



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 8, 2024, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

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

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 08, 2024, meeting of the Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the December 11, 2023, meeting of the Plan Commission.

E. Regular Business.

- I. (ZP 23-50) Public hearing on a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street, submitted by McClone Investments, property owner (Ald. Scannell, District 7).
2. (ZP 23-50) Consideration with possible action on a request to allow a Conditional Use

Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street, submitted by McClone Investments, property owner (Ald. Scannell, District 7).

3. (ZP 23-51) Public hearing on the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District, submitted by Community and Economic Development (Ald. Stevens, District 5).
4. (ZP 23-51) Consideration with possible action on the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District, submitted by Community and Economic Development (Ald. Stevens, District 5).
5. (ZP 23-49) Public hearing on the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project, submitted by Bolton & Menk, Inc., on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
6. (ZP 23-49) Consideration with possible action on the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project, submitted by Bolton & Menk, Inc., on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
7. (ZP 23-38) Public hearing on the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and Green Bay Parks Dept (Ald. M. Eck, District 11).
8. (VR 23-05) Consideration of possible action on the request to deviate from various sections of the Municipal Code, Chapter 36-Subdivisions for the design and development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and the Green Bay Parks Dept. (Ald. M. Eck, District 11).
9. (ZP 23-38) Consideration with possible action on the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and Green Bay Parks Dept (Ald. M. Eck, District 11).

F. Informational.

I. Director's Report.

2. Date of the next meeting: January 22, 2024.

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.



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

AGENDA ITEM # E.I

(ZP 23-50) Public hearing on a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street, submitted by McClone Investments, property owner (Ald. Scannell, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 23-50) Consideration with possible action on a request to allow a Conditional Use Permit to establish a two-family use in the Low-Density Residential (R1) zoning district located at 515 Forest Street, submitted by McClone Investments, property owner (Ald. Scannell, District 7).

BACKGROUND

Primary Address: 515 Forest Street

Aldersperson/District: Ald. Scannell, District 7

Reason for Request: To establish a two-family use (duplex) in the low-density residential (R1) district

Surrounding Zoning and Land Uses:

SUBJECT: Low-Density Residential (R1); Two-Family Home

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

SOUTH: Low-Density Residential (R1); Single-Family Homes

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

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

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for Low Density Residential uses. The CUP request is consistent with the recommendations of the Comprehensive Plan.

Report: 515 Forest Street has an existing two-story structure, previously used for both commercial and residential uses. The current owner has converted the lower space to a residential unit, creating a duplex. A duplex requires a Conditional Use Permit (CUP) in the R1 zoning district and has the following land use development standards:

44-1580(b) Two-family dwelling, duplex in R-1 Residential Districts.

(1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.

(2) Access to the second dwelling unit shall be either through a common hallway with one front entrance or by means of a separate entrance. The primary entrance shall be located on the facade fronting a public street.

(3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no duplex shall be constructed and no single-family dwelling shall be converted to a duplex within a distance of 300 feet from any other two-family or multifamily dwelling located within the same block without a conditional use permit.

(4) Duplexes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings' elevation designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.

All standards listed above have been met once the CUP is secured. For point #3, we did an assessment of properties within the same block within 300-feet. This area is predominantly single-family homes (82%), with 3 parcels (14%) being two-family homes, zero being multifamily homes, and 1 (4%) for industrial use.

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

- *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- *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.*
- *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.*
- *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
- *Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.*
- *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.*

The proposed duplex use will not have a negative impact on the surrounding properties. The staff feels the CUP is appropriate. Ald. Scannell and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-50 Map
2. ZP 23-50 Street View
3. ZP 23-50 Application and Attachments





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: 515 Forest St. Green Bay, WI 54302
Parcel Number(s): 8-100
Petitioner(s): McClone Investments (Dave McClone) Date: 12/5/2023
Email: mcclonedevlopment@gmail.com Phone Number: 920-850-3288
Address: 152 Schramm Rd. City: Neenah State: WI Zip: 54956
Property Owner: McClone Investments Phone Number: 920-850-3288

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, Dave McClone, 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: David McClone Date: 12/6/2023 | 6:48:49 AM PST

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.: _____





City Of GreenBay > Parcel Data

Find a Parcel

Current Parcel: 8-100

515 FOREST ST

(515-517 FOREST ST, 517 FOREST ST)

MCCLONE INVESTMENTS LLC

152 SCHRAMM RD NEENAH WI 54956

[Street View Map](#) • [Green Bay Parcel Map](#) • [Google Map](#)

[Assessment Records](#)

[Zoning and Districts](#)

[Brown County Parcel Data](#)

[Inspection Records](#)

[Special Assessments](#)

[Requests For Service](#)

[Police Calls](#)

Brown County Parcel Data

Property Info

TIF: -1	TXTACRE: 2,905 SQ FT	PKEY:
IMPRVAL: \$85,000	LOCATION: 515 FOREST ST	PARCELID: 8-100
LANDVAL: \$12,300		

Owner Info

Owner First name:	Owner Mail Ln 3: 152 SCHRAMM RD	Owner State: WI
Owner Last Name: MCCLONE INVESTMENTS LLC	Owner Mail Ln 4: NEENAH WI 54956	Owner Zip: 54956
Owner Mail Ln 1: MCCLONE INVESTMENTS LLC	Owner City: NEENAH	Owner Zip+4:
Owner Mail Ln 2:		

Legal Description

Description: OAK GROVE N 58 FT OF LOT 135	Document ID: 3023931
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[View on the Brown County Website](#)

Applicant Narrative Describing Project

Permit was pulled to remove a wall in the upper unit and to add a second bedroom to the lower unit.

Certificate Of Completion

Envelope Id: 7F00005549E74CB9BF10219504C2D121

Status: Completed

Subject: 515 Forest CUP Amendment.pdf

Source Envelope:

Document Pages: 4

Signatures: 1

Envelope Originator:

Certificate Pages: 5

Initials: 0

David McClone

AutoNav: Enabled

899 Pine Hill Dr

Envelope Stamping: Disabled

Oneida, WI 54155

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

mcclonedevlopment@gmail.com

IP Address: 174.192.67.166

Record Tracking

Status: Original

Holder: David McClone

Location: DocuSign

12/6/2023 6:47:54 AM

mcclonedevlopment@gmail.com

Signer Events**Signature****Timestamp**

David McClone



Sent: 12/6/2023 6:47:54 AM

mcclonedevlopment@gmail.com

Viewed: 12/6/2023 6:48:05 AM

Realtor

Signed: 12/6/2023 6:48:49 AM

Design Realty

Freeform Signing

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Using IP Address: 174.192.67.166

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 7/10/2019 7:05:30 PM

ID: 52b21b54-7548-48e5-8e38-a138cc0f3221

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

jed@rentmsm.com

COPIED

Sent: 12/6/2023 6:48:50 AM

jed@rentmsm.com

Viewed: 12/6/2023 7:51:30 AM

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

12/6/2023 6:47:54 AM

Certified Delivered

Security Checked

12/6/2023 6:48:05 AM

Signing Complete

Security Checked

12/6/2023 6:48:49 AM

Completed

Security Checked

12/6/2023 6:48:50 AM

Payment Events**Status****Timestamps**

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact jessica janssen:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: jessica@designrealtyteam.com

To advise jessica janssen of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at jessica@designrealtyteam.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

To request paper copies from jessica janssen

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to jessica@designrealtyteam.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with jessica janssen

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to jessica@designrealtyteam.com and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify jessica janssen as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by jessica janssen during the course of my relationship with you.



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

AGENDA ITEM # E.3

(ZP 23-51) Public hearing on the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (RI) and Varied-Density Residential (R3) District to the Public Institutional (PI) District, submitted by Community and Economic Development (Ald. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.4

(ZP 23-51) Consideration with possible action on the request to rezone the property located at 1728 Deckner Avenue and 120 S Henry Street (Parcels 21-2294 and 21-2295) from Low-Density Residential (R1) and Varied-Density Residential (R3) District to the Public Institutional (PI) District, submitted by Community and Economic Development (Ald. Stevens, District 5).

BACKGROUND

Primary Address: Our Saviours Evangelical Lutheran Church at 1728 Deckner Avenue and 120 S. Henry Street.

Aldersperson/District: Ald. Stevens, District 5

Reason for Request: The proposed rezoning will best match the existing land use.

Surrounding Zoning and Land Uses:

SUBJECT: Low-Density Residential (R1) and Varied-Density Residential (R3) | Religious Institution

NORTH: Low-Density Residential (R1) and Office-Residential (OR) | Single-Family Homes, Medical Office

SOUTH: Varied-Residential (R3) | Single-Family Homes, Apartments

EAST: Low-Density Residential (R1) | Single-Family Homes

WEST: Low-Density Residential (R1) | Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends other Public or Semi-Public and Low-Density Residential uses for this parcel. Over the last 20 years, the church has expanded beyond the boundaries of the Other Public or Semi-Public classification and into the Low-Density Residential land use classification specifically onto 1728 Deckner Avenue, which was previously a home site. The church has existed at 120 S. Henry Street for decades but only the church proper, as it existed at that time, was recognized in the comp plan as Other Public or Semi-Public. The parking lot and green space were labeled as Low-Density Residential. Staff has determined that the rezoning does comply with the comprehensive plan. Churches and schools are often located in residential neighborhoods, and it seemed that the Other Public or Semi-Public classification was only for the developed area at the time the comprehensive plan was written.

Report: The subject parcel is the Our Saviours Lutheran Church campus consisting of the church/school, parking lot, green space, and rectory. The overall size of the two lots is 5.46 acres.

It appears that 1728 Deckner Avenue was once a single-family home but between 2000 and 2005, the church expanded onto that parcel and removed the home. This explains why 1728 Deckner Avenue is zoned Low-Density Residential (R1). In this district, religious institutions/places of worship are permitted with a Conditional Use Permit. With regard to 120 S. Henry Street, this parcel is in the Varied Residential (R3) District where religious institutions/places of worship are permitted by right.

Our city zoning code designates the purpose of R1 to provide an environment of predominantly single-family dwellings on moderately sized lots. Infill development is encouraged on lots that are consistent in size and

dimensions with the predominant lot size and type on adjacent parcels. R3 is established to provide for an environment of moderate-to high-density attached, and multifamily housing designed to present an attractive appearance to neighboring street and adjacent uses, to include sufficient private and semi-private outdoor space, and to be well integrated into their surroundings. A Public Institutional District (PI) is intended to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purposes.

Past practice has been to routinely designate religious uses in the residential zoning districts. From time to time, city staff receive requests to do a clean-up on zoning misalignments, typically church properties. This change will align any improvements and existing uses on the property with PI bulk requirements.

Since the church and school have been at this location and a part of the neighborhood for many decades, staff believe this action is warranted.

Ald. Stevens and neighbors within 400 feet were notified of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

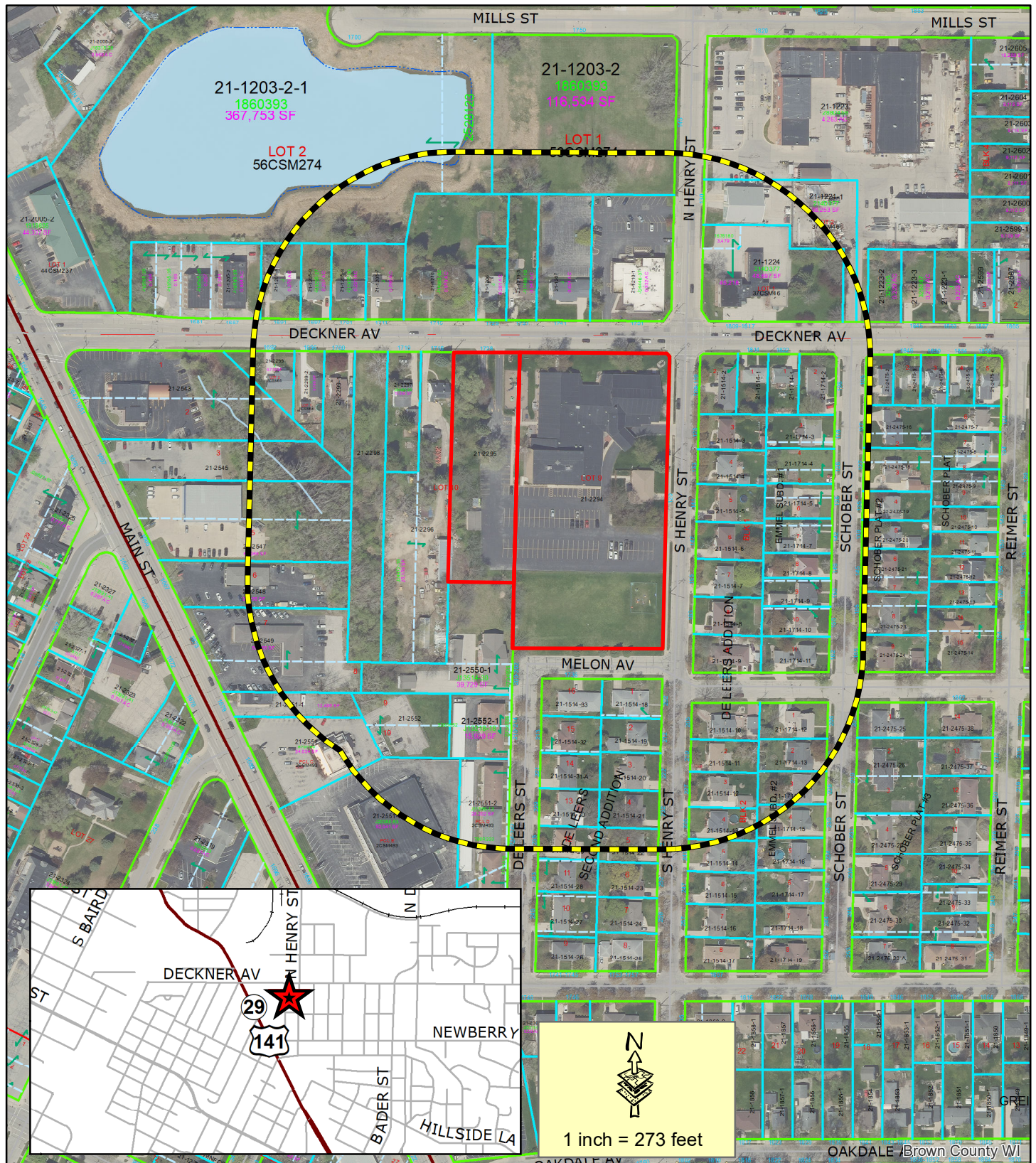
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 23-51 Map



- Subject Area
- 400' 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 DM.

Zoning Petition (ZP 23-51)
Rezone Subject Area
at 1728 Deckner Avenue and 120 S. Henry
Street from Low Density Residential (R-
1) and Varied Residential (R-3) to Public
Institutional (PI)





Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

AGENDA ITEM # E.5

(ZP 23-49) Public hearing on the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project, submitted by Bolton & Menk, Inc., on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.6

(ZP 23-49) Consideration with possible action on the request for a Planned Unit Development (PUD) at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street for the development of a mixed-use project, submitted by Bolton & Menk, Inc., on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street

Alderson/District: Ald. Johnson / District 9

Reason for Request: To permit the development of a multi-phased mixed use project

Subject Parcel Zoning and Land Use: Subject property is zoned Downtown (D2) and is currently undeveloped green space.

Surrounding Zoning and Land Uses:

NORTH: Light Industry (LI); Industrial Uses

SOUTH: Downtown (D2); undeveloped green space (Shipyard)

EAST: N/A; Fox River

WEST: Light Industry (LI); Industrial Uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for High Intensity Residential, Office, or Housing uses. This PUD is in keeping with this designation.

Analysis: This request is for a two-phase project. Phase 1 includes two multifamily apartment buildings connected by a skybridge with 109 dwelling units. A parking lot with 45 spaces is also included in this phase. Phase 2 will be a mixed-use building with both commercial and residential uses, along with an additional parking lot with approximately 70 spaces. The attached "PUD Preliminary Plan" details the phasing, design, and massing of the project. The draft PUD addresses Phase 1 of this project; a PUD amendment will be required for Phase 2 and to reflect upcoming land division changes.

While the D2 zoning district is the appropriate zoning district for higher density developments such as this, there are pieces of the proposed development that do not adhere to the D2 district. They are listed as follows and further detailed in the attached draft PUD:

1. Allow residential dwellings on the 1st floor of the buildings.
2. Reduction in parking requirements.
3. Setback adjustment along North/Bridge Street property line.
4. Reduce the minimum lot area requirement.

Given the type, location, and phasing of this project, the staff are in support of the PUD language. While this property is located and zoned for downtown, the staff feel the 1st floor dwelling units will not have a negative impact on the downtown area due to the project's location off a main road and near the Fox River. We are also supportive of the reduction in bulk requirements for the project to establish the highest and

best uses in this prime location.

Ald. Johnson and property owners within 200-feet have been notified of the request. We have received no objections as to the drafting of this report.

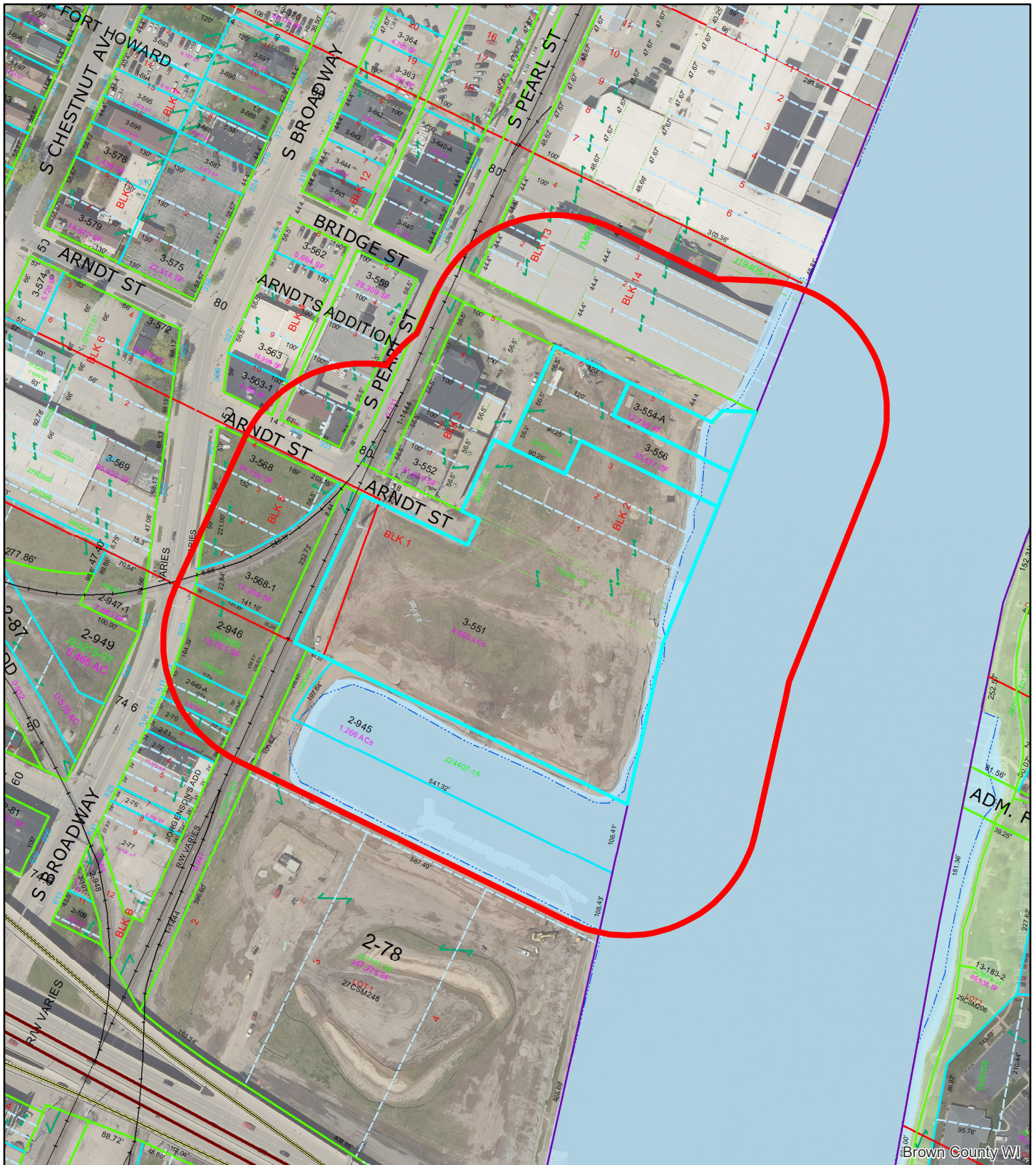
RECOMMENDATION

Approval of the request, subject to the draft PUD.

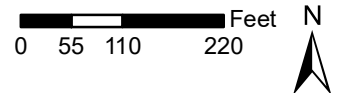
FISCAL IMPACT

ATTACHMENTS

1. ZP 23-49 Map
2. ZO XX-XX PUD for Bridge, Arndt- Shipyard
3. ZP 23-49 PUD Preliminary Plan
4. ZP 23-49 Application



(ZP 23-49) Planned Unit Development 101 & 119 Bridge and 239 Arndt Street



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. 27 Dec 2023 X:\Planning\Basemaps\template_8.5x11.mxd

- 101 & 119 Bridge and 239 Arndt
- 200-foot

ZONING ORDINANCE NO. XX-XX

**AN ORDINANCE
CREATING A PLANNED UNIT DEVELOPMENT (PUD)
OVERLAY DISTRICT FOR PROPERTIES LOCATED AT
101 BRIDGE STREET, 119 BRIDGE STREET, AND 239 ARNDT STREET
(ZP 23-49)**

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development Overlay District on the following described property, as also depicted on Exhibit A - Location Map:

101 Bridge Street, Legal Description: 12,755 SQ FT ARNDTS ADDN PRT OF LOT 5 LYG ELY OF A LINE 280 FT ELY OF E LINE OF PEARL ST DESC IN 233 D 466 BLK 2
Tax Parcel: 3-554-A
Land Area: Comprises approximately 12,755 square feet/.293 acres

119 Bridge Street, Legal Description: 30,577 SQ FT ARNDTS ADDN PRT OF LOTS 3,4 & 5 BLK 2 & PRT OF VAC WATER ST DESC IN J4359-33
Tax Parcel: 3-556
Land Area: Comprises approximately 30,577 square feet/.702 acres

239 Arndt Street, Legal Description: 4.665 AC M/L ARNDTS ADDN BLK 1 LYG E OF C/L PEARL ST PROJECTED SLY EXT TO CHANNEL OF FOX RIVER EX RR ALSO VAC ARNDT ST DESC IN 75J41-10 & ALSO LOTS 1,2 & 3 FROM C/L OF WATER ST VAC TO CHANNEL BANK OF FOX RIVER EX PRT OF LOT 3 DESC IN 241 D 234 BLK 2
Tax Parcel: 3-551
Land Area: Comprises approximately 203,213 square feet/4.665 acres

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

A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit the development of a two-phase mixed-use development. Phase 1 will include two (2) buildings with 109 apartment units. Phase 2 will include a mixed-use building project containing both commercial and residential uses. 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 consists of all land included

at 101 Bridge Street, 119 Bridge Street, and 239 Arndt Street. Phase 1, as described in Exhibit B, is the primary focus of this PUD. A PUD amendment shall be required for Phase 2, also described in Exhibit B. Further, any PUD amendments shall reflect any land divisions recorded after the execution of this document.

- C. Land Use Regulations. The principal and accessory land uses which may be established and/or maintained on Phase 1 of the subject property are as follows:
1. Principal use of 109 residential dwelling units within two structures, including first-floor dwelling units.
 2. Accessory uses customarily associated with multiple family dwelling including but not limited to a lobby, mail room, janitorial services, community room that may be made available to public entities, office space associated with the principal use, home occupations, childcare for residents, educational spaces for residents, outdoor gathering spaces, and other uses deemed appropriate by the Zoning Administrator.
- D. Prohibited Uses. The PUD limits 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, including those proposed for Phase 2, are subject to a PUD amendment.
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:
1. General Site.
 - a. Lot Size. Minimum lot area is 72,000 square feet
 - b. Other site provisions and accessory buildings shall be regulated as if in the D2 Zoning District.
 2. Building.
 - a. Front Yard Setback Maximum along Bridge Street: 55-90 feet, varied (must substantially conform to Exhibit B)
 - b. Other buildings provisions and accessory buildings shall be regulated as if in the D2 Zoning District.
- F. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
1. Residential uses need only provide evidence of the availability of off-street public or private parking within 1,000-feet in the amount of one parking space per dwelling unit.

2. Phase 1 shall include a parking lot with 45 spaces. Phase 2 shall only be established with an amendment to this PUD.
3. Pedestrian access shall be provided from all public streets with public sidewalks adjoining the development.
4. Any access, circulation, or parking issues not addressed by this PUD shall default to the D2 Zoning District.

G. Architectural Design. All building elevations shall substantially comply with Exhibit B and subject to the following requirements:

1. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front.
2. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided. Façade lengths shall not be greater than 40 feet without articulation including but not limited to:
 - a. Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b. Recesses or projections of the main façade plane.
 - c. Recesses or projections of upper floors from the ground floor façade plane.
 - d. Vertical division using different materials and textures.
3. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
 - a. Exterior building façades shall be predominately (minimum of 80%):
 1. Brick or brick veneer
 2. Cementitious panels/siding
 3. Architectural/decorative metal panels
 4. Wood or wood composite
 5. Windows and doors
 - b. Windows and doors. Windows shall include trim and all building entrances shall include a canopy or other roofing element over the doorway.

H. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.

I. Signage. All signage within the PUD area shall meet the standards as set forth within Chapter 30 of the Green Bay Municipal Code.

J. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.

K. Landscaping and Transitional Yards. Landscaping within the PUD area shall

meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.

- L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D2).

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 Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

sh:

Attachments:

Exhibit A – Location Map

Exhibit B – Preliminary Plans

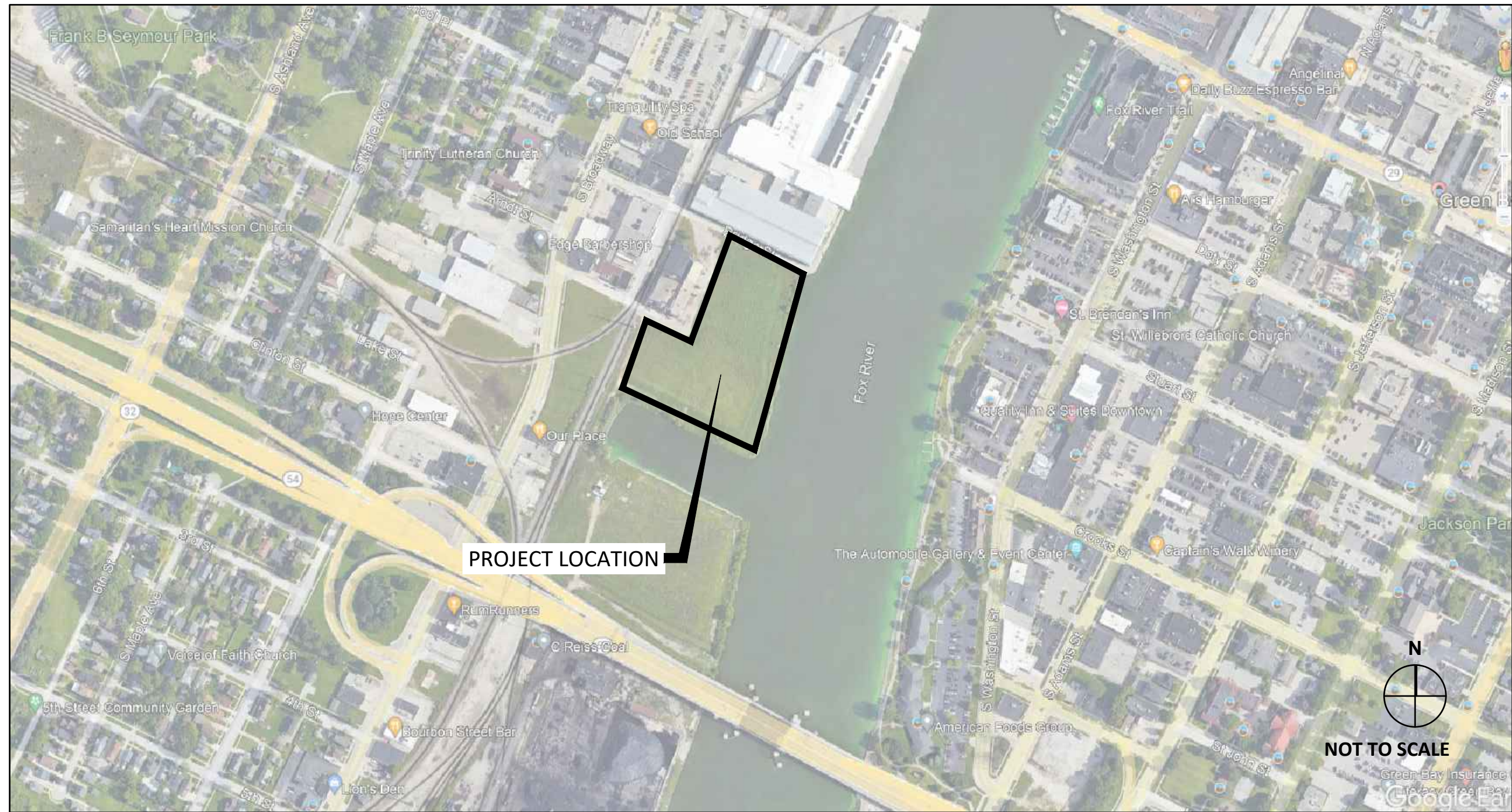
DRAFT

GREEN BAY SHIPYARD
NORTH BUILDING 1

239 ARNDT STREET
GREEN BAY, WISCONSIN 54301



PUD APPLICATION - DATE: 11.15.2023



Professional Engineer and Professional Landscape Architect certification blocks for Justin L. Ernst and Samuel J. Kessel, including project details and a large 'PRELIMINARY NOT FOR CONSTRUCTION' watermark.

Table with 2 columns: Sheet Number and Sheet Title. Lists sheets G.100 through A.203 and their corresponding titles like COVER SHEET, LEGEND & ABBREVIATIONS, etc.

PROJECT TEAM

Table listing project team members: OWNER (City of Green Bay), PLAN PREPARER (Bolton & Menk), CIVIL ENGINEER (Bolton & Menk), DEVELOPER / PETITIONER (Merge Urban Development), ARCHITECT (Slingshot Architecture), and LANDSCAPE ARCHITECT (Bolton & Menk).

PROJECT SUMMARY

Table containing project summary details: ZONING (D2, PUD), BIKE PARKING COUNTS (Total Required: Undetermined), LEGAL DESCRIPTION (N/A), BUILDING SUMMARY (Footprint Area: 19,615 SF), SITE SUMMARY (Project Area: 73,571 SF), REQUIRED SETBACKS (Residential and Mixed-Use), PARKING COUNTS (Required and Provided), and PROVIDED details.

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		SATELLITE DISH
	AIR CONDITION UNIT		SIGN TRAFFIC
	ANTENNA		SIGNAL CONTROL CABINET
	AUTO SPRINKLER CONNECTION		SOIL BORING
	BARRICADE PERMANENT		SIREN
	BASKETBALL POST		TELEPHONE BOOTH
	BENCH		TILE INLET
	BIRD FEEDER		TILE OUTLET
	BOLLARD		TILE RISER
	BUSH		TRANSFORMER-ELECTRIC
	CATCH BASIN RECTANGULAR CASTING		TREE-CONIFEROUS
	CATCH BASIN CIRCULAR CASTING		TREE-DEAD
	CURB STOP		TREE-DECIDUOUS
	CLEAN OUT		TREE STUMP
	CULVERT END		TRAFFIC ARM BARRIER
	DRINKING FOUNTAIN		TRAFFIC SIGNAL
	DOWN SPOUT		TRASH CAN
	FILL PIPE		UTILITY MARKER
	FIRE HYDRANT		VALVE
	FLAG POLE		VALVE POST INDICATOR
	FLARED END / APRON		VALVE VAULT
	FUEL PUMP		VAULT
	GRILL		VENT PIPE
	GUY WIRE ANCHOR		WATER SPIGOT
	HANDHOLE		WELL
	HANDICAP SPACE		WETLAND DELINEATED MARKER
	IRRIGATION SPRINKLER HEAD		WETLAND
	IRRIGATION VALVE BOX		WET WELL
	LIFT STATION CONTROL PANEL		YARD HYDRANT
	LIFT STATION		
	LIGHT POLE		
	MAILBOX		
	MANHOLE-COMMUNICATION		
	MANHOLE-ELECTRIC		
	MANHOLE-GAS		
	MANHOLE-HEAT		
	MANHOLE-SANITARY SEWER		
	MANHOLE-STORM SEWER		
	MANHOLE-UTILITY		
	MANHOLE-WATER		
	METER		
	ORDER MICROPHONE		
	PARKING METER		
	PAVEMENT MARKING		
	PEDESTAL-COMMUNICATION		
	PEDESTAL-ELECTRIC		
	PEDESTRIAN PUSH BUTTON		
	PICNIC TABLE		
	POLE-UTILITY		
	POST		
	RAILROAD SIGNAL POLE		
	REGULATION STATION GAS		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS
	LIGHT POLE

SURVEY SYMBOLS

	BENCH MARK LOCATION
	CONTROL POINT
	MONUMENT IRON FOUND
	CAST IRON MONUMENT

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

HATCH PATTERNS

SEE PLANS

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL - 1-800-292-8989

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL OTHER THAN D:

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

LEVEL D - INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.

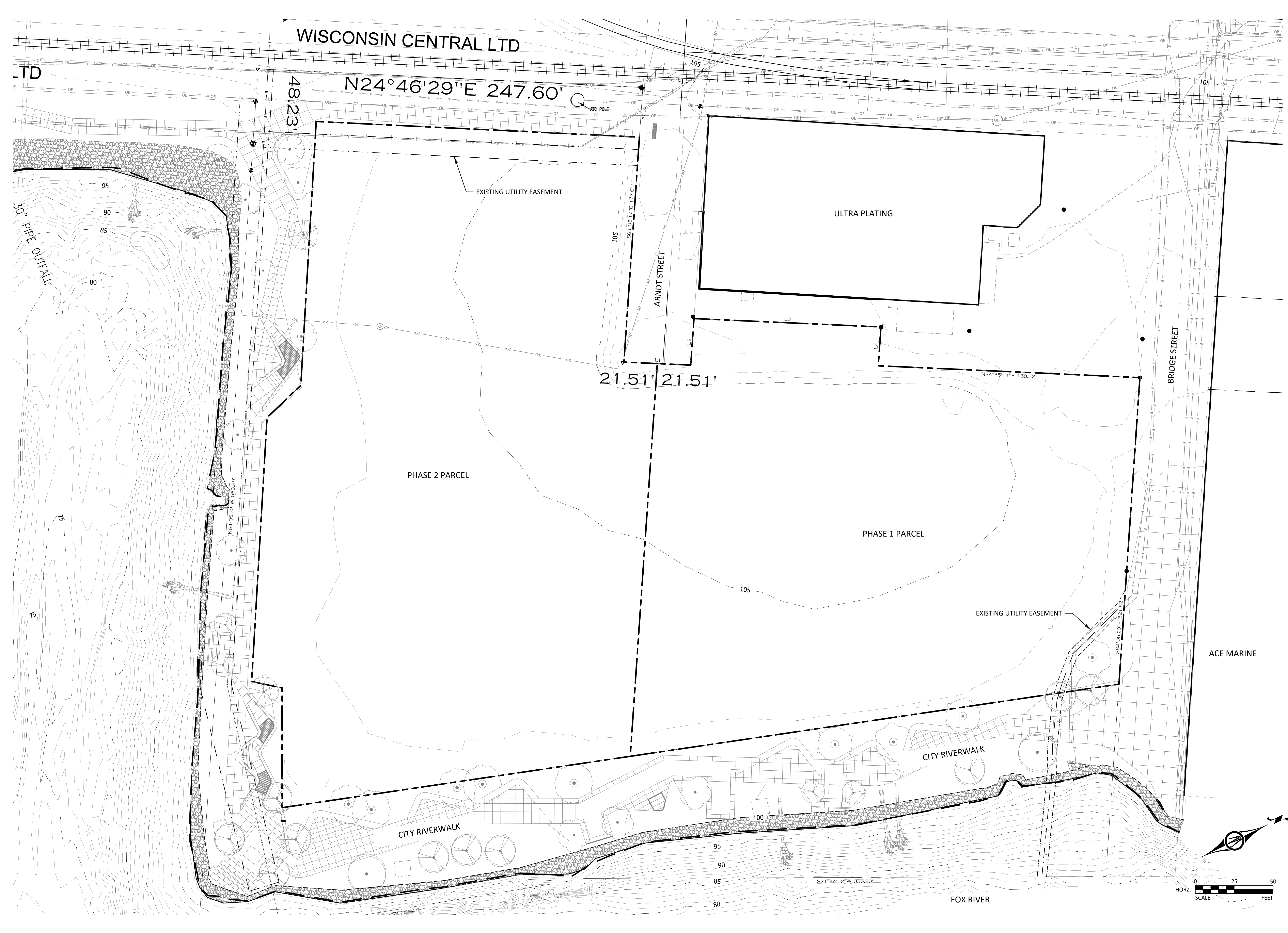
LEVEL C - SURVEYING ABOVE GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, ETC; AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS.

LEVEL B - THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES.

LEVEL A - THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GV	GATE VALVE	RT	RIGHT
ADJ	ADJUST	HDPE	HIGH DENSITY POLYETHYLENE	SAN	SANITARY SEWER
ALT	ALTERNATE	HH	HANDHOLE	SCH	SCHEDULE
B-B	BACK TO BACK	HMA	HOT MIX ASPHALT	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MH	MANHOLE	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VCP	VITRIFIED CLAY PIPE
C.O.	CHANGE ORDER	MPW	MUSCATINE POWER & WATER	VERT	VERTICAL
COMM	COMMUNICATION	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
CSP	CORRUGATED STEEL PIPE	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CLVT	CULVERT	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
DIA	DIAMETER	NTS	NOT TO SCALE	WM	WATERMAIN
DIP	DUCTILE IRON PIPE	NWL	NORMAL WATER LEVEL	WS	WATER SERVICE
DWY	DRIVEWAY	OHV	ORDINARY HIGH WATER LEVEL		
E	EXTERNAL CURVE DISTANCE	PC	POINT OF CURVE		
ESMT	EASEMENT	PCC	PORTLAND CEMENT CONCRETE	AC	ACRES
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CF	CUBIC FEET
ELEV/EL	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CV	COMPACTED VOLUME
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	CY	CUBIC YARD
ER	END RADIUS	PERM	PERMANENT	EA	EACH
EX	EXISTING	PI	POINT OF INTERSECTION	EV	EXCAVATED VOLUME
FES	FLARED END SECTION	PL	PROPERTY LINE	LB	POUND
F-F	FACE TO FACE	PRC	POINT OF REVERSE CURVE	LF	LINEAR FEET
FF	FINISHED FLOOR	PT	POINT OF TANGENT	LS	LUMP SUM
F&I	FURNISH AND INSTALL	PVC	POLYVINYL CHLORIDE PIPE	LV	LOOSE VOLUME
FM	FORCEMAIN	PVMT	PAVEMENT	SF	SQUARE FEET
FO	FIBER OPTIC	R	RADIUS	SV	STOCKPILE VOLUME
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE	SY	SQUARE YARD
GRAN	GRANULAR	RET	RETAINING		
GRAV	GRAVEL	R/W	RIGHT-OF-WAY		
GU	GUTTER	RSC	RIGID STEEL CONDUIT		



GNITSHOT
BOLTON & MENK
ARCHITECTURE

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Phone: 515-243-0074
Email: DesMoines@boltonmenk.com
www.boltonmenk.com

305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

GREEN BAY SHIPYARD NORTH BUILDING 1
239 ARNDT ST.
GREEN BAY, WISCONSIN 54301

PRELIMINARY - NOT FOR CONSTRUCTION

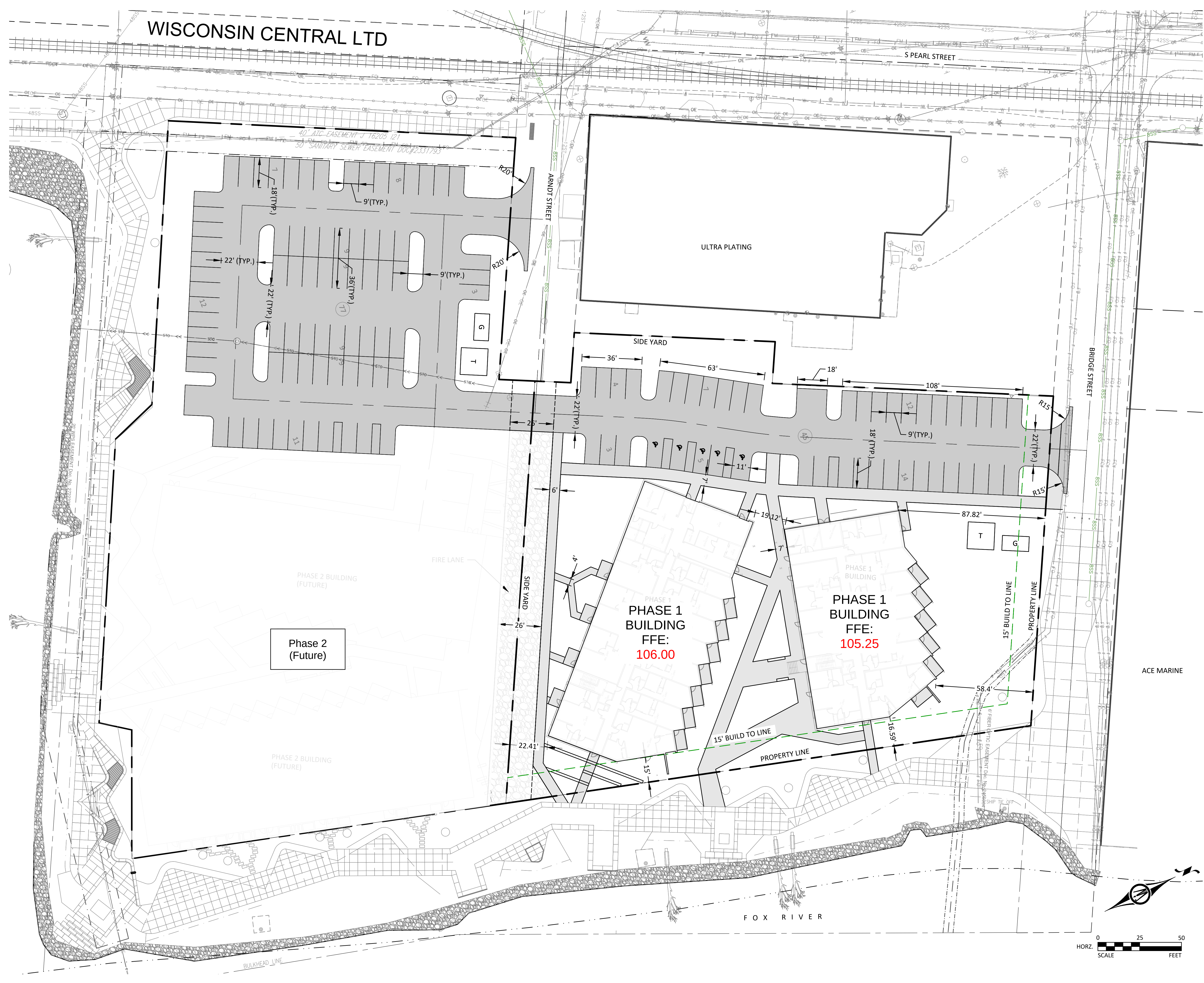
2019.40

PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

NO.	REVISION SCHEDULE DESCRIPTION	DATE
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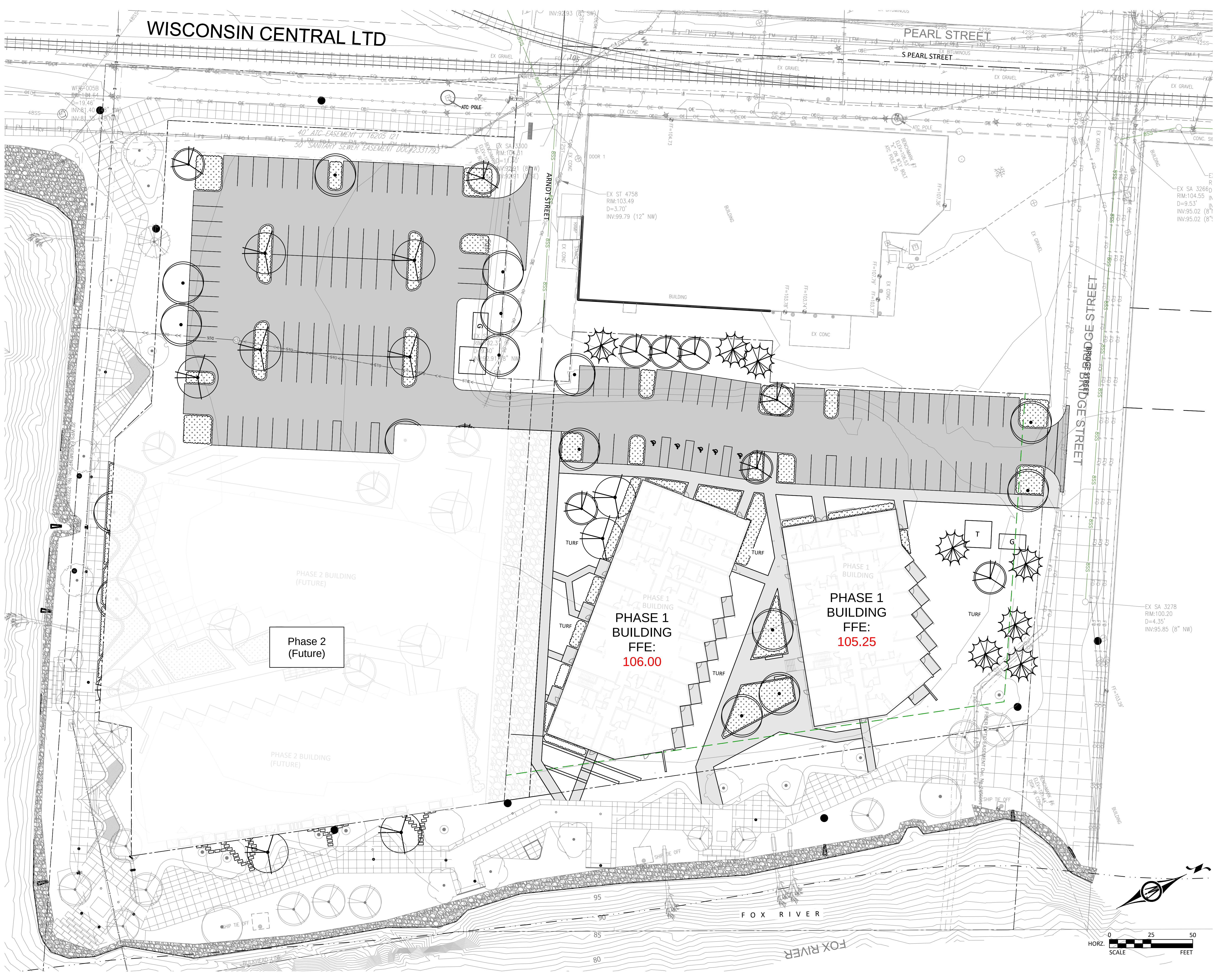
EXISTING SITE

C.000



PAVING LEGEND

	5" CONCRETE WALK
	7" CONCRETE PARKING LOT PAVING
	6" COMPACTED AGGREGATE FIRE LINE



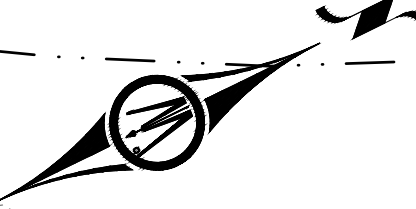
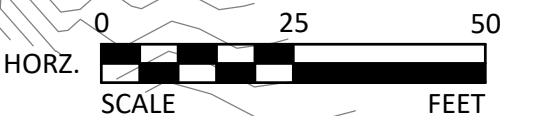
Phase 2
(Future)

PHASE 1 BUILDING
FFE:
106.00

PHASE 1 BUILDING
FFE:
105.25

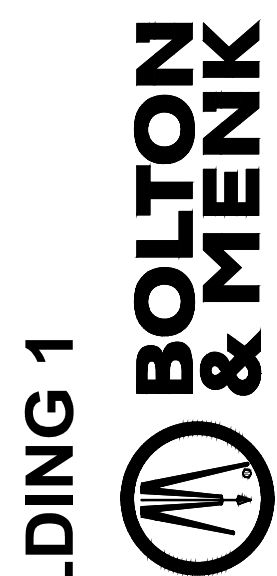
PLANTING LEGEND

- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- PERENNIAL/SHRUB PLANTING BED



GREEN BAY SHIPYARD NORTH BUILDING 1
239 ARNDT ST.
GREEN BAY, WISCONSIN 54301

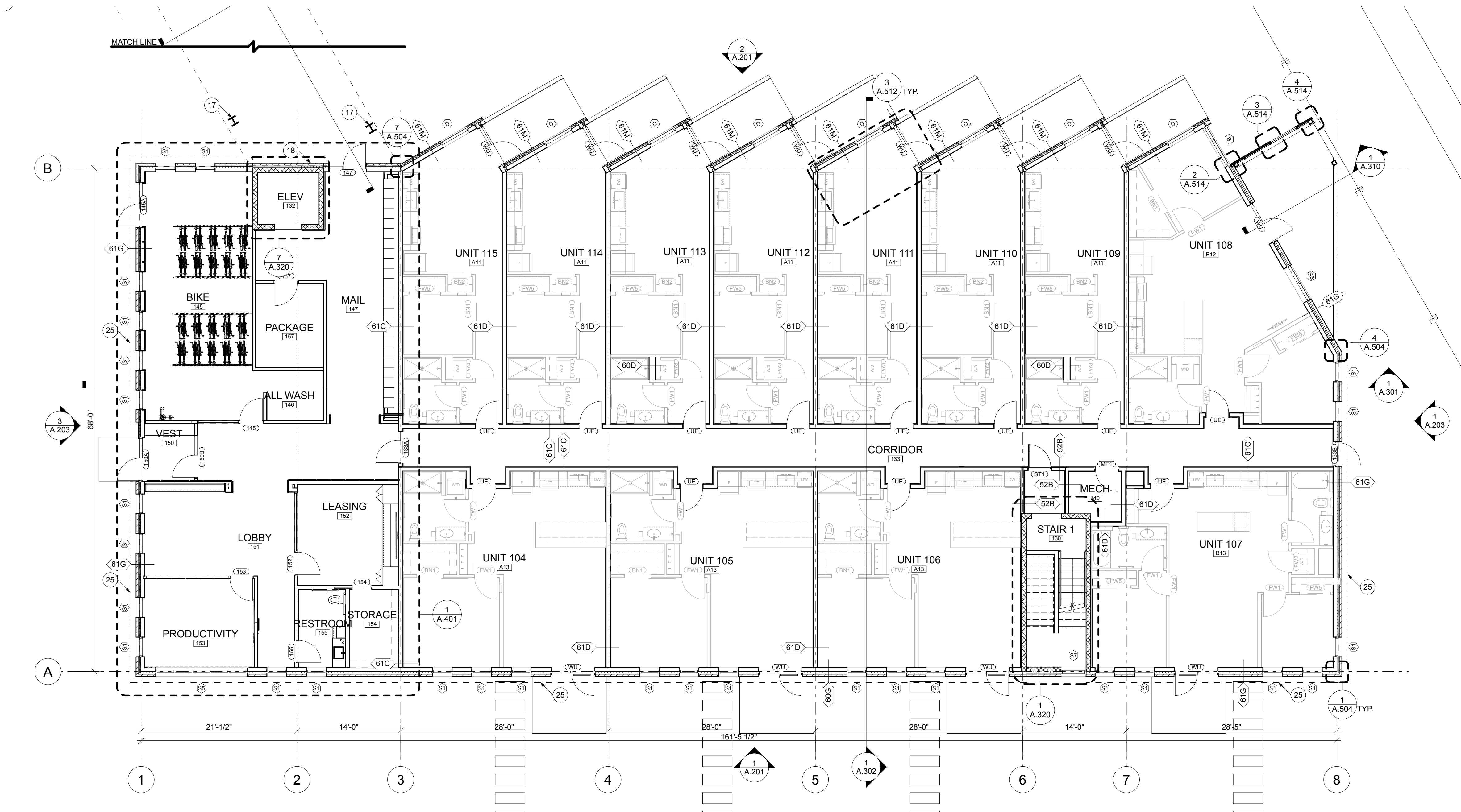
PRELIMINARY - NOT FOR CONSTRUCTION



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T 515-243-0074



1
A.101

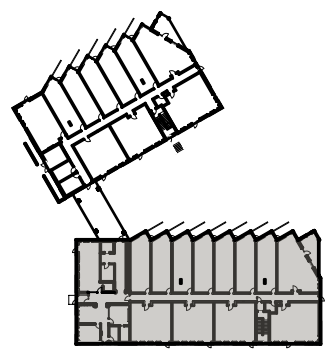
LEVEL 1 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN KEYNOTES

- PROPERTY LINE - REFER TO CIVIL FOR COORDINATES
- CONCRETE SIDEWALK - REFER TO CIVIL FOR LAYOUT + DETAIL
- CONCRETE RAMP ON GRADE - REFER TO CIVIL FOR LAYOUT AND DETAILS
- CONCRETE STAIR - REFER TO CIVIL FOR LAYOUT + DETAIL
- ACCESSIBLE PARKING SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
- VAN ADA ACCESSIBLE SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
- EASEMENT - REFER TO CIVIL
- TRANSFORMER / PAD / CONTAINMENT - REFER TO CIVIL + ELECTRICAL FOR DETAIL AND LAYOUT
- CONCRETE PAVEMENT - REFER TO CIVIL FOR DETAIL
- PARKING LOT STRIPING - REFER TO CIVIL FOR LAYOUT
- PARKING CURB - REFER TO CIVIL FOR DETAIL
- FROST DEPTH CONCRETE STOOP AT DIAGONAL HATCH PATTERN - REFER TO STRUCTURAL FOR DETAIL
- LANDSCAPE PLANTER - SEE DETAIL + LANDSCAPE
- ELECTRICAL METER LOCATIONS - REFER TO ELECTRICAL
- WATER METER LOCATIONS - REFER TO PLUMBING
- FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
- 1 HR FIRE RATED STEEL COLUMN, INTUMESCENT - SEE STRUCTURAL FOR COLUMN SIZE INFORMATION
- HIGH SECURITY INDUSTRIAL/GOVERNMENT KEY BOX - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- DIRECTORY & CALL PANEL - REFER TO ELECTRICAL
- MAILBOXES - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- PARCEL BOXES - COORDINATE SYSTEM REQUIREMENTS WITH OWNER
- BIKE SERVICE STATION - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- BIKE RACK - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- EXTERIOR HOSE BIB - REFER TO PLUMBING
- BUILDING EDGE EXTENDS ABOVE AT DASHED LINE
- ALUMINUM STOREFRONT SYSTEM
- ALUMINUM CURTAIN WALL SYSTEM
- CONCRETE PAVER SYSTEM, PVS-1 - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- COMPOSITE WOOD DECKING - REFER TO SPECIFICATIONS
- 4' TALL BOLLARD, 6" STEEL PIPE, FILL W/ CONCRETE, PAINT
- BALCONY TYPE 1 - PRE-FINISHED ALUMINUM SYSTEM - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
- BALCONY TYPE 2 - REFER TO STRUCTURAL FOR DETAIL
- 42" H. GUARDRAIL - REFER TO DETAIL XX FOR ADDITIONAL INFORMATION.
- 34" H. HANDRAIL - REFER TO DETAIL XX FOR ADDITIONAL INFORMATION

FE - SURFACE MOUNTED FIRE EXTINGUISHER CABINET - REFER TO SPECIFICATIONS



LEVEL 1 - KEY PLAN

SCALE: 1/128" = 1'-0"

GENERAL NOTES

- ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
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- REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
- REFER TO A.601 FOR DOOR SCHEDULE.
- REFER TO A.602 FOR ROOM FINISH SCHEDULE.
- ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
- ALL INTERIOR WALLS ARE 60A UNLESS NOTED OTHERWISE.
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GREEN BAY SHIPYARD NORTH BUILDING 1

239 ARNDT ST. GREEN
BAY WISCONSIN 54301

PRELIMINARY - NOT FOR CONSTRUCTION

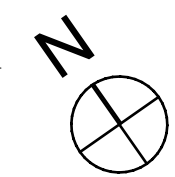
2019.40

PRELIMINARY PLAN
PUD APPLICATION
2023.11.15

NO.	REVISION SCHEDULE DESCRIPTION	DATE
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LEVEL 1 S - FLOOR
PLAN

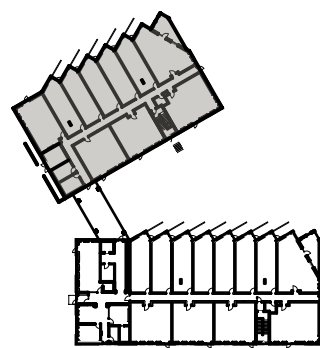
A.101



FLOOR PLAN KEYNOTES

1. PROPERTY LINE - REFER TO CIVIL FOR COORDINATES
2. CONCRETE SIDEWALK - REFER TO CIVIL FOR LAYOUT + DETAIL
3. CONCRETE RAMP ON GRADE - REFER TO CIVIL FOR LAYOUT AND DETAILS
4. CONCRETE STAIR - REFER TO CIVIL FOR LAYOUT + DETAIL
5. ACCESSIBLE PARKING SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
6. VAN ADA ACCESSIBLE SPACE, PROVIDE 2% MAX SLOPE ON ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE.
7. EASEMENT - REFER TO CIVIL
8. TRANSFORMER / PAD / CONTAINMENT - REFER TO CIVIL + ELECTRICAL FOR DETAIL AND LAYOUT
9. CONCRETE PAVEMENT - REFER TO CIVIL FOR DETAIL
10. PARKING LOT STRIPING - REFER TO CIVIL FOR LAYOUT
11. PARKING CURB - REFER TO CIVIL FOR DETAIL
12. FROST DEPTH CONCRETE STOOP AT DIAGONAL HATCH PATTERN - REFER TO STRUCTURAL FOR DETAIL
13. LANDSCAPE PLANTER - SEE DETAIL + LANDSCAPE
14. ELECTRICAL METER LOCATIONS - REFER TO ELECTRICAL
15. WATER METER LOCATIONS - REFER TO PLUMBING
16. FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
17. 1 HR FIRE RATED STEEL COLUMN, INTUMESCENT - SEE STRUCTURAL FOR COLUMN SIZE INFORMATION
18. HIGH SECURITY INDUSTRIAL/GOVERNMENT KEY BOX - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
19. DIRECTORY & CALL PANEL - REFER TO ELECTRICAL
20. MAILBOXES - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
21. PARCEL BOXES - COORDINATE SYSTEM REQUIREMENTS WITH OWNER
22. BIKE SERVICE STATION - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
23. BIKE RACK - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
24. EXTERIOR HOSE BIB - REFER TO PLUMBING
25. BUILDING EDGE EXTENDS ABOVE AT DASHED LINE
26. ALUMINUM STOREFRONT SYSTEM
27. ALUMINUM CURTAIN WALL SYSTEM
28. CONCRETE PAVER SYSTEM, PVS-1 - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
29. COMPOSITE WOOD DECKING - REFER TO SPECIFICATIONS
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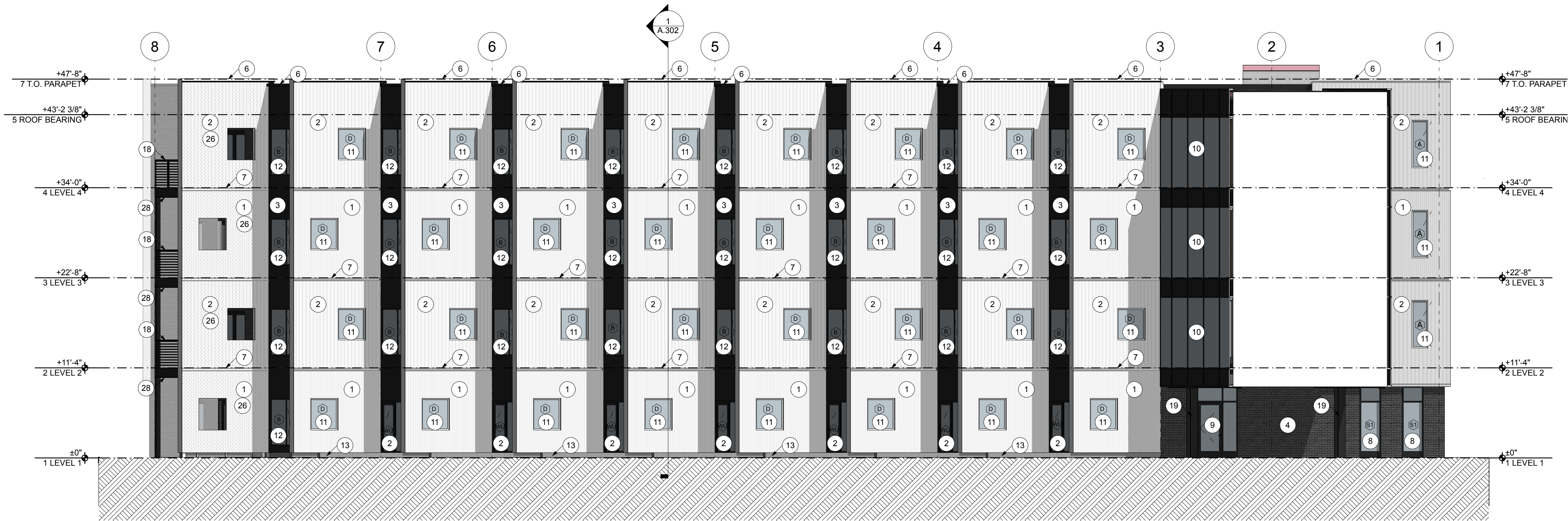


LEVEL 1 - KEY PLAN

SCALE: 1/128"= 1'-0"

GENERAL NOTES

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10. REFER TO A.602 FOR ROOM FINISH SCHEDULE.
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2 NORTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A.201 SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

- METAL PANEL 1 (MP-1) - WHITE MORIN Z-12
- METAL PANEL 2 (MP-2) - WHITE MORIN W-12
- METAL PANEL 3 (MP-3) - BLACK ACM
- BRICK MASONRY VENEER 1 (MV-1)
- PRE-MANUFACTURED BALCONY, ENGINEERED ALUMINUM BALCONY - REFER TO SPECIFICATIONS FOR DELEGATED DESIGN INFORMATION
- PREFINISHED COPING CAP
- METAL TRANSITION TRIM - SEE DETAIL X/A.5XX
- ALUMINUM STOREFRONT SYSTEM - REFER TO SPECIFICATION FOR PRODUCT INFORMATION
- ALUMINUM DOORS WITH 10" BOTTOM STILE - REFER TO DOOR SCHEDULE
- ALUMINUM CURTAIN WALL W/ SPANDRAL PANELS- REFER TO SPECIFICATION FOR DELEGATED DESIGN REQUIREMENTS.
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- FIBERGLASS WINDOW/SLIDING DOOR - BLACK EXTERIOR FRAME
- EXPOSED CONCRETE STEM WALL
- HOLLOW METAL DOOR, PAINTED - SEE DOOR SCHEDULE
- FIRE DEPARTMENT CONNECTION - REFER TO SPRINKLER
- MECHANICAL INTAKE/EXHAUST - REFER TO MECHANICAL REFER TO THE SPECIFICATIONS FOR TYPE AND FINISH
- PRE-MANUFACTURED, ENGINEERED ROOF SCREEN SYSTEM WITH METAL PANEL CLADDING - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION
- 42" H. GUARDRAIL - SEE DETAILS
- 1 HR RATED EXPOSED STEEL STRUCTURE - GALVANIZED AND PAINTED WITH INTUMESCENT COATING. - SEE ASSEMBLY XX
- MASONRY EXPANSION JOINT.
- EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL FOR PRODUCT INFORMATION.
- STEEL CANOPY/AWNING
- DRYER EXHAUST VENT - REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
- SIGNAGE - PROVIDE ATTACHMENT AND POWER AS REQUIRED.
- COMPOSITE WOOD PANELS
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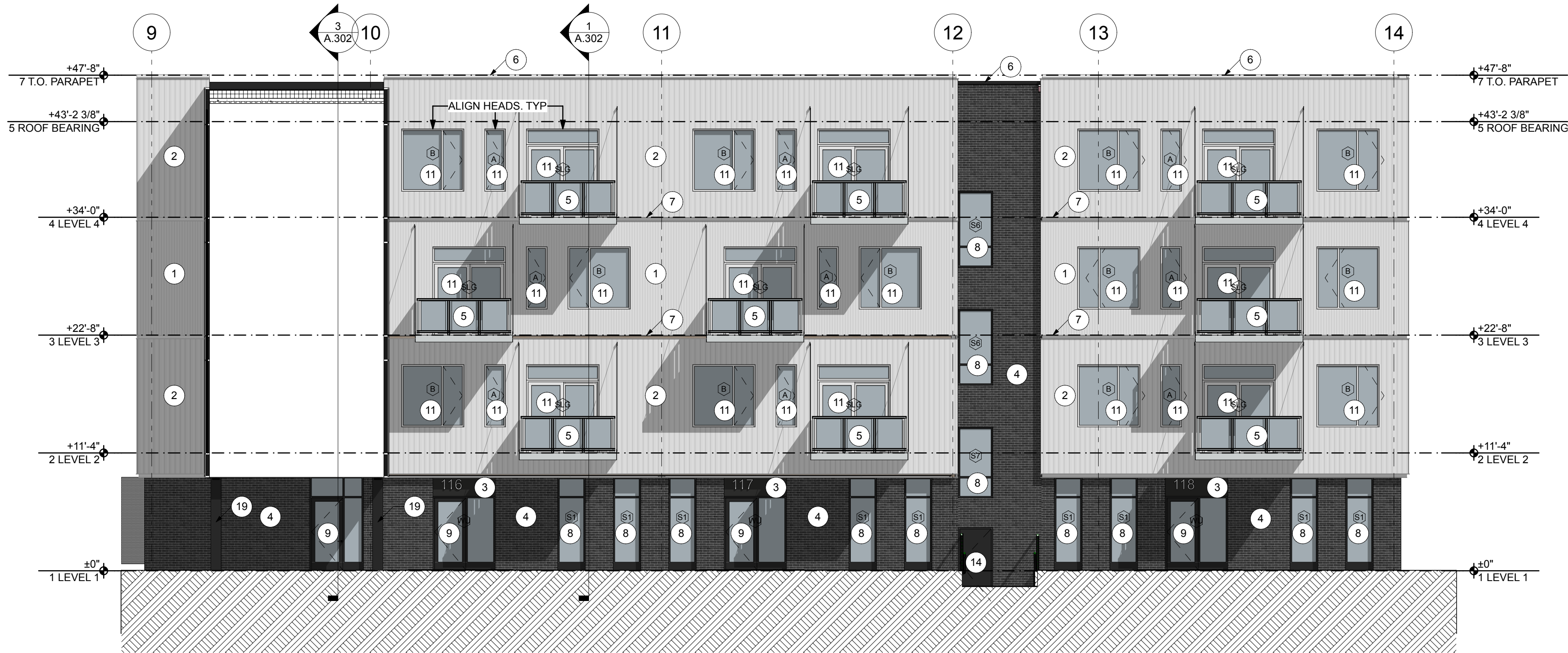
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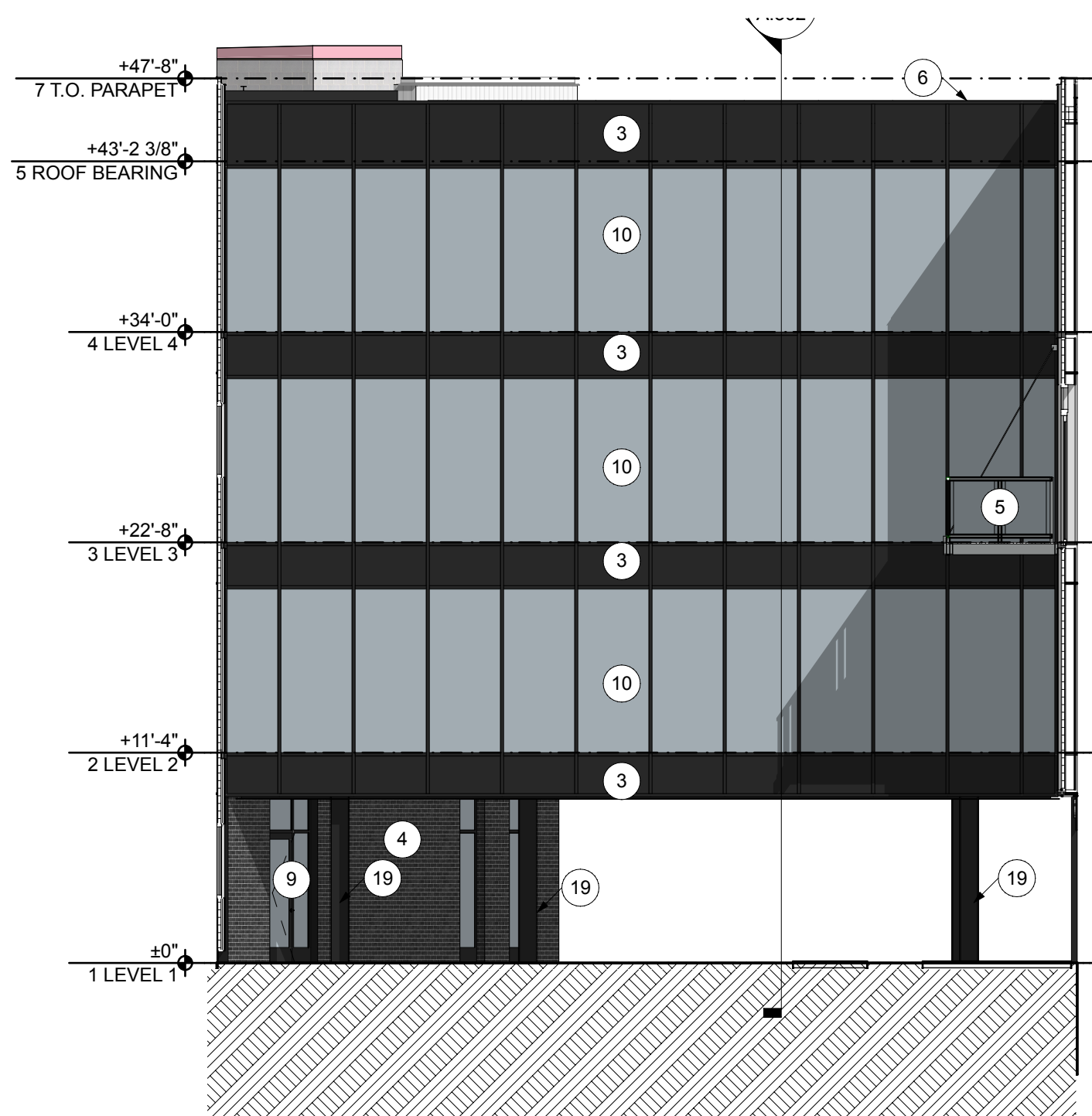
BUILDING
ELEVATIONS

A.201

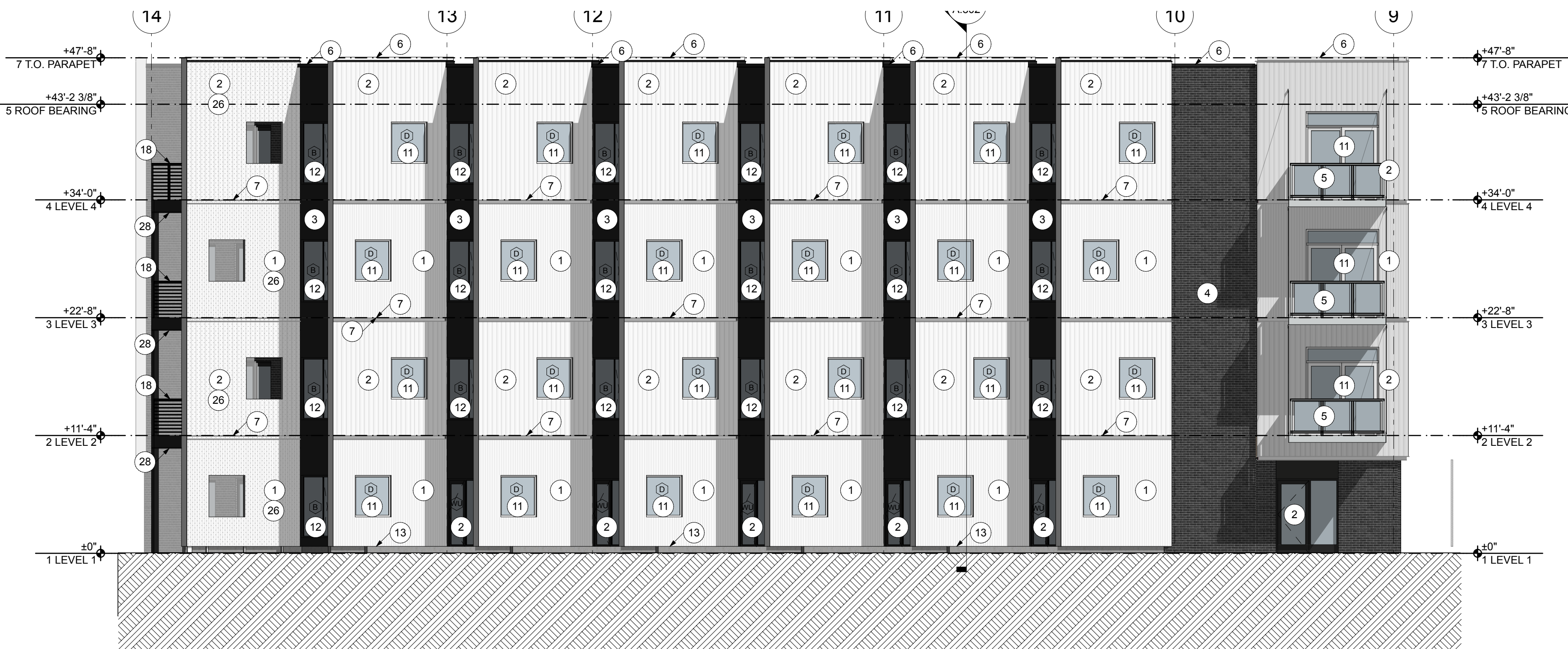
GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074



3
A.202
SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2
A.202
BRIDGE ELEVATION
SCALE: 1/8" = 1'-0"



1
A.202
NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

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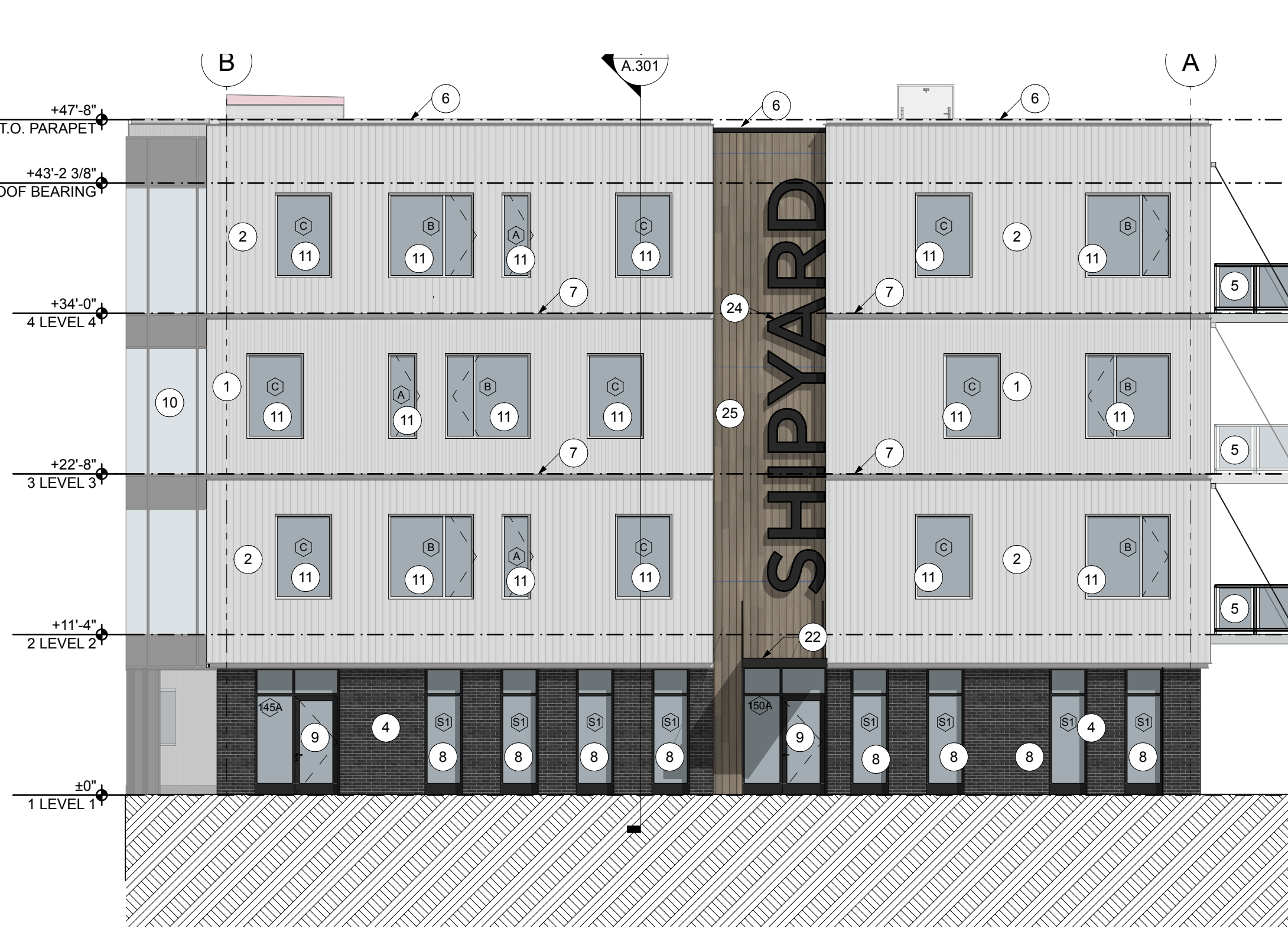
BUILDING
ELEVATIONS

A.202

GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074



4
A.203
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



3
A.203
WEST ELEVATION
SCALE: 1/8" = 1'-0"



2
A.203
NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



1
A.203
EAST ELEVATION
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BUILDING
ELEVATIONS

A.203



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: 101 Bridge Street, 119 Bridge Street, 239 Arndt Street

Parcel Number(s): 3-554-A, 3-556, 3-551

Petitioner(s): Bolton & Menk Inc. Date: 11/15/23

Email: trey.rouse@bolton-menk.com Phone Number: 515-229-1158

Address: 430 E Grand Avenue Suite 101 City: Des Moines State: IA Zip: 50309

Property Owner: City of Green Bay Phone Number: 920-448-3000

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, Trey Rouse, 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: 11/15/23

Petitioner Signature(s): Trey Rouse

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.



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.7

(ZP 23-38) Public hearing on the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and Green Bay Parks Dept (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.8

(VR 23-05) Consideration of possible action on the request to deviate from various sections of the Municipal Code, Chapter 36-Subdivisions for the design and development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and the Green Bay Parks Dept. (Ald. M. Eck, District 11).

BACKGROUND

Reason for Request: To permit the development of a mixed-use neighborhood that will include commercial redevelopment potential, new housing opportunities and expansion of an existing community park. The proposed developments mentioned will require zoning code regulatory exceptions as part of a Planned Unit Development, which is a separate item on this agenda.

Subject Parcel Zoning and Land Use: Subject land area is zoned General Commercial (C1) District, Low Density Residential (R-1) District and Public Institutional (PI) District. Land area along the W Mason Street Frontage is developed with commercial and service businesses and the remainder of the land area is undeveloped.

Surrounding Zoning and Land Uses:

NORTH: Highway Commercial (C2) Miscellaneous retail and service businesses Comm. Center Commercial (C3)

SOUTH: Public Institutional (PI) Community Park

EAST: General Commercial (C1) Retail and service businesses and undeveloped

WEST: Highway Commercial (C2) Miscellaneous retail and service businesses General Commercial (C1) Low Density Residential (R-1) Single, two- and multifamily residential

Comprehensive Plan: The 2022 Smart Growth Plan designates commercial uses on the northern side of the subject area and high intensity retail, office or housing uses on the southern and eastern portion.

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:

- The modification is due to physical features of the site or its location.
- The modification is the least deviation from this ordinance, which will mitigate the hardship.
- The modification is not detrimental to the public interest and is in keeping with the general spirit and intent of this ordinance.
- 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.

This request is part of a larger Planned Unit Development (PUD) proposal that is included on the agenda as ZP 23-38 and referred to as the Southwest Woods Subdivision. The development is proposed to include the extension of Hinkle Street from W. Mason Street to Hobart Drive, creation of a new public street referred to as Southwest Vie Court, creating lots for 8 attached single-family home sites (townhomes) and the creation of 7 single-family home lots.

A subdivision plat (CP 23-03) is being processed and requires quite a large list of variances as follows:

1. The minimum lot width for single family home sites is 75' feet (Sec. 44-554). Lots 9-10 do not comply with this requirement, with frontages proposed at 56 and 62 feet.
2. Street frontage for lots on cul-de-sac bulbs or the outer radius of a curved street shall be a minimum of 50' (Sec. 36-460(b)). Lots 11-14 do not meet this requirement with frontages proposed from 43 to 47 feet.
3. The minimum lot area for detached single-family lots is 7,500 square feet (Sec. 44-554). Lots 9-10 and 12 do not comply with this requirement, with proposed areas ranging from 5,731 to 7,136 square feet.
4. Double frontage lots are not permitted per Sec. 36-461. Proposed lot 15 is double-fronted.
 - a. Additionally, a 20' planting screen easement is required where a double frontage lot is allowed.
5. The required street width for Hinkle St. (a collector street) is 70–80 feet and Southwest Vie Court (local cul-de-sac) is 50 feet (Sec. 36-412). The proposed Hinkle St. street width is at 60 feet and the proposed Southwest Vie Court is at 48 feet.
6. The required street design standards, including street clear width, are required to be 40–44 feet wide for Hinkle Street and 30 feet wide for Southwest Vie Court (Sec. 36-412). Hinkle Street is proposed at 36 feet and Southwest Vie Court is proposed at 28 feet.
7. The plat is required to provide specific sidewalk/pedestrian locations on both sides of the street (Sec. 36-456). Sidewalks are proposed on one side of Hinkle Street (alternating) and not proposed on Southwest Vie Court at all.
8. The street jog at Hinkle Street and W. Mason Frontage Street is not permitted as the code requires the intersection ROW to either line up with or be separated a minimum of 125 feet from the existing intersection (Sec. 36-424). The proposed intersection does not line up and is proposed to have a 60-foot offset to the west.
9. The street intersection at Hinkle Street and Hobart Drive is required to connect at a 90-degree angle (Sec. 36-423) per a condition of the recently approved Official Map amendment. The proposal is to “merge” extended Hinkle Street with Hobart Drive and connect Hobart Drive coming from the north at 90 degrees.
10. The minimum required radius of the cul-de-sac is 55' (Sec. 36-419). The proposed cul-de-sac is offset to the south and has a radius of 39 feet and 47 feet.

Below is a discussion on these requests:

Requests 1-6

Department of Community and Economic Development (CDED) staff has reviewed the multiple variations of the proposal and feels variance requests related to lot sizes and street designs (requests 1-6) meet the criteria for variance approval. Staff supports the reduction in size and frontage for single-family lots within the City. As this will essentially be a neighborhood unto itself and can create its own “feel” through lot sizes, housing types/styles and roadway design that will have very limited impact outside its boundaries. Also, the lot size restraints appear to be due to the existing parcel size, required location for Hinkle Street extension, and the location of wetlands, floodplains and navigable waterways. Since this is infill development, there is only so much space available for development.

Interdepartmental discussions with the Department of Public Works (DPW) have yielded different opinions on the acceptability of narrower rights-of-way and lane designs as included in request 5 and 6. DPW is

concerned that the roadway will not function effectively or efficiently as a collector street and cannot support the requested right-of-way or street pavement reductions. It is also felt that the different right-of-way widths and lane designs will impact surrounding areas as Hinkle Street will now be the main thoroughfare for properties as far south as West Point Road/9th Street and as far north as Larson Road.

Request 7

DCED staff have differing opinions regarding the lack of sidewalks on Southwest Vie Court and only on one side of Hinkle Street (request 7). Some believe the lack of sidewalks on Southwest Vie Court and only on one side of Hinkle Street are not the least deviation from the ordinance, and they should be required. Others feel the limited size of the development makes the reduction of sidewalk requests acceptable.

Request 8

There is concern from all staff about the intersection jog at Hinkle and W Mason Street (request 8). It is a very odd configuration and staff is unclear on how it will function once completed. The petitioner had a traffic study conducted a few years ago, but it considered items that have not been approved, such as closing/vacating frontage roads, utilizing private driving lanes as “easement streets”, and opening up new intersections onto W Mason Street at Isbell Street and Hobart Drive. DPW has requested a Traffic Impact Analysis for the intersection redesign alone, but that has not yet been completed.

Request 9

There is concern from some DCED staff about the redesign of the intersection of Hinkle Street and Hobart Drive (request 9). The proposed design is concerning as it is fundamentally shifting traffic from the existing Hobart Drive collector street to Hinkle Street, which impacts Beaver Dam Park area, park vegetation, ball field functions, and park frontage. The intersection as shown has previously been denied by the Common Council. The petitioner has been authorized to provide alternative designs to be reviewed and approved by the City but has not and is again requesting the original or previously denied alignment. Additionally, driveway access points for 3 residential properties on Hobart Drive will need to be reconfigured with the new intersection design and may be problematic as they will be located at the center of the new intersection. Owners of these properties need to be consulted to find an acceptable driveway design. The Parks Department, though not in favor of losing some legacy tree vegetation and bringing a roadway so close to existing ball field outfields, see the value of adding considerable acreage as well as more street frontage to Beaver Dam Park.

Request 10

The reduced size of the cul-de-sac bulb of Southwest Vie Court (request 10) may also pose problems, as it is unclear if fire trucks and other needed apparatus or if public utility vehicles (such as plows, sweepers and garbage collection) will be able to service the properties cul-de-sac.

The petitioner has been analyzing the feasibility of developing the area and has been in negotiations with the property owners for over the past 3 years. Working with civil and traffic engineers, a plethora of scenarios for the potential roadway designs that go along with development of the lands have been created, as well as the petitioner looking at new and modified roadways in that time frame. By mid-2023, the petitioner formulated their most desirable design however modifications and revisions have been submitted as late as January 2. One-on-one communication with property owners along West Mason Street Frontage Roads and Hobart Drive has taken place over the last 2 years and a formal neighborhood meeting was held on October 30, 2023 to share imagery and plans.

As noted above, staff believe some of the subdivision variances are justified but have not been able to come to agreement on others and feel additional information is needed on a few.

RECOMMENDATION

As there has not been consensus among staff on the requested subdivision variances, not only within the Department of Community and Economic Development but also with the Department of Public Works, staff is moving this request forward but cannot support them at this time with the information provided.

However, if the requests are approved, staff recommends the following conditions:

1. The Department of Public Works approval of the redesign of the intersection of Hinkle Street and W Mason Street based on the updated traffic study and the findings within it.
2. The Department of Public Works and Fire Department confirmed that they can service the development including lots located on Southwest Vie Court including conditions placed upon approval by the Fire Department.
3. Alternatives to the Hinkle-Hobart intersection design will be investigated, and the final design will be brought back to Plan Commission for approval.
4. Associated Planned Unit Development is approved.

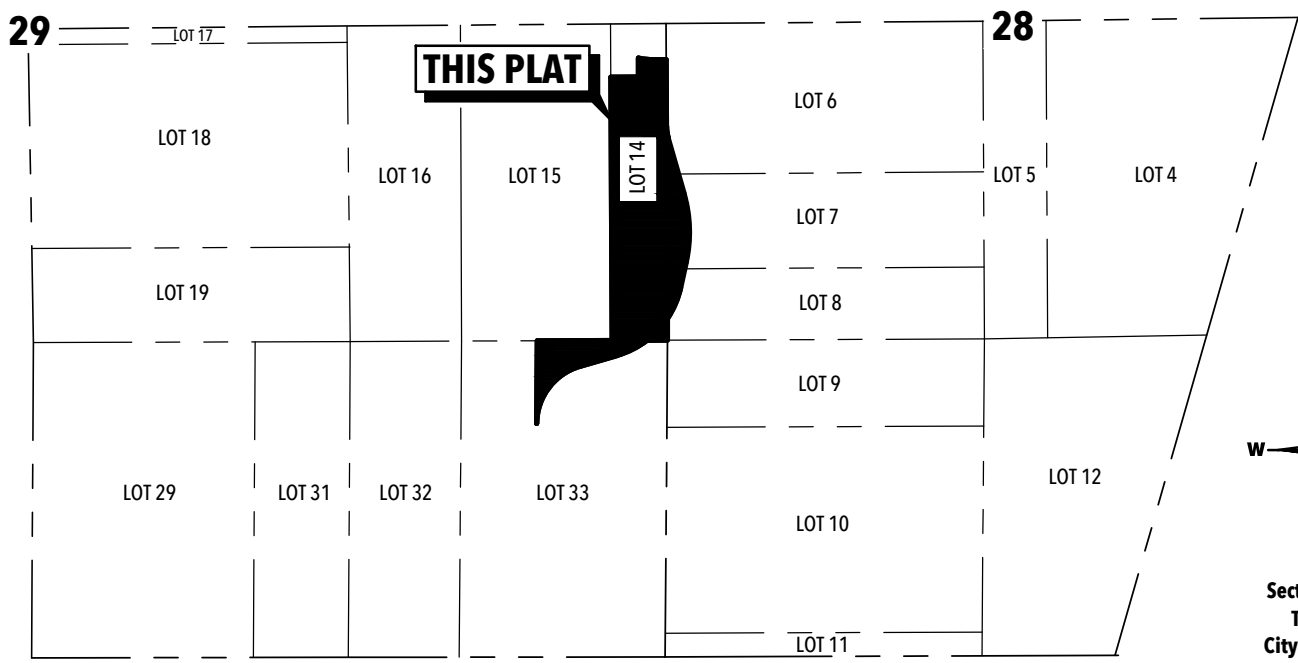
FISCAL IMPACT

ATTACHMENTS

1. Plat - I.2.24 Rev SR
2. Resolution - Authorizing Platting Variances for Southwest Woods Subd
3. MEMO-S~I
4. Memo - Hinkle-Hobart Intersection Breakdown

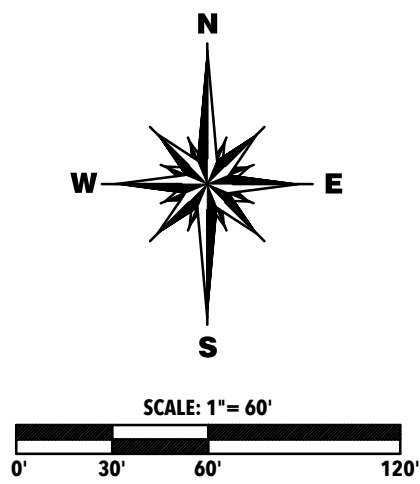
PRELIMINARY PLAT
SOUTHWEST WOODS
A PLANNED DEVELOPMENT DISTRICT

ALL OF LOT 2, OUTLOT 1 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NUMBER 9023, DOCUMENT NUMBER 2851838, LOCATED IN PART OF LOT 14 AND PART OF LOT 33 OF SECTION 29, PART OF PENNY JAR CONDOMINIUM, VOLUME 5 OF CONDO PLATS, PAGE 148, DOCUMENT NUMBER 2388209, LOCATED IN PART OF LOT 6, AND BEING PARTS OF LOT 7 AND LOT 8 OF SECTION 28, ALL LOCATED IN TOWNSHIP 24 NORTH, RANGE 20 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN



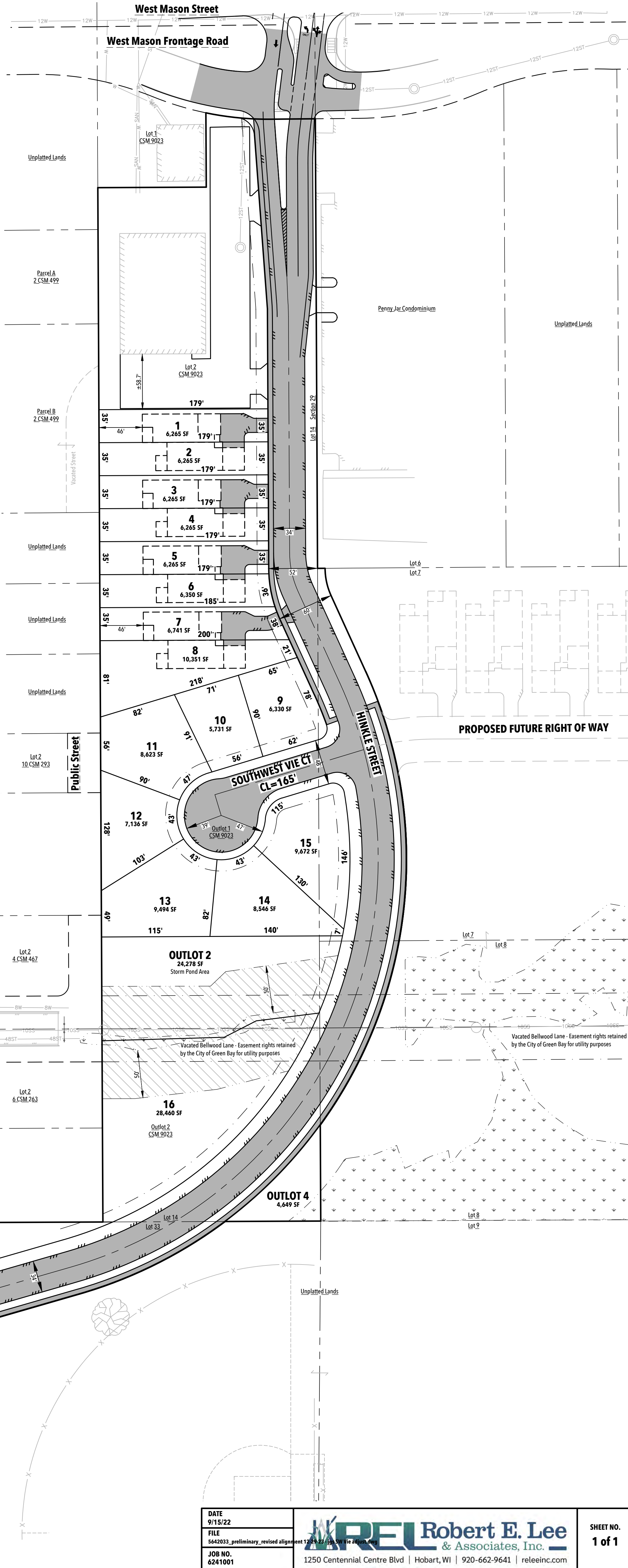
LOCATION SKETCH

N
W E
S
Sections 28 & 29
T24N-R20E
City of Green Bay
Brown County, Wisconsin
Not to Scale



PROPOSED SETBACKS
LOTS 1-8 (TOWNHOMES)
FRONT YARD: 25'
SIDE YARD: 5'
REAR YARD: 25'

LOTS 9-15
FRONT YARD: 12'
SIDE YARD: 6'
REAR YARD: 10'



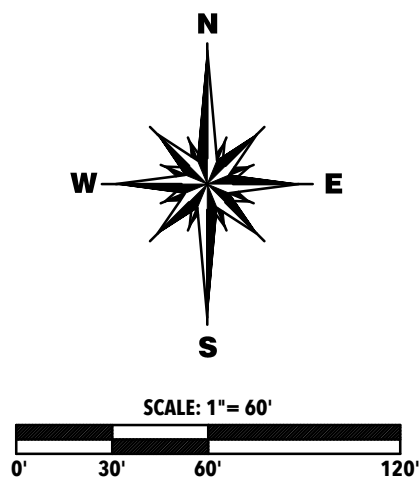
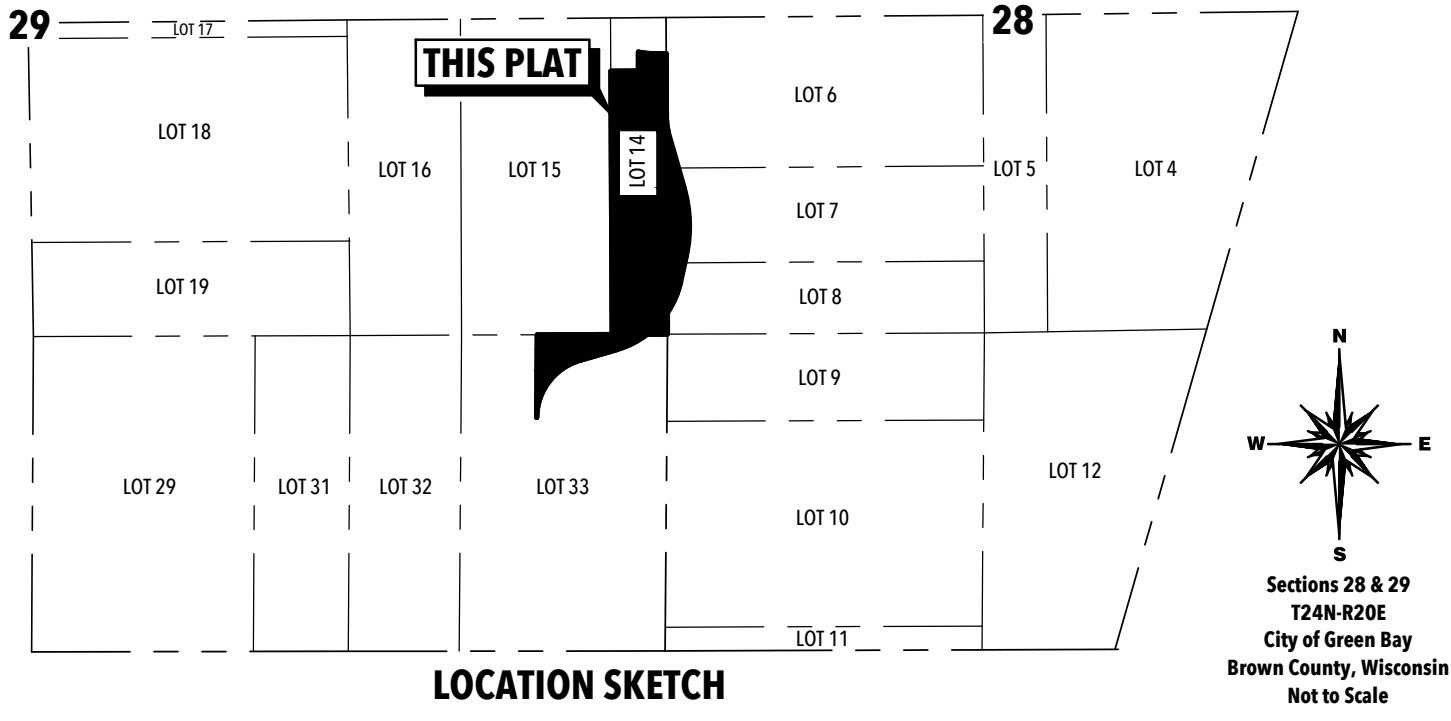
DATE
9/15/22
FILE
5642033_preliminary_revised alignment 12-29-23 - jgs SW Vie adjust.dwg
JOB NO.
6241001

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
1 of 1

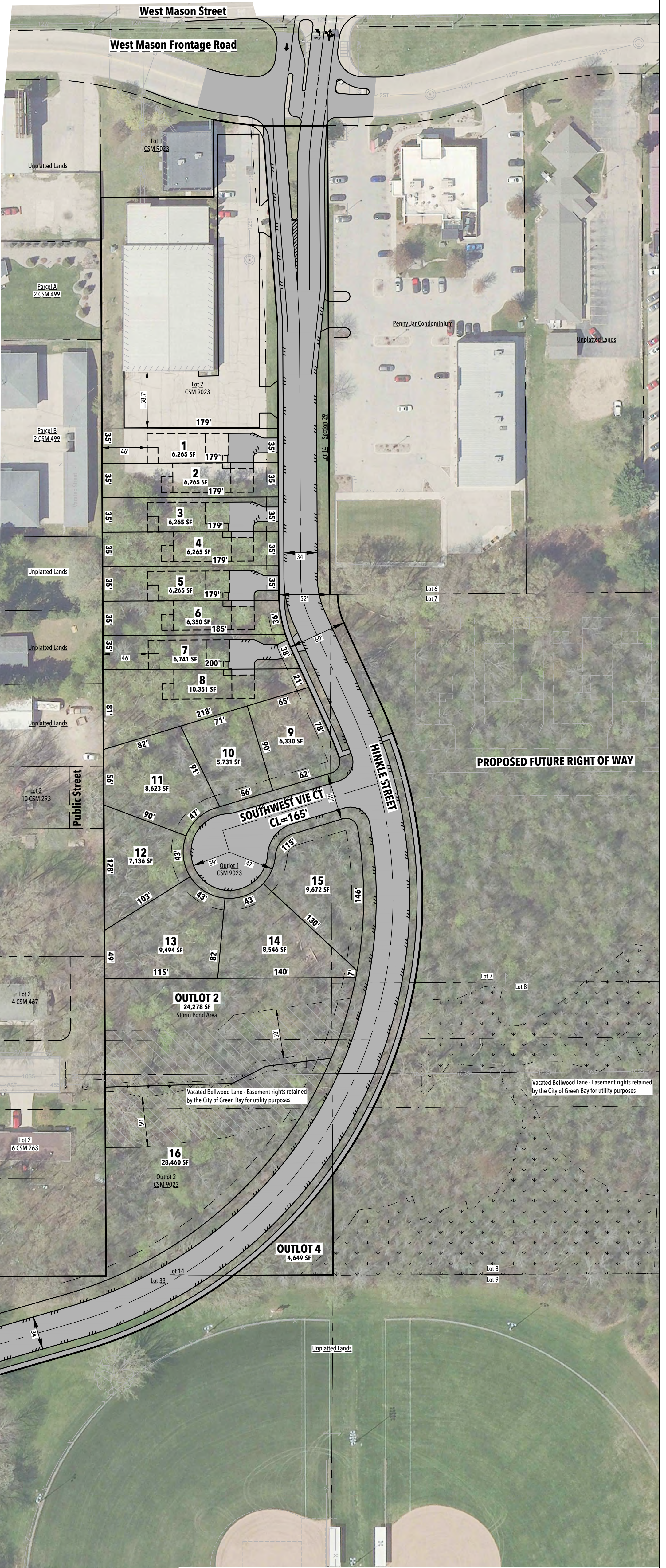
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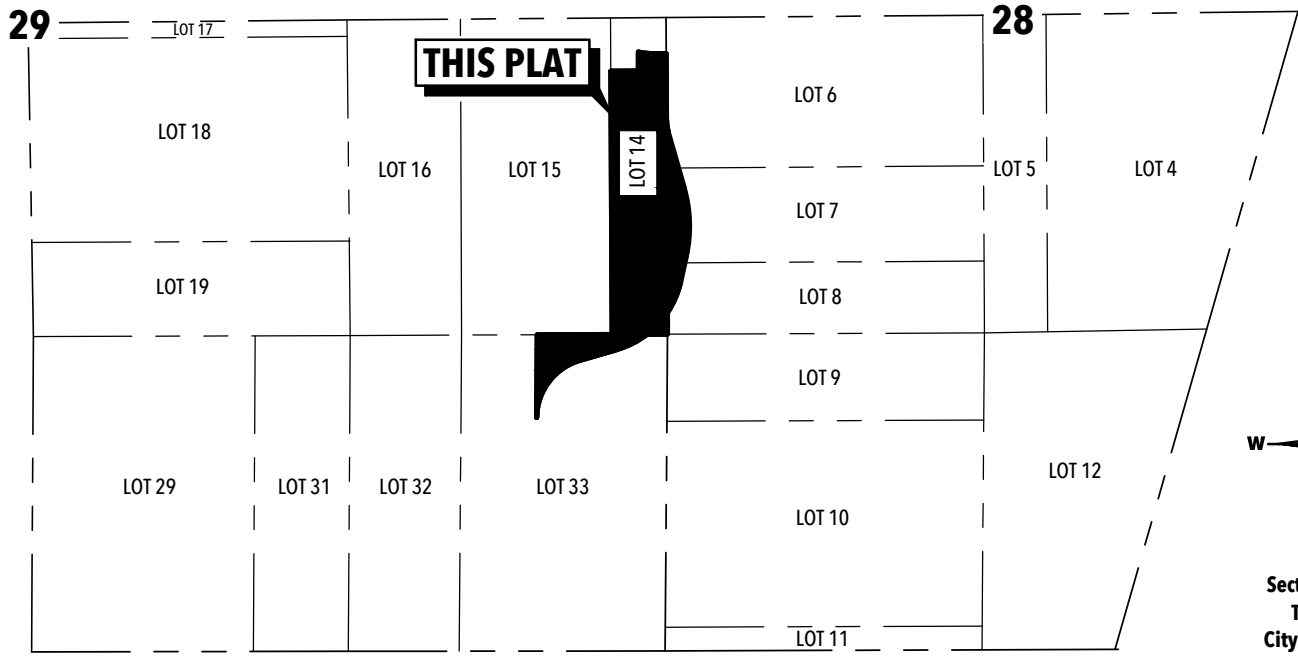
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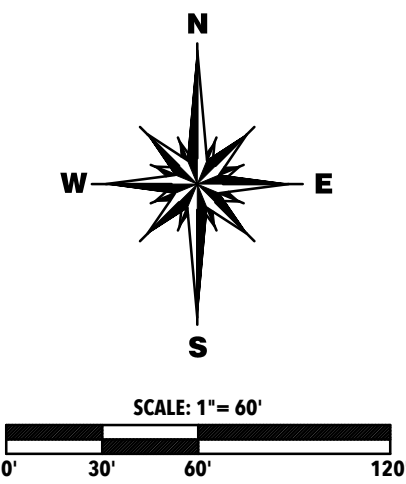


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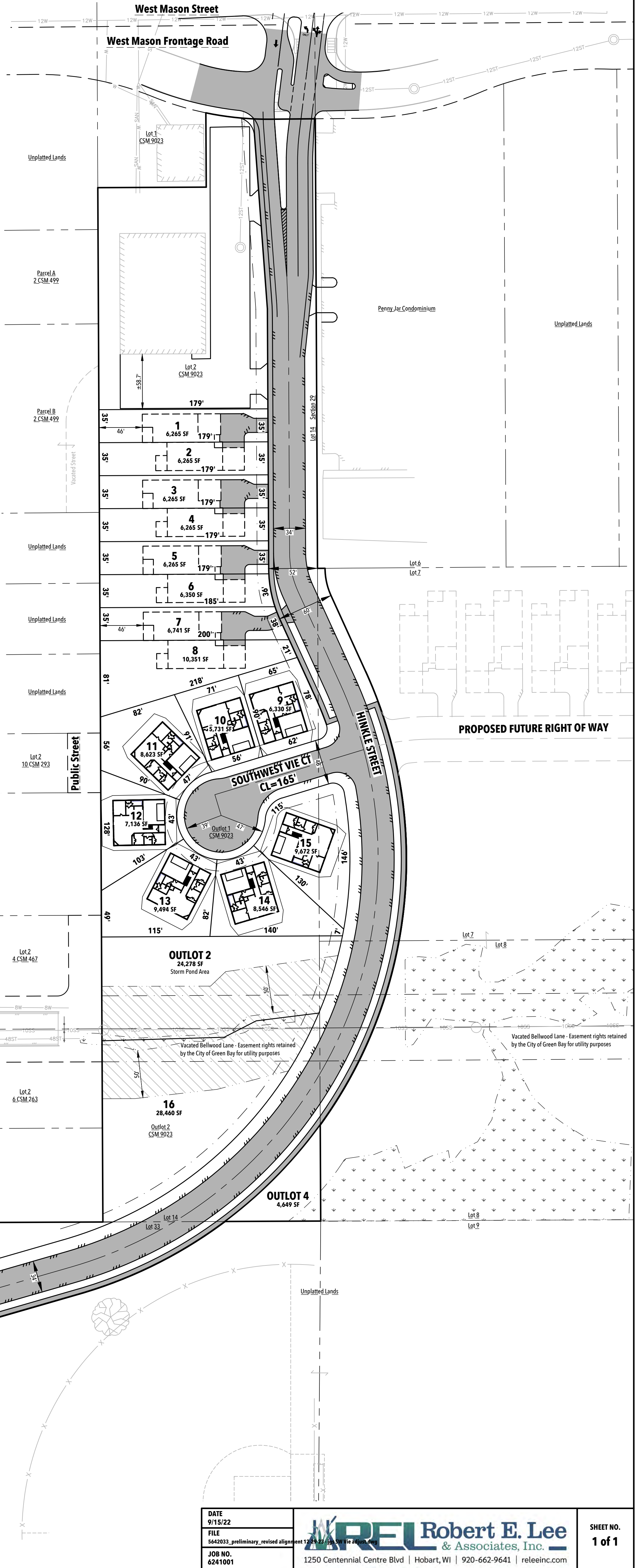


LOCATION SKETCH



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5642033_preliminary_revised alignment 12-29-23 - jgs SW Vie adjust.dwg
JOB NO.
6241001

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
1 of 1

**RESOLUTION AUTHORIZING
VARIANCES FROM MULTIPLE SECTIONS OF CHAPTER 36-
SUBDIVISION AND PLATTING, GREEN BAY MUNICIPAL CODE,
TO ALLOW FOR CREATION OF A PERMIT THE DEVELOPMENT
OF A MIXED-USE NEIGHBORHOOD AND EXTENSION OF HINKLE
STREET FROM W. MASON STREET TO HOBART DRIVE AT
2405 W MASON ST (PARCEL 6H-1109), 0 W MASON ST (PARCEL 6H-1109-2),
AND 0 NINTH ST (PARCELS 6H-1089)
(VR 23-05)**

January 16, 2024

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

That, pursuant to Variance Request 23-05 and the recommendation of the Plan Commission on January 8, 2024, the City of Green Bay does authorize variances from various Sections of Chapter 36-Subdivision and Platting, Green Bay Municipal Code, as follows:

1. Minimum lot width for single family home sites is 75' feet (Sec. 44-554). Lots 9-10 do not comply with frontages at 56 and 62 feet.
2. Street frontage for lots on cul-de-sac bulbs or the outer radius of a curved street shall be a minimum of 50' (Sec. 36-560(b)). Lots 11-14 do not meet this requirement with frontages from 43 to 47 feet.
3. Minimum lot area for detached single-family lots is 7,500 square feet (Sec. 44-554). Lots 9-10 and 12 do not comply with this requirement with lot areas ranging from 5,731 to 7,136 square feet.
4. Double frontage lots are not permitted per Sec. 36-461. Lot 15 is double-fronted.
 - a. A 20' planting screen easement is required where a double frontage lot is allowed, and the proposal cannot comply with screening easement.
5. The required street widths for Hinkle St. (a collector street) is 70-80 feet and Southwest Vie Court (local cul-de-sac) is 50 feet (Sec. 36-412). Hinkle St. Street width is at 60 feet and Southwest Vie Court is at 48 feet.
6. The required street design standards including street clear width are required to be 40-44 feet wide for Hinkle Street and 30 feet wide for Southwest Vie Court (Sec. 36-412). Hinkle Street is at 36 feet and Southwest Vie Court is at 28 feet.
7. The plat is required to provide specific sidewalk/pedestrian locations on both sides of the street (36-456). Sidewalks are to be located on one side of Hinkle Street (alternating) and not included on Southwest Vie Court at all.
8. The street jog at Hinkle Street and W. Mason Frontage Street is not permitted as code requires intersection ROW to either line up with or be a minimum of 125 feet separated from the existing intersection (Sec. 36-424). The intersection will include a 60 foot offset to the west.
9. The street intersection at Hinkle Street and Hobart Drive is required to connect at a 90-degree angle (Sec. 36-423) as well as it being a condition of the recently approved Official Map amendment. The proposal will "merge" extended Hinkle Street with Hobart Drive and connecting Hobart Drive coming from the north at 90 degrees.
10. The minimum required radius of the cul-de-sac is 55' (Sec. 36-419). Southwest Vie Court cul-de-sac is offset to the south and has a radius of 39 feet and 47 feet.

Subdivision variances will be located on the following described property at 2405 W Mason St (parcel 6H-1109), 0 W Mason St (parcel 6H-1109-2), and 0 Ninth St (parcel 6H-1089):

PARCEL NUMBER 6H-1109: LOT 2 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 102,087 SQUARE FEET / 2.344 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1109-2: OUTLOT 1 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 104,429 SQUARE FEET / 2.397 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1089: LOTS 7 & 8 SEC 28 T24N R20E EX STS & PART VAC ST IN J10917-37 ADJ EX J27639-44. AREA CONTAINS 722,094 SQUARE FEET / 16.577 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1091: THAT PART OF LOTS 9 & 10 SEC 28 T24N R20E LYG NLY OF BEAVER DAM CREEK CONSER- VANCY AREA EX 781 R 473 & EX J27639-44. AREA CONTAINS 307,315 SQUARE FEET / 7.055 ACRES MORE OR LESS.

WHEREBY said Variance Requests are subject to the following conditions:

1. Department of Public Works approval of the redesign of the intersection of Hinkle Street and W Mason Street.
2. Department of Public Works and Fire Department confirmation that they can service the development including lots located on Southwest Vie Court.
3. Associated Planned Unit Development is approved.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

db

Attachments (Preliminary Plat)

MEMORANDUM

To: Mr. David Buck, City of Green Bay, and members of the Green Bay Plan Commission
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: January 2, 2024
Re: Southwest Woods Subdivision Variance Request Narrative

After many years of planning, I'm proud to submit the plat of *Southwest Woods* to the City of Green Bay, creating an initial fifteen new single-family homes in 2024. Accompanying this plat is a request for subdivision variances to allow a more compact and denser neighborhood than city code allows, including the following elements:

- Smaller lot sizes than city minimum required sizes of 7,500 square feet in the R-1 district, including stand-alone lots as small as 5,721 square feet and townhouse lots as small as 6,265 square feet.
- Lot frontages less than 75 feet (50 feet for cul-de-sac lots) required in the R-1 district, including as little as 43 feet for the stand-alone lots and 35 feet for the townhouse lots.
- Double-fronting residential lots along Southwest Vie Court that back up to Hinkle Street.
- Reduced cul-de-sac diameter dimensions of 94 feet for ROW and 78 feet for pavement.
- Reduced right-of-way (ROW) of 48 feet for Southwest Vie Court and 60 feet for Hinkle Street, along with reduced street widths of 28 feet for Southwest Vie Court and 36 feet for Hinkle Street.
- Elimination of sidewalks along the short stretch of Southwest Vie Court.

So why should Plan Commission approve these subdivision variances?

Minimum Lot Sizes & Lot Frontages: Current code requires a minimum of 7,500 SF per lot. Our target buyer doesn't want a large property to maintain, so small lots are a *positive*. One great local example of our planned vision is Langlade Court in Allouez, where lots are as narrow as 50 feet in width and 4,000 square feet in size for stand-alone homesites. Townhomes are now common in new developments, with frontages as little as 22 feet.

Double-Fronting Lots: Current code aims to prevent the sight of "backyard messiness," and that's laudable. But screening of our lots that back up to Hinkle Street will be provided through a combination of existing trees, new landscaping, and some fencing—meeting the spirit of the code. Many subdivisions elsewhere are designed this way, and approving this design will allow the full fifteen lots to be developed (vs. only eight to ten otherwise).

Cul-De-Sac Dimensions: The Southwest Vie cul-de-sac is only 150 feet in depth off Hinkle Street. Sited hesitation to a smaller-than-required diameter is the fear of lack of turning radii for garbage trucks (in particular) has been tested on a similar street as we are proposing and has been successfully proven.

Reduced ROW & Street Widths: Wide ROWs and street widths are a post-World War II remnant of vehicle-focused suburban design. Modern planning now respects that vehicles are *one* aspect of design, not the *primary* one. As a result, fewer lanes, less pavement, and less ROW is needed. Utility easements flanking ROWs assure utility serviceability. The proposed width of Southwest Vie Court is 28 feet, wider than City Deck Court (24 feet), and similar to other newer city subdivision streets. This small subdivision and its minimal traffic affords these designs. Hinkle Street's proposed width is 36 feet, allowing for two standard 12-foot vehicle lanes and two 5-foot bike lanes with plenty of utility capacity.

Elimination Of Sidewalks Along Southwest Vie Court: Although sidewalks are almost always a hallmark of "new urban" design as touted above, Southwest Vie's narrow design provides a safe environment for pedestrian movement within the compact neighborhood already. Similar to Langlade Court and the Luxemburg example shown herein, the compactness of the neighborhood and narrow street negates the need for a dedicated sidewalk. Sidewalks *will* be installed along Hinkle Street to provide access to Beaver Dam Park, and the broader neighborhood.

During the Plan Commission hearing on this item, imagery will be provided showing examples of the above-requested items so that commissioners can see how these elements will be applied.

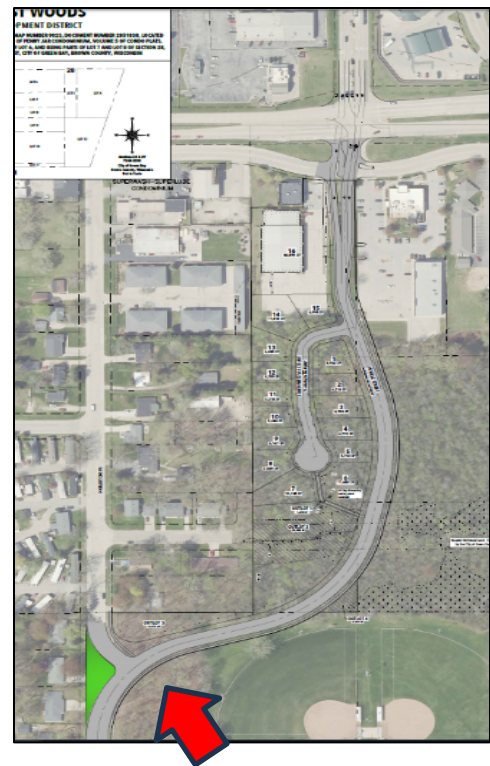
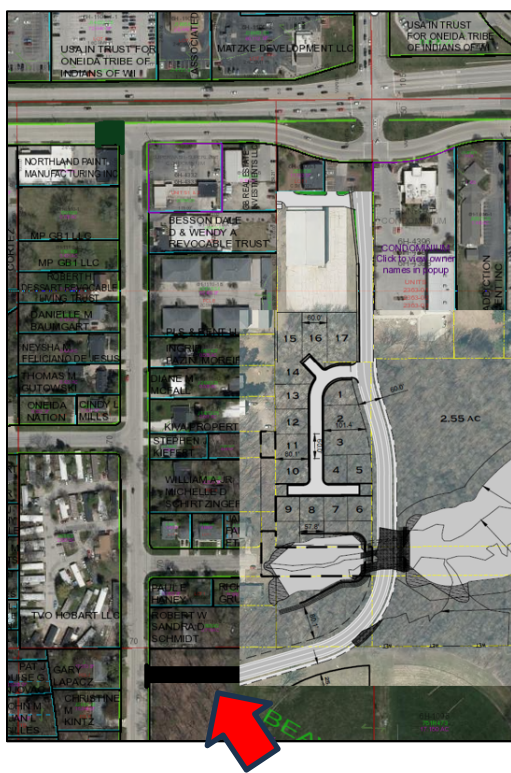
Thank you for your time!

MEMORANDUM

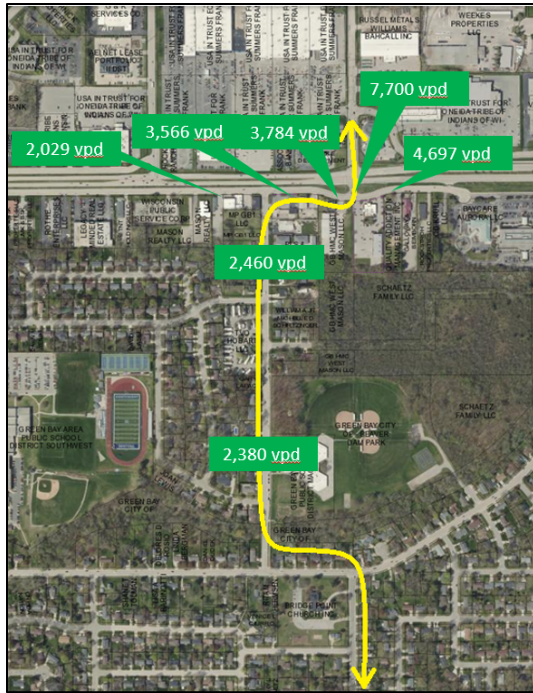
To: Mr. David Buck, City of Green Bay, and members of the Green Bay Plan Commission
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: January 8, 2024
Re: Hinkle-Hobart Intersection Design Rationale & Comparisons

This past summer, a map amendment was approved by the city that officially added an extension of Hinkle Street between Mason Street and Hobart Drive. Within that approval was language requiring Hinkle Street to intersect Hobart Drive at 90 degrees following neighbor concerns about speed, pedestrian safety and removal of trees raised at Plan Commission on July 24, 2023.

An image of this 90-degree intersection is below, on the left. My preference is to instead have Hinkle “merge” onto Hobart Drive and provide a continual flow of traffic shown on the right; I believe this best reflects (and *respects*) today's traffic pattern along Hobart Drive that will shift to Hinkle. *Notably, I believe traffic calming with this design can address the neighbors' concerns cited.*



Collector Street Basics: Hobart Drive is a collector street—a street with low-to-moderate volume that moves traffic from residential streets to main roads. As seen below (left), approximately 2,400 vehicles per day use Hobart Drive between Mason Street and residential areas along and south of West Point Road. This is largely “pass-through” traffic, not residential traffic, evidenced by the similar traffic counts on both ends of Hobart Drive. Shown to the right, below, the extended Hinkle will largely shift Hobart’s traffic onto a smooth, safer alignment between these two areas with a much safer Mason Street intersection. Keeping this similar north-south traffic moving between the two areas (without unnecessary stopping) best respects the use of the corridor as a collector street and its primary purpose to move cars.



The Traffic Calming Solution: But just because cars should be moving and not stopping, it doesn't mean we want cars flying through a residential area! To prevent this, a separate request will soon be made to the city's Traffic Commission to approve traffic calming on collector streets—specifically, speed tables. Speed tables, similar to the one below installed on a collector street in Appleton, provide continual traffic flow but with a need to slow down to 20-30 mph to safely pass over the table. Best of all, the table “top” acts as a raised pedestrian crossing; vehicles need to naturally slow down to pass over the speed table *at the exact approach* where pedestrians cross. It's a win-win. With potentially two or three speed tables installed along Hinkle, it will keep traffic moving at safe speeds—safer than it is now along Hobart Drive—while providing the pedestrian safety that residents purport to want.



Many cities, including Appleton, De Pere, Washington D.C., and even the Federal Highway Administration allow traffic calming on collector streets. It is anticipated that Green Bay will soon join these, and many other, communities.

Finally, regarding some neighbors' desire to reduce tree clearing by pushing for a 90-degree intersection, the amount of land needed for a road connection (whether merged or 90 degrees) is approximately a similar 0.60 acres. In exchange, I am donating nearly 20 acres to the city to expand Beaver Dam Park.

Thank you!



Report to the Green Bay Plan Commission

MEETING DATE

January 8, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.9

(ZP 23-38) Consideration with possible action on the request to create a Planned Unit Development (PUD) at 2405 W Mason Street (6H-1109), 0 W Mason Street (6H-1109-2), and 0 Ninth Street (6H-1089 & 6H-1091) to allow the development of 8 attached single-family homes (townhomes), 7 single-family home lots and extension of Hinkle Street from W. Mason Street to Hobart Drive, submitted by Garritt Bader related to property owned by GB HMC West Mason LLC, Schaetz Family LLC, and Green Bay Parks Dept (Ald. M. Eck, District 11).

BACKGROUND

Reason for Request: To permit the development of a mixed-use neighborhood that will include commercial redevelopment potential, new housing opportunities and expansion of an existing community park. A PUD is also requested to allow considerable deviations from the zoning code in an effort to create a neighborhood that provides alternative housing types for the area and roadway configurations uncommon in the Green Bay area.

Subject Parcel Zoning and Land Use: Subject land area is zoned General Commercial (C1) District, Low Density Residential (R-1) District and Public Institutional (PI) District. Land area along the W Mason Street Frontage is developed with commercial and service businesses and the remainder of the land area is undeveloped.

Surrounding Zoning and Land Uses:

NORTH: Highway Commercial (C2) Miscellaneous retail and service businesses Comm. Center Commercial (C3)

SOUTH: Public Institutional (PI) Community Park

EAST: General Commercial (C1) Retail and service businesses and undeveloped

WEST: Highway Commercial (C2) Miscellaneous retail and service businesses

General Commercial (C1) Single, two- and multifamily residential

Low Density Residential (R-1)

Comprehensive Plan: The 2022 Smart Growth Plan designates commercial uses on the northern side of the subject area and high intensity retail, office or housing uses on the southern and eastern portion. The proposed zoning change to a Planned Unit Development, as drafted, is not completely consistent with the recommendation of the Comprehensive Plan as density is proposed to be much lower with residential and park uses taking up a larger area. However, information discovered has affected the ability to implement the comprehensive plan's recommendations. This includes the identification of significant floodplains and wetlands as well as regulations associated with two navigable waterways that were unknown when the comprehensive plans were drafted. These items have made the former designation inconsistent with surrounding uses and community growth possibilities. The 2022 Smart Growth future land use plan will need to be changed to match the new uses. Since the comprehensive plan rewrite is in process, staff believes the utilization of the PUD with acknowledgment that the future land use plan reflects the lower density residential nature of the property when it is rewritten is sufficient at this time.

Analysis: The purpose of the Planned Unit Development District and the regulations applicable to it are meant to encourage and provide an avenue to create a new development by permitting greater flexibility and design freedom than that permitted under the basic zoning district regulations. The draft PUD regulations are established to offer latitude in the allowed uses permitted and flexibility in the development of the sites. It is intended to encourage the redevelopment of underutilized commercial/industrial spaces, permit the development of a new low-density residential subdivision that includes a mix of small lot single-family home lots, a group of single or two-family townhome-like housing types, and facilitate a significant expansion of the community park. It is further intended to be part of a larger development project including the extension of Hinkle Street from West Mason Street to Hobart Drive with narrower rights-of-way and narrower driving lanes as well as alternative pedestrian and bicycle circulation.

The majority of the property included in the request has been owned by the Bouche family (now known as Schaetz Family LLC) for the last century. Over time, property along the street frontages has been sold off and developed with the intention of accessing the inner area for development via connections to Springdale Lane to the south and Bellwood Drive to the west. Changes to laws related to navigable waterways, identification of floodplains, and mitigation of wetlands have made these connections infeasible and, due to these factors, the land has remained undeveloped for the last 60 years. This past August, the petitioner came before the Plan Commission and Council to vacate several portions of dedicated roadway, to amend the city's official map removing unbuildable internal roadways and depicting the Hinkle Street extension south and west to Hobart Drive, which was approved.

The petitioner has been analyzing the feasibility of developing the site and has been in negotiations with the property owners for 3 years. Working with civil and traffic engineers, a plethora of scenarios for the potential development of the lands have been created as well as the petitioner looking at new and modified roadways in that timeframe. By mid-2023, the petitioner formulated their most desirable design. One-on-one communication with property owners along West Mason Street Frontage Roads and Hobart Drive has taken place over the last 2 years. A formal neighborhood meeting was held on October 30, 2023 to share imagery and plans.

The overall development area is approximately 27.54 acres of land. The development is proposed to incorporate five primary elements:

1. A commercial redevelopment opportunity consisting of lot reconfiguration on the existing commercial property at 2405 W Mason St. helps to facilitate a shift from the existing light industrial uses to commercial use.
2. Townhome-like development consisting of four two-unit multi-story townhomes directly accessing Hinkle Street, as extended.
3. A small lot single-family subdivision consisting of seven single-family parcels situated around a new cul-de-sac (Southwest Vie Ct) that connects to Hinkle Street, as extended.
4. Park expansion of Beaver Dam Park through the dedication of approximately 20 acres of land to the west of Hinkle Street, as extended and north and east of the existing Beaver Dam Park.
5. A future development area of approximately 4.5 acres along the east side of Hinkle Street directly across from the single-family subdivision. It is currently unknown what type of development will be proposed for this area, so it is being regulated the same as the low-density detached single-family subdivision. However, it is expected that a PUD amendment will be requested to facilitate its future development.

Though not directly associated with the PUD request, other key aspects of the overall plan include the extension of Hinkle Street from West Mason Street to Hobart Drive and the reconfiguration of the Hinkle Street and West Mason Street intersection. The design of the proposed street extension and intersection will require subdivision variances, which is a separate item on this agenda.

Attached to the staff report is the draft PUD that contains specific details on uses, lot areas/widths, setbacks, building height, impervious surface coverage, stormwater management, signage, parking, lighting, landscaping,

and access/circulation. The regulations are specifically drafted to afford the ability of a developer to be innovative in development planning while containing regulation to mitigate potential negative effects. Exceptions to the zoning regulations include allowing smaller lot sizes, reduced setbacks, and larger impervious surface coverage.

Alderperson Eck, the MacArthur Heights Neighborhood Association and property owners within 400 ft. have been notified of the meeting based on Plan Commission policy. As mentioned, the petitioner also held a neighborhood meeting last October that was attended by about 20 individuals and several alderpersons. Staff have received inquiries about the development as well as heard concerns over the project's effects on property values, increased traffic and diminished traffic safety, and loss of park space and old growth trees.

Internal staff discussion on the development proposal has been extensive with considerable concern expressed and no clear consensus on the proposed Hinkle Street extension placement and design as well as the proposed configuration of the Hinkle – West Mason Intersection. Although the exceptions included in the PUD, such as small lot sizes and minimal setbacks, are relatively new to the city's far west side, they are not uncommon in other parts of the city or other communities. The staff have confidence in the petitioner's belief that the Green Bay market will embrace the linear mix of uses and smaller property sizes. Through the use of the PUD as a control, staff are looking forward to the development of this decades-old vacant property and seeing the market's response.

RECOMMENDATION

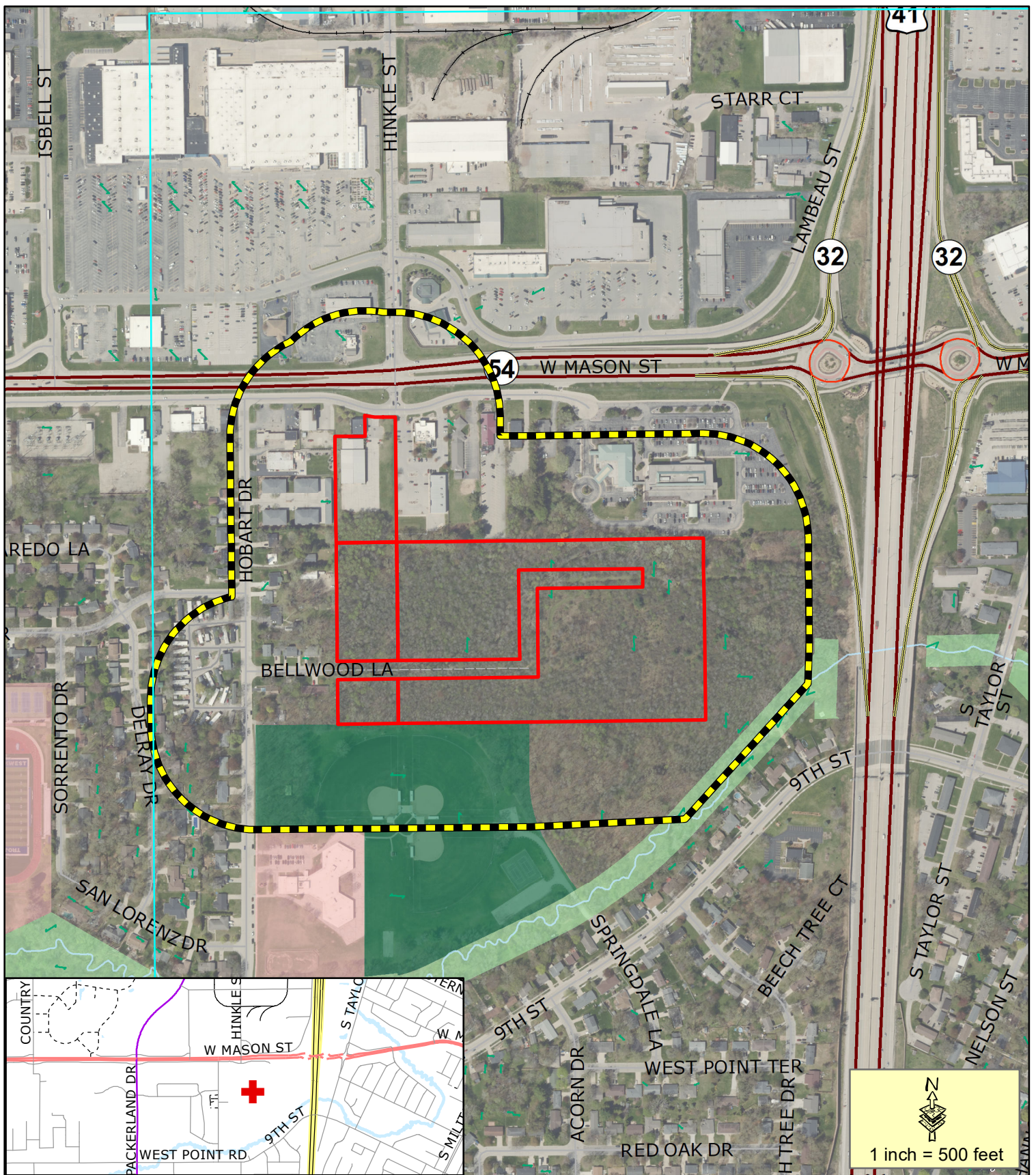
Approval of the request, subject to the following conditions:

1. Approval of the related subdivision variance requests.
2. Adoption of the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP 23-38 Location Map
2. Draft ZO XX-23 - Southwest Woods PUDw exhibits
3. Memo - Southwest Woods PUD Code Exception Requests - I.2.24 Rev



- Proposed PUD
- 400' Property Notice Area

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Map prepared by DB

Zoning Petition (ZP 23-38)

Proposed PUD including and south of the intersection of West Mason St and Hinkle Rd



ZONING ORDINANCE NO. XX-23

AN ORDINANCE ZONING CERTAIN LAND KNOWN AS
SOUTHWEST WOODS SUBDIVISION LOCATED ON
2405 W MASON ST (PARCEL 6H-1109), 0 W MASON ST (PARCEL 6H-1109-2),
AND 0 NINTH ST (PARCELS 6H-1089 AND 6H-1091)
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 23-38)

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

SECTION 1. Section 44-30, 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 (as shown on Exhibit A - Location Map):

PARCEL NUMBER 6H-1109: LOT 2 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 102,087 SQUARE FEET / 2.344 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1109-2: OUTLOT 1 OF CSM MAP 9023 IN 2851838 BNG PRT OF LOT 14 SEC 29 T24N R20E. AREA CONTAINS 104,429 SQUARE FEET / 2.397 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1089: LOTS 7 & 8 SEC 28 T24N R20E EX STS & PART VAC ST IN J10917-37 ADJ EX J27639-44. AREA CONTAINS 722,094 SQUARE FEET / 16.577 ACRES MORE OR LESS.

PARCEL NUMBER 6H-1091: THAT PART OF LOTS 9 & 10 SEC 28 T24N R20E LYG NLY OF BEAVER DAM CREEK CONSER- VANCY AREA EX 781 R 473 & EX J27639-44. AREA CONTAINS 307,315 SQUARE FEET / 7.055 ACRES MORE OR LESS.

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

- A. PURPOSE AND INTENT. The Planned Unit Development (PUD) is being utilized to permit the development of an innovative new low-density residential subdivision that includes a mix of small lot single-family home lots and a group of two-family townhomes housing types. The PUD also includes a significant expansion of Beaver Dam Park. This project will incorporate five primary elements:
1. Commercial redevelopment opportunity consisting of lot

reconfiguration on the existing commercial property at 2405 W Mason St. helping to facilitate a shift from the existing light industrial uses to commercial use.

2. Townhome development block consisting of four two-unit multi-story townhomes directly accessing Hinkle Street, as extended.
3. A small lot single-family subdivision consisting of seven single-family parcels situated around a new cul-de-sac (Southwest Vie Ct) that connects to Hinkle Street, as extended.
4. Park expansion of Beaver Dam Park through the dedication of approximately 20 acres of land area to the west of Hinkle Street, as extended and north and east of the existing Beaver Dam Park.
5. Future development area of approximately 4.5 acres along the east side of Hinkle Street directly across from the single-family subdivision. It is currently unknown what type of development will be proposed for this area so it shall be treated as a low-density detached single-family subdivision are however it is expected that the PUD will need to be amended to facilitate the future development.

B. DEVELOPMENT AREAS. The approximately 27.5 acres of the project area can be broken into a public community asset site, commercial redevelopment site, two residential development areas, and future development area as illustrated in Exhibit B – Development Areas. Each development area will have distinct permitted uses and other land-use/dimensional regulations as outlined within this PUD.

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

1. Commercial Redevelopment Site. Permitted and conditional uses within the commercial redevelopment site as identified in Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts as a General Commercial (C-1) District.
2. Townhome development block. The following uses shall be permitted within the townhome development block as identified in Exhibit B – Development Areas:
 - a. Single-family attached dwellings, townhouses.
 - b. Two-Family dwellings, semi-detached.
 - c. Live-work units.
 - d. Short-term rentals.
 - e. Community living arrangements serving 4-8 persons.
 - f. Family daycare homes, serving 8 or fewer children.

4. Single-family subdivision. The following uses shall be permitted within single-family subdivision as identified in Exhibit B – Development Areas:
 - a. Single-family detached dwellings.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. Family daycare home, serving 8 or fewer children.
6. Beaver Dam Park Expansion. Permitted and conditional uses within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI) as identified in Exhibit B – Development Areas.
7. Future Development Area. The following uses shall be permitted within the area set aside for future development as identified in Exhibit B – Development Areas:
 - a. Single-family detached dwellings.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. Family daycare home, serving 8 or fewer children.

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. The minimum lot width and lot area shall be regulated by use.
 - a. Commercial uses: minimum lot width of 100 feet with minimum lot area of 10,000 square feet.
 - b. Single or two-family, attached dwellings/townhomes: minimum lot width of 35 feet per unit with minimum lot area of 6,000 square feet per unit.
 - i. Exception for proposed Lot 8, which is permitted to have a minimum frontage of 20 feet.
 - c. Single-family dwellings, detached: minimum lot width of 43 feet with minimum lot area of 5,700 square feet.
 - d. Park Expansion: minimum lot width of 80 feet with minimum lot area of 10,000 square feet.
 - e. Future development Area: Lot width and area shall be regulated as set forth in this PUD as the detached single-family dwelling use in Section 2.D.1.c, above.
2. Setbacks. Setbacks are established by Development Area and uses, as depicted in Exhibit B - Development Areas.
 - a. Commercial Redevelopment Site

- (1) Front yard setback (along W Mason St and Hinkle St extended): There shall be no minimum setback required for yards fronting the public right-of-way however each frontage that does not provide a minimum of 10 feet of setback shall provide aesthetic treatment the entire length of the street frontage as regulated in subsection 2.I of this ordinance.
 - (2) Rear yard setback (west property line): Minimum rear yard setback is fifteen (15) feet.
 - (3) Side yard setback, (south property line): There shall be no minimum setback required for the south side yard however the entire length of the south property line will include a minimum of a 6-foot-tall solid fence or wall made of masonry, vinyl, painted wood or other material deemed appropriate by the Zoning Administrator.
 - (3) Accessory structures: Accessory structures shall not be permitted between the principal structure's façade and any public right-of-way.
- b. Townhome Development Block
- (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 25 feet.
 - (2) Rear yard setback: Minimum rear yard setback is 25 feet.
 - (3) Side yard setback: Minimum side yard setback is 5 feet.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - ii. There shall be provided a "no-build" and "access easement" within the 5-foot setback to provide for the maintenance of the structures.
 - (4) Accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is 2.5 feet.
- c. Single-Family Subdivision
- (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 12 feet.
 - (2) Rear yard setback: Minimum rear yard setback is 10 feet. Additionally, lots with double frontage on Southwest Vie Ct and Hinkle Street shall provide buffer/screening element the entire length of their lots individual Hinkle street frontage as regulated in subsection 2.I of this ordinance.
 - (3) Side yard setback: Minimum side yard setback is 5 feet.
 - i. There shall be provided a "no-build" and "access easement" within the 5-foot setback to provide for the maintenance of the structures
 - (5) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure's façade and

the public right-of-way. Minimum rear yard setback is 4 feet and minimum side yard setbacks is 2.5 feet.

- d. Beaver Dam Park Expansion. Setbacks within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI).
- e. Future Development Area. Setbacks within the future development area are regulated as set forth in this PUD as the detached single-family dwelling use in Section 2.D.2.c, above.

- 3. Height. Maximum building heights shall be regulated by use.
 - a. Structures associated with commercial uses: maximum height is 40 feet or 3 stories, whichever is less.
 - b. Single-family dwellings: maximum height is 35 feet or 2.5 stories, whichever is less.
 - c. Single or two-family, attached dwellings/townhomes: maximum height is 40 feet or 3 stories, whichever is less.
 - d. Structures associated with park uses: maximum height is 40 feet or 3 stories, whichever is less.
- 4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
 - a. Commercial redevelopment area: maximum impervious surface including all buildings, drives, walks, etc. is 90% of lot area.
 - b. Single-family dwellings: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
 - c. Single or two-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
 - d. Park expansion area: maximum impervious surface including all buildings, drives, walks, etc. is 50% of lot area.

E. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.

- 1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
 - a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific Development Area for which development is proposed, as depicted on Exhibit B – Development Areas.

2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
 - a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.
 - b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.
- F. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:
1. Signage for Commercial Redevelopment site shall be regulated as the General Commercial (C1) District per the Green Bay Municipal Code, Chapter 30, Article II.
 2. Signage for single-family dwellings, detached and Single or two-family, attached dwellings/townhomes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
 3. Signage for the park expansion area shall be regulated as the Public Institutional (PI) District per the Green Bay Municipal Code, Chapter 30, Article II
- G. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917.
- H. PARKING. Parking requirements shall be regulated by use:
1. Commercial Redevelopment: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
 2. Single-family dwellings, detached and single or two-family, attached dwellings/townhomes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
 3. Park expansion area: To be determined by Zoning Administrator based on a parking study.
- H. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8.
- I. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 5 with the following additions:
1. Detached single-family dwelling lots that are fronted on both Southwest Vie Ct and Hinkle St shall include buffer/screening in the form of a berm of no less than 3 feet high with vegetation that will

grow to a minimum of 5 feet in height and be 90% impervious to site when matured. Said buffer/screening shall be maintained in perpetuity. Fences shall not be permitted adjacent the Hinkle Street right-of-way.

2. In lieu of setbacks and in an effort to establish a street frontage separation and aesthetic pleasing commercial environment, the Commercial Redevelopment Site shall include a low-level decorative street treatment along all street frontages such as a decorative wrought iron fence, masonry wall, hedge row, etc. found to be acceptable to the Zoning Administrator.

J. **ACCESS AND CIRCULATION.** Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C – Circulation Plan.

1. Roadway area identified as “Southwest Vie Court” shall be dedicated to the public and shall include trail system or carriage walk (walk immediately adjacent the roadway surface) that provides access to each home site.
2. Roadway areas identified as “Hinkle Street” shall be dedicated to the public as street right-of-way and shall include sidewalk connection on at least one side of the roadway and connect the West Mason Street Frontage Road to Hobart Drive.

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 Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

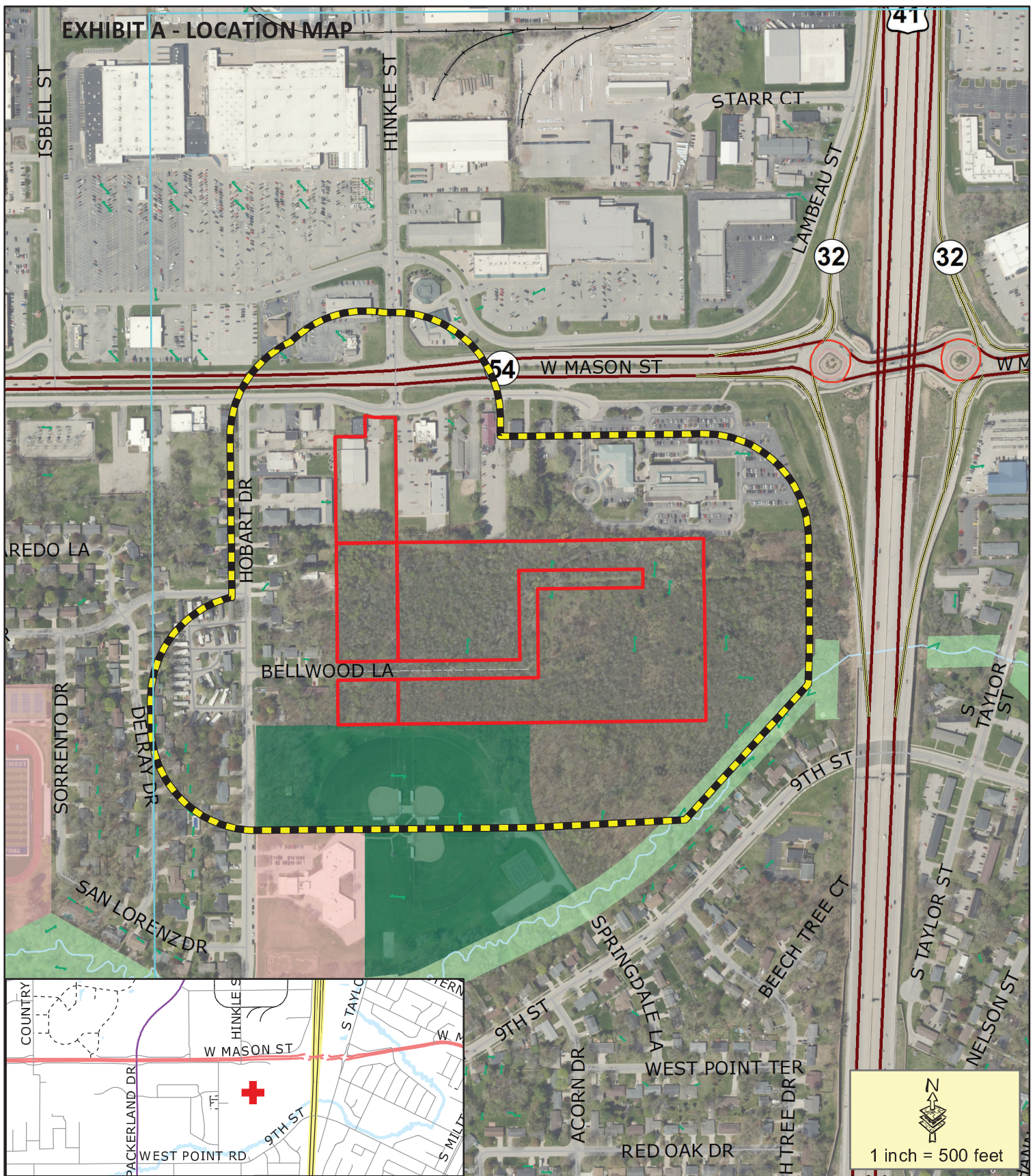
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Attachments:

Exhibit A - Location Map

Exhibit B - Development Areas

Exhibit C – Circulation Plan



- Proposed PUD
- 400' Property Notice Area

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Map prepared by DB

Zoning Petition (ZP 23-38)

Proposed PUD including and south of the intersection of West Mason St and Hinkle Rd



**EXHIBIT B –
DEVELOPMENT
AREAS**

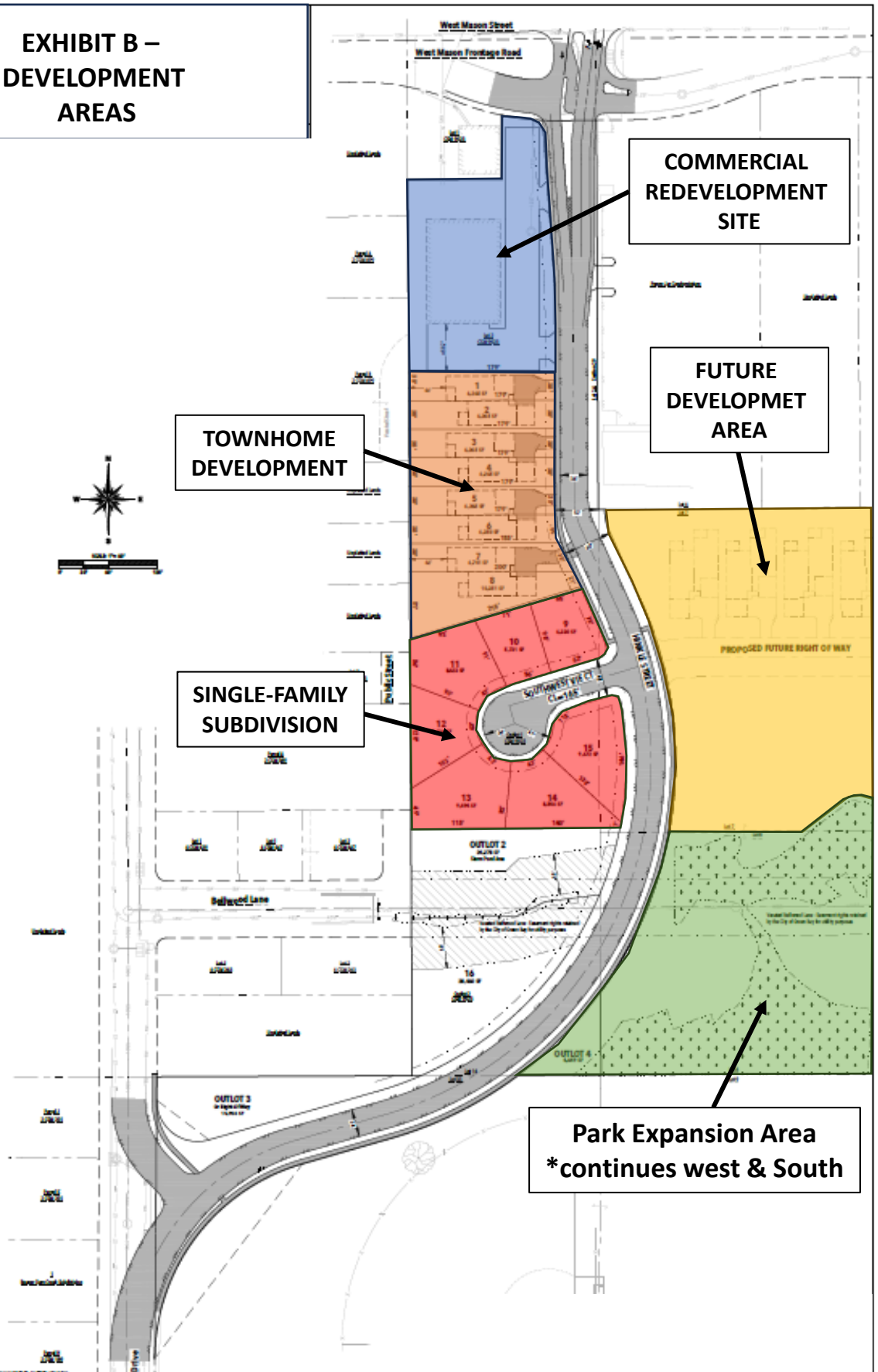
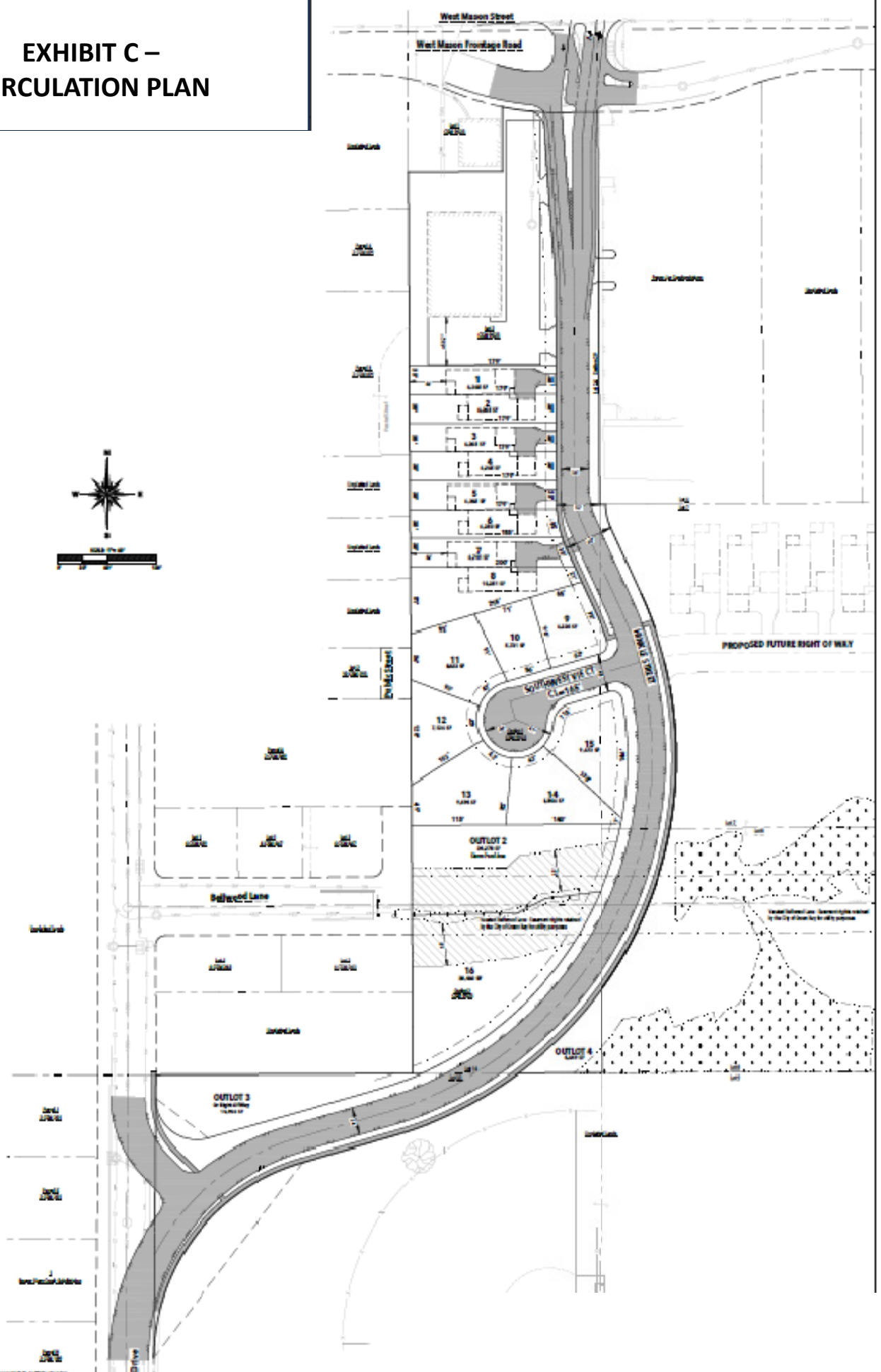


EXHIBIT C – CIRCULATION PLAN



MEMORANDUM

To: Mr. David Buck, City of Green Bay, and members of the Green Bay Plan Commission
From: Garritt R. Bader, GB Real Estate Investments, LLC
Date: January 2, 2024
Re: Southwest Woods PUD Narrative

After many years of planning, I'm proud to submit the plat of *Southwest Woods* to the City of Green Bay, creating an initial fifteen new single-family homes in 2024. Accompanying this plat is a request to zone the development through PUD to allow a more compact and denser neighborhood than city code allows, including the following elements:

- Smaller lot sizes than city minimum required sizes of 7,500 square feet in the R-1 district, including stand-alone lots as small as 5,721 square feet and townhouse lots as small as 6,265 square feet.
- Lot frontages less than 75 feet (50 feet for cul-de-sac lots) required in the R-1 district, including as little as 43 feet for the stand-alone lots and 35 feet for the townhouse lots.
- Front yard setbacks of 12 feet for the stand-alone lots (allowing homes to front directly up against the utility easement) and 25 feet for the townhouse lots, with side yard setback minimums of 5 feet. Rear setbacks will vary, from 10 feet to 25 feet.
- The elimination of front yard and side yard setbacks for commercial properties for commercial properties currently located along the Mason Street South Frontage Road & Hinkle Street.
- The elimination of residential buffer yards against commercial districts.

So why should Plan Commission approve these items within a PUD?

Minimum Lot Sizes & Lot Frontages: Current code requires a minimum of 7,500 SF per lot. Our target buyer doesn't want a large property to maintain, so small lots are a *positive*. One great local example of our planned vision is Langlade Court in Allouez, where lots are as narrow as 50 feet in width and 4,000 square feet in size for stand-alone homesites. Townhomes are now common in new developments, with frontages as little as 22 feet.

Residential Setbacks: Allowing homes to be built 0 feet off the front utility easement (12 feet from ROW) will allow just enough space for vehicles to be parked in driveways without hanging into the street (18-20 feet), and the maximum number of trees to be saved in the backyards of each lot. Reducing side yard setbacks to 5 feet minimum will allow homes to be placed 10 feet from each other, the minimum distance required per fire code and similar to my Whitney Park Townhomes spacing between buildings. As Langlade Court again shows as a nice example, rear yards can vary from 30 feet to as little as 10 feet.

Commercial Setbacks: Eliminating the setbacks for commercial properties on the north end of the subdivision will allow the warehouse to be renovated for retail use, and its parking fronting Hinkle Street to be designed in an urban way with a block knee wall, hardscape landscaping and/or decorative fencing against the Hinkle sidewalk—harkening a downtown streetscape example.

Buffer Yards: Eliminating the buffer yards setback between residential and commercial districts can allow Lots 1 to be sited south of the former Hasselblad warehouse; since the warehouse has been there for decades, any residential owner would be well aware of any locational negatives before buying a home. There *will* be a combination of evergreens and fencing providing a visual separation between Lot 1 and the commercial properties to the north.

During the Plan Commission hearing on this item, imagery will be provided showing examples of the above-requested items so that commissioners can see how these elements will be applied.

Thank you for your time!

City of Green Bay Development Tracker - January 2024								
#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
1	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	CSM underway. PUD considered at Plan Commission in January. Construction Anticipated Summer 2024.	225	0	\$21,000,000.00
2	City East Apartments	City East Apartments, LLC.	1165 E Walnut	Affordable multi-family rental, United Way office	DA, TIDAH, HOME and ARPA SLFR Approved - Construction started Sept. 2023	43	36	\$11,627,300.00
3	Bay City Lofts	Bay City Lofts, LLC.	2510 University Ave	Affordable multi-family rental	DA/TIF, HOME and ARPA SLFR Approved - Construction started Sept. 2023	48	40	\$14,125,500.00
4	200 N. Monroe	200 N. Monroe PropCo LLC	200 N. Monroe	Market rate multi-family rental, grocery, UWGB, retail	Developer reworked development design and re-bidding. DA approved but out of compliance	172	0	\$22,000,000.00
5	JBS	City/RDA	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development RFP being revised/reissued	Total #	Under 80%	tbd
6	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Planning option extension to April requested. PUD and Site Plan to be considered at Plan Commission in January.	Total #	Under 80%	tbd
7	Former Badger Sheet Metal	TBD	420 S. Broadway/419 S. Maple	Market rate multi-family rental, retail, green infrastructure corridor	\$1M EPA Grant awarded. RFP preparation underway	Total #	Under 80%	tbd
8	The Fort @ Railyard	TWG	419 Donald Driver Way	Affordable multi-family rental, retail	Under construction. Completion anticipated Spring 2024	233	187	\$21,000,000.00
9	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering underway for Pulliam improvements	Total #	Under 80%	tbd
10	Carnivore	Lanny Viegut	3757 Vital Pl	Industrial - pet food processing	Partial occupancy 12/20/23 phase two to be complete 3/31/24	Total #	Under 80%	\$35,000,000.00
11	Shipyard Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Under construction. Completion anticipated July 2024	Total #	Under 80%	\$12,150,000.00
12	Bangkok Gardens Redevelopment	BFAM, LLC	317 Dousman/240 N. Broadway	Affordable multi-family rental, bank, retail	Bank and 2nd story housing complete. Second retail space and first floor apt under construction to be complete in early 2024.	7	6	tbd
13	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Predevelopment, road intalls start and groundbreaking in fall	14		tbd
14	Cherry Faith Properties	DuJuan Cherry	436 S. Monroe		Planning Option approved, expires 02/14/2024	33	26	tbd
15	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA anticipated in February 2024.	71		tbd
16	Schauer & Schumacher	33 Investments LLC	227 E Walnut, 101 & 109 N Adams St	Event venue, speakeasy and housing P/O Expires 03/13/2024	Developer finalizing financing	Total #	Under 80%	tbd
17	University Ave	Neighborworks Green Bay		20-24 Unit Complex	Bidding and Design process. Planning Option extension may be considered in February 2024.	Total #	Under 80%	
18	4th Street	Neighborworks Green Bay	4th Street and Chestnut	10 unit, 3 buildings, market-rate units	Finalizing bidding and design. Planning Option expires 03/30/2024	11	7	tbd
19	Mary and Gallagher	Neighborworks Green Bay		Tri-plex dwellings, design still TBD	PO Expires 2/14/2024	Total #	Under 80%	tbd
20	1915 Harold St.	LeMense	1915 Harold St	Single family, owner occupied home	DA expires 12/31/2024	Total #	Under 80%	\$198,300.00
21	445 S Baird St	Deals, Development, Partnership Capital	445 S Baird St	Single family, owner occupied home	Completion anticipated Fall 2024	1		\$243,000.00
22	929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	PO Expires 03/12/2024	Total #	Under 80%	tbd
23	1162 & 1164 Day St	Neighborworks Green Bay	1162 & 1164 Day St	Single family, owner occupied home on each lot	DA Expires 12/31/2024	2	1	\$500,000.00
24	1035 Vandertbraak	Danna Capital	1035 Vanderbraak & Corner Vanderbraak and Clay	52 Unit affordable housing multi story & Stacked Townhomes	Developer preparing development proposal and is seeking financing. PO Expires 5/14/2024	52	52	tbd
25	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	
26	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	
27	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public