



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 13, 2024, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. 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.

1. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski.

C. Approval of the Agenda.

1. **ITEM ON HOLD** - (ZP 24-14) Public hearing on a request for a Conditional Use Permit to construct an accessory structure exceeding 16 feet in height for a one- or two-family residential use parcel at 1767 East Shore Drive, submitted by Earl Ray Hutchison, applicant and property owner. (District 6)
2. Approval of the agenda for the Monday, May 13, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the April 29, 2024 and May 2, 2024 meetings.

E. Regular Business.

1. (ZP 23-52) Public hearing on a request to create a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, submitted by Joey Wisnieski of New Land Enterprises, applicant on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
2. (ZP 23-52) Consideration with possible action on a request to create a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, submitted by Joey Wisnieski of New Land Enterprises, applicant on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
3. (ZP 24-15) Public hearing on a request for a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, submitted by Scott and Sherri Tremel, property owners. (Ald. K. Hinkfuss, District 12).
4. (ZP 24-15) Consideration with possible action on a request for a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, submitted by Scott and Sherri Tremel, property owners. (Ald. K. Hinkfuss, District 12)

F. Informational.

1. Director's report.
2. Date of next meeting: June 3, 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

May 13, 2024

PREPARED BY

AGENDA ITEM # C.I

ITEM WITHDRAWN - (ZP 24-14) Public hearing on a request for a Conditional Use Permit to construct an accessory structure exceeding 16 feet in height for a one- or two-family residential use parcel at 1767 East Shore Drive, submitted by Earl Ray Hutchison, applicant and property owner. (District 6)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

May 13, 2024

PREPARED BY

AGENDA ITEM # E.I

(ZP 24-15) Public hearing on a request for a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, submitted by Scott and Sherri Treml, property owners. (Ald. K. Hinkfuss, District 12).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

May 13, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 24-15) Consideration with possible action on a request for a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, submitted by Scott and Sherri Treml, property owners. (Ald. K. Hinkfuss, District 12)

BACKGROUND

Primary Address: 3394 Haven Place

Aldersperson/District: Ald. Hinkfuss, District 12

Reason for Request: To allow for a second accessory structure that exceeds the maximum size and allowance for metal finish to exceed 150 square feet.

Surrounding Zoning and Land Uses:

Subject: Rural Residential (RR) | Single-Family Home

North: Rural Residential (RR) | Vacant Land

South: Rural Residential (RR) | Single-Family Homes

East: Rural Residential (RR) | Single-Family Homes

West: Village of Hobart | Single-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: 3394 Haven Place is a 7.219-acre parcel on the City's far west side, bordering the Village of Hobart. This parcel has an existing single-family home as well as a garage. The applicants are seeking a Conditional Use Permit for two items related to the proposed addition of a second accessory structure. To note, this property received a variance from the City's Board of Appeals to allow for a reduction in the minimum amount of land required to keep large, domesticated farm animals within the RR District earlier this year.

Section 44-590 of the Green Bay Municipal Code allows for two accessory structures, the first at 1,000 square feet and the second at 150 square feet. The maximum size may be increased upon approval of a conditional use permit if lot coverage requirements are satisfied. It also states that structures with a metal exterior finish exceeding 120 square feet shall be permitted only by conditional use permit.

The proposed second accessory structure is a 12' x 32' barn-style shed. At 384 square feet, it exceeds the 150 square foot maximum allowed by code. It is proposed to be all steel, exceeding the 120 square foot maximum allowed by code. The applicants have provided site plans, building renderings, and details concerning the purpose of an all-metal building.

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.

Given the size of the parcel and the variance to allow for domesticated farm animals, staff feels the size and design of this secondary structure is appropriate. This structure will also be approximately 566' from the property line along Haven Place. The proposed structure will not have a negative impact on the surrounding properties. Staff feels the CUP is appropriate. Ald. Hinkfuss 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.

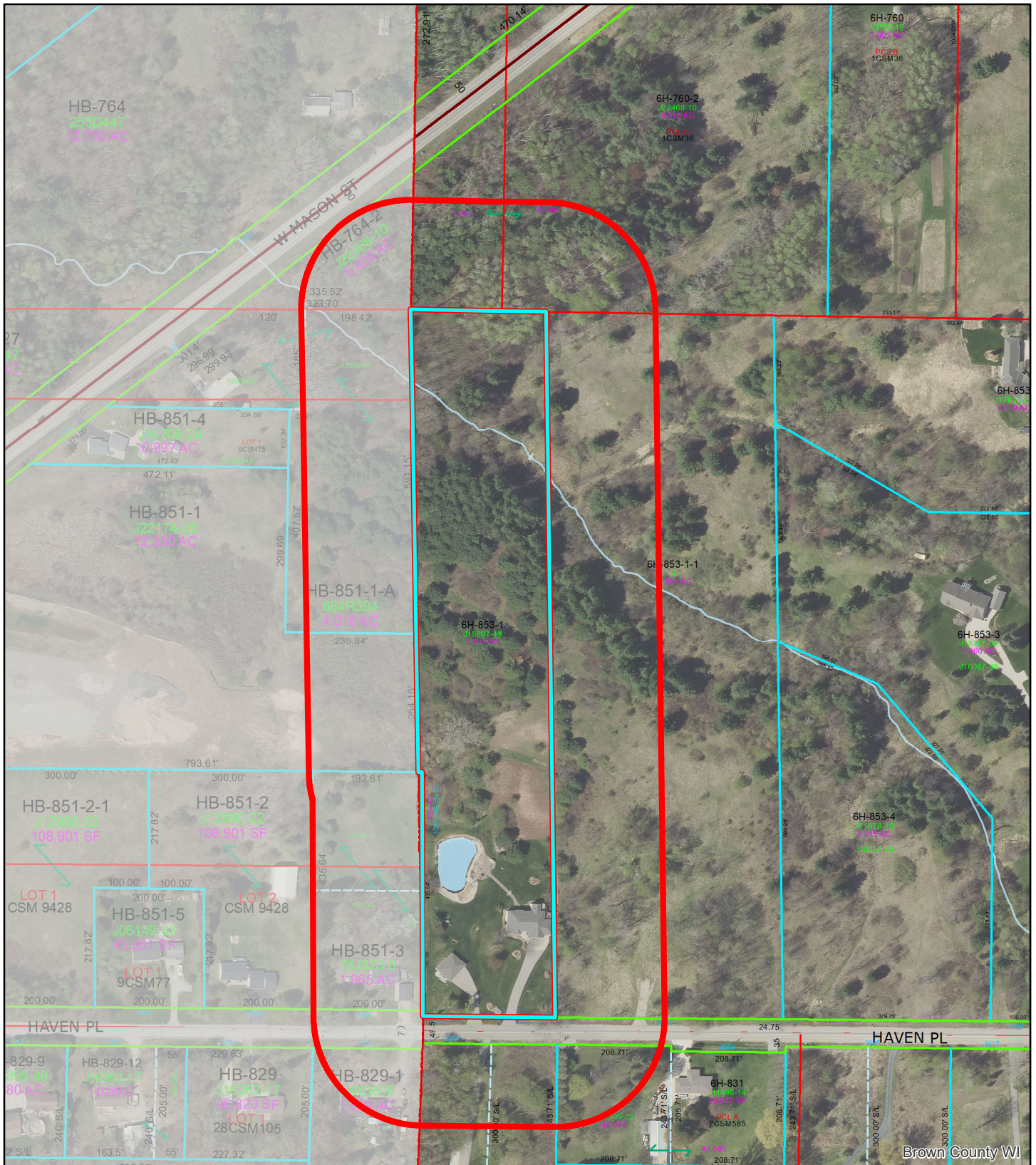
RECOMMENDATION

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

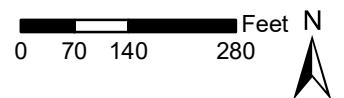
FISCAL IMPACT

ATTACHMENTS

1. ZP 24-15 Map
2. ZP 24-15 Street View
3. ZP 24-15 Application



ZP 24-15 Conditional Use Permit for Accessory Structure at 3394 Haven Place



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. 01 May 2024 X:\Planning\Basemaps\template_8.5x11.mxd

- 3394 Haven Place
- 200' Notification Area





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: 3394 Haven Pl Green Bay WI 54313
Parcel Number(s): 6H-853-1
Petitioner(s): Scott & Sherri Tremel Date: 4-10-2024
Email: scottj.tremel@AOL.com Phone Number: 920-360-3819
Address: 3394 Haven Pl City: Green Bay State: WI Zip: 54313
Property Owner: Scott & Sherri Tremel Phone Number: 920-360-3819

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, Scott & Sherri Tremel, 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: [Signature] Date: 4-12-24
Petitioner Signature(s): [Signature]

Checklist of required attachments:

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

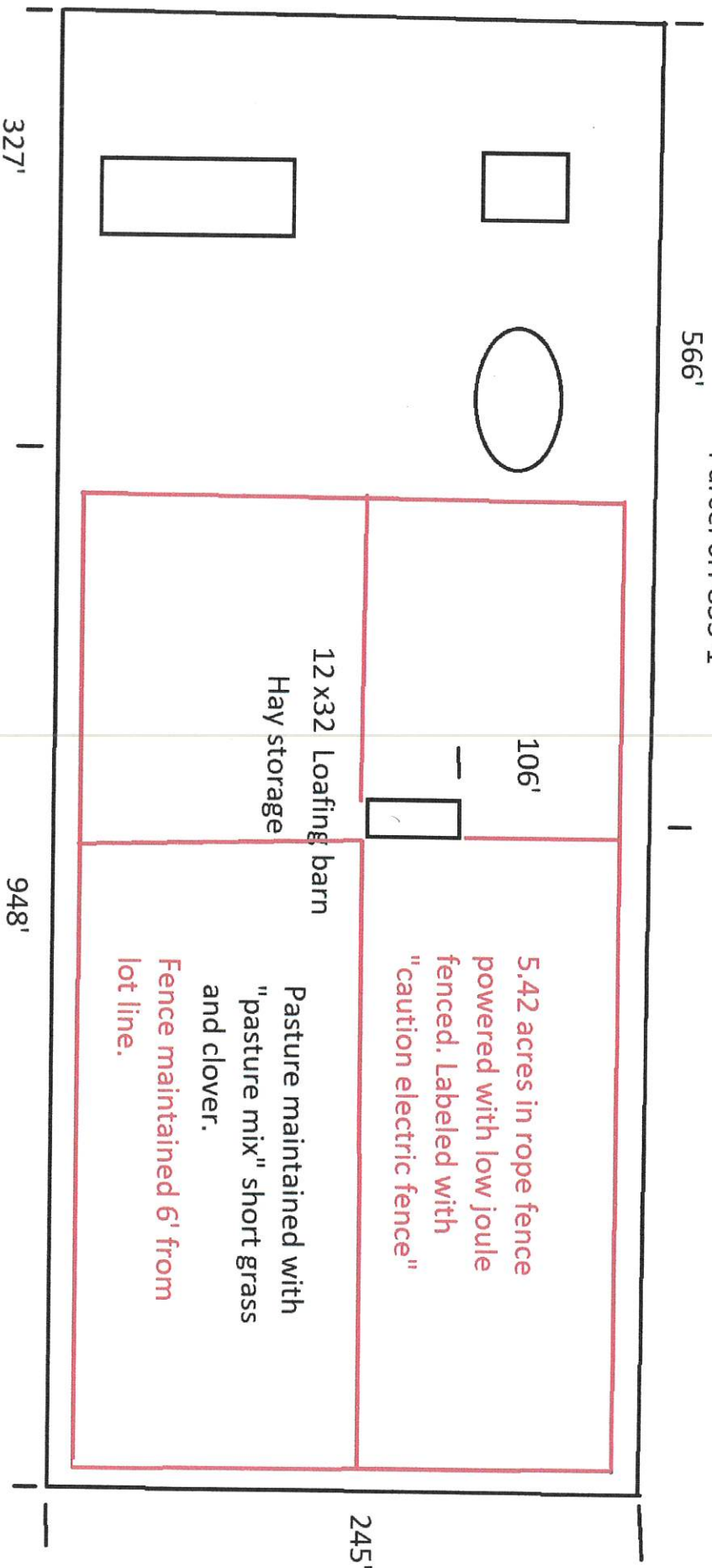
For office use only:

Review Fee: _____

Receipt No.: 2765334-5

Zoning Petition No.: ZP 24-15

Scott & Sherri Trembl 3394 Haven Pl Green Bay 54313
Parcel 6H-853-1

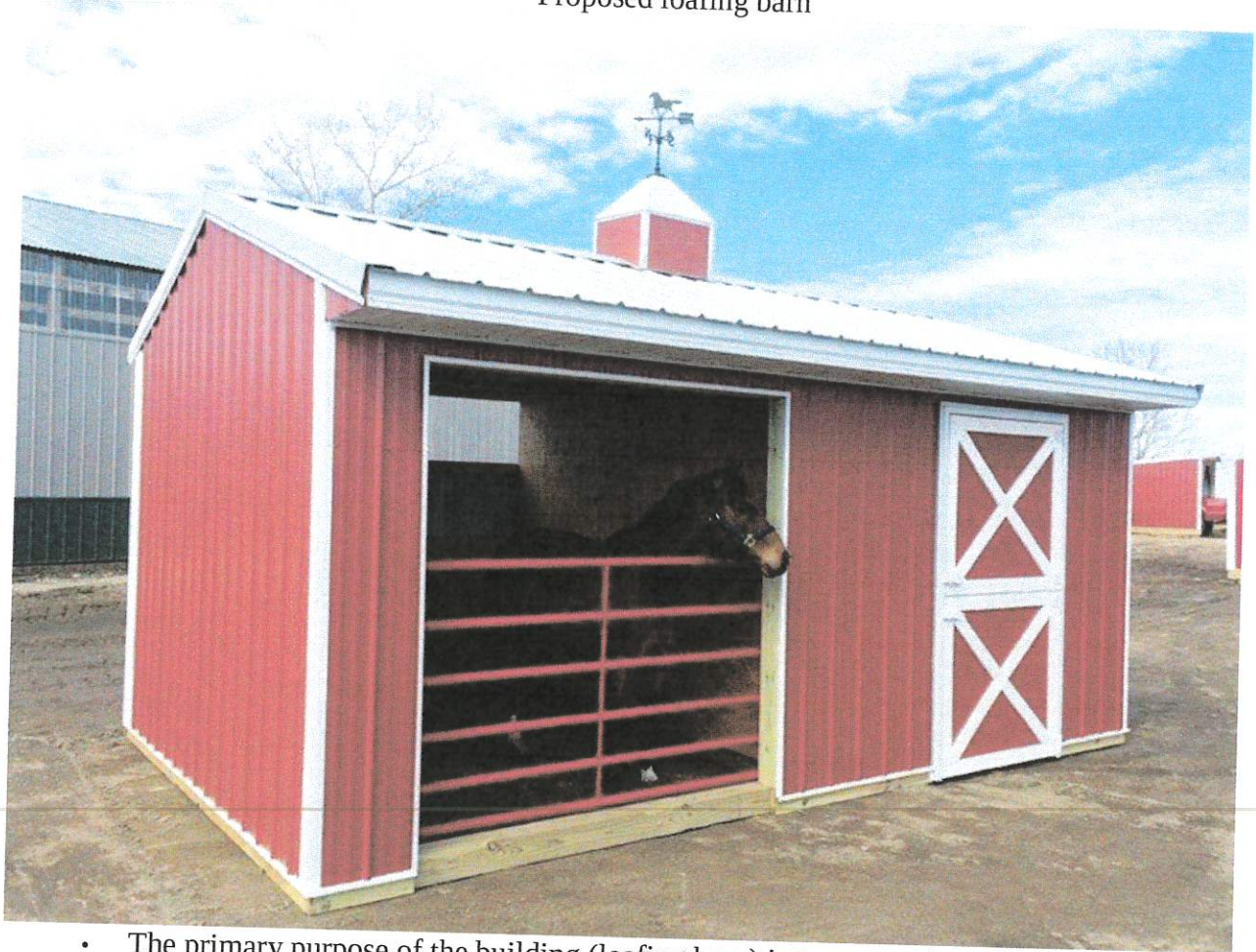


Proposed loafing barn



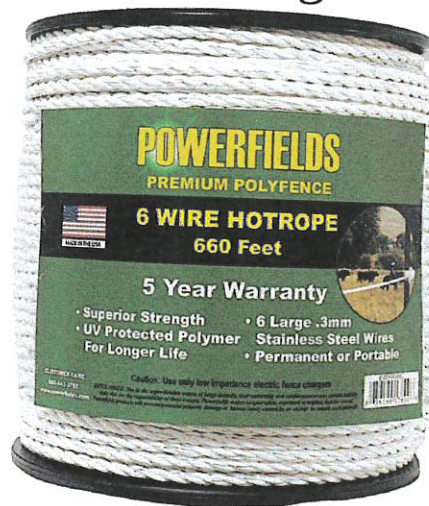
- The primary purpose of the building (loafing barn) is to protect the animals from adverse weather. The animals will spend the majority of the time grazing in the pastures.
- Building size, 12' x 32' with a 2' overhang and gutters
- 9' sidewall
- Constructed on treated wood grade beam, very high structural integrity
- Delivered completely assembled
- The lower ½ of the building is rot proof, constructed with Green Pressure Treated lumber.
- Inside to be back filled with gravel screenings and topped with sand (no floors).
- 3 Bays with sliding doors
- The steel construction serves several purposes
 1. All openings are capped with a special steel trim piece referred to in the industry as "Rat Guard". This coupled with the steel siding is an excellent method to keep any rodent from breaching the structure.
 2. Animal health, the steel siding prevents the animals from chewing on the structure, as well as protects the structure from rot and mold which could affect animal health.
 3. Esthetics, The design resembles a traditional barn and is constructed with a polyester powder coated steel which maintains its color and original look guaranteed for 30 years.
 4. Durability, the animals will not damage the building thus it will maintain its original esthetic appeal

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Fencing



The above materials will be used to construct the fencing illustrated on the sight plan.

- The rope will be supported by cedar post at the corners (for strength).
- The inline runs will be supported by conventional steel fence post
- The fence will be constructed 6' from the property lines to allow access for mowing and maintenance.
- The solar fencer is low joule output as to not cause injury
- The fence will be constructed in 4 quadrants, to allow grazing in one area while other pastures recover.

Scott & Sherri Trembl
3394 Haven Pl Green Bay WI. 54313
Parcel 6H-853-1

Conditions of variance;

1. Up to 5 large animals are permitted on the parcel.

The 5 animals to be kept are a combination of equine and beef.

2. Active rodent control procedures must be applied.

The property will have active rat/rodent control including traps, video cameras, visual/physical inspection and measures set forth Per section 6.7 Rat prevention

- (1) All food shall be stored in rat-proof containers, compartments, rooms, or buildings.

Grain will be stored in limited quantity in steel barrel containers with secured lids.

- (2) Feed for animals and fowl shall not be left on the ground, on the floor, or left in feed pans, troughs, or other feed containers any longer than necessary to feed the animals or fowl unless such feeder equipment is made inaccessible to rats. For residential and recreational feeding of wild birds, feed should be kept at all times on raised platforms which are inaccessible to rats.

A regimented grain feeding program will only feed the amount to be consumed during feeding operation. Raised steel feeders will be used under roof to eliminate waist and spoilage. The majority of the feeding program is grazing.

- (3) Foods for human consumption shall not be left on floors, counters, or otherwise exposed as a readily available food source for rats. Such food shall be cleaned up at least daily

Not applicable, No human food will be around or fed to the animals.

- (4) No person shall place, leave, dump, or permit to accumulate any garbage, refuse, debris, or trash, including boxes, bottles, cans, containers, unused appliances, tires, wood piles, or similar materials, so as to afford food or harborage for rats. All garbage, refuse, debris, and trash shall be placed in rat-proof containers. All other materials shall be properly stored and elevated not less than 18 inches above the ground and evenly piled or stacked.

No trash will be produced, The grain is purchased and transported in recyclable packaging, and will be recycled. The balance of our property will be maintained as is now, very tidy.

- (5) All building vents, including, but not limited to, foundation, crawlspace, and attic vents, shall be covered for their entire length and width with metal grills, metal gratings, or perforated sheet metal with no opening greater than one-half inch.

Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

- (6) All outside basement steps shall be constructed of solid concrete in a concrete stairwell erected without concealed or hidden spaces.

Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

- (7) Floor drains and all other drains shall have drain plates installed so that no openings are greater than one-half inch.

Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

- (8) All exterior screen doors shall be provided with automatic closing devices. No opening at the top, bottom, or sides of doors shall exceed three-eighths inch.

Not applicable, none of the above will be incorporated in the site plan. Please see enclosed proposed building.

(9) Where openings have been made in double walls, floors, or ceilings for the passage of pipes or utility lines, they shall be closed and protected by the installation of approved metal collars securely fastened to the adjoining structure.

Not applicable, no double walls or utilities will be incorporated in the design.

(10) All openings into necessary enclosed spaces in ventilation systems shall be completely rat-proofed.

Not applicable, there are no enclosed spaces or ventilation is incorporated in the design.

(11) Where accessible to rats, refrigerators and built-in refrigerator units shall be installed free of unnecessary enclosed or partially enclosed spaces. This shall be accomplished by placing units flush against the walls, installing them in a solid concrete base, or by completely encasing with metal flashing strips. If the top does not extend to the ceiling, it shall be rat-proofed.

Not applicable

(12) In any permanent building or structure used or intended to be used as a stable or housing for any animal or fowl, it shall be unlawful to install or construct any double wall, double floor, or double ceiling with concealed spaces therein. Floors of all such buildings or structures shall be of concrete. Wood plank floors may be installed over the concrete if they fit tight to the concrete or are elevated not more than one-half inch from it and are so constructed as to be easily removed. All food storage bins shall be rat-proofed.

The Building is constructed and delivered on treated wood grade beams, and back filled with gravel screening topped with sand for animal health. The gravel and sand under the animals hooves will prevent any tunneling. The weight of the animal and loose substrate would cause any tunnels to collapse.

(13) To the greatest extent possible, sewers shall be constructed in a rat-tight fashion. Upon notice or evidence of rat infestation in the sewer, eradication measures shall be taken to control the rats from the sewers.

Not applicable, no sewers are required or incorporated in the project.

(14) Prior to demolition or moving of any building, the owner shall use rat-eradication measures and take all reasonable efforts to abate the rat infestation prior to commencing demolition or moving of the structure.

The proper measures will be enacted should the building be moved

(15) The owner and occupant of a building shall maintain the premises in a rat-proof condition and shall repair all breaks or leaks that may occur in the rat-proofing without order of the Inspector.

The property will be monitored and maintained to prevent rats.

(16) The Inspector may order additional rat-proofing measures to eliminate rat harborage and ensure rat-proof buildings and containers. Such orders may include a requirement that the owner contract with and implement a plan prescribed by a licensed pest management professional.

Understood and agreed upon

3. Owner must work with City to prevent rodent issues.

Understood and agreed upon

4. Compliance with all other City ordinances.

Understood and agreed upon



Report to the Green Bay Plan Commission

MEETING DATE

May 13, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(ZP 23-52) Public hearing on a request to create a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, submitted by Joey Wisnieski of New Land Enterprises, applicant 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

May 13, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 23-52) Consideration with possible action on a request to create a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, submitted by Joey Wisnieski of New Land Enterprises, applicant on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: To allow the development of an eight-story, mixed use development with 268 market rate residential units, commercial space, and structured parking with a Planned Unit Development (PUD) Overlay within the Downtown 2 (D) District at 221 Cherry Street.

Surrounding Zoning and Land Uses:

Subject Property: Downtown (D2) | Surface Parking (Public)

North: Downtown (D2) | Baylake City Center Condominium: Office, Residential (Planned), Religious Institution

South: Downtown (D2) | Cherry Street Parking Ramp (Public), Office

East: Downtown (D2) | Banking, Restaurants

West: Downtown (D1) | Retail, Restaurants, Tavern/Bars

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

Consistency Analysis: Per code, the use of a PUD is a means to enable the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations. It also provides the City Council with the ability to establish any reasonable conditions of approval determined to be necessary to mitigate potential adverse impacts. A PUD overlay does not require the comprehensive plan future land use designation to change. Authenticity Plan calls for this parcel to have a new multi-story mixed-use development.

Report: The subject property is located at 221 Cherry Street. The 1.54 acre parcel is currently used as a surface public parking lot. The property owner, the Redevelopment Authority of the City of Green Bay, requested proposal for development in 2023. New Land Enterprises is the applicant chosen to move forward upon the request. New Land Enterprises has met and worked with the RDA to create approved planning options. New Land is taking the next step in the development process by requesting a Planned Unit Development Overlay for the property.

New Land Enterprises is seeking to create an eight-story building on the site. The building is slated to include 268 market rate apartments and townhomes, approximately 4900 square feet of retail space, and 294 private parking stalls located inside of the building.

Development at the street level includes commercial buildout space at the corner of N Washington and Adams with additional spaces for common entry and accessory space for tenants, individual townhomes, and

entryway to parking and refuse spaces. The first and second floors are built as a platform that includes amenities such as outdoor patio space with pool, green roof, golf simulator, grilling stations, and televisions with a residential “J-shaped” tower reaching eight floors above. Units facing the interior of the development will have outdoor views thanks to the tower design. Views below will be enhanced from a typical rooftop because of activation proposed for the rooftop above the platform. The proposed development proposes a unique feature for our city, but common in other urban areas.

Parking for the facility is located within the structured platform, inside of the building on the first and second floors. The stalls will be private. The minimum number of stalls is 268 and this proposal includes 294 stalls. The existing surface car parking will be replaced by this development. In addition to street parking, three separate structured parking ramps are located within one block of the development. The 2023 Downtown Parking Study concluded that parking on the east side of downtown is abundant. While the elimination of surface parking will be a change to existing users, parking infrastructure is robust on the east side of downtown. The new development meets code and any additional parking needs for guests or for multi-auto residential users of the development can take advantage of parking structures surrounding the parcel.

City staff is pleased with the design and architecture proposed for the areas facing public right of ways and the interior courtyard. The architecture includes a mixture of brick masonry, stone masonry, cement board, concrete panels, and metals. Varied depth and fenestration will give the building a pronounced presence in downtown. The Authenticity Plan notes *plan goals and direction for downtown character and aesthetics that, much of the historic fabric of downtown has been lost due to projects like the downtown mall. The remaining resources of historic or architectural significance need to be preserved. The downtown could support taller buildings and more density. The building form and character of the downtown should be urban and avoid more suburban characteristics such as large building setbacks and parking lots in the front of the buildings.*

The north wall of the proposed structure is located approximately 5 feet from the northern property line with the Baylake City Center building. In the form of the block bounded by Washington/Pine/Adams/Cherry, this creates a side/rear yard for both this property and the neighboring building to the north. A side or rear yard setback is not required unless deliveries/loading is needed for the property (the loading and deliveries ingress egress occur on Adams and Washington right of way) and if the property is adjacent to a residential property. The property to the north is mixed use. In both cases, building footprints could go to the property line. In this case, an approximate 5 foot gap is proposed. The neighboring building façade is not fully parallel to the property line. This creates depths of space for the Baylake City Center southern building facade to the property line. This distance varies from a minimum of 0 feet to a maximum of approximately 40 feet from the southern wall footprint to the property line. Most typical, a distance of approximately 15 feet exists between the southern wall footprint to the shared property line. This creates area which could be viewed as an ‘alley’, but rather is space in between buildings. This area is two side yards.

The Baylake City Center is comprised of multiple parcel owners creating a condominium. If both the condominium owners and New Land can come to agreement, the space between could be used as an activated thoroughway to connect the sides of the buildings between N Washington Street and N Adams Street. To address safety concerns, adequate lighting should be present between the buildings. The scope of lighting is dependent on the use of the space between buildings. If both sides come to an agreement to allow activation of the area, lighting should be created to include fixtures at a pedestrian scale. If both sides do not agree activation should occur, lighting should be balanced to create a lit environment, which does the following:

1. Creates enough light as to discourage people to loiter between buildings.
2. Does not become a distraction to residents located on either the New Land or Baylake properties. Thus, lighting at the property should have a footcandle power of a minimum of 1 and maximum of 3. The lighting used to create this environment should be cut off lighting directly facing down from wall lights located on the northerly building wall of the New Land building. The location of the wall lights

should be installed at a height between 10 to 20 feet above the surface.

The property is zoned Downtown 2 (D). This is the highest intensity site design use within the Zoning Code. The majority of the design of the property meets Downtown code. However, a few aspects of the code do not meet typical standards for downtown use.

1. The design includes townhomes with individual entrances. Townhomes along Cherry Street and an eighth is proposed at the corner of Cherry and Adams. Within mixed use buildings in Downtown zoning, residential use is not permitted on the ground floor in areas of the building facing a public right of way. The majority of the frontage of the site has a combination of commercial spaces, common spaces for tenant usage, or entry way into structured parking. Staff believes that given the scale of the entire development, the presence of well-designed townhomes along Adams Street is reasonable.
2. The size of the parcel is 1.54 acres. The overall development is seeking to create 268 residential units. Downtown code calls for 1,000 square feet of parcel land for each residential unit. This would put a cap of 68 units on the overall parcel. However, this code is crafted in mind to have both sufficient parking stalls and space(s) for outdoor gatherings and socialization. The rooftop open space, pool, and indoor recreational spaces greatly account for these uses. The thoroughly designed development meets the intent of the code for spaces.

The applicant sent a letter to property owners within 400 feet and held a neighborhood meeting on April 19. The meeting was held at the Brown County Central Library and was attended by about 70 people. Alderperson Johnson and Jeff Mirkes of the DGBI attended and spoke at the meeting.

RECOMMENDATION

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

- a. Compliance with all other regulations of the Green Bay Municipal Code

FISCAL IMPACT

ATTACHMENTS

1. 23-52 Submitted Narrative
2. 23-52 Submitted Cover Letter
3. ZP 23-52 DRAFT PUD ORD ZO 24-11
4. Zp 23-52 Site Survey
5. 23-52 Request for City Action
6. 23-52 Property Map

Downtown Development Opportunity

221 Cherry Street

City of Green Bay, Wisconsin



NEW LAND
ENTERPRISES

PROPOSED PROJECT BRIEF



PROJECT NARRATIVE

221 Cherry Street
Green Bay, Wisconsin

New Land Enterprises (NLE) is excited to submit the attached development proposal for the Redevelopment Authority-owned surface parking lot at 221 Cherry Street in downtown Green Bay.

The 1.45-acre parcel currently functions as an hourly surface parking lot. Parking revenue is generated during business hours during the week. Parking is free during the evening and weekends. A Green Bay Packers monument resides at the southwest corner of the parcel. The City of Green Bay and Green Bay Packers will relocate the monument to a worthy and prominent location within the City.



Given the premier location downtown, the underutilization of the site, and the size of the parcel, the development warrants a truly catalytic project - one that creates a destination for people and business through a mix of uses and incomes.

The proposed NLE project will consist of a 8-story building of 268 market rate, premium grade apartment homes and approximately 4,900 square feet of retail space on the street level. We look forward to collaborating with the City of Green Bay on building a transformational project at the nexus of downtown.



Residential

The 268 apartment homes are comprised of a market-driven mix of studio, 1-bedroom, 1-bedroom plus den, 2-bedroom, 3-bedroom, and townhome units. The units are designed with the resident in mind. Careful attention was taken to maximize floor plan efficiency, functionality, and flexibility to provide residents with a great value. Each unit will feature an open concept with premium finishes including designer cabinetry, expansive windows, stone countertops, upgraded appliances, balconies, and 9-foot ceilings. The flooring will consist of high-quality carpet and plank flooring throughout. Full-sized washers and dryers are included. The 8th floor includes three penthouse units with walk-out patios and expanded living areas.

The eight, 2-story townhome units located on Cherry Street will have expanded living areas and be comparable to single-family living. Townhome units will have private entries to the street and internal parking, yet still have access to all the building amenities.

In addition to the unit features, the common space amenities have been designed to create an unparalleled resident experience including outdoor pool, club room, golf simulator, 24-hour fitness center with state-of-the-art equipment, co-working space, landscaped green roof, grilling stations, game area, and secure package delivery room.



Retail

Approximately, 4,900 square feet of commercial retail space will be available on the street level at the southwest corner of the building. The retail space is strategically located at the southwestern corner of the building to take advantage of daylight, river access, and proximity to existing commercial corridor. The retail space will be built out to grey/white box finish to allow flexibility for potential commercial tenants. It is NLE's intent to work with the City to expand the Cherry Street sidewalk to create a unique and spacious café space.



Building Materials and Massing

The building is a total of eight stories, all above grade. The first two stories are a concrete podium, housing the garage, ground level amenities, office, retail, and townhomes. The third floor will be constructed of steel frame and house residential units and amenity spaces. The five stories of wood framing above house the remaining apartment homes in an "J" shape. The open section of the "J" faces southwest to maximize sunlight to the pool, fitness center, club house, and terrace above the podium. Portions of the southern and western facades will be two stories to complement the surrounding commercial corridor. The exterior materials are a mix of brick and cement board, with balconies for many residences. See attached materials exhibit for further detail.

Site Access and Parking

Resident and guest access will be limited to the leasing office and lobby on Adams Street. Townhomes will enjoy private entrances on Cherry Street. Commercial retail access will face the southwest corner.

Resident parking will be accessed from Washington Street and Adams Street. The project includes 284 parking stalls on the first and second floor and will provide 1.06 stalls/unit and 0.90 stalls/bedroom. Parking will be private to residents and climate controlled. Bicycle parking will also be provided.

Ample guest and commercial parking is available in the three nearby parking structures. One structure is immediately south of the project on Cherry Street. The other structures are a half-block north and south of the site on Pine Street. In total, there are 2,813 public parking stalls within one block of the site. Based on our analysis, the nearby parking structures have high vacancies, providing an abundance of parking for downtown visitors.

First Floor Activation & Vibrancy

Given the necessity for pedestrian activation demanded by the site, the development will engage all sides on the street level. On the south, the 2-story townhomes with direct access will line the majority of Cherry Street.

The west side will be focused on the 2-story commercial retail space. With the pool above, the retail space will boast floor-to-ceiling glass optimal for interior views. NLE has engaged with potential commercial tenants to best design the space. In doing so, the retail space is purposefully located at the southwestern corner of the building to take advantage of daylight, river access, and proximity to existing commercial corridor along Washington Street. The intent is to extend the sidewalk along Cherry Street to create a unique café space and pedestrian space that can accommodate up to 100 people outside.



Cherry Street is uniquely positioned to provide multiple-use activation. The south side of the building will wrap the retail space creating activation along Cherry Street near Washington Street. As you continue east along Cherry, the rest of the street is activated by the presence of the townhome entrances. Having both retail and housing access on Cherry Street extends hours of activation from early morning to late evening.

The east side of the building will be activated by the leasing office and lobby. Residents and guests will be welcomed by a warm, inviting, well-lit space of primarily glass exterior facing Adams Street.



The north façade is designed to conceal interior parking and accent units with a mix of materials, depths, and creative textures. The building is set back a minimum of 5 feet from the lot line and further steps back when the units begin on top of the podium. Inspired by our NOVA project in Milwaukee, the exterior materials are a mix of articulated concrete, masonry, cement board siding, and hung balconies.



The existing Baylake City Center (BCC) building to the north has varying distances from the shared lot line from under 1 foot to approximately 25 feet. The varying distances between the buildings (up to 30 feet) create a unique opportunity for pedestrian activation. It is NLE's intention to explore utilization of this space for public use.

Similar to what NLE conceived and implemented with Black Cat Alley in Milwaukee (one of the state's most visited tourist destinations), the north pedestrian walkway has potential to be an inviting destination for art, garden, sound, and light. We look forward to collaborating with our neighbors and the City to create an unprecedented, vibrant, welcoming space for all.



Property Management

Responsive, high-level service and resident-focused property management is vital to the success of any multifamily development not only for residents and neighbors, but for the municipality and investors as well. Powered by our self-performing, awarding-winning property management division, NLE currently manages over 2,000 residential units and over 200,000 square feet of commercial space in the Milwaukee market. NLE plans to extend our high level of service and management to Green Bay.

Land Cost

Final sale price will be agreed upon by the City and NLE during the Development Agreement process.

Tax Increment Financing (TIF)

The development will foster economic growth in downtown Green Bay by providing much needed housing that will support existing and future downtown businesses, increase the tax base, increase future property tax revenues of surrounding properties, and activate the streetscape by replacing an underutilized surface parking lot. Leveraging TIF could also provide funds for adjacent infrastructure, placemaking, and art projects requested by the City and neighborhood.

Given the current economic climate, a market rate mixed-use residential development of the caliber demanded of such a significant location in downtown Green Bay is not financially feasible, but for TIF. High construction costs exacerbated by increased interest rates have created an imbalance with anticipated investor returns, necessitating a request for TIF assistance to bridge the gap.

About New Land Enterprises

New Land Enterprises is a pioneering real estate development firm specializing in mixed-use residential and commercial real estate. Founded in 1993, New Land has developed ~\$600M across 27 projects. New Land currently owns and manages over 2,000 apartments and ~200,000 SF of commercial space.

The firm adheres to a disciplined differentiation development philosophy, using new materials, technologies, and end-user informed designs to set its buildings apart. New Land excels at creating built environments at the neighborhood scale, striving to curate memorable spaces focused on the user experience. We believe that cities thrive when they are diverse, walkable, and culturally vibrant.

In addition to bringing over 2,000 new housing units to market, New Land developed Milwaukee's first micro-unit apartment building, helped create Black Cat Alley (a defunct alley turned public arts space), conceived and operates Crossroads Collective (Milwaukee's first food hall), and facilitated permanent operations of the Milwaukee Film Festival to the Oriental Theater, a nationally recognized movie palace on the National Register of Historic Places. New Land has innovated the use of light gauge steel in multi-family high-rise construction, the use of radiant hydronic heating, and most recently, mass timber.

In 2022, the firm completed Ascent MKE, the world's tallest mass timber building (25 stories, 259 units). In September of 2023, we welcomed the first residents to Nova, a 251-unit \$68M opportunity zone development.

experience.



RECENTLY COMPLETED PROJECTS

ASCENT

MILWAUKEE, WISCONSIN

Number of Floors 25

Number of Units 259

World's Tallest Mass
Timber Building





NOVA

MILWAUKEE, WISCONSIN

Number of Floors 9

Number of Units 251

Combination of apartments,
townhomes and commercial
space





Kinetik

MILWAUKEE, WISCONSIN

Number of Floors 5

Number of Units 140

Public-Private Partnership to re-route underutilized street and create Archer Plaza and activate Zillman Park





New Land Enterprises
1840A N. Farwell Avenue
Milwaukee, Wisconsin 53202
414.271.LAND

Matt Buchanan, AICP
Deputy Development Director
City of Green Bay
Community & Economic Development Department
100 N. Jefferson Street
Green Bay, Wisconsin 54301

RE: 221 Cherry Street Site Plan Submittal

Hello Matt,

New Land Enterprises (NLE) is excited to resubmit the attached development proposal for the Redevelopment Authority-owned surface parking lot at 221 Cherry Street in downtown Green Bay.

The project will consist of 268 market rate apartment homes and approximately 5,000 square feet of retail space on the street level. We look forward to collaborating with the City of Green Bay on building a truly transformational project at the nexus of downtown.

New Land Enterprises is a pioneering real estate development firm specializing in mixed-use residential and commercial real estate. Founded in 1993, New Land has developed ~\$650 million across 28 projects. New Land currently owns and manages over 2,000 apartments and ~200,000 SF of commercial space.

The firm adheres to a disciplined differentiation development philosophy, using new materials, technologies, and end-user-informed designs to set its buildings apart. New Land excels at creating built environments at the neighborhood scale, striving to curate memorable spaces focused on the user experience. We believe that cities thrive when they are diverse, walkable, and culturally vibrant.

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In 2022, the firm completed Ascent MKE, the world's tallest mass timber building (25 stories, 259 units). In September of 2023, we welcomed the first residents to Nova, a 251-unit \$68M opportunity zone development.

We look forward to the generational opportunity to develop such a significant site in Green Bay.

Sincerely,

Joey Wisniewski
Senior Development Coordinator
New Land Enterprises

ZONING ORDINANCE NO.-11-24

AN ORDINANCE E CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR PROPERTY LOCATED AT 221 CHERRY STREET
(ZP 23-52)

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

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

ALL OF LOTS 29, 30, 31, 46, 47 AND 48, PART OF LOTS 32 AND 45, AND THE ADJACENT VACATED ALLEY ACCORDING TO THE RECORDED "PLAT OF NAVARINO", IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BROWN COUNTY SURVEYOR'S TRAVERSE POINT #40V21.3; THENCE S71°11'11"E, 513.67 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF WASHINGTON STREET AND THE NORTHERLY RIGHT OF WAY OF CHERRY STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 29 OF THE RECORDED "PLAT OF NAVARINO", AND THE POINT OF BEGINNING; THENCE N26°25'10"E, 220.35 FEET ALONG SAID EASTERLY RIGHT OF WAY; THENCE S18°34'50"E, 28.38 FEET TO THE NORTH LINE OF LOT 31, SAID PLAT; THENCE S63°34'50"E, 283.58 FEET ALONG SAID NORTH LINE, ITS EASTERLY EXTENSION AND THE NORTH LINE OF LOT 46, SAID PLAT; THENCE N71°25'10"E, 40.21 FEET TO THE WESTERLY RIGHT OF WAY OF ADAMS STREET; THENCE S26°25'10"W, 228.86 FEET ALONG SAID WESTERLY RIGHT OF WAY TO ITS INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY OF CHERRY STREET, ALSO BEING THE SOUTHEAST CORNER OF LOT 48, SAID PLAT, THENCE N63°33'19"W, 332.08 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 67,140 SQUARE FEET / 1.54 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Tax Parcel: 12-112

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

- A. Purpose and Intent. The Planned Unit Development (PUD) Overlay District is being utilized to permit the development of an eight (8) story mixed-use building consisting of 268 market rate apartment units, approximately 4,900 square feet of retail space, and 284 parking stalls.
- B. Development Area. The development shall be constructed in a single phase at 221 Cherry Street (Parcel 12-112) bounded by Washington Street to the west, Cherry Street to the south, and Adams Street to the east.
- C. Land Use. The underlying zoning district for the parcel is Downtown 2 (D2) District. D2 principal uses allow mixed-use developments such as, but not limited to, multi-family dwellings, townhouses, restaurants not including drive throughs, taverns/bars, and general retail sales. Permitted accessory uses include, but are not limited to, private swimming pools, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principle use and their guests, and parking (structured). Land use includes the following exception:
1. Townhomes located on the ground level of Adams Street and Cherry Street are permitted. The amount of space used for townhome frontage shall be in accordance with dimensions noted in Exhibit B.
- D. Dimensional and Area Requirements: Dimensional and area requirements of the principal structure shall be regulated by the dimensional and area requirements of Downtown (D) District with the following exception:
1. Minimum lot area (sq. ft) per unit is reduced to a minimum of 235 square feet per unit.
- E. Access and Circulation. Access and circulation for automobile traffic shall be established in substantial conformity with Exhibit B and regulated by the dimensional and area requirements of Downtown (D) District with the following exception:
1. A curb cut on Washington Street at the right of way along the back of sidewalk projecting to the curb is permitted at a width of 26.3 feet.
- F. Architecture.
1. Exterior Materials. Building materials should be durable and appropriate for the district. At least 80% of the exterior building façades facing public rights of way and at least 60-% of the walls not facing public rights of way shall consist of one or more of the following materials:
 - A. Brick or brick veneer.
 - B. Stone or stone veneer.
 - C. Glass (curtain/storefront).

- D. Windows and doors.
- E. Concrete panels and cement board.

2. Secondary Materials. Secondary materials shall not cumulatively exceed 20% of any area facing public rights of ways and shall not exceed 40% of walls not facing public rights of way. Secondary materials include, but are not limited to:

- A. Decorative or split-face block.
- B. Architectural/decorative metals.
- C. Wood or wood composite.
- D. Stucco or exterior insulation and finish system (EIFS).

C. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls shall be avoided. Façade lengths shall not be greater than 40 feet without articulation. Articulation shall be adorned with vertical based elements as determined by Department of Community and Economic Development Staff.

The property owner may engage in a common activation of the ground space between the north wall of building and the southern wall of the neighboring northern property. If parcel owner parties agree to said activation, artistic elements should be adorned at the first and second floor level of the common activated area.

D. Building entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses or other comparable elements. Ground level patios for entry-ways leading to individual residential units are permitted to have a 100 percent opaque wall separating the individual unit from the right of way with a wall height no greater than 4 feet from sidewalk grade.

- A. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Municipal Code. Special consideration shall be made along the north building wall to ensure safety between the northern building wall and adjacent property. Lighting shall be balanced depending on the nature of the use of potential common activated spaces between the northern building wall and adjacent property by agreement of the property owner and property owners of the northern adjacent property. Lighting shall include wall accent lighting shielded in a manner which directs lighting down to create a lit environment during dark hours on the northerly wall between both properties. Wall lighting shall be installed at a minimum height of 10 feet and a maximum height of 20 feet.

Footcandles measured at the property line shall be a minimum of one and a maximum of three. Lighting shall be active from dusk to dawn daily.

B. If both the property owner and property owners of the northern adjacent property agree to a common activated space, lighting shall include pedestrian scale lighting elements.

C. If ~~both~~ the property owner and the property owners of the northern adjacent property do not agree to a common activated space, lighting shall not include pedestrian scale lighting elements.

G. Signage. All signage shall be regulated as set forth in Chapter 30, Article II, (D) Downtown District.

H. Site Plan Review & Standards

A. Prior to the issuance of any building permits, site plans shall be submitted and reviewed pursuant to Chapter 44, Article XIX, Green Bay Municipal Code.

B. No ground-mounted mechanicals are permitted. Any building- or roof-mounted mechanicals shall be screened in accordance with Section 44-1917, Green Bay Municipal Code.

I. Prior to the issuance of any building permits, stormwater management plans, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City. See Chapter 16, Green Bay Municipal Code.

J. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD is required.

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

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

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

in the body of this ordinance.

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

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

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

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

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

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

Attachments:

Exhibit A – Project Map
Exhibit B – Site Plan

-  Proposed PUD Parcel
-  400' Property Owner Notice

CHERRY STREET APARTMENTS

221 CHERRY STREET
GREEN BAY, WISCONSIN

PLANNED URBAN DEVELOPMENT
REVIEW - 04.16.24



OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER:
NEW LAND ENTERPRISES 1840 NORTH FARWELL AVENUE MILWAUKEE, WI 53202	KORB + ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVE SUITE 240 MILWAUKEE, WI 53203	JSD ENGINEERING W238 N1610 BUSSE RD. SUITE 100 PEWAUKEE, WI 53188	NA -
CONTACT: JOEY WISNIEWSKI	CONTACT: JASON KORB	CONTACT: ANDREW P. MERTZ	-

DRAWING INDEX

00-GENERAL	01-CIVIL	04-ARCHITECTURAL
G000 COVER SHEET	C100 SITE PLAN	A101 FIRST FLOOR PLAN
G001 VERTICAL MAP	C200 SITE PLAN	A102 SECOND FLOOR PLAN
G010 BUILDING ARCHITECTURAL DRAWING	C300 SITE PLAN	A103 THIRD FLOOR PLAN
G011 BUILDING SCHEDULE AND INFORMATION	C400 SITE PLAN	A104 FOURTH FLOOR PLAN
	C500 SITE PLAN	A105 FIFTH FLOOR PLAN
	C600 SITE PLAN	A106 SIXTH FLOOR PLAN
	C700 SITE PLAN	A107 SEVENTH FLOOR PLAN
	C800 SITE PLAN	A108 EIGHTH FLOOR PLAN
	C900 SITE PLAN	A109 AVUL ROOF PLAN
		A110 EXTERIOR ELEVATIONS
		A111 COURTYARD ELEVATIONS
		A112 MATERIALS
		A113 ENLARGED FLOOR PLANS
		A114 ENLARGED FLOOR PLANS
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		A116 ENLARGED FLOOR PLANS
		A117 RENDERING
		A118 RENDERING
		A119 RENDERING
		A120 RENDERING
		A121 RENDERING
		A122 RENDERING
		A123 RENDERING

PROJECT
CHERRY STREET
APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

OWNER
NEW LAND
ENTERPRISES
1840 NORTH FARWELL
AVENUE
MILWAUKEE, WI 53202

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

CIVIL ENGINEER
JSD ENGINEERING
W238 N1610 BUSSE RD.
SUITE 100
PEWAUKEE, WI 53188

STRUCTURAL ENGINEER
NA
-

DATE: 04.16.24

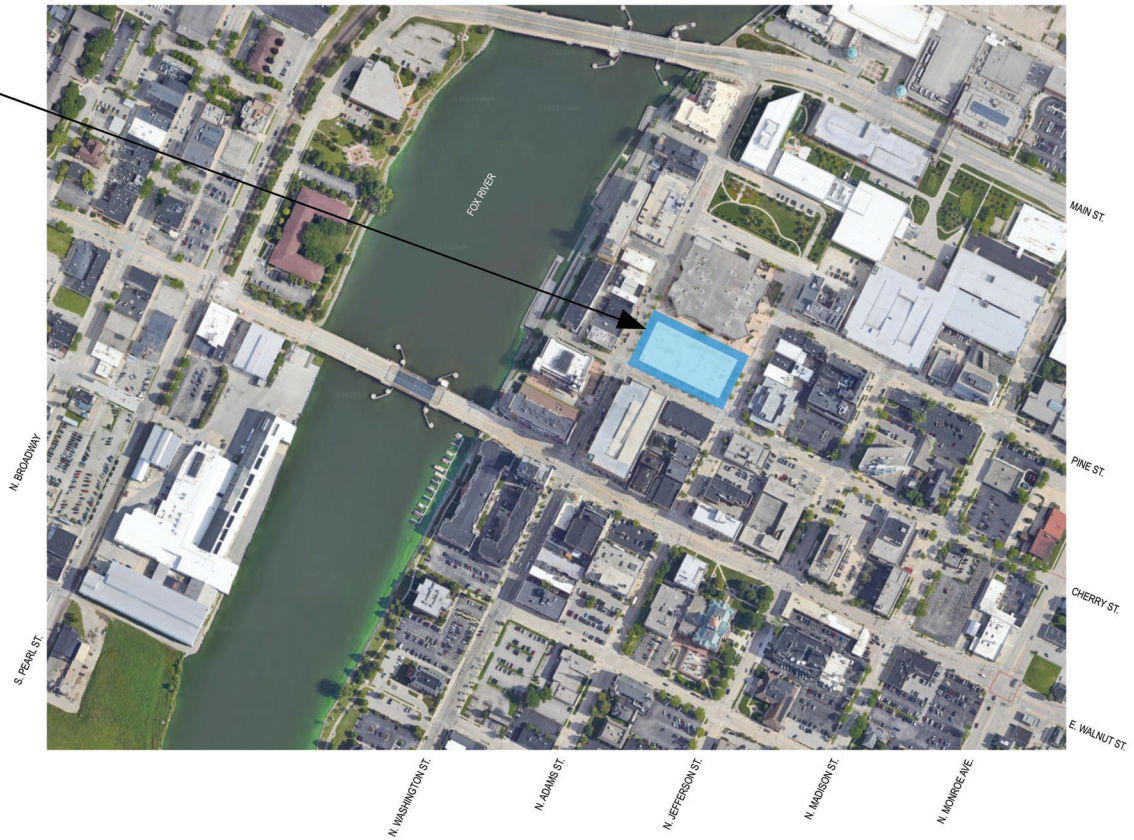
REVIEW SET - NOT FOR CONSTRUCTION -

00-GENERAL

COVER SHEET

G000

PROJECT SITE



0' 100'

00000000
CHERRY STREET
APARTMENTS
201 CHERRY STREET
GREEN BAY, WISCONSIN

00000000
NORTH LANE DEVELOPMENTS
1040 NORTH PARKVIEW
MILWAUKEE, WI 53202

00000000
ACORN & ASSOCIATES
ARCHITECTS
804 N. PLANTATION AVE
MILWAUKEE, WI 53202

00000000
JED ENGINEERING
1000 WEST BURNS RD.
SUITE 200
MILWAUKEE, WI 53208

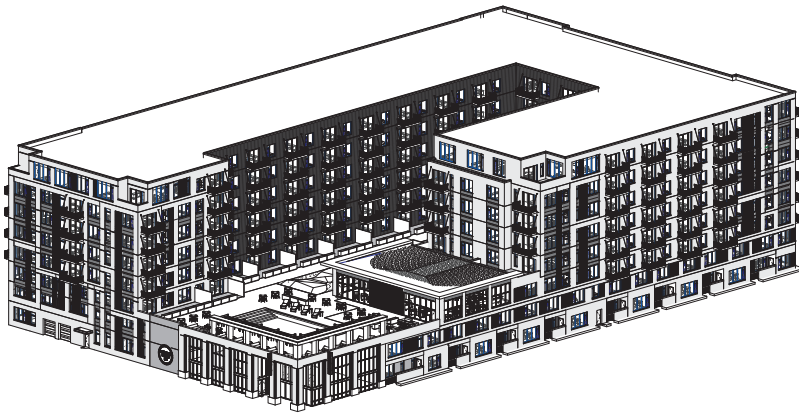
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K&A ASSOCIATES, INC.
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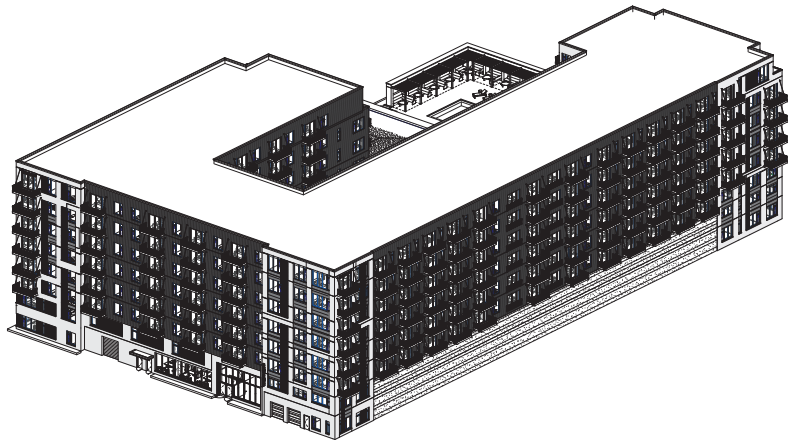
FOR REVIEW - NOT FOR CONSTRUCTION -

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VICINITY MAP
G001



1. NORTHEAST CORNER



2. SOUTHWEST CORNER

1000 HAWLEY
CHERRY STREET
APARTMENTS
225 CHERRY STREET
GREEN BAY, WISCONSIN

1000 HAWLEY
NEW LAND DEVELOPMENT
225 CHERRY STREET
GREEN BAY, WISCONSIN

1000 HAWLEY
KIMLEY-HORN & ASSOCIATES
ARCHITECTS
225 CHERRY STREET
GREEN BAY, WISCONSIN

1000 HAWLEY
JED ENGINEERING
225 CHERRY STREET
GREEN BAY, WISCONSIN

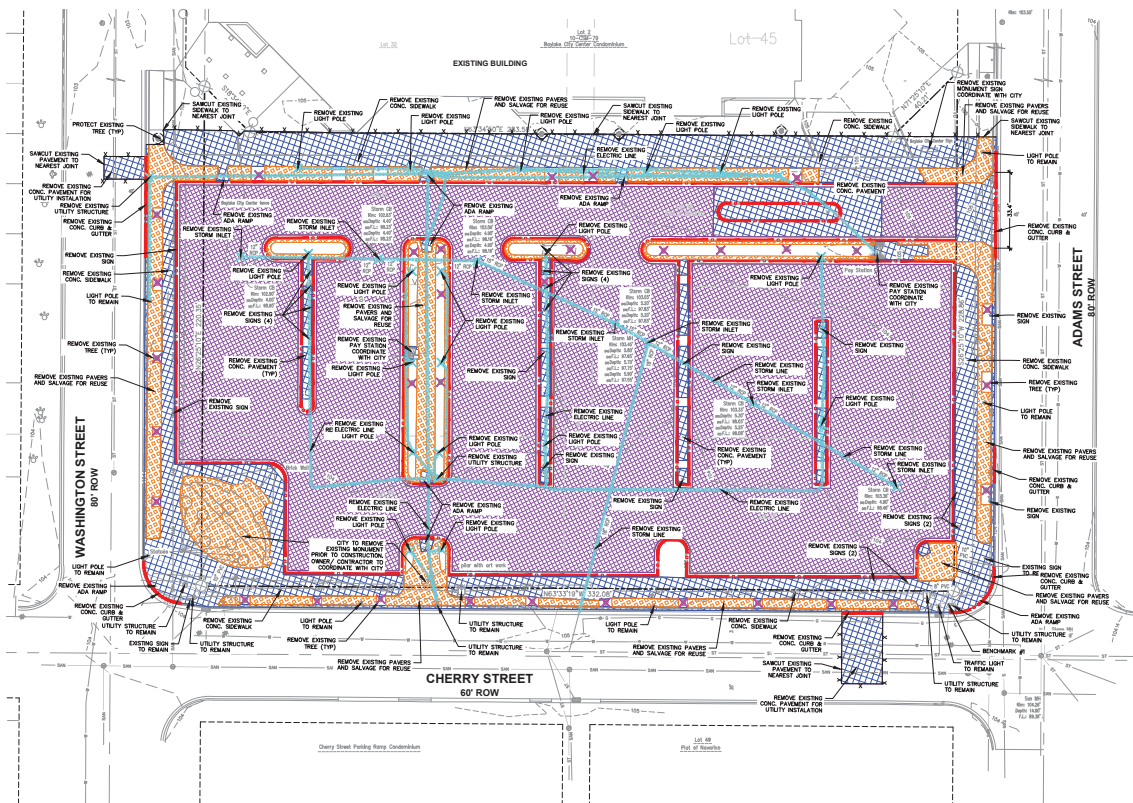
1000 HAWLEY
KIMLEY-HORN & ASSOCIATES
ARCHITECTS

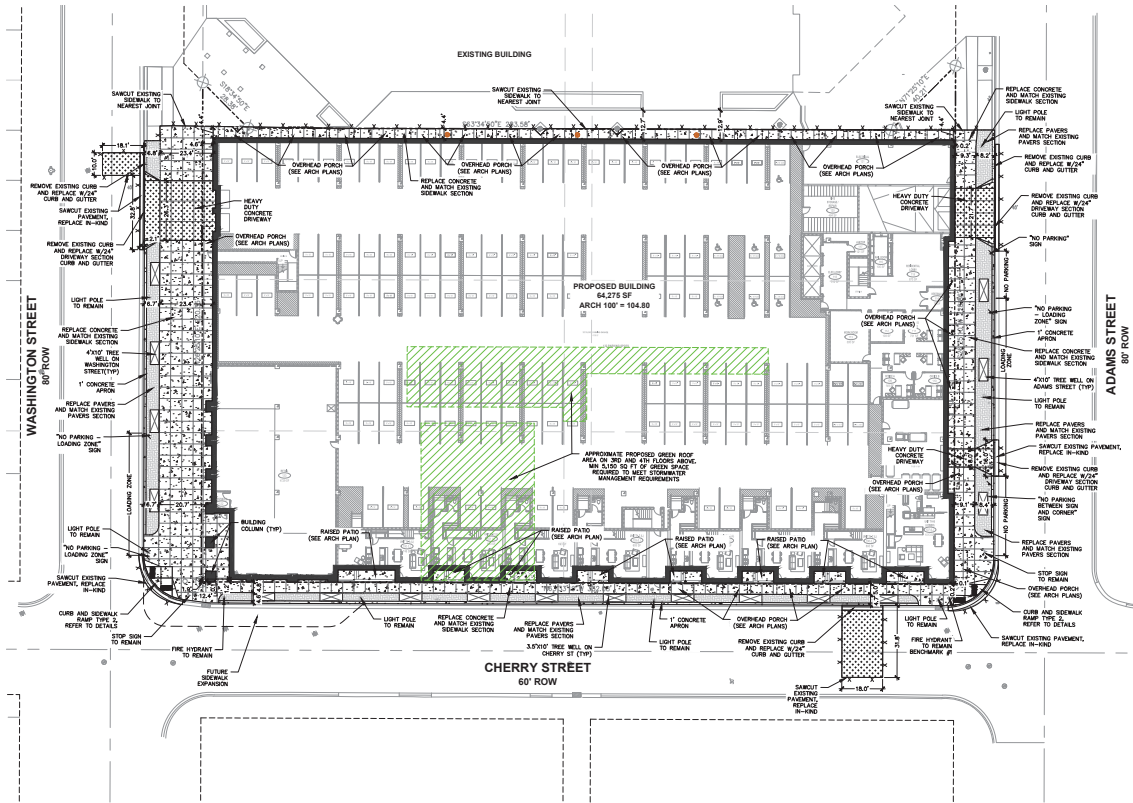
1000 HAWLEY

FOR REVIEW, NOT FOR CONSTRUCTION

DATE	10/1/2018
BY	KA
FOR	1000 HAWLEY
PROJECT	1000 HAWLEY
REVISION	

G010





LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	CASING LINE
---	BUILDING OUTLINE
---	BUILDING OVERLAP
---	DOSE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	PAVERS
---	SUN POST
---	SAWTOOTH EXISTING PAVEMENT

PAVING NOTES

1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF GREEN BAY ORDINANCES.
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION - HOISTY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. CONCRETE PAVING SPECIFICATIONS
 - 2.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 2.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NO. 5 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 8.5 LBS/SQ. YD.
 - 2.3. CURING COMPOUND SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 2.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH, WHENEVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - 2.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - 2.6. EXTERIOR CONCRETE SURFACES SHALL BE BROWN FINISHED.
 - 2.7. ALL CONCRETE SURFACES TO BE SEALED WITH THE T-100 CONCRETE SEALANT.
3. PAVEMENT MARKING SPECIFICATIONS
 - 3.1. USE 4" WEL, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - 3.2. MARK AND STRIKE ADA PARKING SPACES APPROPRIATELY.
 - 3.3. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
 - 3.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

SITE INFORMATION TABLE	
SITE ADDRESS	221 CHERRY STREET
PROPERTY ADDRESS	1.54 ACRES (57,140 S.F.)
CONDO DISTRICT	10
NUMBER OF BUILDING STORIES	10
BUILDING SQUARE FOOTAGE	64,275 SF
NUMBER OF INTERIOR PARKING STALLS	
STANDARD	287
ACCESSIBLE	294
TOTAL INTERIOR	294
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	64,840 SF
EXISTING PERVIOUS SURFACE AREA	2,320 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.97
PROPOSED IMPERVIOUS SURFACE AREA	61,000 SF
PROPOSED PERVIOUS SURFACE AREA	0 SF
PROPOSED GREEN ROOF SURFACE AREA	5,100 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.92



PROJECT
ADAMS STREET
APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 53001

OWNER
NEW LAND
ENTERPRISES, LLC
800 N. PARKVIEW AVE.
SUITE A
MILWAUKEE, WI 53002

ARCHITECT
K&N ASSOCIATES
ARCHITECTS
600 N. PLANNINGTON AVE.
SUITE 240
MILWAUKEE, WI 53003

ENGINEER
JSD PROFESSIONAL
SERVICES, INC.
WISCONSIN 1610 BUSSE RD.
SUITE 100
MILWAUKEE, WI 53018

STRUCTURAL ENGINEER
TBD

CONSTRUCTION MANAGER
TBD

DATE: 4/15/2024

FOR REVIEW - NOT FOR CONSTRUCTION

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION



BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: TAG BOLT ON THE HYDRANT LOCATED ON	

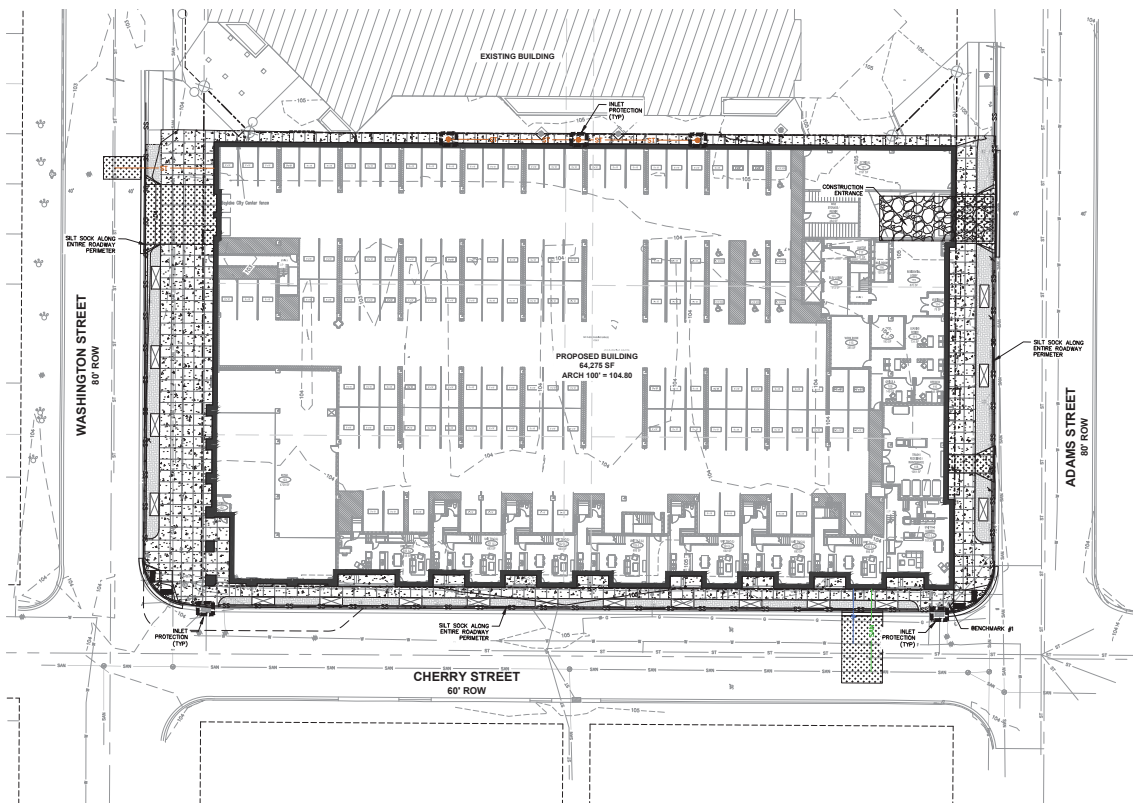


Call 811 or (800) 242-0011
www.digbeforeyouhole.com

FOR REVIEW - NOT FOR CONSTRUCTION

C200

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- EROSION CONTROL NOTES

GRADING AND SEEDING NOTES

BENCHMARKS	
DESCRIPTION	ELEVATION
BENCHMARK #1: TAG BOLT ON THE HYDRANT LOCATED ON	



Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 543-2289
www.DiggerAlertHotline.com

K
MEMBER - PROFESSIONAL ARCHITECTS
JSD
MILWAUKEE REGIONAL OFFICE
1000 NORTH WISCONSIN ROAD, SUITE 100
MILWAUKEE, WISCONSIN 53238
P. 262.512.0666
JSD PENCIL NO. 20-13862

PROJECT:
ADAMS STREET
APARTMENTS
221 CHERRY ST.
GREEN BAY, WI 54301

ARCHITECT:
KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE.

W238N1010 BOSSE RD.
SUITE 100
WALUKESHA, WI 53188

STRUCTURAL ENGINEER
TBD

DATE	REVISION
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**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
These documents reflect progress and
intent and may be subject to change,
including additional information not currently
shown. These are not final construction

GRADING AND EROSION
CONTROL PLAN
C300



FOR REVIEW - NOT FOR CONSTRUCTION

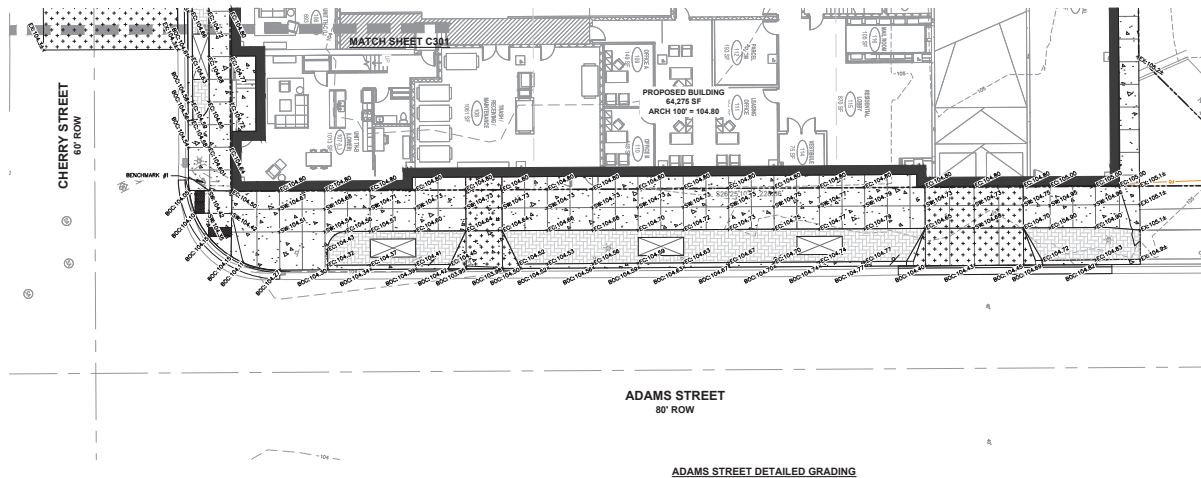
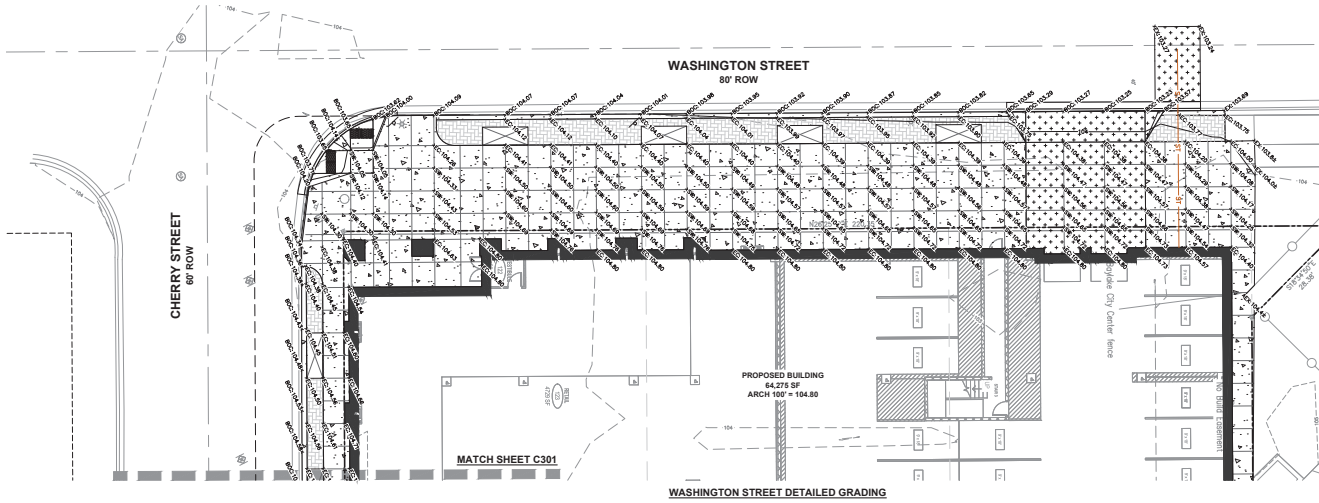
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect program and intent and may be subject to change, including additional information not currently shown. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

CORR NO.	C301-04
SCALE	AS NOTED
PHASE	PLAN & ROW
DATE	5/8/2024

DETAILED GRADING PLAN

C301

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BENCHMARKS

DESCRIPTION	ELEVATION
BENCHMARK #1 1/4" BOLT ON THE HYDRANT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF CHERRY STREET AND ADAMS STREET	106.82

FOR REVIEW - NOT FOR CONSTRUCTION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

WISCONSIN ARCHITECT
 ADAMS STREET
 4/5/2004

CONTRACTOR
 JSD PROFESSIONAL SERVICES, INC.
 1000 N. PLANNINGTON AVE.
 SUITE 240
 MILWAUKEE, WI 53233

STRUCTURAL ENGINEER
 TBD

CONSTRUCTION MANAGER
 TBD

DETAILED GRADING PLAN

C302

Call 811 or (800) 242-6811
 Milwaukee Area (242) 432-1110
 Hearing Impaired TDD (800) 242-6811
 www.DigBeforeYouDig.com



PROJECT:
 ADAMS STREET
 APARTMENTS
 251 CHERRY ST.
 GREEN BAY, WI 54301

OWNER:
 NEW LAND
 ENTERPRISES, LLC
 1000 N. PLANNINGTON AVE.
 SUITE A
 MILWAUKEE, WI 53233

ARCHITECT:
 K&A + ASSOCIATES
 ARCHITECTS
 616 N. PLANNINGTON AVE.
 SUITE 240
 MILWAUKEE, WI 53233

STRUCTURAL ENGINEER:
 TBD

CONSTRUCTION MANAGER:
 TBD

DATE: 4/5/2004

FOR REVIEW - NOT FOR CONSTRUCTION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

WISCONSIN ARCHITECT
 ADAMS STREET
 4/5/2004

CONTRACTOR
 JSD PROFESSIONAL SERVICES, INC.
 1000 N. PLANNINGTON AVE.
 SUITE 240
 MILWAUKEE, WI 53233

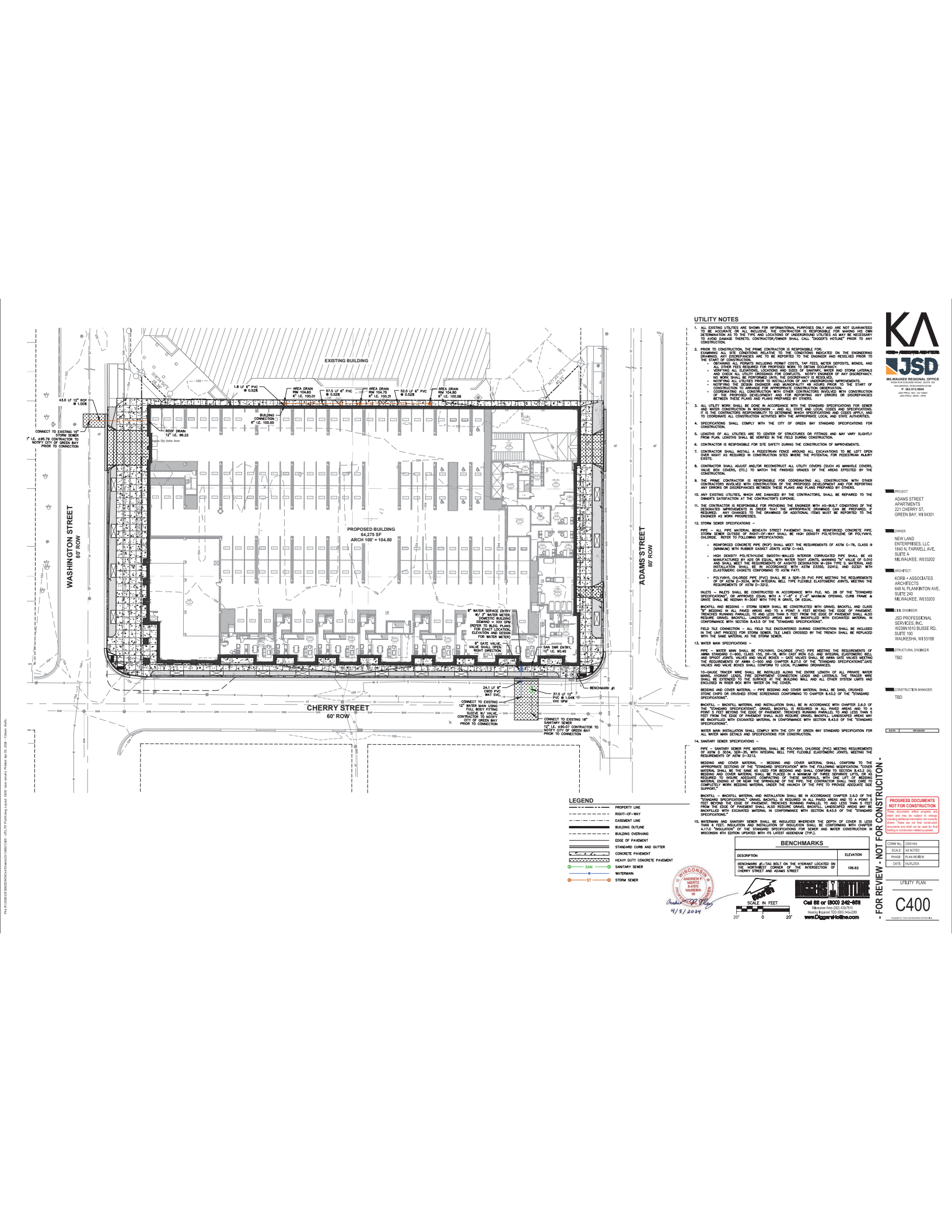
STRUCTURAL ENGINEER
 TBD

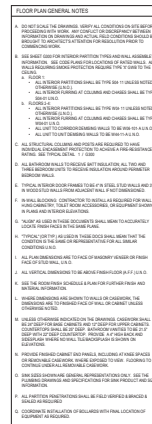
CONSTRUCTION MANAGER
 TBD

DETAILED GRADING PLAN

C302

Call 811 or (800) 242-6811
 Milwaukee Area (242) 432-1110
 Hearing Impaired TDD (800) 242-6811
 www.DigBeforeYouDig.com





SCHEDULE - UNIT AVERAGE SF	
Name	Average
UNIT 1A-1B-1000	200 SF
UNIT 1B	150 SF
UNIT 1A-1B-2000	200 SF
UNIT 2B	220 SF
UNIT 2A-2B-2000	220 SF
UNIT 2A-2B-3000	220 SF
UNIT 3B	120 SF
UNIT 3A	120 SF
UNIT 3C	120 SF
UNIT 3A-3B-3000	360 SF
UNIT 3C	220 SF
UNIT 3A-3B-4000	360 SF
UNIT 3A-3B-5000	360 SF
UNIT 3A-3B-6000	360 SF
UNIT 3A-3B-7000	360 SF
UNIT 3A-3B-8000	360 SF
UNIT 3A-3B-9000	360 SF
UNIT 3A-3B-10000	360 SF
UNIT 3A-3B-11000	360 SF
UNIT 3A-3B-12000	360 SF
UNIT 3A-3B-13000	360 SF
UNIT 3A-3B-14000	360 SF
UNIT 3A-3B-15000	360 SF
UNIT 3A-3B-16000	360 SF
UNIT 3A-3B-17000	360 SF
UNIT 3A-3B-18000	360 SF
UNIT 3A-3B-19000	360 SF
UNIT 3A-3B-20000	360 SF
UNIT 3A-3B-21000	360 SF
UNIT 3A-3B-22000	360 SF
UNIT 3A-3B-23000	360 SF
UNIT 3A-3B-24000	360 SF
UNIT 3A-3B-25000	360 SF
UNIT 3A-3B-26000	360 SF
UNIT 3A-3B-27000	360 SF
UNIT 3A-3B-28000	360 SF
UNIT 3A-3B-29000	360 SF
UNIT 3A-3B-30000	360 SF
UNIT 3A-3B-31000	360 SF
UNIT 3A-3B-32000	360 SF
UNIT 3A-3B-33000	360 SF
UNIT 3A-3B-34000	360 SF
UNIT 3A-3B-35000	360 SF
UNIT 3A-3B-36000	360 SF
UNIT 3A-3B-37000	360 SF
UNIT 3A-3B-38000	360 SF
UNIT 3A-3B-39000	360 SF
UNIT 3A-3B-40000	360 SF
UNIT 3A-3B-41000	360 SF
UNIT 3A-3B-42000	360 SF
UNIT 3A-3B-43000	360 SF
UNIT 3A-3B-44000	360 SF
UNIT 3A-3B-45000	360 SF
UNIT 3A-3B-46000	360 SF
UNIT 3A-3B-47000	360 SF
UNIT 3A-3B-48000	360 SF
UNIT 3A-3B-49000	360 SF
UNIT 3A-3B-50000	360 SF
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UNIT 3A-3B-82000	360 SF
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UNIT 3A-3B-84000	360 SF
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UNIT 3A-3B-93000	360 SF
UNIT 3A-3B-94000	360 SF
UNIT 3A-3B-95000	360 SF
UNIT 3A-3B-96000	360 SF
UNIT 3A-3B-97000	360 SF
UNIT 3A-3B-98000	360 SF
UNIT 3A-3B-99000	360 SF
UNIT 3A-3B-100000	360 SF

*NOTE: BALCONIES AND TERRACES NOT INCLUDED IN UNIT
AVERAGE OF TOTAL
FIRST FLOOR OF TOWNHOUSE NOT INCLUDED IN UNIT
AVERAGE OF CALCULATIONS
TOWNHOUSE UNIT AVERAGE SET AT 1,000.00 SQ. FT. BASED ON

PROJECT:
CHERRY STREET
APARTMENTS
221 CHERRY STREET
GREEN BAY, WISCONSIN

NEW LAND ENTERPRISES
1040 NORTH FAIRWELL
AVENUE
MILWAUKEE, WI 53202

KORB + ASSOCIATES
ARCHITECTS
648 N. PLANKINTON AVE.
CHICAGO, IL 60610

JSD ENGINEERING
W258 N1810 BUSSE RD.
SUITE 100

STRUCTURAL ENGINEER

DATE	REVISION
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PROJECT	200-18
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PAGE	ALABAMA
	DEVELOPMENT REVIEW

FOURTH FLOOR PLAN

FOR A104

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- FLOOR PLAN GENERAL NOTES**
- A. DO NOT SCALE THE DRAWING. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK. VERIFY ALL CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK.
- B. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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SCHEDULE - UNIT AVERAGE SF	
Room	Average
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APARTMENTS
200' HORIZONTAL
200' VERTICAL
GREEN BAY, WISCONSIN



- FLOOR PLAN GENERAL NOTES
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SCHEDULE - UNIT AVERAGE SF	
Room	Average
101	1,200
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108	1,200
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1000 HAWKWOOD
CHERRY STREET
APARTMENTS
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GREEN BAY, WISCONSIN

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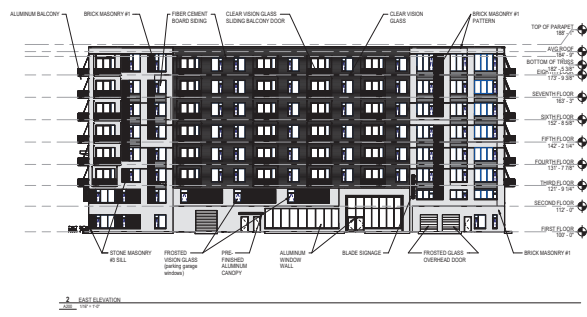
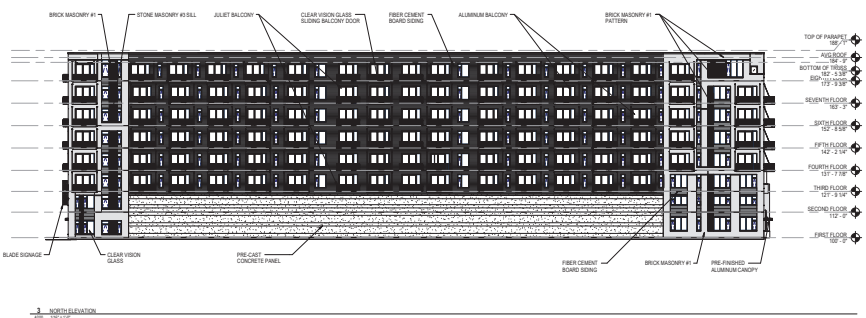
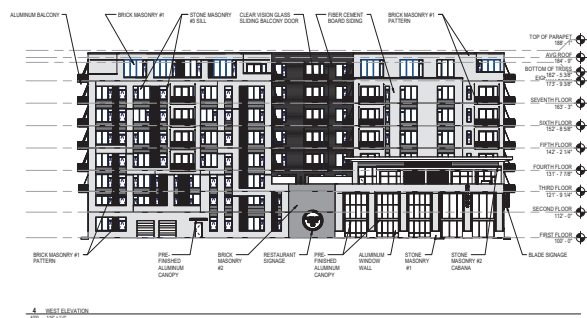
1000 HAWKWOOD
CHERRY STREET
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WEST ELEVATION
CHERRY STREET
APARTMENTS
222 CHERRY STREET
GREEN BAY, WISCONSIN

DESIGNED BY
KIMLEY-HORN & ASSOCIATES, INC.
300 N. PLANTATION AVE
SUITE 200
GREEN BAY, WI 53033

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KIMLEY-HORN & ASSOCIATES, INC.
300 N. PLANTATION AVE
SUITE 200
GREEN BAY, WI 53033

DATE: 11/11/11

FOR REVIEW - NOT FOR CONSTRUCTION

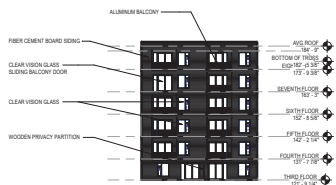
NO.	DATE	DESCRIPTION
1	11/11/11	REVISION

EXTERIOR ELEVATIONS

A200



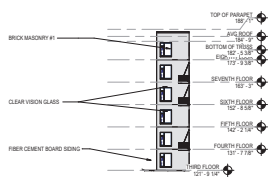
5 WEST COURTYARD APARTMENT ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

0000000000
GREENBAY STREET
APARTMENTS
200 GREENBAY STREET
GREEN BAY, WISCONSIN

0000000000
NEW LANE DEVELOPMENT
200 NORTH PARKWAY
MILWAUKEE, WI 53202

0000000000
KORNE & ASSOCIATES
ARCHITECTS
200 N. PLANTATION AVE
MILWAUKEE, WI 53202

0000000000
JED ENGINEERING
200 N. PLANTATION AVE
MILWAUKEE, WI 53202

0000000000
KORNE & ASSOCIATES
ARCHITECTS

DATE: 11/11/2011

PROJECT NAME	GREENBAY STREET APARTMENTS
ARCHITECT	KORNE & ASSOCIATES
DATE	11/11/2011
BY	KA
CHECKED	KA

A201
COURTYARD ELEVATIONS

FOR REVIEW, NOT FOR CONSTRUCTION



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: 221 Cherry Street

Parcel Number(s): All of Lots 29,30,31,46,47 & 48, Part of Lots 32 & 45, and the adjacent vacated alley (Plat of Navarino)

Petitioner(s): New Land Enterprises Date: 4.17.2024

Email: joey@newlandmke.com Phone Number: 414.271.5263

Address: 1840 North Farwell Avenue City: Milwaukee State: WI Zip: 53202

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, Joey Wisniewski, 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: Joey Wisniewski

Digitally signed by Joey Wisniewski
Date: 2023.12.11 15:24:13 -0600

Date: 12/11/2023

Petitioner Signature(s):

Joey Wisniewski

4.17.2024

Checklist of required attachments:

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

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

-  Proposed PUD Parcel
-  400' Property Owner Notice



Report to the Green Bay Plan Commission

MEETING DATE

May 13, 2024

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None