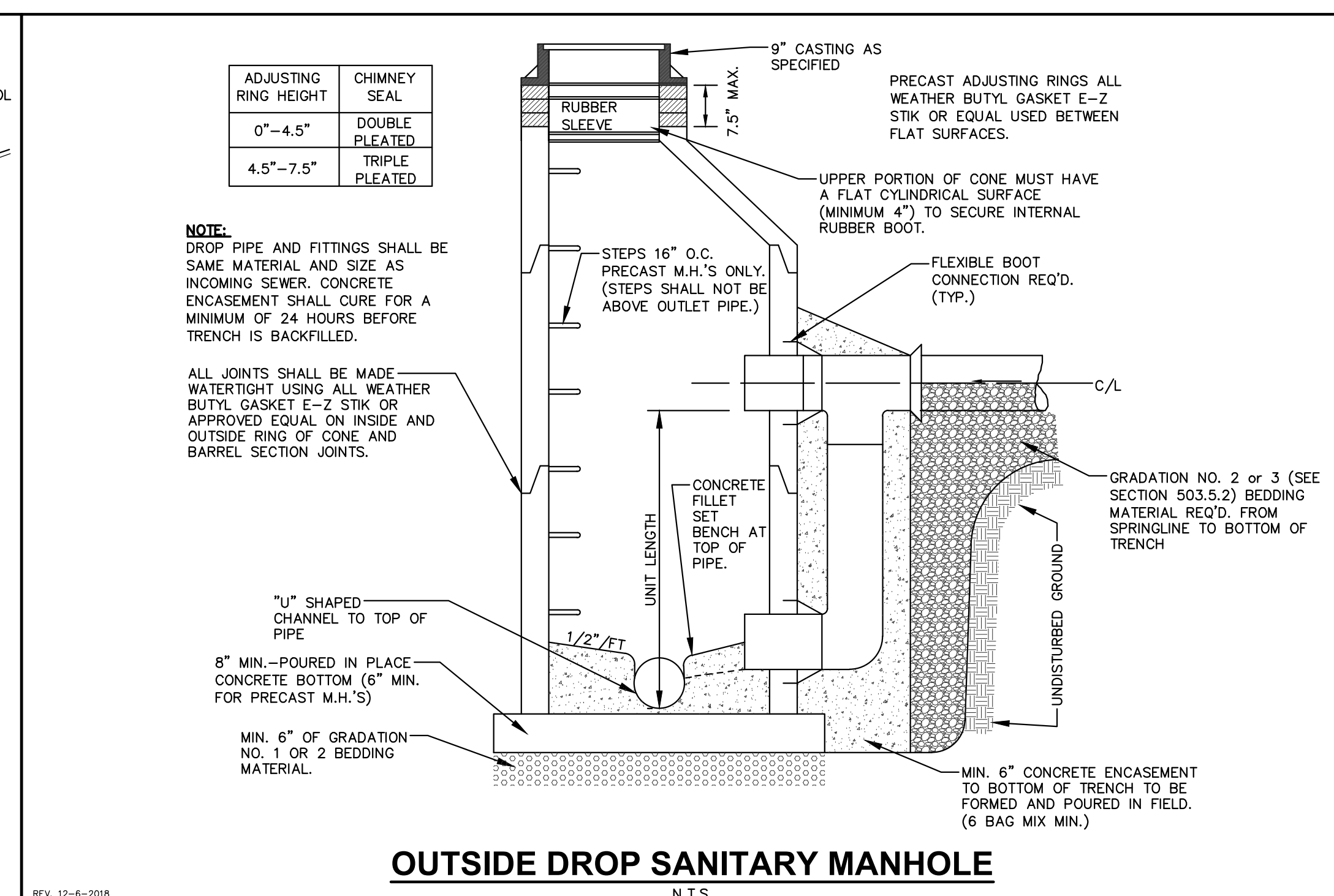
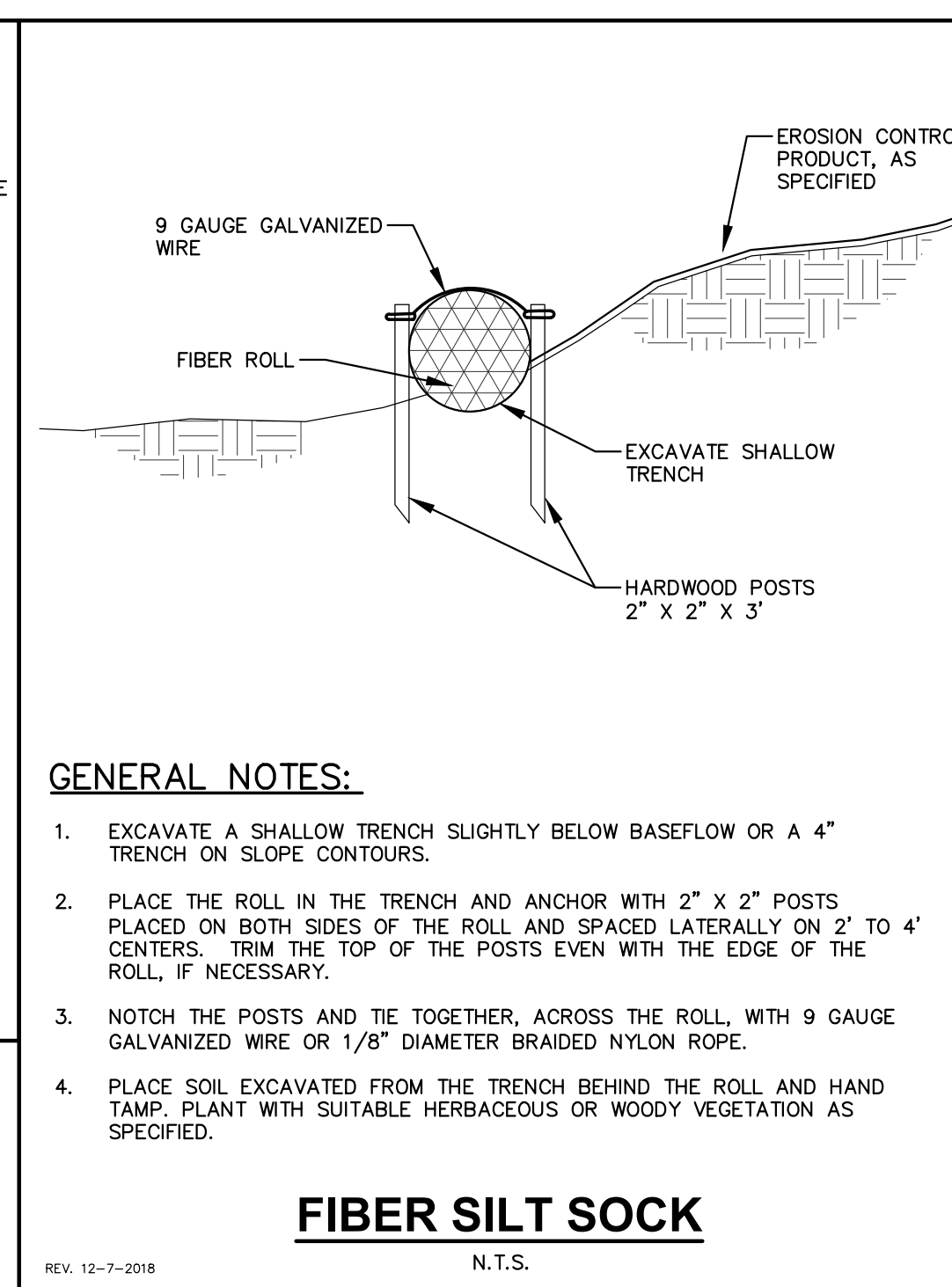
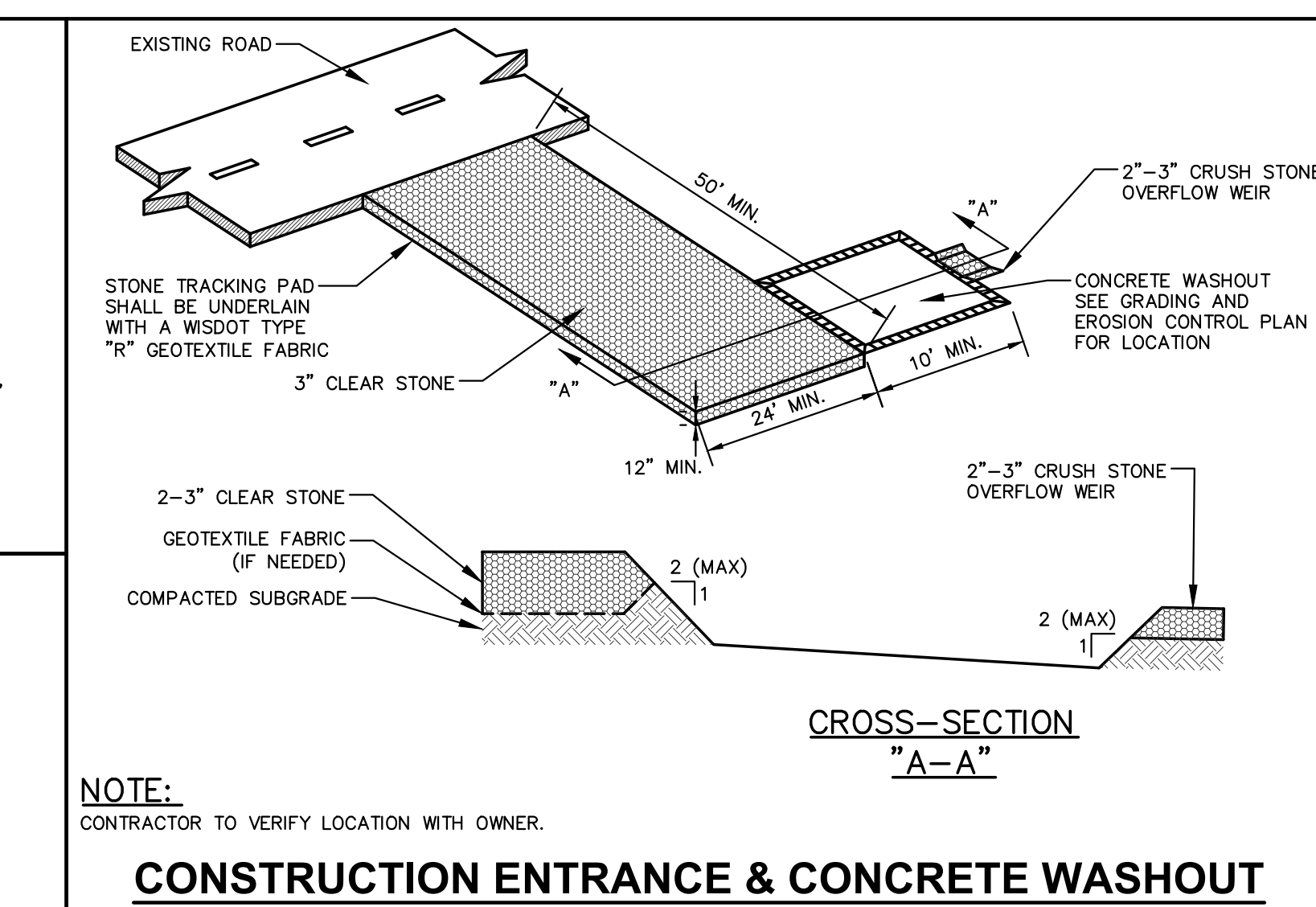
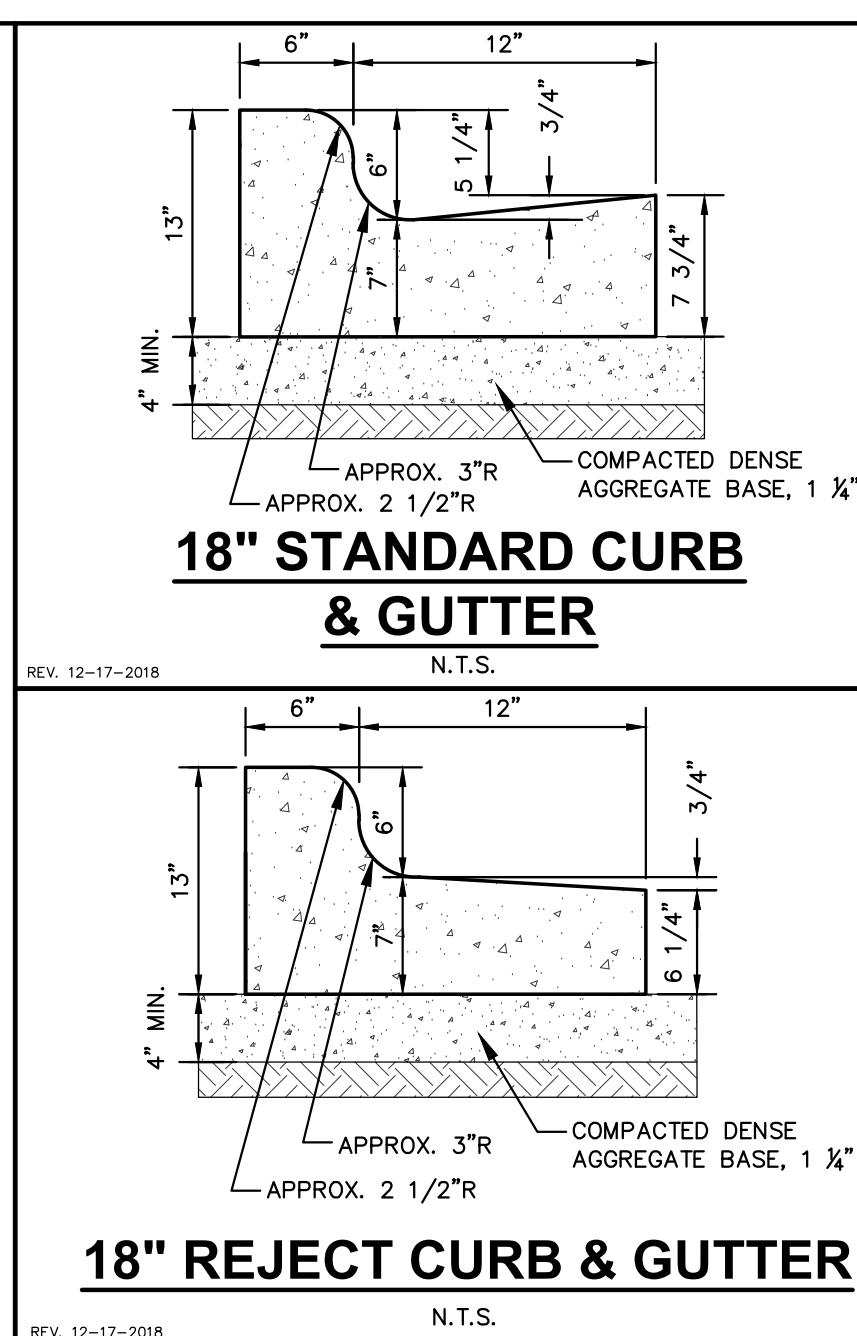
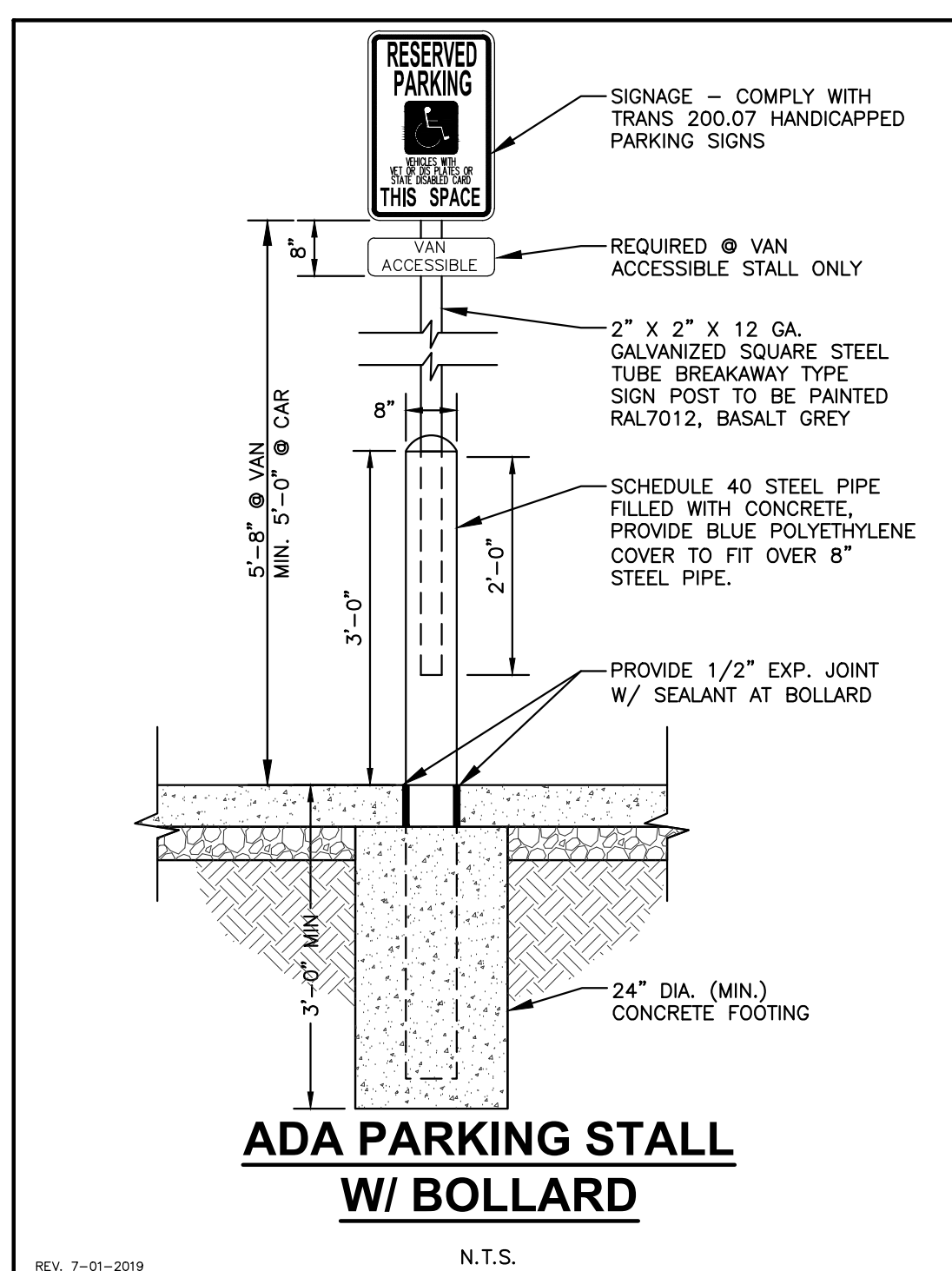
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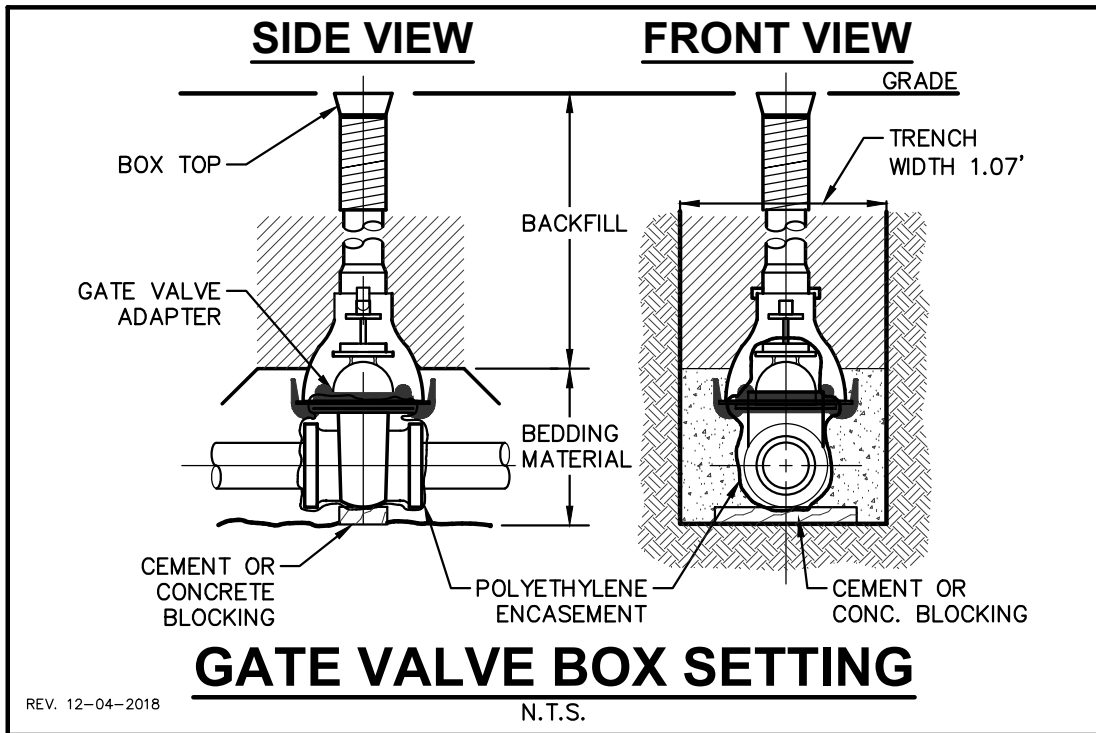
PROJ. NO.	220204
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UTILITY PLAN

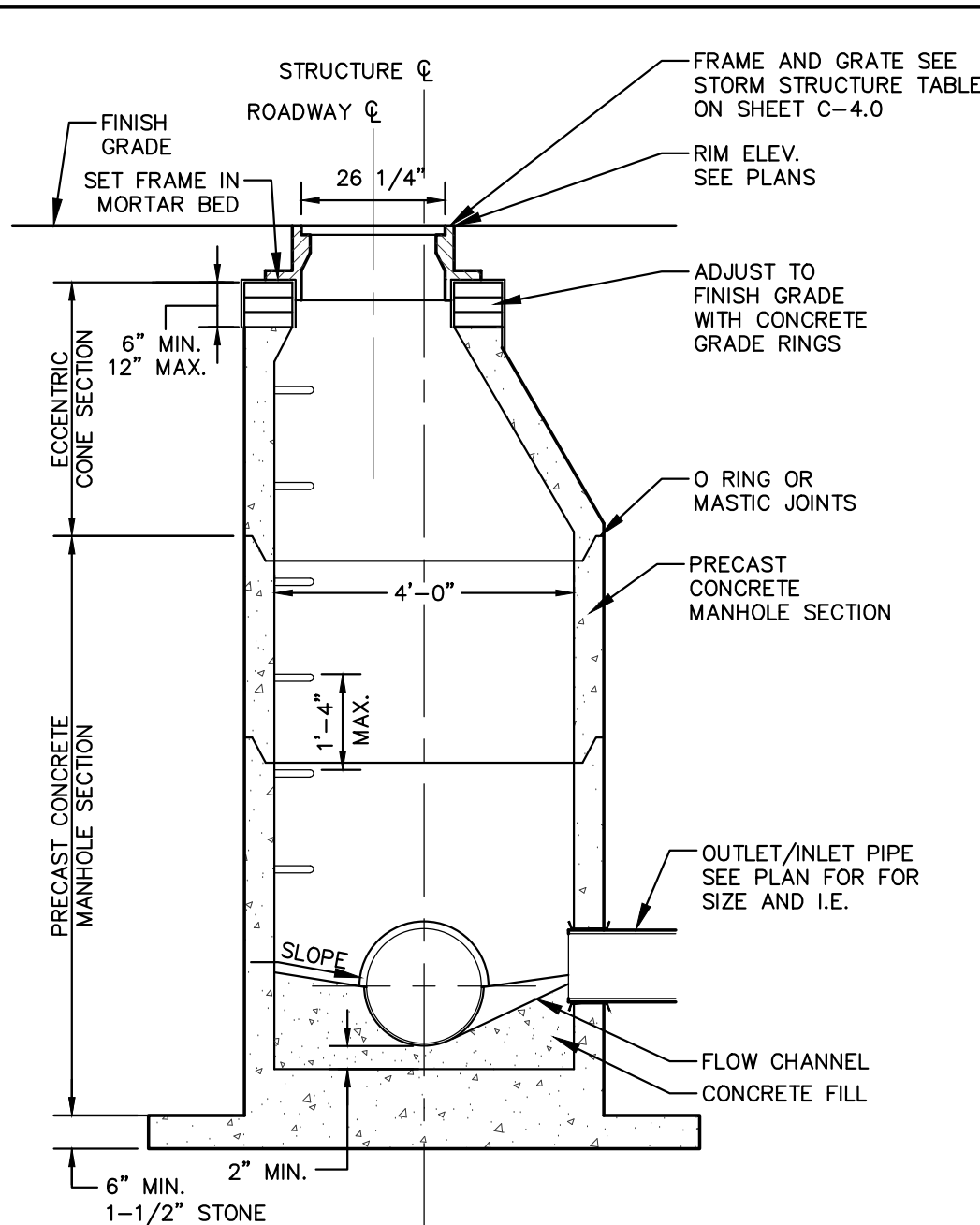
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GATE VALVE BOX SETTING
N.T.S.



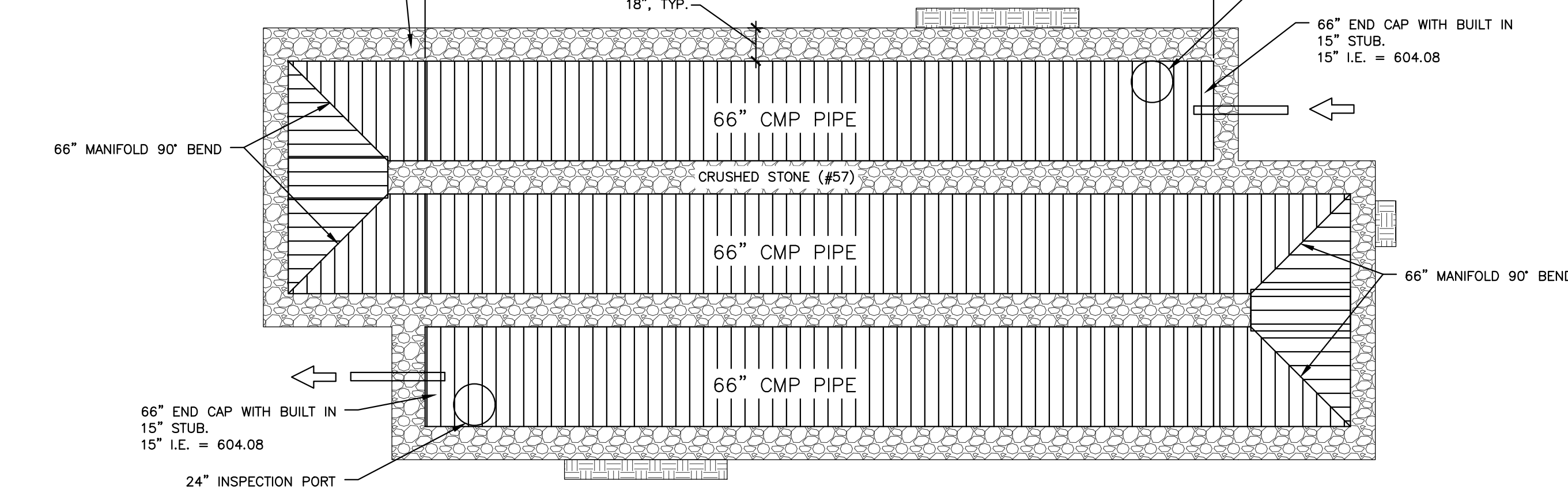
STORM SEWER MANHOLE
N.T.S.

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

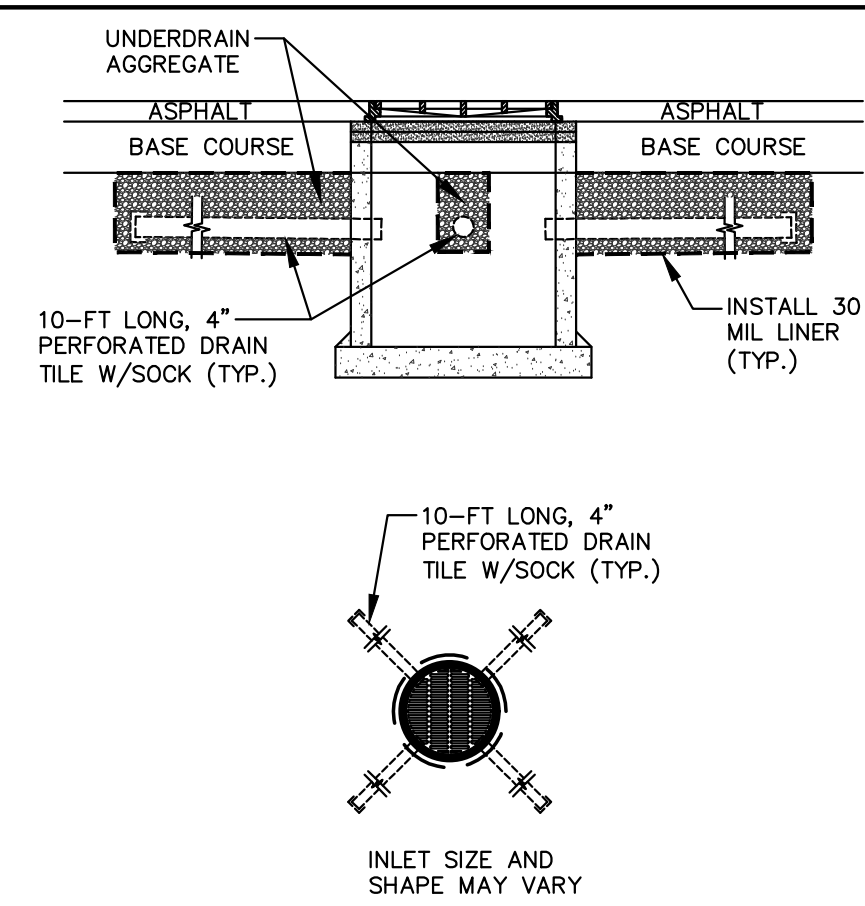
PLACE GEOTEXTILE FABRIC, TYPE R, ON THE BOTTOM AND SIDES OF THE UNDERGROUND STORAGE SYSTEM. FABRIC SHALL MEET THE REQUIREMENTS OF WADOT STANDARD SPECIFICATIONS SECTION 645 OR EQUAL.



UNDERGROUND WATER QUALITY STORAGE
N.T.S.

CROSS SECTION

UNDERGROUND WATER QUALITY STORAGE



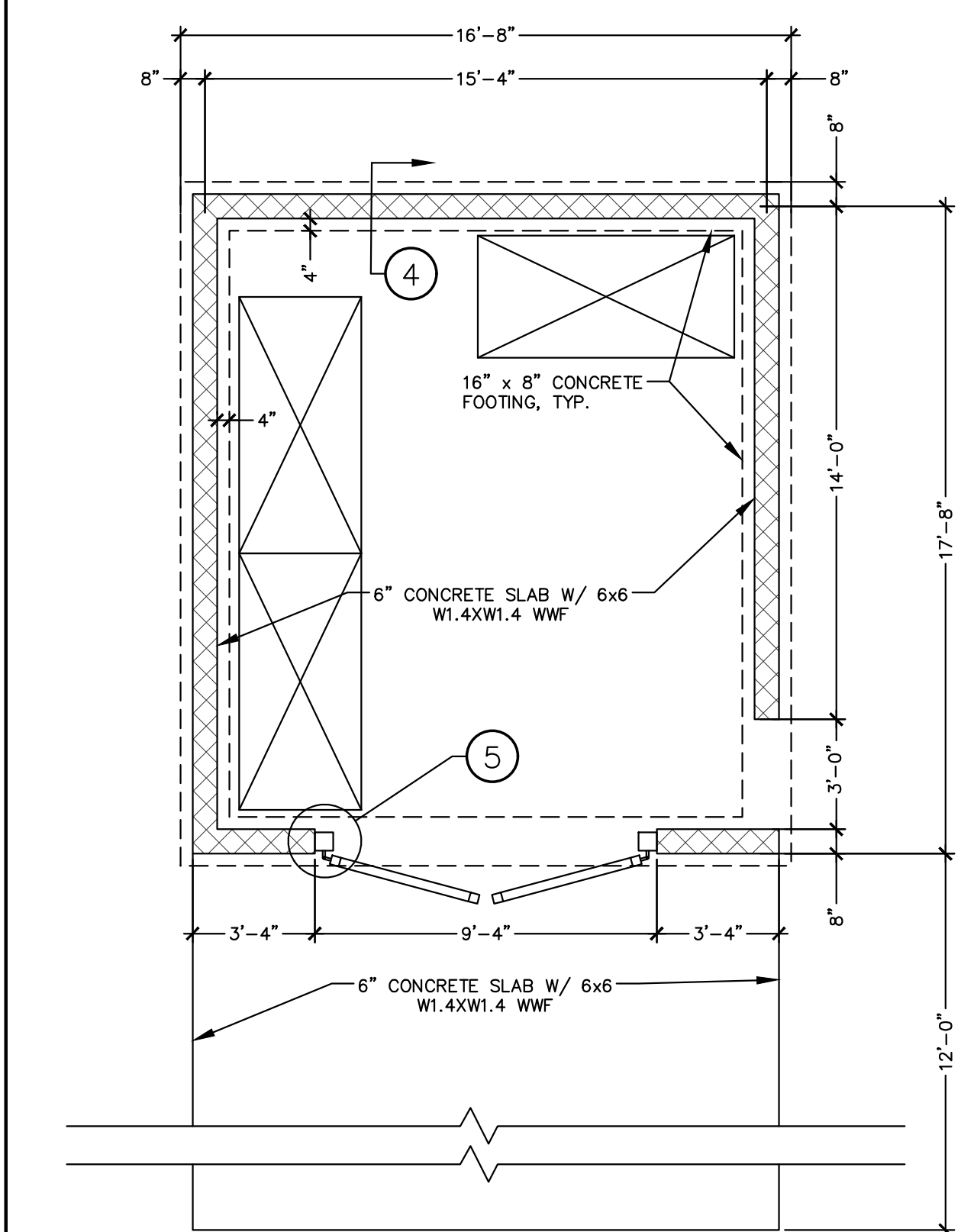
CATCH BASIN/INLET UNDERDRAIN
N.T.S.

GENERAL NOTES:

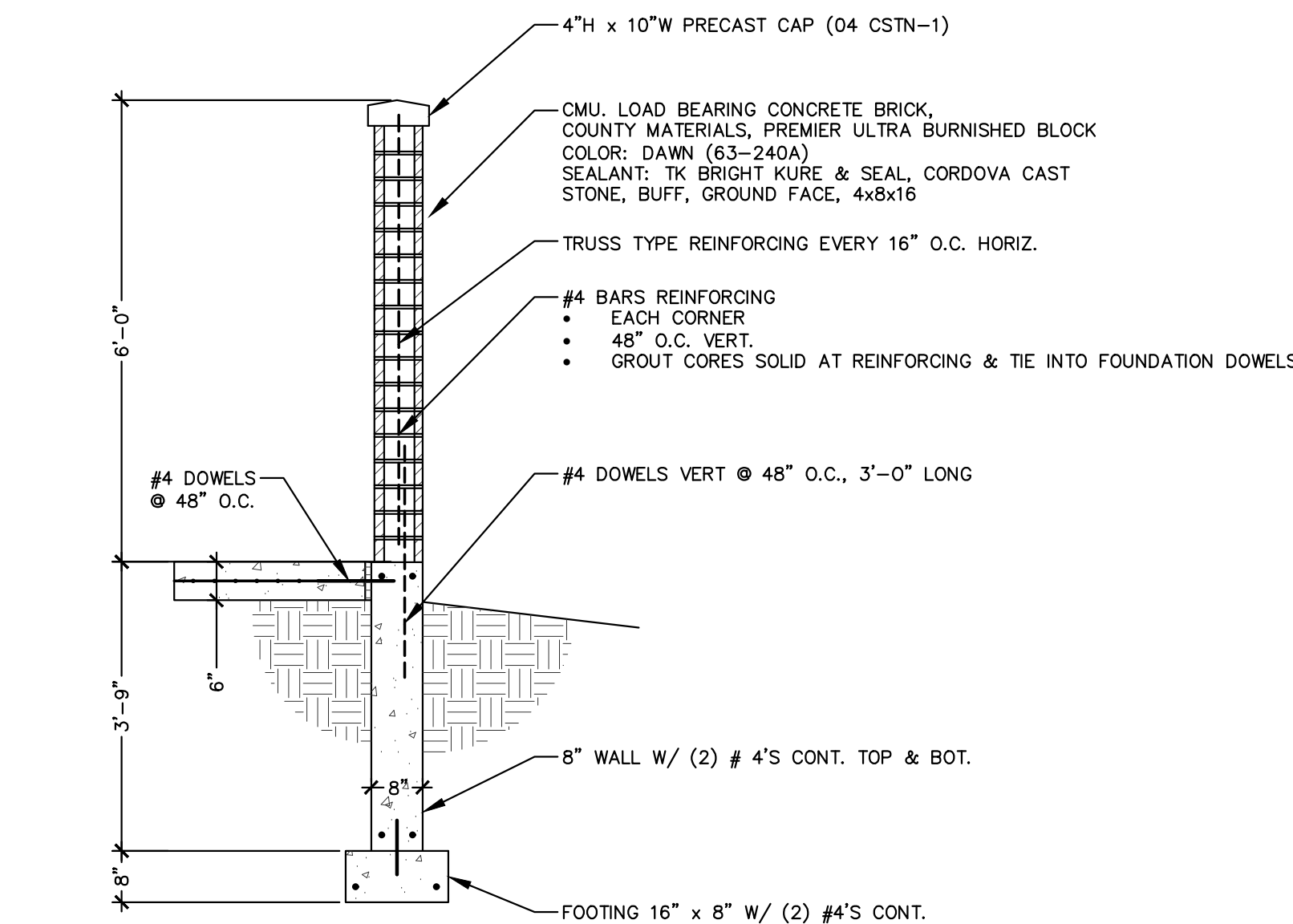
1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND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

CATCH BASIN/INLET UNDERDRAIN

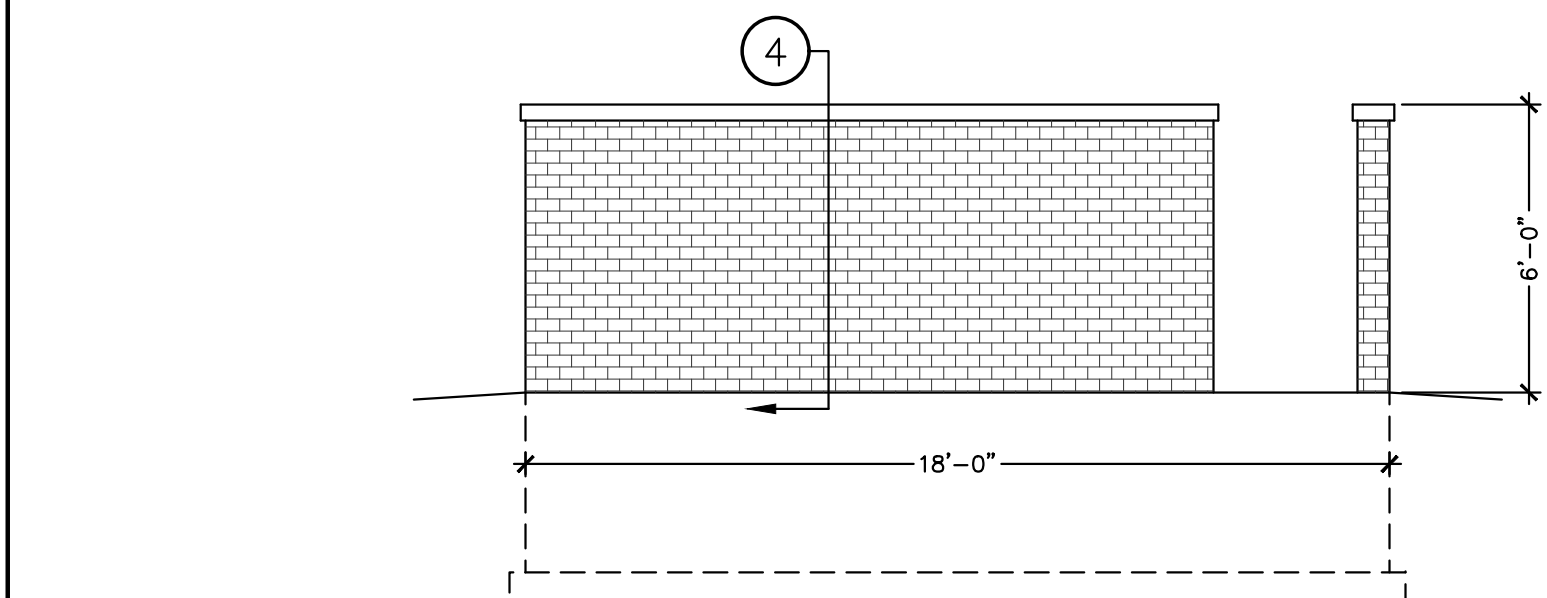
CATCH BASIN/INLET UNDERDRAIN
N.T.S.



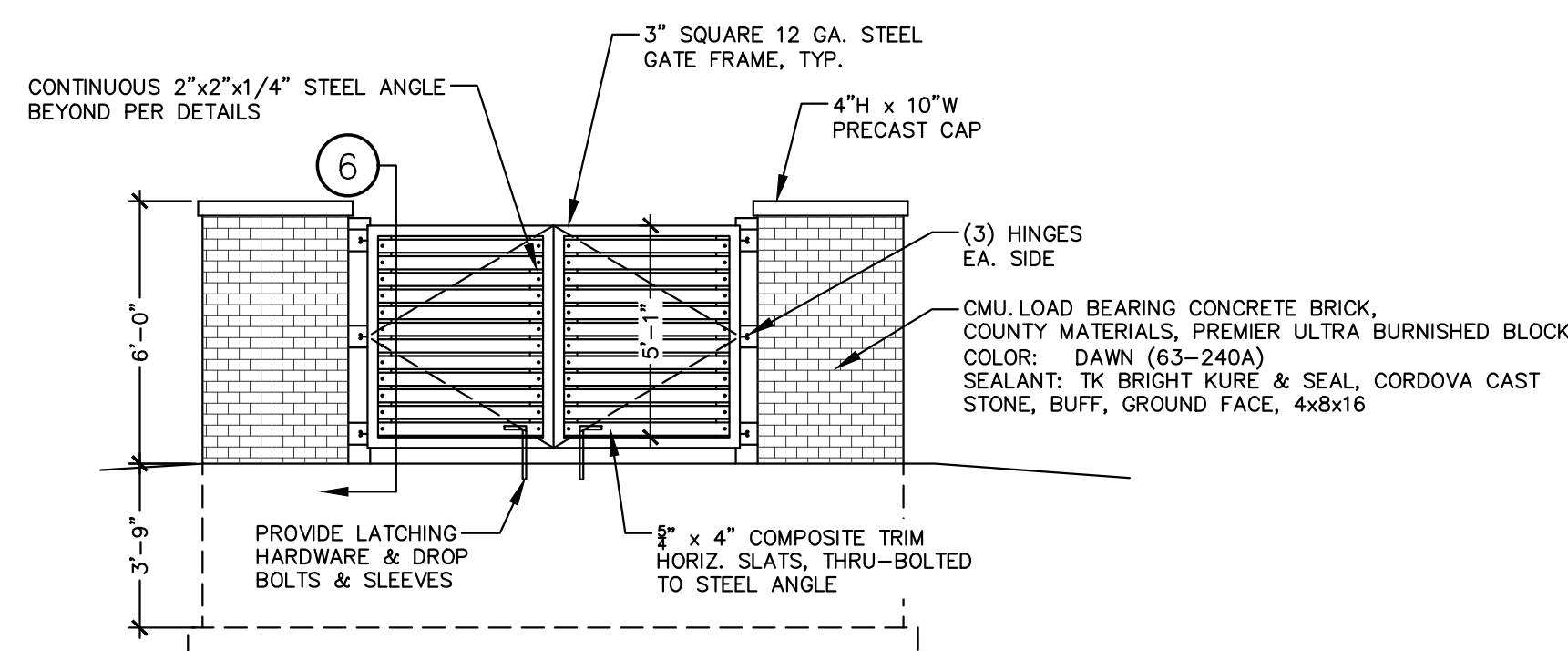
1 TRASH ENCLOSURE PLAN



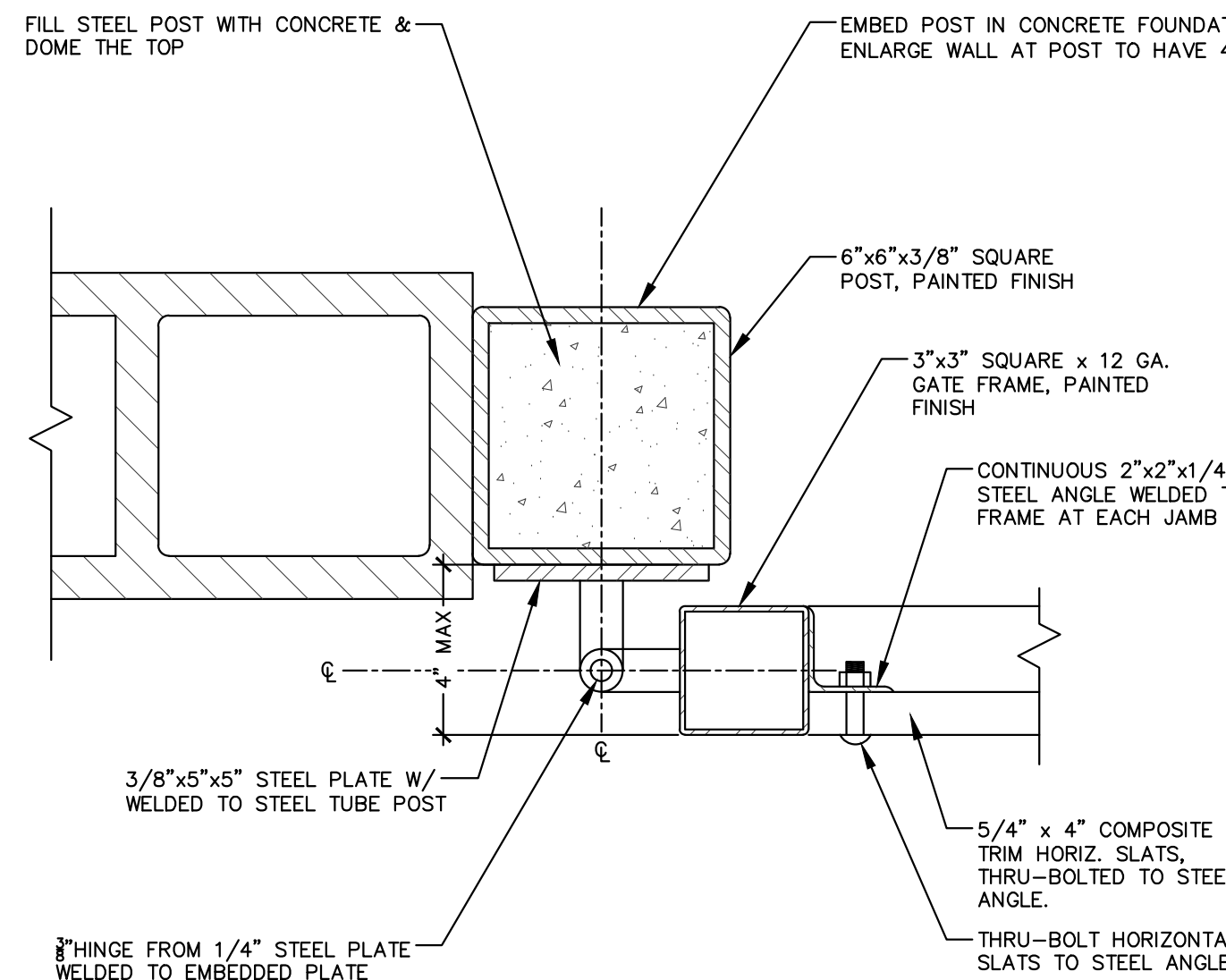
4 TRASH ENCLOSURE WALL SECTION



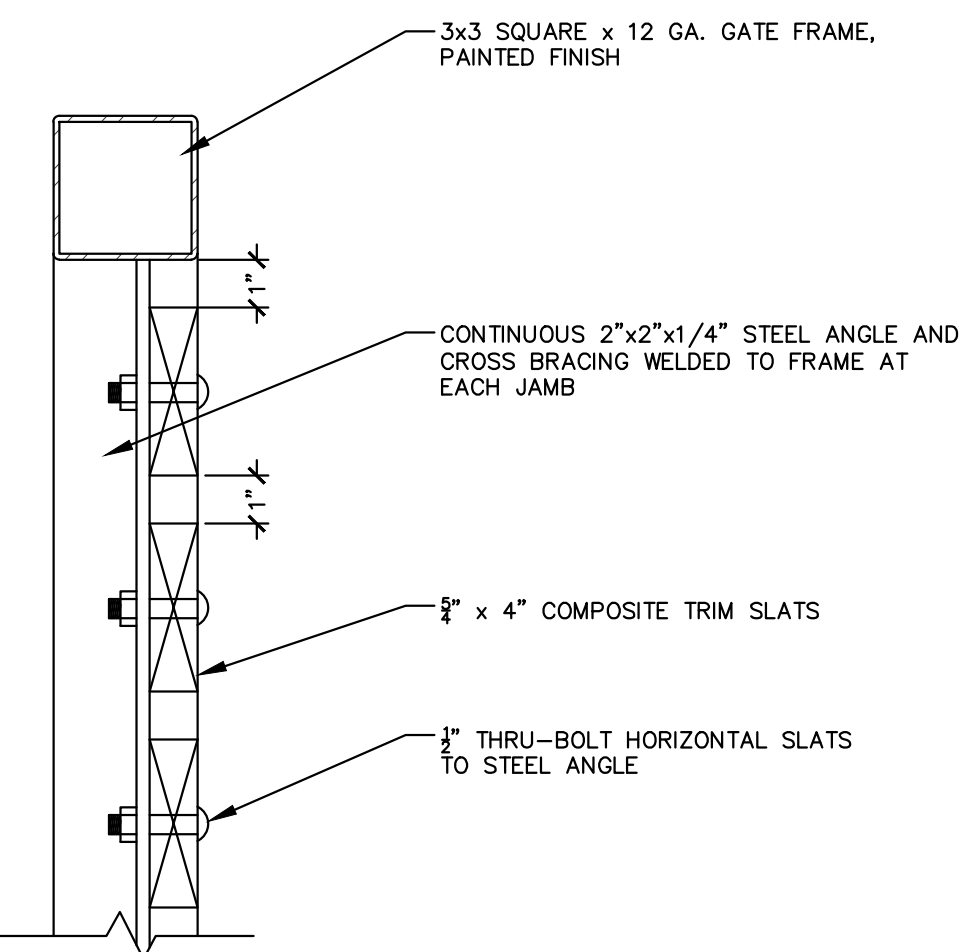
2 TRASH ENCLOSURE SIDE ELEVATION



3 TRASH ENCLOSURE FRONT ELEVATION



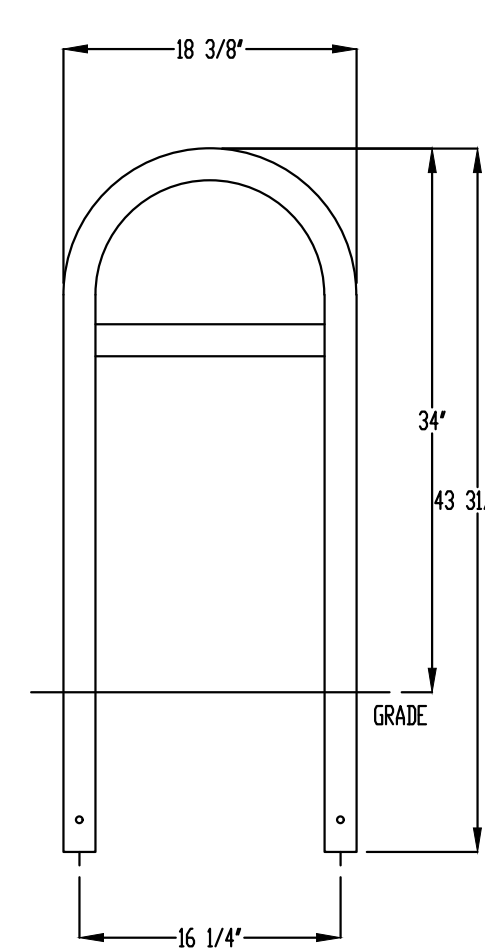
5 TRASH ENCLOSURE GATE JAMB



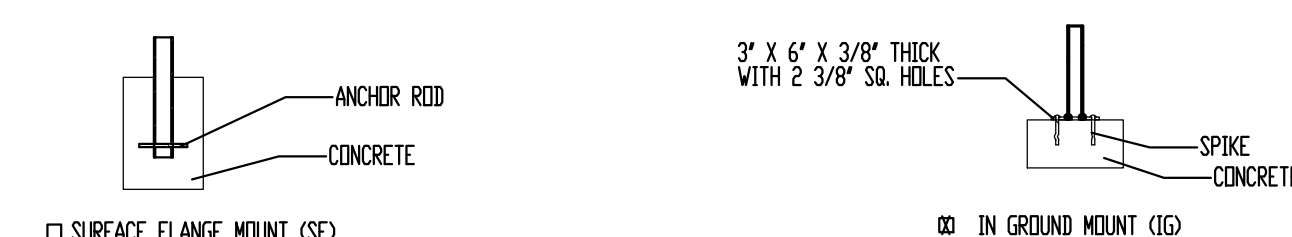
6 TRASH ENCLOSURE GATE HEAD

TRASH ENCLOSURE DETAIL

N.T.S.



CHECK DESIRED MOUNT



PRODUCT: 1200-SF
DESCRIPTION: PHENOLX 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.
4. CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC.
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
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SQUARE 'U' BIKE RACK

N.T.S.



KORB + ASSOCIATES ARCHITECTS



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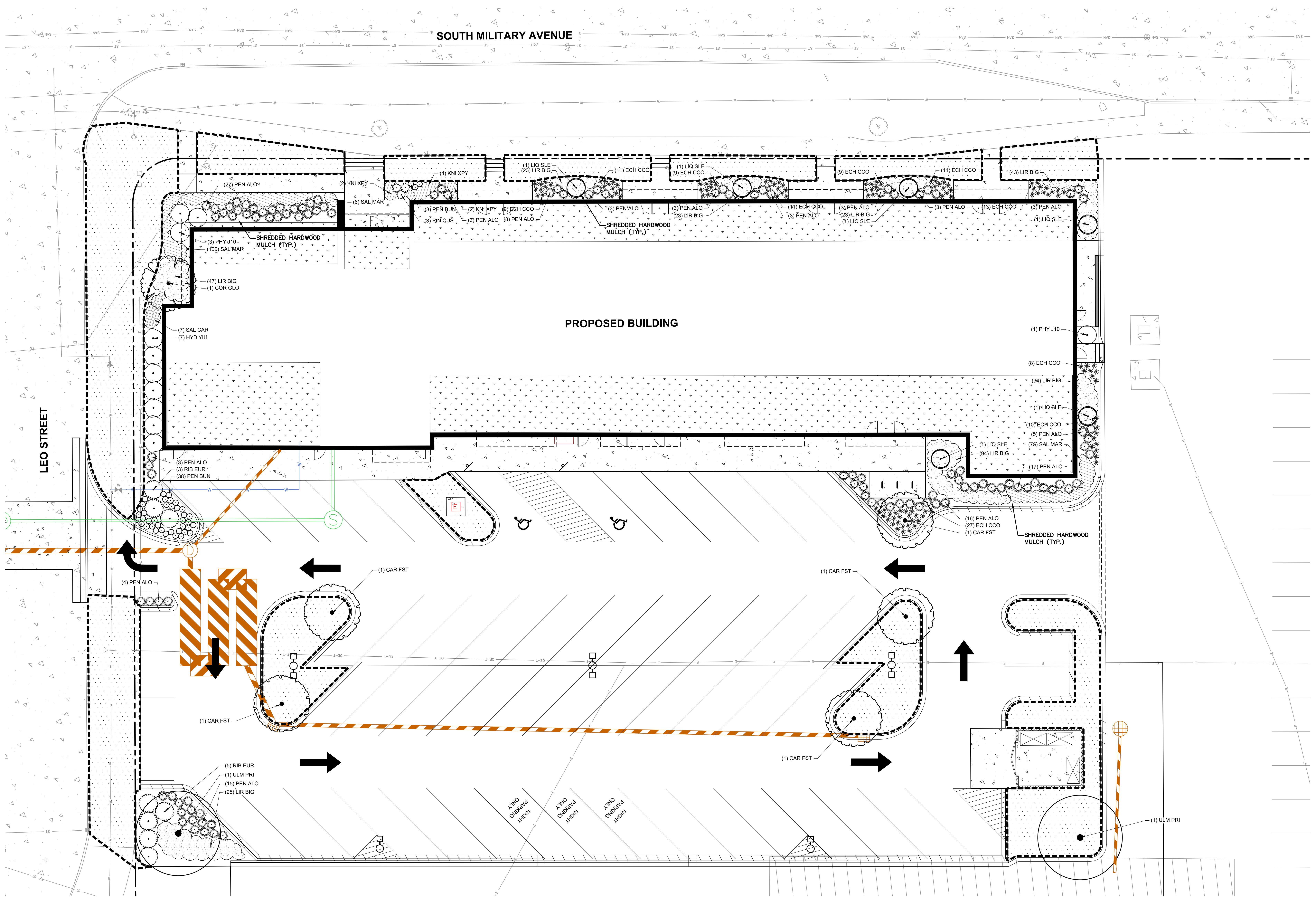
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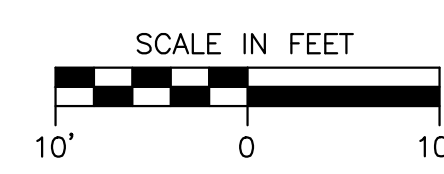
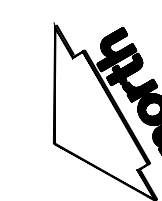
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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. 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.
4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. 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
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LEGEND



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.	2202244
SCALE	AS INDICATED
PHASE	95% CONSTR. DOC.
DATE	10.14.2022

LANDSCAPE PLAN

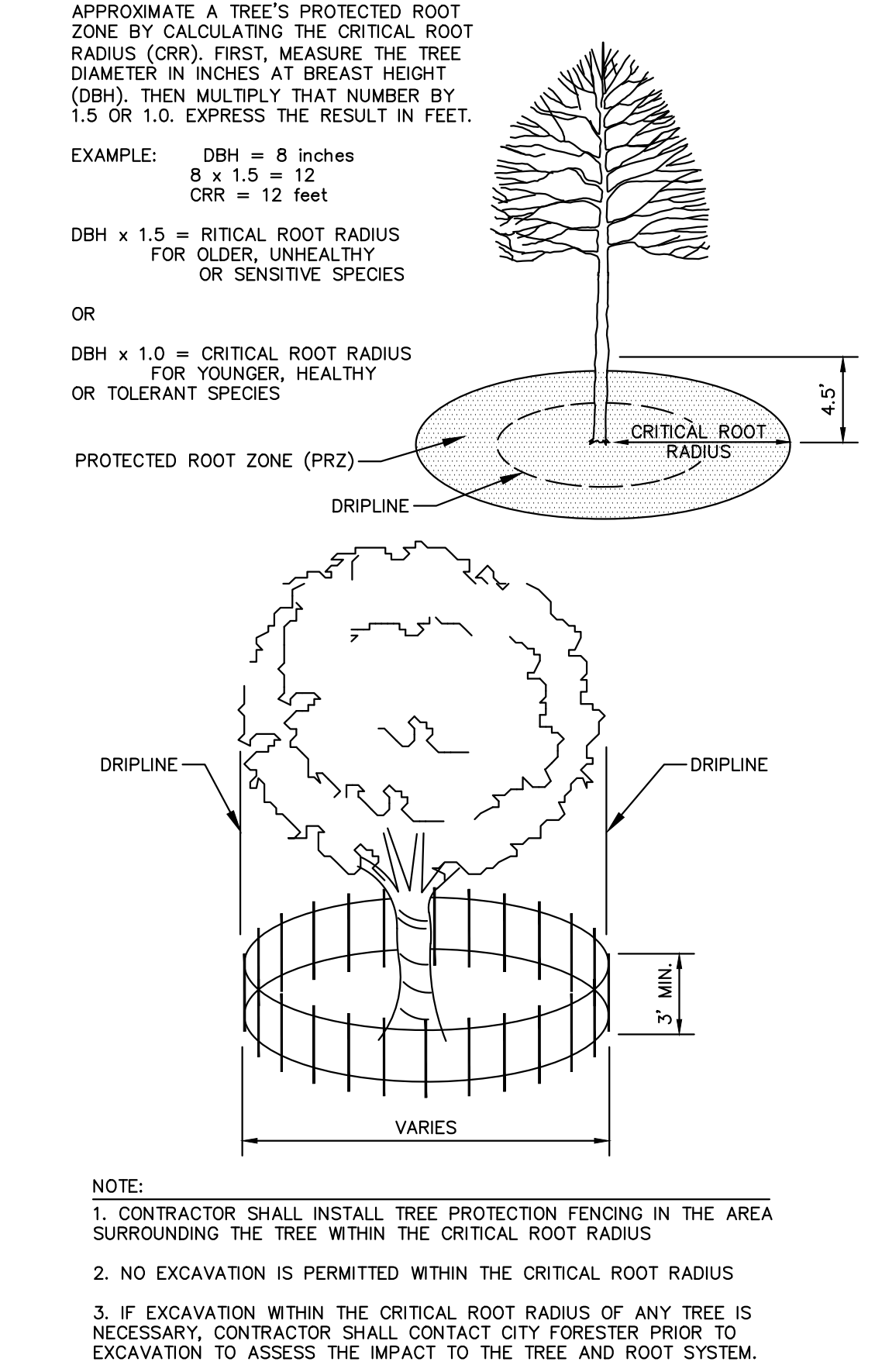
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LANDSCAPE CALCULATIONS

	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



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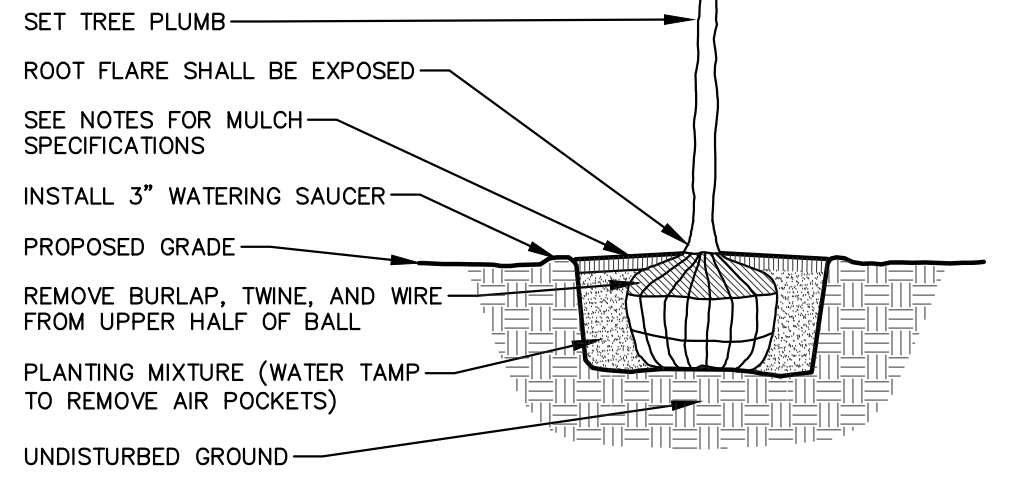
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TREE PROTECTION FENCING

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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.



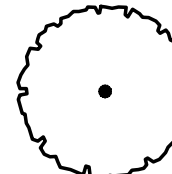
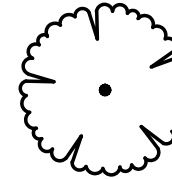
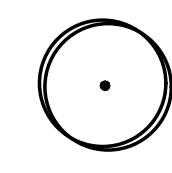
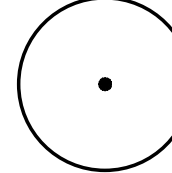
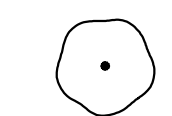
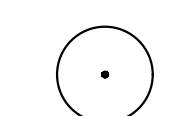
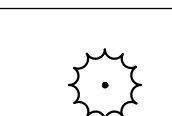
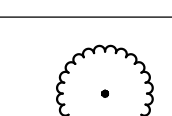
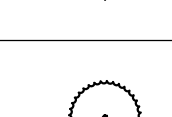
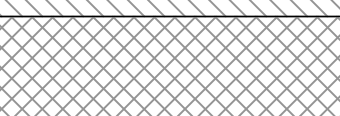
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DECIDUOUS TREE

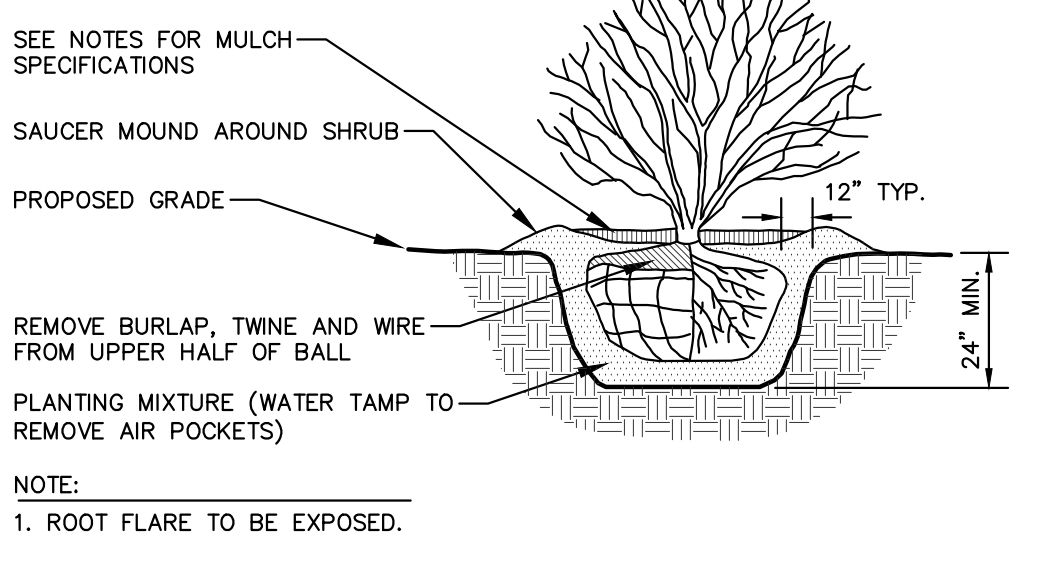
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PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	CAR FST	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B & B	3"Cal		5
	COR GLO	Cornus mas 'Golden Glory' / Golden Glory Cornelian Cherry	B & B	2"Cal		1
	LIQ SLE	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	B & B	3"Cal		6
	ULM PRI	Ulmus americana 'Princeton' / Princeton American Elm	B & B	3"Cal		2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	HYD YIH	Hydrangea paniculata 'SMNHPPH' TM / Limelight Prime Panicle Hydrangea	#05/5 gal.			7
	PHY J10	Physocarpus opulifolius 'Jefam' TM / Amber Jubilee Ninebark	#05/5 gal.			4
	PIN CUS	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	#05/5 gal.			3
	RIB EUR	Ribes alpinum 'Europa' / Europa Alpine Currant	#05/5 gal.			8
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	PEN ALO	Pennisetum alopecuroides / Fountain Grass	#01/1 gal.			111
	PEN BUN	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	#01/1 gal.			41
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	ECH CCO	Echinacea x 'Cleopatra' / Cleopatra Butterfly Coneflower	#01/1 gal.			118
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	LIR BIG	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#01 (gal)		15" o.c.	382
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	KNI XPY	Kniphofia x 'Backdraft' TM / Backdraft Pyromania Red Hot Poker	#01/1 Gal.		30" o.c.	8
	SAL CAR	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#01/1 Gal.		24" o.c.	7
	SAL MAR	Salvia nemorosa 'Haeumanarc' TM / Marcus Meadow Sage	#01/1 Gal.		12" o.c.	203

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

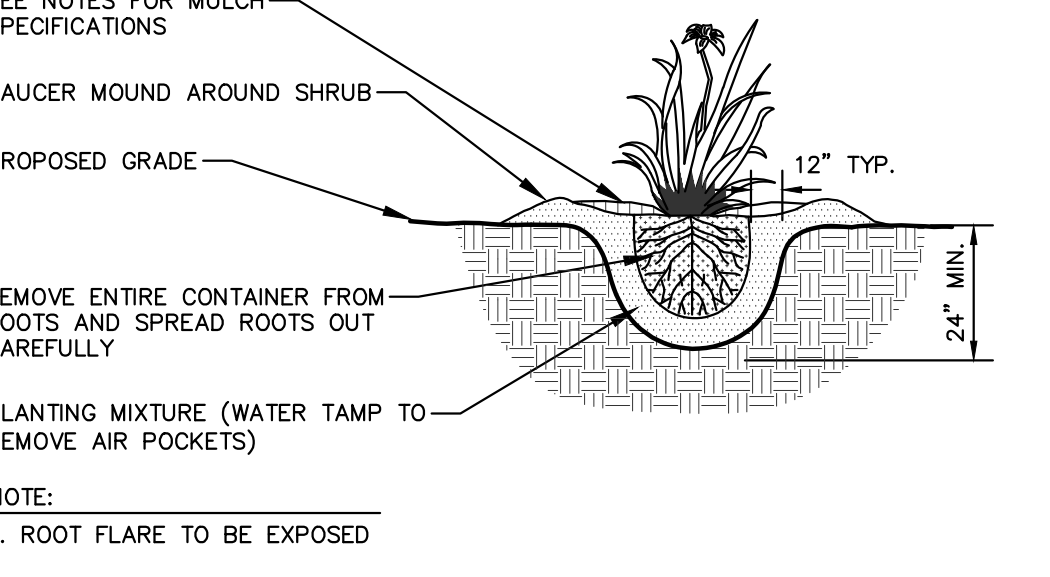


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DECIDUOUS/EVERGREEN SHRUB

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PERENNIAL/ORNAMENTAL GRASS

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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 STAKE ALL PLANTING LOCATIONS AT LEAST THREE DAYS 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-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 - 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 SEEDDED 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 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.

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NATURAL SPADE EDGE

NTS



- 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:
- SPRIE ENGINEERING, INC.
305 N Plankinton Avenue
Suite 101
Milwaukee, WI 53203

DATE	REVISION
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DESIGN REVIEW - NOT FOR CONSTRUCTION -

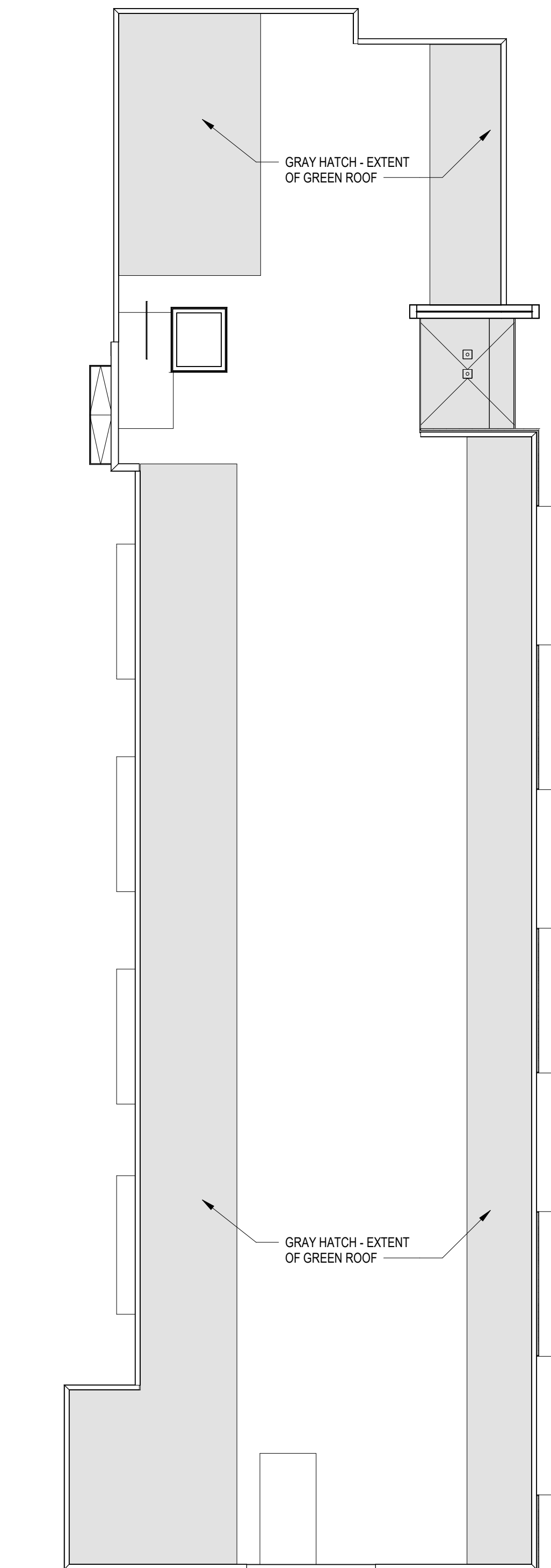
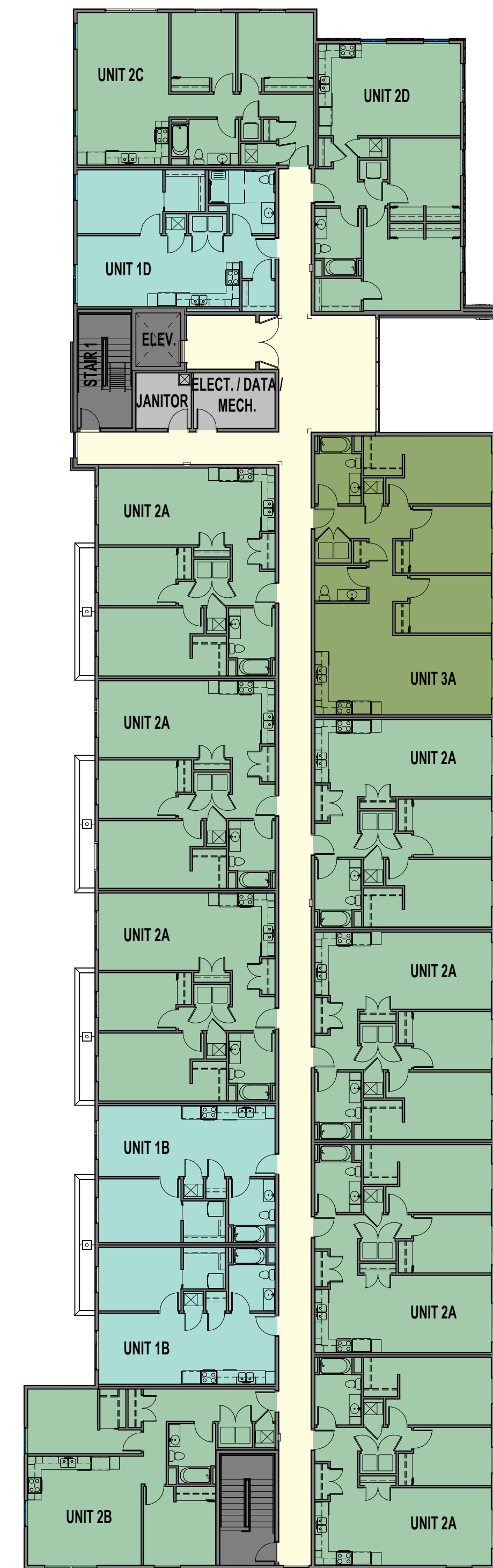
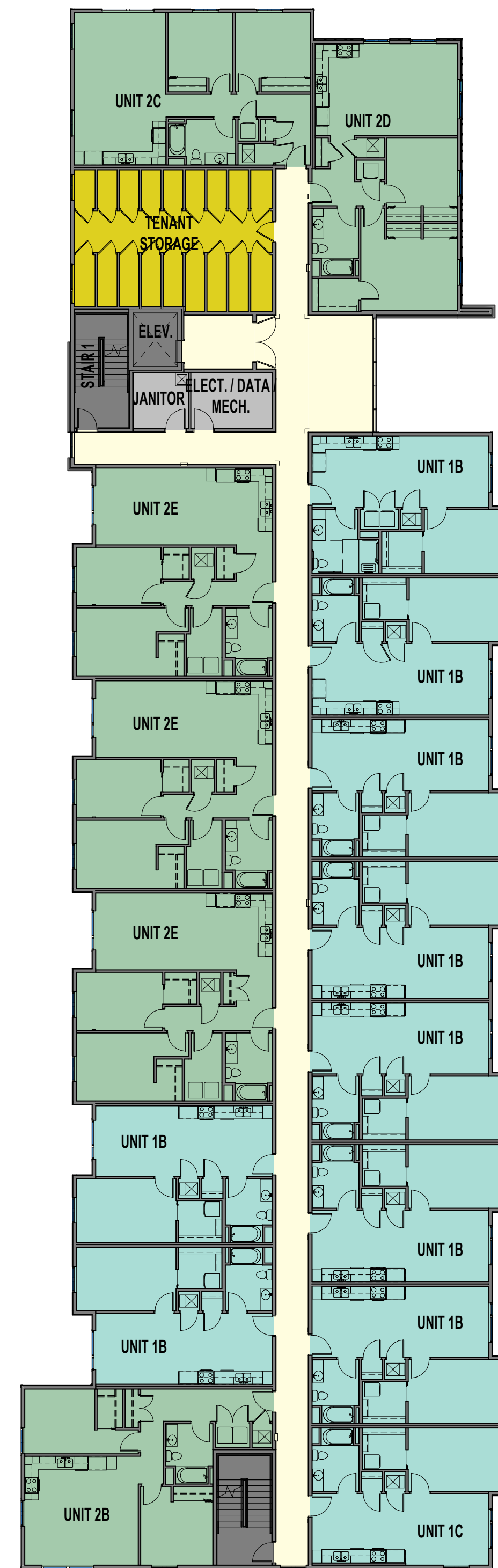
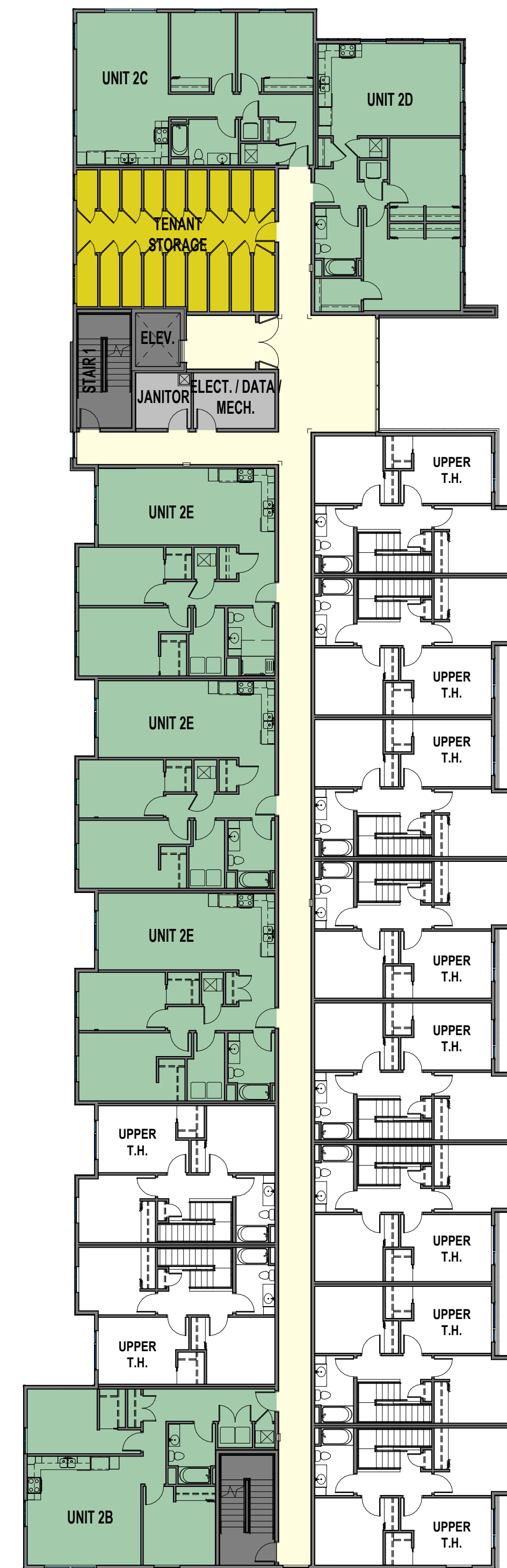
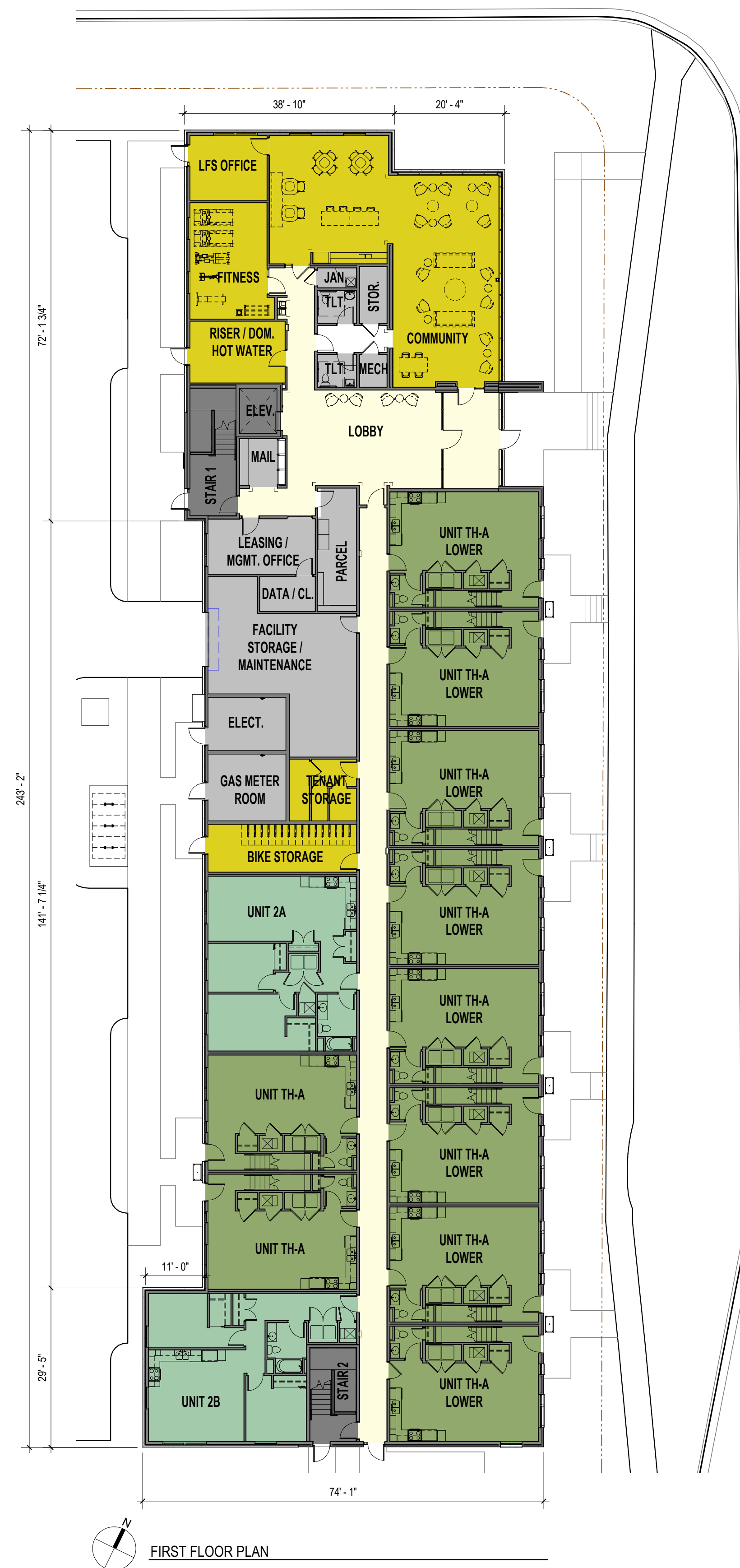
PROJ. NO.	220204
SCALE	AS INDICATED
PHASE	85% CONSTR. DOC.
DATE	10.14.2022

LANDSCAPE
NOTES & DETAILS

L2.0

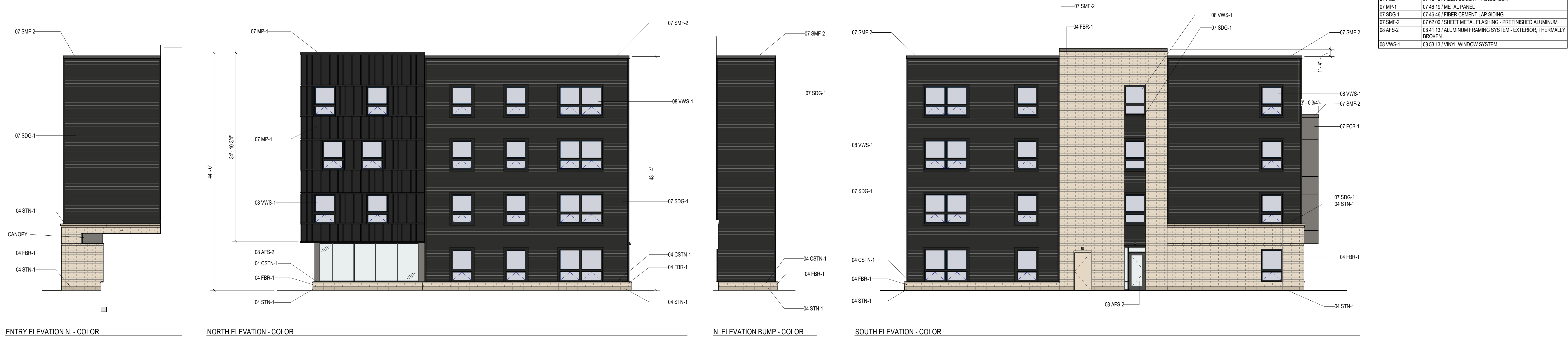
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Exhibit A



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	2B
UNIT 109	2BR 1BA	2D
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	THA
UNIT 102.1 (LOWER)	3BR 1.5BA	THA
UNIT 103.1 (LOWER)	3BR 1.5BA	THA
UNIT 104.1 (LOWER)	3BR 1.5BA	THA
UNIT 105.1 (LOWER)	3BR 1.5BA	THA
UNIT 106.1 (LOWER)	3BR 1.5BA	THA
UNIT 107.1 (LOWER)	3BR 1.5BA	THA
UNIT 108.1 (LOWER)	3BR 1.5BA	THA
UNIT 110.1 (LOWER)	3BR 1.5BA	THA
UNIT 111.1 (LOWER)	3BR 1.5BA	THA
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 23, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(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

*****THIS ITEM WAS HELD OVER FROM JANUARY 9, 2023 PLAN COMMISSION MEETING AND HAS BEEN MODIFIED*****

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 on

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 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, 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 which include both commercial and limited light industrial uses:

Development Area A: Area along Military Avenue, a depth of 186 ft. This matches the depth of a separate, concurrent PUD for multi-family apartments at the corner of Leo and S. Military. This development area would retain exclusive C3 frontage along Military Avenue in the existing parking lot area south of said multi-family PUD.

Development Area B: This area is designated for the existing Superior Discount Liquor store. This area remains a C3 use with limited light industrial permitted into the future. The existing use is permitted in C3.

Development Area C: The remainder of the site, the old ShopKo building. This area remains as a C3 use, with limited light industrial permitted into the future. The existing use is limited light industrial and used by Martin and Bellin Health for warehousing, employee training, and medical restoration uses.

Analysis: This request allows a permanent status for limited LI uses and C3 uses within the entire site. The 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 former ShopKo 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 new PUD request calls for permanent allowance of limited LI uses within the site. During this PUD submittal, HJ Martin initially requested having limited LI uses for the entirety of the Lot 1 site. Staff does not believe changing the entire site to full LI use along Military Avenue is in alignment with the comprehensive plan or Military Avenue. The city continues to facilitate and encourage the long-term redevelopment of the property by allowing the owners to reuse the existing buildings on the property until such time redevelopment of the site becomes feasible and to divide off a portion of the property for commercial or multi-family development along Military Avenue to screen off the existing building. The city is engaging with Martin and Gorman (multi-family development) on a revised development agreement for the site which will need separate RDA and Council approval. Staff proposes having separate development areas for the site to help facilitate redevelopment:

Development Area A:

The area along Military Avenue has a depth of 186 ft. and approximately 170 ft. south of the accompanying multi-family PUD to the existing building. This depth is in line with the western property line of Lot 2 in the accompanying PUD for multi-family purposes. This is the existing parking lot area south of the driveway entrance on Military Avenue. This area will remain exclusively C3 uses into the future. Design standards are noted in the PUD language, which requires at least 50 percent of new construction of a building to have a footprint parallel to Military Avenue. It is recommended to create a buffer of commercial, mixed, or residential uses along Military Avenue between the old ShopKo building, which can have limited light industrial uses as well as C3 commercial uses.

Development Area B:

This area currently contains the Superior Discount Liquor store: This area is the plane north of the southern right-of-way of Leo Street, westward to Randal Street. The existing use is permitted in C3 and will remain for at least the near future. This development area is permitted all C3 uses and the following LI uses:

- a. Limited production and processing
- b. Contractor yard (Must be fully enclosed within building)
- c. Dry cleaning establishment, commercial laundry
- d. Research and development facility
- e. Material recovery facility (minor)*
- f. Ground transportation service *
- g. Package delivery service *
- h. Public safety/service facility
- i. Telecommunication tower, wireless communication facility *
- j. General office
- k. Government office
- l. Bank or other financial institution
- m. Clinic, health care facility
- n. Artist's studio
- o. Dwelling in conjunction with business *

- p. Live work unit *
 - q. Warehousing accessory to primary business
 - r. Educational/training facility
- *Conditional use subject to approval by the Common Council

This distinction limits specific 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. If the area were to have a change of use in the future to light industrial uses, then it would need to comply with light industrial buffering (along Randall Court) and meet C3 design guidelines. A landscape buffer in compliance with Section 44-1964 is not a recommended requirement at the moment as the area continues to be the existing retail service which has operated for decades at the site.

Development Area C:

The remaining area of the parcel, 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 all C3 uses and the following LI uses.

- a. Limited production and processing
 - b. Contractor yard (Must be fully enclosed within building)
 - c. Dry cleaning establishment, commercial laundry
 - d. Research and development facility
 - e. Material recovery facility (minor)*
 - f. Ground transportation service *
 - g. Package delivery service *
 - h. Public safety/service facility
 - i. Telecommunication tower, wireless communication facility *
 - j. General office
 - k. Government office
 - l. Bank or other financial institution
 - m. Clinic, health care facility
 - n. Artist's studio
 - o. Dwelling in conjunction with business *
 - p. Live work unit *
 - q. Warehousing accessory to primary business
 - r. Educational/training facility
- *Conditional use subject to approval by the Common Council

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 a timely manor as a condition of the PUD. This must be completed within x 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.

Staff believes by having the parcel distinguished into three different development zones, appropriate actions can be taken into the future to continue redevelopment along the commercial corridor, require sufficient buffering between existing residential uses alongside industrial use and allow for defined industrial uses for a land owner who has extensive industrial reach throughout the Military-Western Avenue area.

If the draft PUD is approved with conditions, the final steps 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. In addition, the property is currently under a development agreement between Martin and the City for the whole block (including the multi-family area).

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 Railroad 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 to the existing northern wall of the former Shopko building. Area generally 186.83 feet of the right of way

of South Military Avenue and 170 feet south of Lot 2 to the existing feet building.;

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.

Development Area B:

- 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

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.

- b. All access points shall meet Green Bay Municipal Code and must be approved by the city traffic engineer.
- c. No railroad spurs are permitted off of any railroad property onto the Development Area A.

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

- a. Development Area A: Any new building development shall have a building footprint which encompasses minimum of 50% of the street frontage parallel to South Military Avenue within the development area.
- b. Development Areas B and C: No fences are allowed to be erected within 200 feet of the public right of way of South Military Avenue, Leo Street, or Alfran Way
- c. No building design element associated with industrial uses shall be permitted e.g. dock doors, garages, lifts, mechanicals or other such similar design features as determined by the Development Director or their designee shall be allowed in areas visible from South Military Avenue. No new loading docks on the east, north, or south faces with the exception of existing loading docks.
- d. Service and loading is permitted along the Randall Street right of way.
- e. Any reconstruction (beyond maintenance) must comply with Green Bay Municipal Code requirements for C3 dimensional and other regulatory standards.

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
- b. If any site has been purchased, it shall not be further divided without review and consent of the City.
- c. An updated change of use site plan must be submitted to the Department of Community and Economic Development to denote the existing change of use on the site.
- d. Temporary barriers on the site such as jersey walls or temporary concrete walls must be removed.
- e. All existing and new service, loading, and refuse areas shall be screened in accordance with Chapter 44, Section 44-1917, Green Bay Municipal Code.
- f. 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.
- c. If a land use change occurs in Development Area B which is one of the permitted light industrial uses, an approved site plan must include improvement standards of Article XIX, Division 5, Section 44-1694,

Green Bay Municipal Code along the right of way adjacent to Randall Court

d. All existing landscaped areas must be maintained in good repair.

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

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

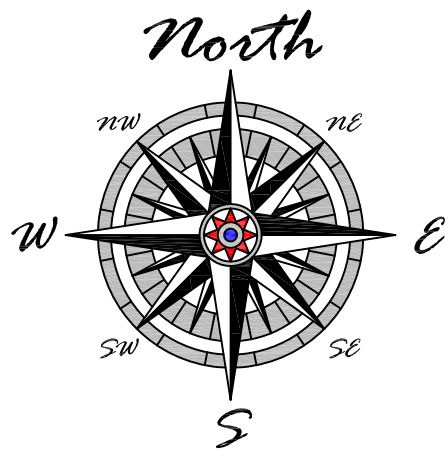
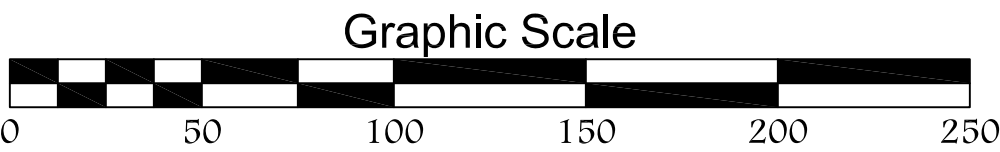
SURVEYED BY:  WAUSAU REGIONAL OFFICE 7402 STONE RIDGE DRIVE, SUITE 4 WESTON, WISCONSIN 54476 P. 715.298.6330	SURVEYED FOR:	PROJECT NO: <u>22-11365</u>	SURVEYED BY: <u>JSD</u>
	-	FIELDBOOK/PG: <u>-</u>	DRAWN BY: <u>DHS</u>
	-	SHEET NO: <u>1 OF 3</u>	CHECKED BY: <u>AWW</u>
	-		APPROVED BY: <u>AWW</u>
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

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

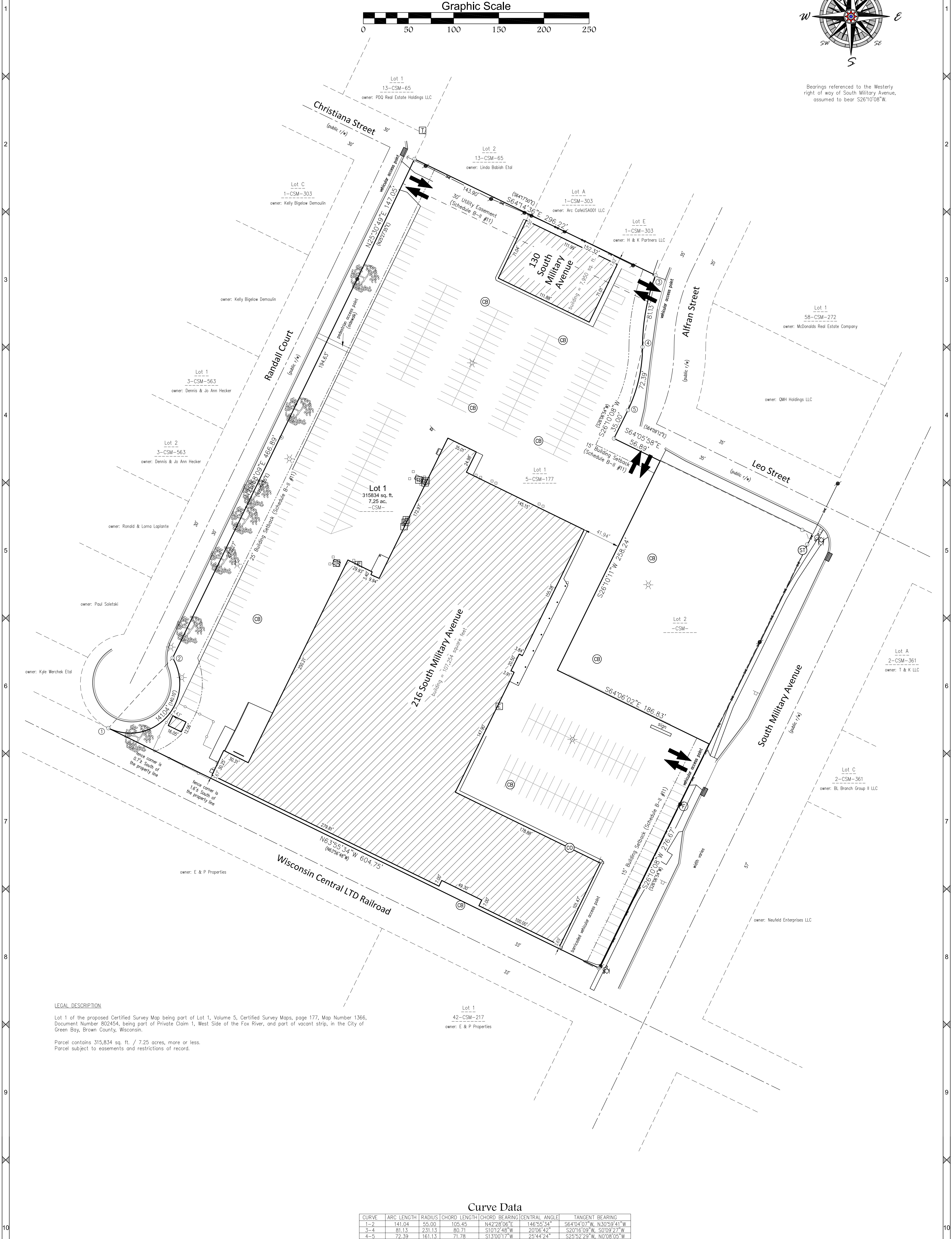
Exhibit B

- 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

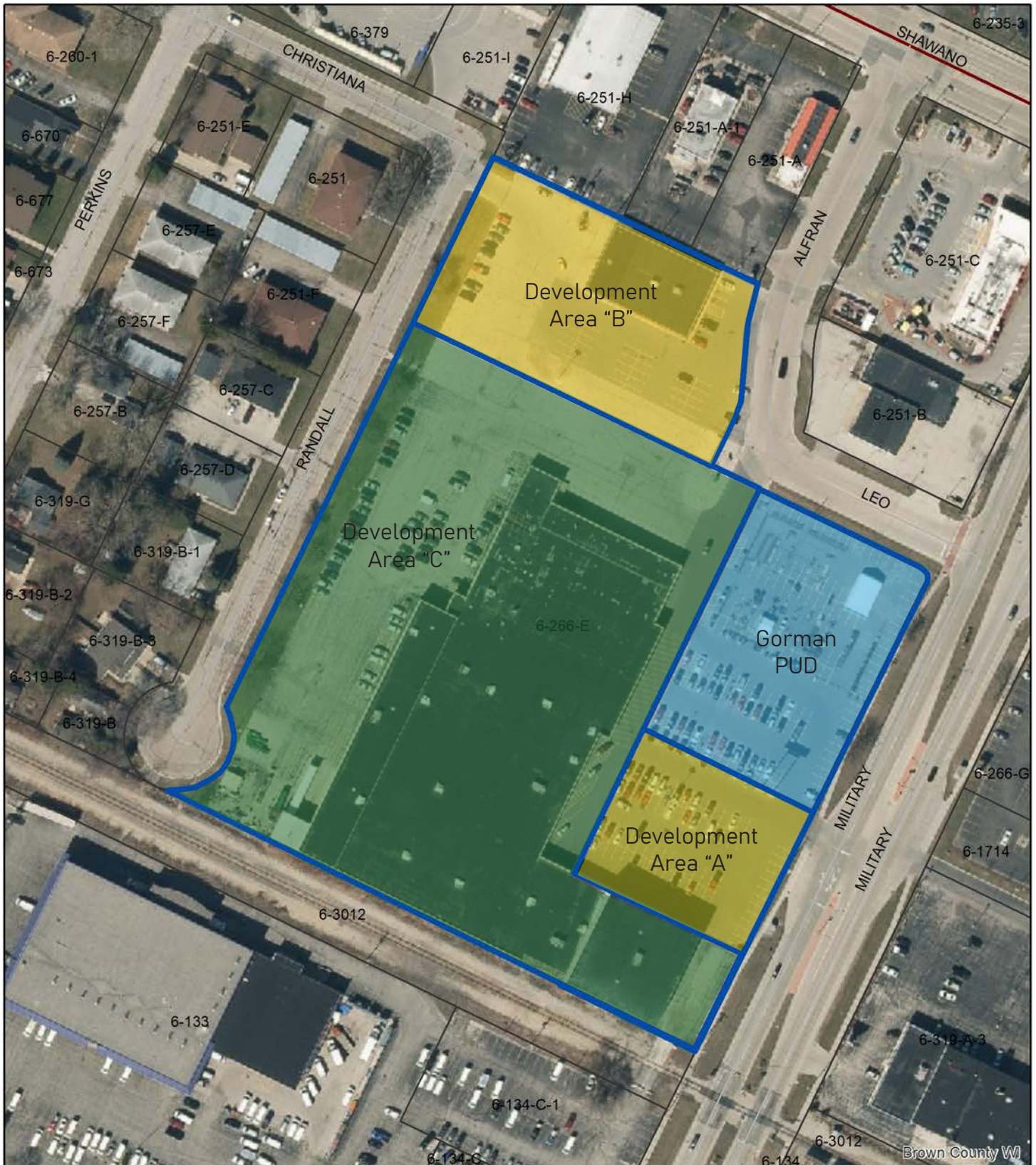
Lot 1 of the proposed Certified Survey Map being part of Lot 1, Volume 5, Certified Survey Maps, page 177, Map Number 1366, Document Number 802454, being part of Private Claim 1, West Side of the Fox River, and part of vacant strip, in the City of Green Bay, Brown County, Wisconsin.

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

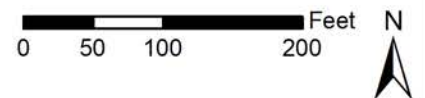
Curve Data

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"	S20°16'09"W, S0°09'27"W
4-5	72.39	161.13	71.78	S13°00'17"W	25°44'24"	S25°52'29"W, N0°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.
19 Jan 2023 X:\Planning\Work Order Requests\2023\23.01 Office Maps\200 Block S Military.mxd



Report to the Green Bay Plan Commission

MEETING DATE

January 23, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(ZP 23-01) Public hearing on a request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for major vehicle repair in a Business Park (BP) district, submitted by Ben DeLeon; Sinclair Properties LLC, property owner (Ald. Campbell, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 23, 2023

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 23-01) Consideration with possible action on the request for a Conditional Use Permit (CUP) at 1950 Radisson Street to allow a hobbyist shop for a major vehicle repair in a Business Park (BP) district, submitted by Ben DeLeon; Sinclair Properties LLC, Property Owner (Ald. Campbell, District 6).

BACKGROUND

Primary Address: 1950 Radisson Street

Aldersperson/District: Ald. Steven Campbell / District 6

Reason for Request: Request for a Conditional Use Permit (CUP) to allow a hobbyist shop for major vehicle repair in a Business Park (BP) district.

Surrounding Zoning and Land Uses:

SUBJECT: Business Park (BP) - Plumbing, Parking Lot

NORTH: Public Institutional (PI) - Wildlife Sanctuary, I-43

SOUTH: Business Park (BP) - Autobody, Manufacturing

EAST: Business Park (BP) - Heating and AC Service

WEST: Business Park (BP) - Design, Manufacturing

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for light industrial uses. This CUP request is consistent with the recommendations of the Comprehensive Plan.

Report: 1950 Radisson Street is two parcels (parcel 21-1183-16 and 21-1183-15) on 0.56-acres and 0.50 acres (totaling 1.16 acres) on the City's east side, located south of I-43 between Cofrin Drive and Elizabeth Street. Sinclair Properties, LLC, operates a plumbing business on the property and owns both parcels. The western parcel is primarily an operational building for Sinclair Plumbing and a small portion of the shared driveway to the properties. The eastern parcel is mostly a parking lot servicing Sinclair Plumbing, but it also has an existing garage building. Petitioner Ben DeLeon has submitted this request to allow a hobbyist shop for major vehicle repair in approximately half of the garage on the eastern parcel.

An agreement between DeLeon and Sinclair will allow DeLeon to lease space within the garage to perform auto repair tasks. This falls into the major auto repair designation because DeLeon plans on rebuilding or reconditioning whole vehicles.

Attached is a site concept for the hobbyist shop for major vehicle repair. This use is generally in keeping with the BP zoning district. As the site is two parcels, one of the recommendations suggested by staff will be combining both parcels into a single parcel to ensure adequate parking for the operational building for Sinclair Plumbing in the future. The applicant does not plan on any site changes or improvements outside of the building. Overall, the site is sufficient to meet the parking needs of both Sinclair and a major repair shop.

In the review of the CUP, the Zoning Ordinance Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a CUP:

(1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

Staff believes the establishment, maintenance or operation will not be detrimental.

(2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Light industrial uses like major vehicle repair are not uncommon within BP.

(3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.

The additional use will be inside an existing building which has historically functioned well within the district.

(4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

No additional improvements are being requested of the additional use, site is adequate.

(5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.

CUP will require the property to combine into a single lot, making future ingress and egress to both parcels standard.

(6) Adequate parking facilities as specified in Article XVIII of this chapter.

The parking lot meets capacity for both uses in the shared facility.

(7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Ald. Steven Campbell and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

RECOMMENDATION

Approval of the request, subject to the following conditions:

- 1) All repair work must be performed indoors, within the garage.
- 2) Any vehicle on the property which will be, is, or has been repaired must be kept indoors until the time the vehicle leaves the property.
- 3) No outdoor storage of any kind is allowed for activity related to major vehicle repair.
- 4) A maximum of two vehicles may be in repair at any given time.
- 5) Both parcels, 21-1183-16 and 21-1183-15, must be combined into a single parcel.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-01 Requeest For City Action Cover Sheet
2. ZP 23-01 Property Map
3. ZP 23-01 Narrative
4. ZP 23-01 Applicant Use Map
5. ZP 23-01 1950 Radisson Resolution



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: 1950 Radisson St
Parcel Number(s): 21-1183-16 (sharing parking lot)
Petitioner(s): Ben DeLeon Date: 10-28-22
Email: benat1ionsden3@yahoo.com Phone Number: 920 371-7787
Address: 1960 Decker Ave City: Green bay State: WI Zip: 54302
Property Owner: Rich Sinclair Phone Number: 920-371-2788

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, Ben DeLeon, 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): hobbyist shop

Owner Signature: _____ Date: _____

Petitioner Signature(s): Ben DeLeon Oct. 29. 2022

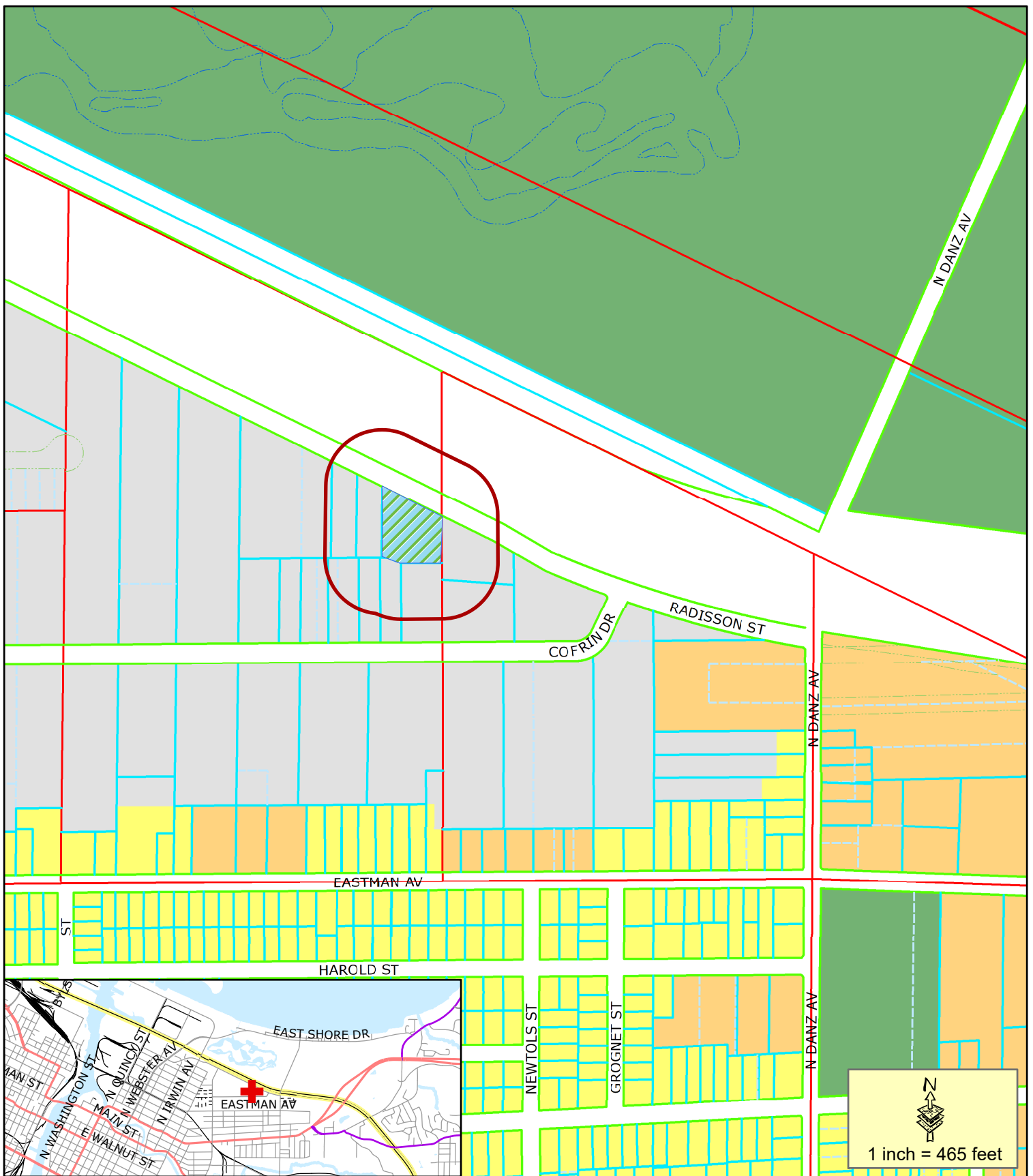
Checklist of required attachments:

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

For office use only:
Review Fee: 300

Receipt No.: 2762335-5

Zoning Petition No.: 23-01



 Proposed Conditional Use Permit

 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

Conditional Use Permit Request (ZP 23-01)

1950 Radisson Street

Request for City Action: Plan Commission

Written Narrative

Petitioner: Ben DeLeon

Address: 1950 Radisson Street

Request: Conditional Use to operate hobbyist shoop for major vehicle repair. in BP district

Description:

Sinclair Plumbing owns both parcels 21-1183-15 and 21-1183-16 at 1950 Radisson. The western parcel contains "Building A" which is the hub of the Sinclair Plumbing operations. The eastern parcel has parking for Sinclair Plumbing and a detached garage, "Building B."

Sinclair Plumbing currently has 4 employees and has had up to 8 employees in the past. Sinclair Plumbing rents out approximately half of the accessory garage to Ben DeLeon on the eastern parcel. One garage bay exists for that half of the garage. Ben DeLeon is petitioning for the use of a hobbyist shop on the eastern part of the garage on the eastern parcel for major vehicle repairs.

Repairs to be made on vehicles that need repair like vintage cars. General repair for family and friends vehicles also. A max of two vehicles to be repaired at any given time. DeLeon can be compensated for time and labor for upgrades to vehicles.

Use within the property:

Using the detached garage on the parcel, renting half of the space which includes one vehicle bay for repairs. Garage area can hold up to two cars at one time. All repairs and materials will be kept indoors. Only use outside will be for parking to access hobbyist shop.

Only person using the hobbyist shop is Ben DeLeon. Friends and family may visit while Ben is working on their vehicles.

Hours of operation:

Generally, 8am-5pm

Parking:

Ben DeLeon uses one stall. Visitors use additional stalls. 3 Max visitors at any given time. No vehicles will be stored outside during the repair process.

Improvements:

No improvements to be made. Garage is ready for vehicle repair operations.

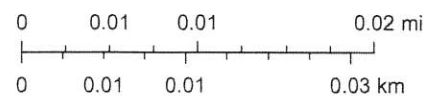
City of Green Bay Web Map



12/16/2022, 8:24:38 AM

1:960

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



County of Brown, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Brown County

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 1950 RADISSON STREET
(ZP 23-01)**

FEBRUARY 7, 2023

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 23-01 and the recommendation of the Plan Commission on January 23, 2023, the City of Green Bay does authorize a Conditional Use Permit (CUP) for a hobbyist shop with major vehicle repair use in the Business Park (BP) district on the following described property located at 1950 Radisson Street, submitted by Ben DeLeon; Sinclair Properties LLC, property owner:

Legal Description:

Lot 3 and Lot 4 of 7-CSM-103, being part of Government Lot 2, Section 29, T24N-R21E, City of Green Bay, Brown County, Wisconsin

Tax Parcel Nos. 21-1183-15, 21-1183-16

Said CUP shall be granted subject to the following conditions:

- 1) All repair work must be performed indoors, within the garage
- 2) Any vehicle on the property which will be, is, or has been repaired must be kept indoors until the time the vehicle leaves the property
- 3) No outdoor storage of any kind is allowed for activity related to major vehicle repair
- 4) A maximum of two vehicles may be in repair at any given time
- 5) Both parcels 21-1183-16 and 21-1183-15 must combined into a single parcel
- 6) Compliance with all other regulations of the Green Bay Municipal Code

Adopted _____

Approved _____

Mayor

Clerk

jel
Attachment – Map



Report to the Green Bay Plan Commission

MEETING DATE

January 23, 2023

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(VR 23-01) Consideration with possible action on request for a subdivision variance at 1095 Langlade Avenue (Parcel # 1-1393-A), submitted by TNT Professional Land Surveyors, Inc. on behalf of Donald and Wendy Hoeft Living Trust of 2013, property owners (Ald. Wery, District 8).

BACKGROUND

Primary Address: 1095 Langlade Avenue

Aldersperson / District: Ald. Chris Wery / District 8

Reason for Request: The proposed subdivision variance will permit the division of the lot into two, thereby creating two substandard lots in relation to size. One lot will then front Langlade Ave and the other will front Rockdale St.

Surrounding Zoning and Land Uses:

Subject Property: Low Density Residential (RI) - Single Family Home

North: Low Density Residential (RI) - Single Family Homes

South: Low Density Residential (RI) - Single Family Homes

East: Low Density Residential (RI) - Single Family Home

West: Low Density Residential (RI) - Single Family Home

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Low Density Residential Uses.

Report: The Plan Commission and City Council have the authority to approve variations to the specific requirements of the Subdivision and Platting Ordinance. See the code language below.

Section 36-457 of the Subdivision and Platting Ordinance dictates when the Plan Commission and Common Council find that extraordinary hardship or injustice will result from strict compliance with this ordinance, the terms may vary to the extent deemed necessary and proper to grant relief, provided that the modification meets the following standards:

- a. The modification is due to physical features of the site or its location.
- b. The modification is the least deviation from this ordinance, which will mitigate the hardship.
- c. The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.
- d. Modifications may also be granted for a complete community or neighborhood unit that provides adequate public spaces and improvement for the circulation, recreation, light, air, and service needs when fully developed and populated.
- e. The requirement of filing and recording the plat or survey shall not be waived.
- f. Any modification thus granted shall be entered in the minutes of the Council, along with the reasons which, in the opinion of the Council, justified the modification.

The existing parcel is 50 ft. wide by 202 ft. deep (10,154 sq. ft. / 0.223 acres) and is double fronted with frontage on both Langlade Avenue and Rockdale Street. A Certified Survey Map was submitted to divide this parcel into two lots. Lot 1 is proposed to be 50 ft. wide by 114.33 ft. deep (5,737 sq. ft. / 0.131 acres), would front Langlade Avenue, and contain an existing single-family home with attached garage. Lot 2 is proposed to be approximately 50 ft. wide by 87 ft. deep (4,373 sq. ft. / 0.1 acres), would front Rockdale Street, be vacant and ready for new development.

The minimum frontage in the R1 District is 75 ft.; however, the request does not change the existing 50 ft. frontages on either Langlade Avenue or Rockdale Street and staff does not feel it is a factor in the variance request. The minimum lot area in the R1 District is 7,500 sq. ft. Both new lots will be substandard in lot size with proposed lot 1 being 5,737 sq. ft. and proposed lot 2 being 4,373 sq. ft. While these lot areas may seem small when compared to code requirements, it is important to note that the properties along the 1000-1100 Block of Rockdale Street range from 3,900 sq. ft. (directly adjacent to the west) to almost 8,000 sq. ft. Thereby showing that the conformity that the current subdivision code has attempted to establish had not taken place when originally platted and that the smaller lot size is not inconsistent with the neighborhood character.

Staff believes the subdivision variance is justified as the proposed CSM will correct the current double-fronted lot, will not create any new or expanded nonconformities and will retain the ability to be developed with a use permissible in the zoning ordinance. This application meets the hardship requirements provided in 36-457, specifically based on the physical features of the existing site, provides the least deviation from the ordinance, and the modification is not detrimental to the public interest or general intent of the code.

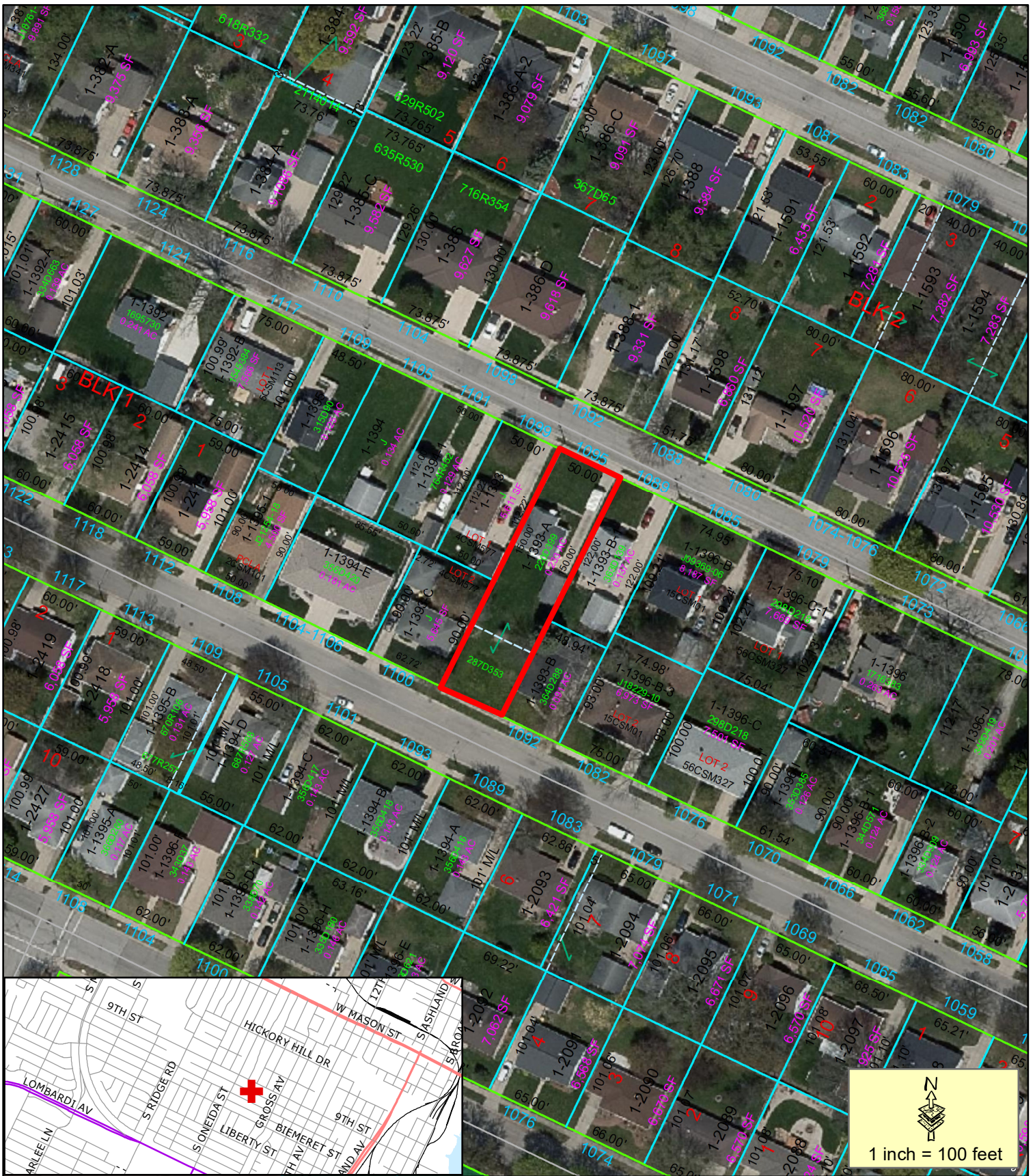
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. VR 23-01 PropMap
2. Request for City Action Application - Signed
3. Letter of Explanation
4. Hoeft Preliminary CSM



Proposed Variance

Variance Request (VR 23-01) 1095 Langlade Ave

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





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: 1095 Langlade Avenue, Green Bay, WI 54304

Parcel Number(s): 1-1393-A

Petitioner(s): Aaron Ballast, TNT Professional Land Surveyors, Inc. Date: 12/23/2022

Email: tnt-pls@tntsveyors.com

Phone Number: 920-406-1477

Address: 2154 Early Street

City: Green Bay

State: WI

Zip: 54304

Property Owner: Donald & Wendy Hoeft Living Trust of 2013

Phone Number: 920-609-7263

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, Aaron Ballast, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☒ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☒ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ 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 (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 12/23/22

Petitioner Signature(s): _____

Digitally signed by Aaron Ballast
Date: 2022.12.23 08:49:49 -0500

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.: _____



December 23, 2022

City of Green Bay
Plan Commission
100 N. Jefferson Street, Rm 608
Green Bay, WI 54304

2154 Early Street • Green Bay, WI 54304
Ph. 920.406.1477
Fax 920.569.2605
tnt-pls@tntsveyors.com

To Whom It May Concern:

I am respectfully submitting a Certified Survey Map (CSM) and a CSM Variance to the City of Green Bay for Parcel No. 1-1393-A, located at 1095 Langlade Ave, Green Bay, WI 54304.

The reason for the CSM is to split the current lot into 2 lots. Currently the lot has frontage on both Langlade Avenue and Rockdale Street. Lot 1 would encompass the existing homestead and detached garage, and has a driveway on Langlade Ave. Lot 2 would be a blank lot and would be made available for development. Lot 2 would have road access/frontage to Rockdale St. The line between the lots is drawn at right angles to the side lines and is set to be 4' from the existing detached garage on proposed Lot 1.

The reason for the CSM Variance is because Lot 2 does not meet the minimum requirements for lot area per the City's zoning ordinance (5000 Sq. Ft.) However because the proposed Lot 2 is very similar to adjacent and surrounding lots, and even larger than some, we feel the change is easily justified. Also the parcel in it's existing form, currently has double frontage which is abnormal for the area, and can create an unusual situation with a driveway, setbacks and future accessory structures.

Thank your for your consideration in this matter.

Sincerely,

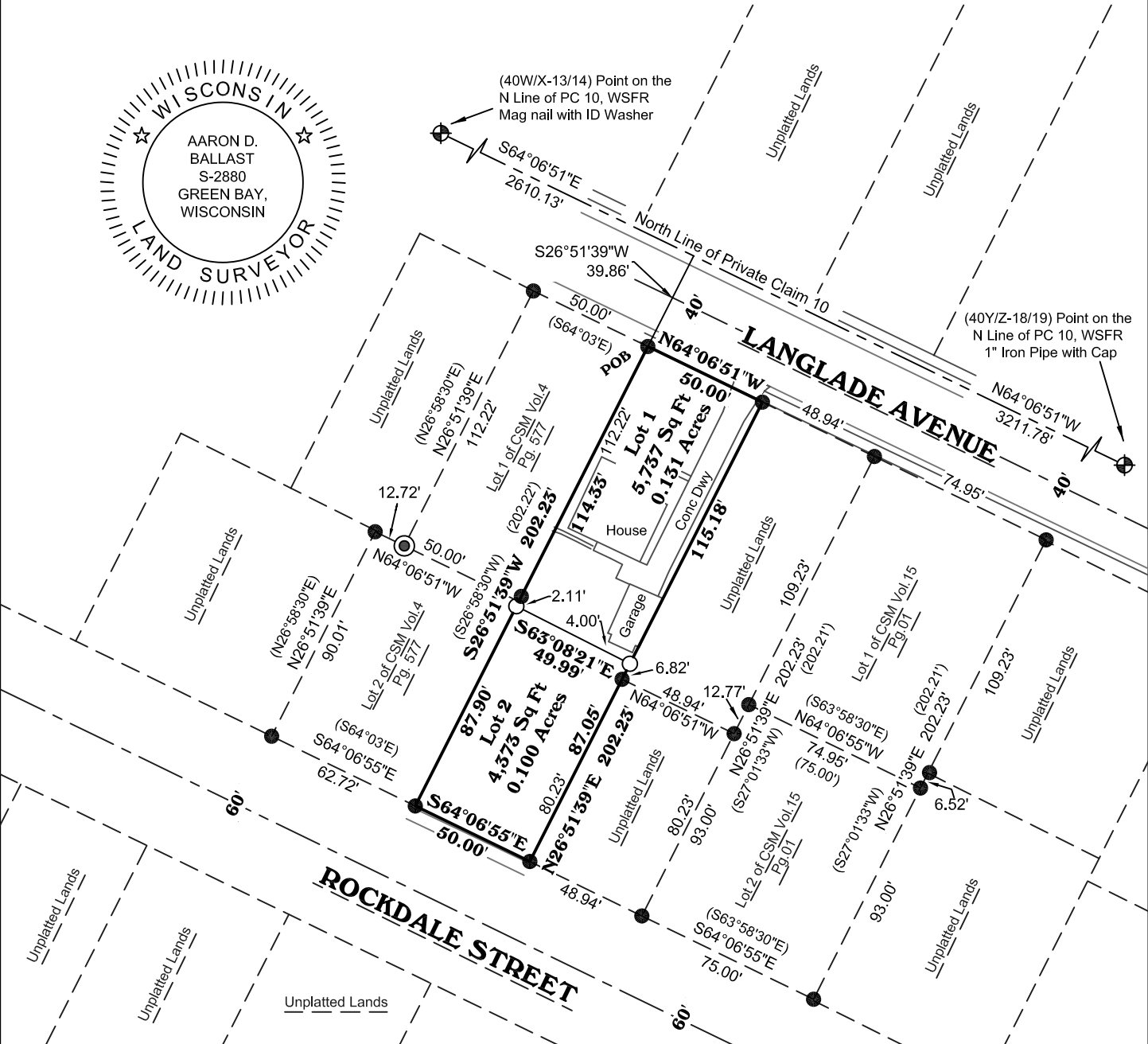
A handwritten signature in blue ink, appearing to read "AB 3" followed by a flourish.

Aaron D. Ballast PLS, CST
President

Preliminary

CERTIFIED SURVEY MAP

A Parcel of Land described in Warranty Deed recorded as Document No. 2926564, being situated in Private Claim 10 West Side of the Fox River, City of Green Bay, Brown County, Wisconsin.



TNT
Professional Land
SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 1222-108

Tax Parcel No.: 1-1393-A
Owner: Donald D. & Wendy M Hoeft
Living Trust of 2013
Address: 1095 Langlade Ave

Scale: 1"=60'



Bearings referenced to the North line of Private Claim 10 recorded to bear S64°06'51"E. Plat distances and ground lengths are measured in U.S. Feet.

- US Public Land Corner by Brown County as noted.
- 1" iron pipe found and used to establish this survey unless noted.
- 2" iron pipe found and used to establish this survey unless noted.
- 1" by 24" Iron pipe weighing 1.68# per linear foot set.
- Record Information

Preliminary

CERTIFIED SURVEY MAP

A Parcel of Land described in Warranty Deed recorded as Document No. 2926564, being situated in Private Claim 10 West Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped a Parcel of Land described in Warranty Deed recorded as Document No. 2926564, being situated in Private Claim 10 West Side of the Fox River, City of Green Bay, Brown County, Wisconsin, further described as follows:

Commencing at a point on the North Line of Private Claim 10, West Side of the Fox River, designated as 40W/X-13/14 according to Brown County Land Records; thence S64°06'51"E a distance of 2610.13 feet along the North line of Private Claim 10; thence S26°51'39"W a distance of 39.86 feet to the South Right of Way of Langlade Avenue also being the Point of Beginning; thence continuing S26°51'39"W a distance of 202.23 feet along the East line of Certified Survey Map Number 1276, Volume 4, Page 577, Document Number 787161, to the North Right of Way of Rockdale Street; thence S64°06'55"E a distance of 50.00 feet along said North Right of Way of Rockdale Street; thence N26°51'39"E a distance of 202.23 feet to the said South Right of Way of Langlade Avenue; thence N64°06'51"W along said Right of Way 50.00 feet to the Point of Beginning, having a total area of 10,110 Square Feet (0.232 Acres) more or less and subject to easements of record.

I do hereby further certify that I have made such survey under the direction of Donald D. Hoeft, owner, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the City of Green Bay Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Field work was completed December _____, 2022.

Dated this _____ day of December, 2022

Aaron D. Ballast, S-2880-008

NOTES:

1. The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City of Green Bay has an adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
2. Lots 1 and 2 lies entirely within Airport Zoning District "C". The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development or land disturbing activities within Airport Zoning District.

RESTRICTIVE COVENANTS

1. The land on all lot lines shall be graded by the subdivider and maintained by the property owner to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
3. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.



Preliminary

CERTIFIED SURVEY MAP

A Parcel of Land described in Warranty Deed recorded as Document No. 2926564, being situated in Private Claim 10 West Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

OWNER'S CERTIFICATE:
As owners, we hereby certify that we caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Green Bay.

Kurt R. Phillips
Maureen A. Phillips
STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this ____ day of _____ 2023, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires _____

CITY OF GREEN BAY PLANNING COMMISSION
Approved for the City of Green Bay Planning Commission on this _____ day of _____, 2023.

William D. Lockery
Principal City Planner

CERTIFICATE OF THE GREEN BAY CITY CLERK
As the duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map.

Douglas Daul
Green Bay City Clerk
Date

