



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 9, 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: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, Emma Fulwilder and Kelsey Lutzow.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, September 9, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the Monday, August 12, 2024, meeting.

E. Regular Business.

- I. (ZP 24-27) Public hearing on a request to rezone the properties located at 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street from GI General Industrial district to R-I, Low Density Residential district, submitted by Community and Economic Development. (Ald. Prestley, District 6)

2. (ZP 24-27) Consideration with possible action on a request to rezone the properties located at 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street from GI General Industrial district to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. Prestley, District 6)
3. (CPA 24-04) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Public future land use to medium-high density residential future land use, submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)
4. (CPA 24-04) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Public future land use to medium-high density residential future land use, submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)
5. (ZP 24-28) Public Hearing on a request for a rezone at 3315 and 3319 Finger Road from General Commercial (C1) to Varied Density Residential (R3) submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)
6. (ZP 24-28) Consideration with possible action on a request for a rezone at 3315 and 3319 Finger Road from General Commercial (C1) to Varied Density Residential (R3) submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)
7. (ZP 24-29) Public hearing on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 418 Fourth Street (Parcel 2-176), 400 block of Fourth Street (Parcel 2-177), 821 S Chestnut Avenue (Parcel 2-178), and 815 S Chestnut Avenue (Parcel 2-178-A) submitted by David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)
8. (ZP 24-29) Consideration with possible action on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 418 Fourth Street (Parcel 2-176), 400 block of Fourth Street (Parcel 2-177), 821 S Chestnut Avenue (Parcel 2-178), and 815 S Chestnut Avenue (Parcel 2-178-A) submitted by David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)

F. Informational.

1. Director's report.
2. Date of next meeting: September 23, 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

September 9, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.I

(ZP 24-27) Public hearing on a request to rezone the properties located at 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street from GI General Industrial district to R-I, Low Density Residential district, submitted by Community and Economic Development. (Ald. Prestley, District 6)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 9, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(ZP 24-27) Consideration with possible action on a request to rezone the properties located at 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street from GI General Industrial district to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. Prestley, District 6)

BACKGROUND

Primary Address: 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street

Aldersperson/District: Ald. Prestley, District 6

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

Subject: General Industrial (GI) | Single-Family Homes, Two-Family Home and Vacant Land

Surrounding Zoning and Land Uses:

North: Business Park (BP) | Vacant Lots

South: General Industrial (GI) | Mobile Home Court

East: General Industrial (GI) | Mobile Home Court

West: Low Density Residential (RI) | Single Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Low Density Residential uses for this parcel. This rezoning is consistent with this recommendation. The existing zoning, General Industrial, is inconsistent.

Report: The subject area is located on the east side of N Baird Street and south side of Weise Street, just north northwest of the North Baird Trailer Court. This includes five residential lots, ranging in size from 7029 square feet to 22,502 square feet. Of these parcels, two are currently occupied with single-family homes, one has a two-family home, and two are vacant green lots. The existing homes are currently considered legal non-conforming.

Staff views this as a cleanup action. The proposed rezone action would reclassify the two single family homes as permitted uses. The two family home would remain as a legal non-conforming residence. Single and/or two family homes have been on the five lots for decades. Some lots have remained vacant green space as homes were razed in years past. Staff believes future redevelopment of those lots is more akin to low density residential housing rather than a general industrial use. General industrial uses on these small lots directly adjacent to residential housing, while currently permitted, would make for a highly irregular neighborhood dynamic. Additionally, land use bulk requirement standards and setbacks render industrial redevelopment near impossible because of the relationship of residential homes adjacent to all five parcels.

The area to the south is zoned General Industrial but has been a mobile home park for decades. Staff is exploring options for reclassification of the mobile home park to the south and looks to bring forth potential zoning changes in the future to address the current legal non-conforming status of that use in the future.

Due to the future land use designation, geographical relationship to other residential homes, and existing low-density residential uses, staff believes a rezoning to RI is most appropriate for current and future development.

Ald. Prestley and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. No inquiries have been made as of the drafting of this report.

RECOMMENDATION

Staff recommends approval of the rezone of the parcels from GI General Industrial to RI Low Density Residential zoning.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-27 Application
2. 24-27 Property Map



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1512, 1522 N Baird and 1520, 1524, and 1538 Weise Street

Parcel Number(s): 21-624, 21-625, 21-623, 21-622, 21-619

Petitioner(s): City of Green Bay DCED Date: 8/14/2024

Email: jon.leroy@greenbaywi.gov Phone Number: 920.448.3405

Address: 100 N Jefferson St Room 608 City: Green Bay State: WI Zip: 54301

Property Owner: Multiple Phone Number: _____

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Department of Community and Economic Dev., 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: _____

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: waived

Receipt No.: n/a

Zoning Petition No.: ZP 27-24



- Proposed Rezone Parcels
- 200' Property Owner Notice

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

Rezone (GI to R1) Request

1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street



Report to the Green Bay Plan Commission

MEETING DATE

September 9, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.3

(CPA 24-04) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Public future land use to medium-high density residential future land use, submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 9, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.4

(CPA 24-04) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Public future land use to medium-high density residential future land use, submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

Reason for Request: The proposed comprehensive plan amendment would allow for the future rezoning of the property for multiple-family use. The petitioner's goal is to develop a 40 unit multiple-family building on the two parcels.

Surrounding Zoning and Land Uses:

Subject Property: General Commercial (C1) | Vacant

North: Low Density Residential (R-1) | Public Open Space and Wetlands

South: Varied Density Residential (R3) | Vacant

East: Low Density Residential (R-1) | Public Open Space and Wetlands

West: Low Density Residential (R-1) | Vacant

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Park use for this property as well as the properties to the north and east. The Comprehensive Plan recommends Commercial uses on the three other corners of the Finger Rd. and S Huron Rd. intersection.

Report: The request for the Future Land-Use alteration includes two parcels (21-43 & 21-44-1) totaling 1.47 acres/64,120 sq ft of area, located at the northeast corner of S Huron Rd and Finger Rd. The two parcels have approximately 270 feet of frontage on S Huron Rd and approximately 290 feet of front on Finger Rd. It is bordered on the north and east by a steep slope environmentally sensitive areas (ESAs) with a 15-foot drop within a 40 linear foot distance, followed by approximately 6 acres of regional water retention area and the 25.8 acre Finger Road Ball Field. The parcels are currently zoned C-1 General Commercial.

It appears that the petitioner, Zieman Commercial Properties LLC, acquired the property from Johnson Bank in 2021 and has marketed it for commercial purposes. At this time, the petitioner is partnering with a local developer and desires to develop a 40-unit apartment building. For this to be accomplished, the property's zoning designation needs to be changed to a district that allows multiple-family dwellings as the C-1 District allows almost exclusively commercial uses, unless situated above the ground floor. As the properties have the Parks future land-use designation, the petitioner is first requesting the future land-use be changed from Parks to Medium-High Intensity Residential, followed by a request to change the zoning from C-1 General Commercial to R-3 Varied Density Residential (a separate item on this meeting's agenda).

The petitioner contends that multiple-family development on the site would complement nearby residential

development as well as cater to a wide range of potential residents, including those working in the I-43 Business Center. Staff first contacted the Green Bay Parks Department, who informed us that there are no plans to expand the adjacent park to this location and that they had no issue with altering the future land-use designation. Staff then reviewed the request, analyzing the neighboring and nearby current and future land-uses. Staff does not disagree that multiple-family would be suitable for the subject parcels. We also see the value of this intersection being a commercial node and buffer between the primarily residential areas to the north and east and commercial areas to the south and west. Finger Rd. at this location is a substantial border between these uses and staff does not want to remove the possibility of mixed-use development being permitted here. Therefore, we are not recommending the Future Land-Use to be Medium-High Intensity Residential but to Medium Intensity Retail, Office and Housing. In this way, a zone change to a mixed use district can be placed on the properties that not only would allow multiple-family residential but would accommodate a mixed residential-commercial use or a straight commercial use as the market dictates now or in the future.

Ald. Hutchison, the McAuliffe Park Neighborhood Association and property owners within 200 ft. have been notified of the meeting by mail and a zoning action pending sign has been placed on the property per Plan Commission policy. Staff has not received any inquiries about the request as of the drafting of this report.

RECOMMENDATION

Approval of amending the Comprehensive Plan future land use from Parks use to Medium Intensity Retail, Office and Housing.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-28 Map
2. 24-28 Application and Submission



Proposed Actions



200' Property Owner Notice

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Map prepared by DB

**CPA 24-04 and ZP 24-28
Proposed Comprehensive Plan
Amendment and Zone Change
at 3315-3319 Finger Rd**





City of Green Bay Plan Commission
Date: 8-14-2024

To whom this may concern:

Zieman Commercial Properties is teaming up with GB Real Estate Investments, LLC, to develop a proposed 40 unit multifamily apartment building on two tax parcels that Zieman Commercial Properties, LLC currently owns at the NEC of Huron and Finger Roads.

This brief narrative is being submitted concurrently as requested in the formal *RFCA*.

We are requesting that the City of Green Bay rezone the properties to R-3 to allow for multifamily development to occur on the site. When combined, the parcels will create a 1.47-acre site hugging this corner. The site is currently vacant and zoned commercial, situated west of the city ball fields.

(As part of the overall permitting process, we will request that a lot combination formally be approved to combine the two parcels into one).

Multifamily development on this site would complement nearby residential development, as well as cater to a wide range of potential residents—including those working in the nearby I-43 Business Center.

The proposed 40-unit building would be 60 x 250 in length and width, which fits nicely on this site with ample parking and a water retention pond to the north.

Ted Zieman

Zieman Commercial Properties, LLC
President

S HURON RD

100

80

FINGER RD

ZIEMAN COMMERCIAL
PROPERTIES LLC

ZIEMAN COMMERCIAL
PROPERTIES LLC

ZIEMAN COMMERCIAL
PROPERTIES LLC

GREEN BAY
CITY OF

21-44
J08658-32
25.811 AC

229.02

21-4
J00951
0.075

100.00' 40.00' 100.00'

100.00' 135.00'

1-44-1
J00554
29.3 AC

205.50' SW

135.00'



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: 3315 & 3319 Finger Road

Parcel Number(s): 21-43 & 21-44-1

Petitioner(s): Zieman Commercial Properties, LLC

Date: 8-13-24

Email: ted@ziemanproperties.com

Phone Number: 920-246-8475

Address: 4218 Willow Brook Road

City: De Pere

State: WI

Zip: 54115

Property Owner: Zieman Commercial Properties, LLC

Phone Number: 920-246-8475

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Ted Zieman, 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)
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- ☐ 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)
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- ☐ 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)
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- ☐ 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: _____

Statement of Authority

Date: 8-13-24

Petitioner Signature(s): _____

Ted Zieman

Checklist of required attachments:

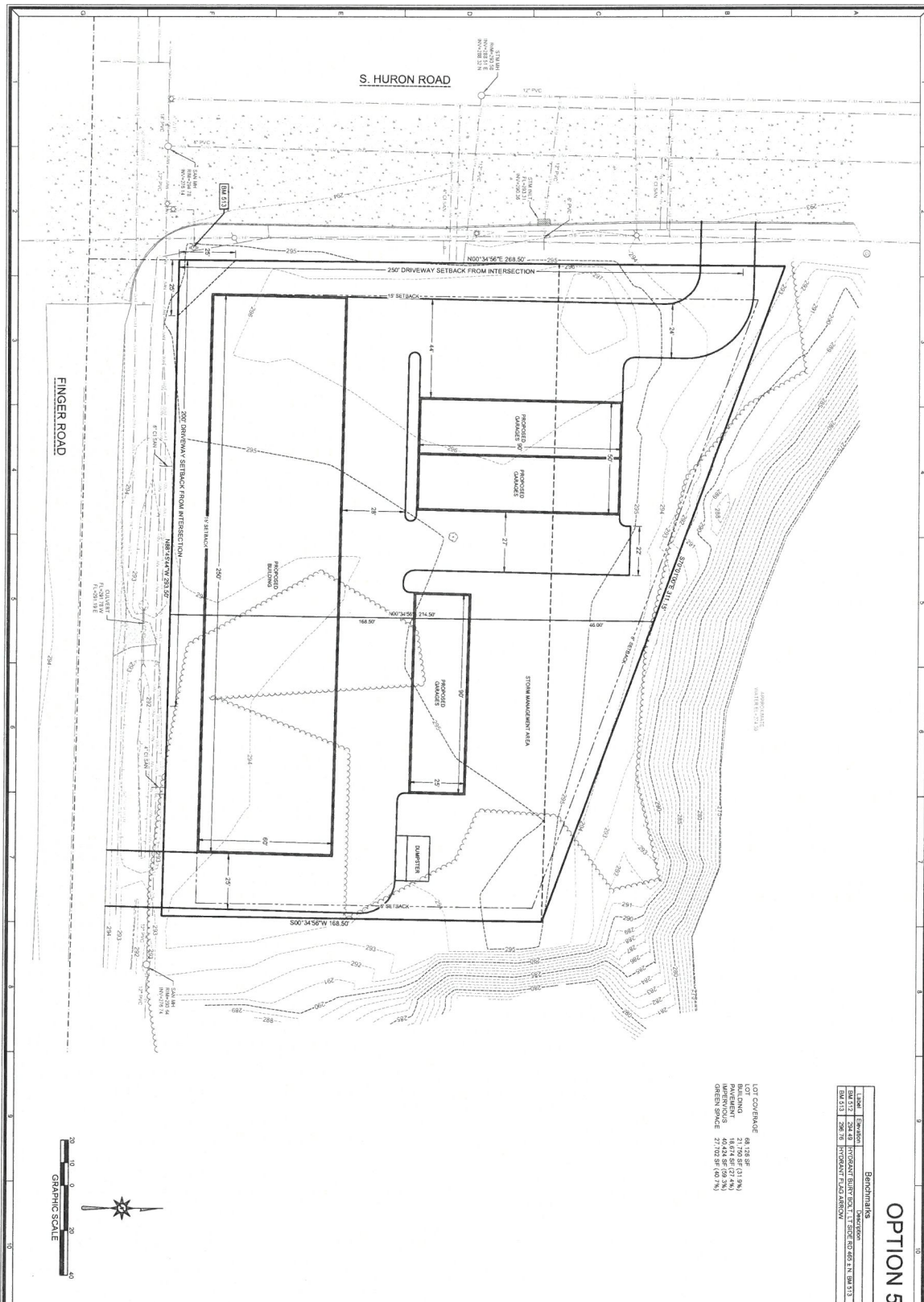
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

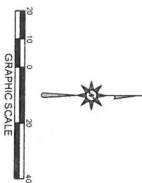
Zoning Petition No.: _____



OPTION 5

Benchmarks	
Label	Description
BM 512	HYDRANT BURY BOL., LT SIDE RD 605 & N BM 513
BM 513	HYDRANT FLAG ARROW

LOT COVERAGE	68,126 SF
BUILDING	21,750 SF (31.9%)
PAVEMENT	18,674 SF (27.4%)
IMPERVIOUS	40,424 SF (59.3%)
GREEN SPACE	27,702 SF (40.7%)

[illegible]

ZIEMAN PROPERTIES
FINGER ROAD

CONCEPTUAL SITE PLAN

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

New I-43 Business Park-Area Multifamily Development



Proudly offered by:
GB Real Estate Investments, LLC
Zieman Commercial Properties, LLC



This is a similar development that was recently done in Kaukauna that we will model this project after. Pictures are for example reference only.





Report to the Green Bay Plan Commission

MEETING DATE

September 9, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(ZP 24-28) Public Hearing on a request for a rezone at 3315 and 3319 Finger Road from General Commercial (C1) to Varied Density Residential (R3) submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 9, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(ZP 24-28) Consideration with possible action on a request for a rezone at 3315 and 3319 Finger Road from General Commercial (C1) to Varied Density Residential (R3) submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

Reason for Request: The proposed zone change would permit the development of multiple-family use. The petitioner's goal is to develop a 40 unit multiple-family building on the two parcels.

Surrounding Zoning and Land Uses:

Subject Property: General Commercial (C1) | Vacant

North: Low Density Residential (R-1) | Public Open Space and Wetlands

South: Varied Density Residential (R3) | Vacant

East: Low Density Residential (R-1) | Public Open Space and Wetlands

West: Low Density Residential (R-1) | Vacant

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Park use for this property as well as the properties to the north and east. The comp plan recommends Commercial uses on the three other corners of the Finger Rd. and S Huron Rd. intersection.

Report: The request for the Future Land-Use alteration includes two parcels (21-43 & 21-44-1) totaling 1.47 acres/64,120 sq ft of area, located at the northeast corner of S Huron Rd and Finger Rd. The two parcels have approximately 270 feet of frontage on S Huron Rd and approximately 290 feet of front on Finger Rd. It is bordered on the north and east by a steep slope environmentally sensitive areas (ESAs) with a 15-foot drop within a 40 linear foot distance, followed by approximately 6 acres of regional water retention area and the 25.8-acre Finger Road Ball Field. The parcels are currently zoned C-1 General Commercial.

It appears that the petitioner, Zieman Commercial Properties LLC, acquired the property from Johnson Bank in 2021 and has marketed it for commercial purposes. At this time, the petitioner is partnering with a local developer and desires to develop a 40-unit apartment building. For this to be accomplished, the property's zoning designation needs to be changed to a district that allows multiple-family dwellings as the C-1 District allows almost exclusively commercial uses, unless situated above the ground floor. As the properties have the Parks future land-use designation, the petitioner is first requesting the future land-use be changed from Parks to Medium-High Intensity Residential (a separate item on this meeting's agenda) followed by this request to change the zoning from C-1 General Commercial to R-3 Varied Density Residential.

The petitioner contends that multiple-family development on the site would complement nearby residential development as well as cater to a wide range of potential residents, including those working in the I-43

Business Center. Staff reviewed the request, analyzing the neighboring and nearby zoning. Staff does not disagree that multiple-family would be suitable for the subject parcels. We also see the value of this intersection being a commercial node and buffer between the primarily residential areas to the north and east and commercial areas to the south and west. Finger Rd at this location is a substantial border between these uses and has almost 600 feet of arterial roadway frontage, so staff does not want to remove the possibility of commercial or mixed-use development being permitted here. Therefore, we recommend the Future Land-Use to be Medium Intensity Retail, Office and Housing. In this way, the zone change can be to a mixed-use district that would not only allow multiple-family residential, but would accommodate a mixed residential-commercial use or a straight commercial use as the market dictates now or in the future. Staff is recommending the properties zoning be changed from C-I General Commercial to NC Neighborhood Commercial. The NC Neighborhood Commercial District permits multiple-family uses at the same density as the R-3 Varied Density District but also allows mixed-use and many other non-residential uses such as offices, accommodation and food service, commercial recreation and entertainment, and service and retail businesses.

Ald. Hutchison, the McAuliffe Park Neighborhood Association and property owners within 200 ft. have been notified of the meeting by mail and a zoning action pending sign has been placed on the property per Plan Commission policy. Staff has not received any inquiries about the request as of the drafting of this report.

RECOMMENDATION

Approval of the request to rezone the property from General Commercial (CI) to Neighborhood Commercial District (NC).

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-28 Map
2. 24-28 Application and Submission



200' Property Owner Notice

**CPA 24-04 and ZP 24-28
Proposed Comprehensive Plan
Amendment and Zone Change
at 3315-3319 Finger Rd**





City of Green Bay Plan Commission
Date: 8-14-2024

To whom this may concern:

Zieman Commercial Properties is teaming up with GB Real Estate Investments, LLC, to develop a proposed 40 unit multifamily apartment building on two tax parcels that Zieman Commercial Properties, LLC currently owns at the NEC of Huron and Finger Roads.

This brief narrative is being submitted concurrently as requested in the formal *RFCA*.

We are requesting that the City of Green Bay rezone the properties to R-3 to allow for multifamily development to occur on the site. When combined, the parcels will create a 1.47-acre site hugging this corner. The site is currently vacant and zoned commercial, situated west of the city ball fields.

(As part of the overall permitting process, we will request that a lot combination formally be approved to combine the two parcels into one).

Multifamily development on this site would complement nearby residential development, as well as cater to a wide range of potential residents—including those working in the nearby I-43 Business Center.

The proposed 40-unit building would be 60 x 250 in length and width, which fits nicely on this site with ample parking and a water retention pond to the north.

Ted Zieman

Zieman Commercial Properties, LLC
President

21-44
J08658-32
25.811 AC

SHURON RD

100

8

~~FINGER RD~~

ZIEMAN COMMERCIAL PROPERTIES LLC

ZIEMAN COMMERCIAL
PROPERTIES LLC

ZIEMAN COMMERCIAL
PROPERTIES LLC

GREEN BAY
CITY OF



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
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Green Bay, WI 54301-5026
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Location of Property: 3315 & 3319 Finger Road

Parcel Number(s): 21-43 & 21-44-1

Petitioner(s): Zieman Commercial Properties, LLC

Date: 8-13-24

Email: ted@ziemanproperties.com

Phone Number: 920-246-8475

Address: 4218 Willow Brook Road

City: De Pere

State: WI

Zip: 54115

Property Owner: Zieman Commercial Properties, LLC

Phone Number: 920-246-8475

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Ted Zieman, 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: _____

Statement of Authority

Date: 8-13-24

Petitioner Signature(s): _____

Ted Zieman

Checklist of required attachments:

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

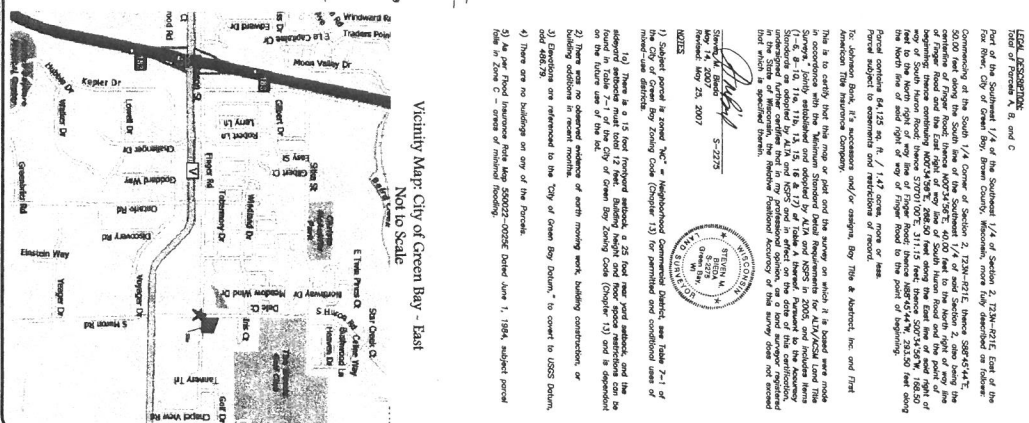
For office use only:

Review Fee: _____

Receipt No.: _____

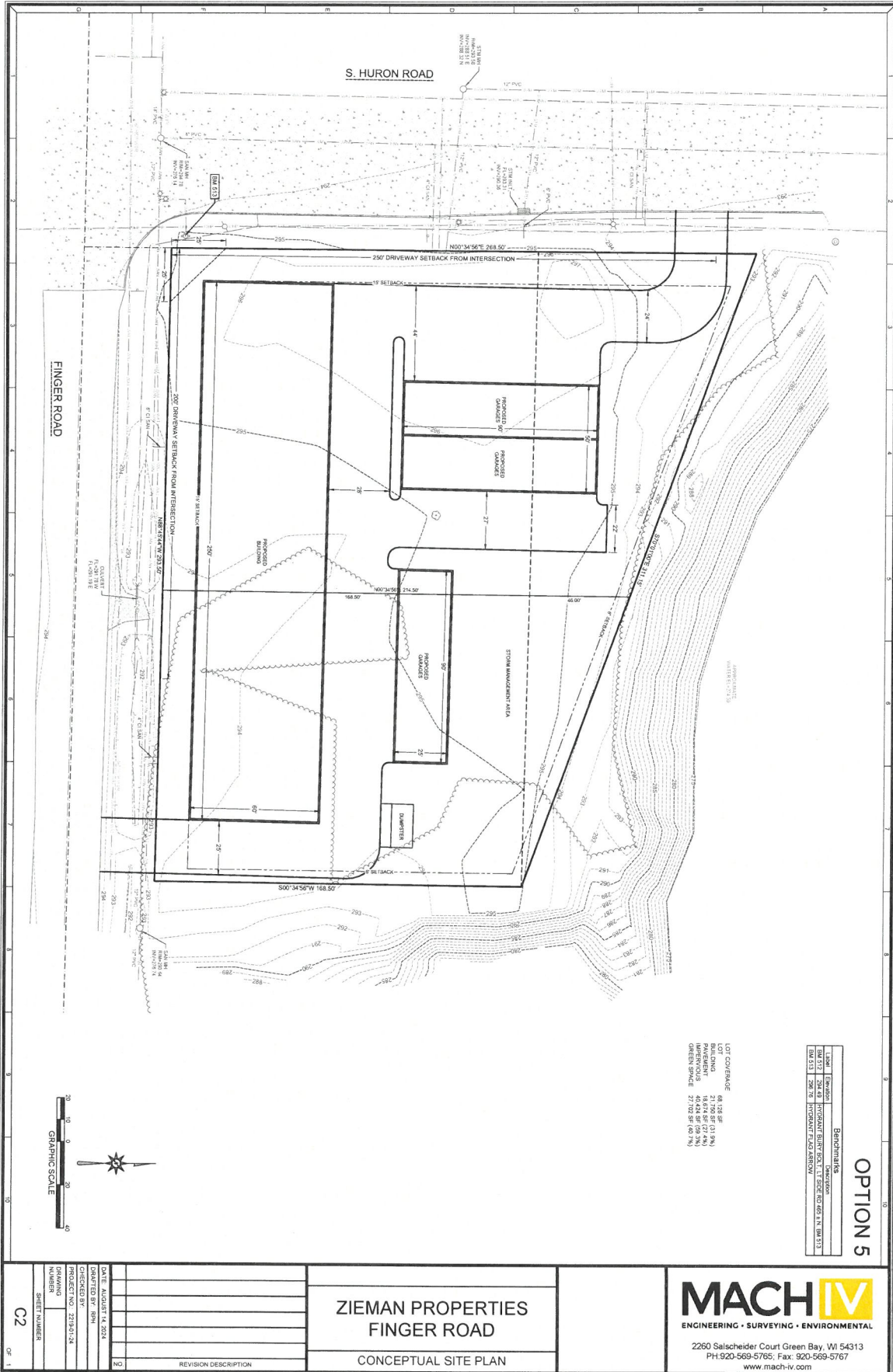
Zoning Petition No.: _____

*Part of the Southwest 1/4 of the Southeast 1/4 of Section 2, T23N-R21
Fox River, City of Green Bay, Brown County, Wisconsin*



DRAINAGE S-1616	SHEET NO. 1 of 1	PROJECT NO. J-19306	SCALE: 1" = 30'		DRAWN BY: DBT	ALTA/ACSM Land Title Survey Johnson Bank	ABUSE OF THIS DOCUMENT All rights including copyrights are reserved by M.A. & Associates, Inc. and no portion of this document or any of the information contained herein may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of M.A. & Associates, Inc.	CIVILITY TREATMENT The undersigned warrants that all survey information has been obtained from field survey information and nothing is being drilled. The surveyor does not warrant that the subject property will be drilled. The surveyor does not warrant that the subject property will be drilled. The surveyor does not warrant that the subject property will be drilled. The surveyor does not warrant that the subject property will be drilled.	 Mau & Associates LAND SURVEYING CIVIL & WATER RESOURCES 400 Security Boulevard • Phone: 920-434-9677
			TIE PACIFIC NO. 21-43 & 21-44-1						

Associates—
ING & PLANNING
SOURCE ENGINEERING
 Green Bay, Wisconsin 54313
 Tel: 920-434-9672



New I-43 Business Park-Area Multifamily Development



Proudly offered by:

*GB Real Estate Investments, LLC
Zieman Commercial Properties, LLC*



This is a similar development that was recently done in Kaukauna that we will model this project after. Pictures are for example reference only.





Report to the Green Bay Plan Commission

MEETING DATE

September 9, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.7

(ZP 24-29) Public hearing on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 418 Fourth Street (Parcel 2-176), 400 block of Fourth Street (Parcel 2-177), 821 S Chestnut Avenue (Parcel 2-178), and 815 S Chestnut Avenue (Parcel 2-178-A) submitted by David Erickson of Neighborworks Green Bay, applicant; City of 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

September 9, 2024

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.8

(ZP 24-29) Consideration with possible action on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 418 Fourth Street (Parcel 2-176), 400 block of Fourth Street (Parcel 2-177), 821 S Chestnut Avenue (Parcel 2-178), and 815 S Chestnut Avenue (Parcel 2-178-A) submitted by David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)

BACKGROUND

Primary Address: 418 4th Street, 400 Block of 4th Street, 821 S. Chestnut Avenue, and 815 S. Chestnut Avenue

Aldersperson/District: Ald. Johnson, District 9

Reason for Request: To establish a two-family use (semi-detached) in the Office-Residential (OR) District

Surrounding Zoning and Land Uses:

Subject: Office-Residential (OR) | Vacant and Garage

North: None; Right-of-Way (Broadway/Mason Ramp)

South: Office-Residential (OR) | Single and Two-Family Homes

East: General Commercial (C-1) | Vacant and Commercial Uses

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

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for Medium Intensity Retail, Office or Housing. The CUP request is consistent with the recommendations of the Comprehensive Plan.

Report: The subject request is located on the northeast corner of S. Chestnut Avenue and 4th Street and is zoned Office-Residential (OR). The affected parcels include 418 4th Street, 400 Block of 4th Street, 821 S. Chestnut Avenue, and 815 S. Chestnut Avenue. The four parcels are owned by the Redevelopment Authority (RDA) of the City of Green Bay. Neighborworks has a Developer's Agreement in place with the RDA for these parcels. Neighborworks is proposing to combine the parcels into one large parcel and build one, five-unit building and one, two-unit building. These will be owner-occupied and platted as a condominium, which is an update to the submitted narrative. The two-unit building requires a Conditional Use Permit (CUP) in the OR zoning district. The OR zoning district encourages higher density residential uses, which is why single and two-family dwellings require a CUP but three or more-unit buildings are permitted by right.

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

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

The OR zoning district is a transitional mixed-use district. In this case, the subject property serves as a transition from the General Commercial District (C-1) on Broadway to the Low-Density Residential District west of S. Chestnut. Staff believes the two-family, semi-detached dwelling, together with the other five-unit building proposed on the site, achieves the desired density for housing in the OR zoning district. Table 18-3 in the 2022 Smart Growth Plan states that the desired density for Medium-High Density Housing is expected to be greater than 8 units per acre. This development is on 0.45 acres and will have 7 units. Furthermore, staff feels the project meets the CUP criteria for approval.

Ald. Johnson 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 the following conditions:

1. The subject site has a minimum of seven total units (1, 5-unit building and 1, 2-unit building).
2. Compliance with the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-29 Application
2. ZP 24-29 Map
3. ZP 24-29 Narrative and Site Plan
4. Table 18-3, 2022 Smart Growth Plan



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: Northeast corner of 4th Street and S. Chestnut Avenue

Parcel Number(s): 2-176,2-177,2-178,2-178-A

Petitioner(s): NeighborWorks Green Bay Date: 8/1/2024

Email: david@nwggreenbay.org Phone Number: 920-593-3709

Address: 437 S. Jackson Street City: Green Bay State: WI Zip: 54301

Property Owner: City of Green Bay Redevelopment Authority Phone Number: 920-448-3400

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, David Erickson for NeighborWorks Green Bay, 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)
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- ☐ 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)
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- ☐ 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: _____

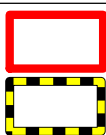
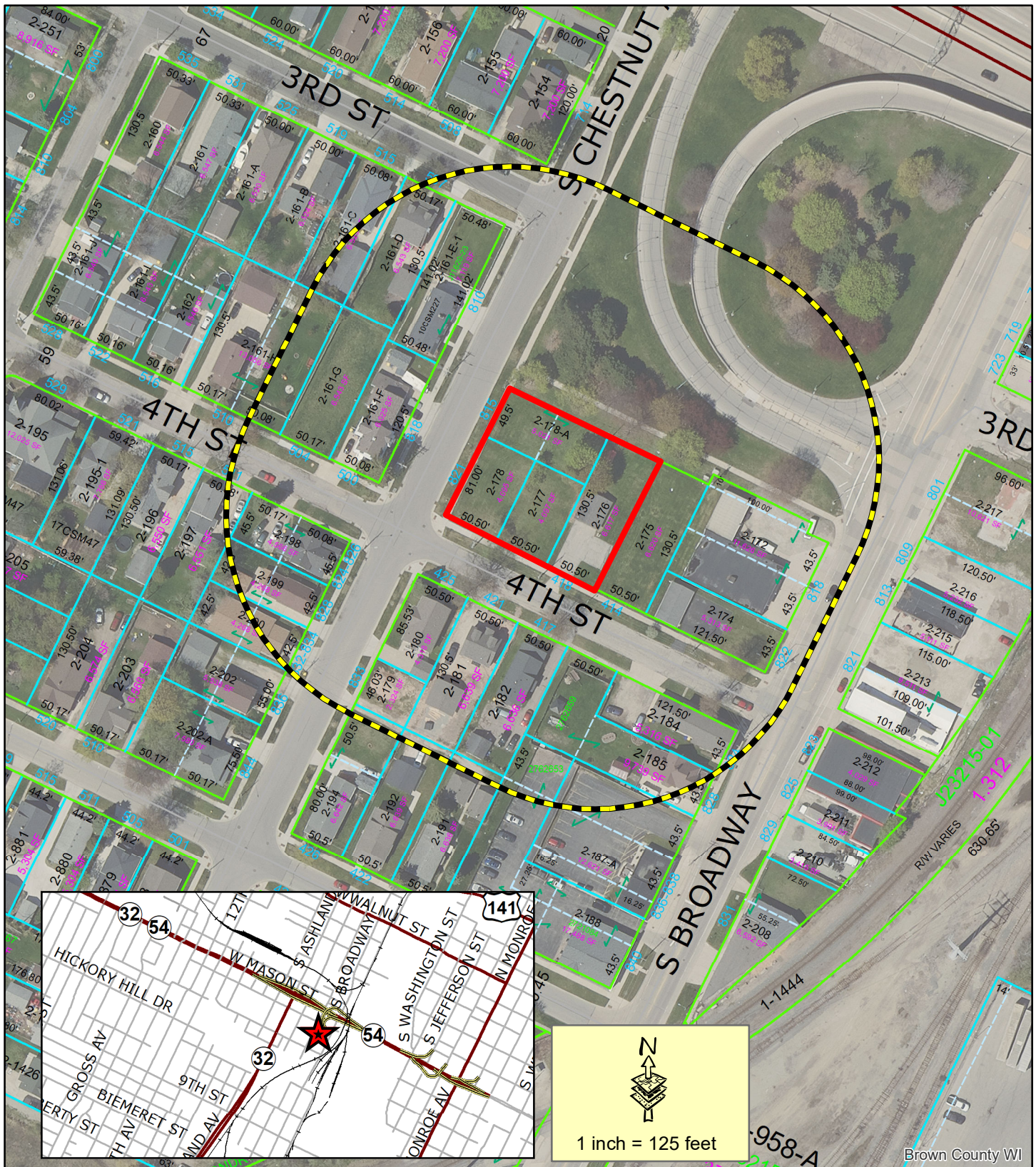
Petitioner Signature(s): David Erickson Digitally signed by David Erickson, DN: cn=David Erickson, o=City of Green Bay, ou=City of Green Bay, email=david@nwggreenbay.org, c=US

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.: _____



Subject Area

200' Property Owner Notice

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

JP 24-29

**Conditional Use Permit at
418 4th St, 400 Block of 4th St,
821 S. Chestnut Ave,
815 S. Chestnut Ave**



August 1, 2024

Director Renier-Wigg and members of the Plan Commission
Community and Economic Development Department
100 North Jefferson Street Rm 608
Green Bay, WI 54301-5026

**Re: Conditional Use Permit Request at 4th Street and S. Chestnut Ave, Parcels 2-176, 2-177, 2-178, 2-178-A
Green Bay, WI**

Director Renier-Wigg and members of the Plan Commission,

Please accept the attached Conditional Use Permit request and supporting documents at the northeast corner of 4th Street and S. Chestnut Avenue, (Parcel ID is 2-176, 2-177, 2-178, 2-178-A) with the legal description(s) below. The property is currently owned by The City of Green Bay Redevelopment Authority the zoned OR-Office, Residential with a conditional use permit required.

Legal Description –

Tanks 1st Addition, Blk. H.

- Parcel #2-176, Lot 86 (6,617 Sq. Ft.)
- Parcel #2-177, Lot 87 (4,097 Sq. Ft.)
- Parcel #2-178, Lot 88 (4,095 Sq. Ft.)
- Parcel #2-178-A, Lot 87 (5,021 Sq. Ft.)

As shown in the documents attached, we have developed design and construction documents for a new, seven-unit, zero-lot line, owner occupied, townhome development at the northeast corner of 4th Street South and S. Chestnut Avenue. Each unit will consist of 3-bedrooms, 2.5 bath, and a 2-car garage. Each residence has approximately 1,800 square feet of conditioned space. (See attached preliminary site plan/vicinity map, floor plans and exterior elevations of the area under review).

Based on the OR zoning at these parcel(s), a conditional use permit is required for the 2-unit duplex facing 4th Street South.

NeighborWorks Green Bay has been active in the rental and homeownership market in this neighborhood, and we are excited to bring new, single-family, townhome construction to this neighborhood. A key component of this development includes marketing 4 of the 7 townhomes to households meeting affordability requirements based on HUD guidelines.

Thank you for your consideration.

Sincerely,



David W. Erickson, RA

Director of Real Estate Development

NeighborWorks Green Bay

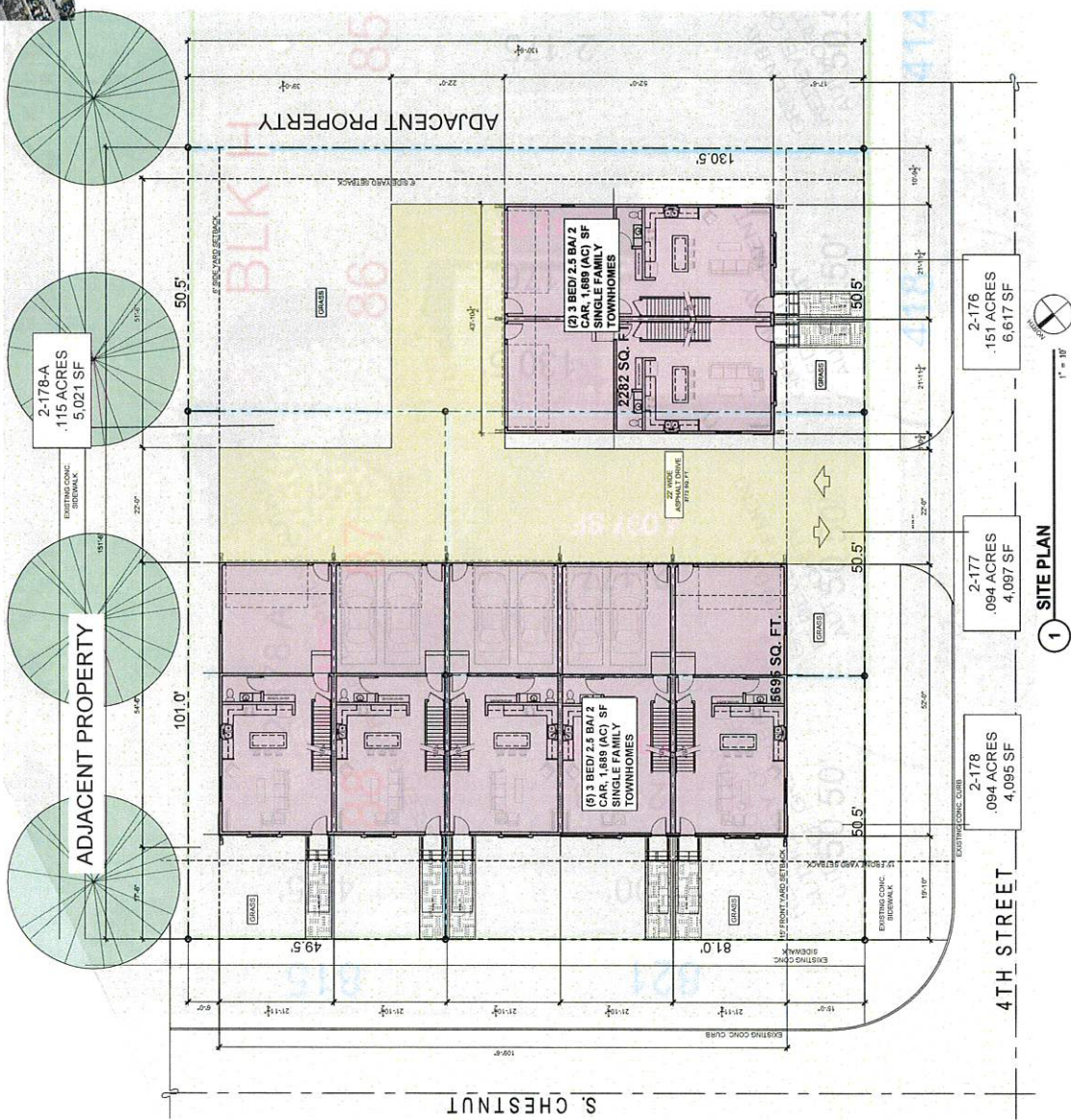
Email david@nwg reenbay.org

NeighborWorks Green Bay is a donor-supported 501(c)(3) organization.



(920) 448-6480

www.browncountywi.gov



4th Street MULTI-FAMILY
DEVELOPMENT
V.21K.7.2 - (7) Side x Side Residence
Green Bay, WI 54301
Parcels 2-176, 2-177, 2-178, 2-178-A

NOT FOR CONSTRUCTION

ISSUE DATE: 8/1/2024

ISSUED FOR: REVIEW

REVISION LOG

MECHWORKWORKS GREEN BAY

△ △ △

4th Street Multi-Family
GREEN BAY, WI
PROJECT NAME
SHEET NAME
SHEET NUMBER

SITE PLAN

PROJECT NUMBER: -
DRAWN BY: DE
CHECKED BY: TD
SCALE: AS NOTED

0.20

SQUARE FOOTAGE CALCULATIONS		"PER UNIT UNFINISHED BASEMENT"
MAIN LEVEL AC	869.9 SQ. FT.	
UPPER LEVEL AC	1,033.160 FT.	
TOTAL AC	1,903.160 FT.	
LOWER LEVEL NON AC**	870.9 SQ. FT.	
PORCHES NON AC	146.9 SQ. FT.	
DARCHE NON AC	444.9 SQ. FT.	
TOTAL NON AC	1,262.6 SQ. FT.	
GRAND TOTAL*	3,099.7 SQ. FT.	
(AC + NON AC)		

4th Street MULTI-FAMILY
DEVELOPMENT
7.2 - (7) Side x Side Residence
Green Bay, WI 54301
Parcels 2-176, 2-177, 2-178, 2-178-A

NOT FOR CONSTRUCTION

ISSUE DATE- 04/2024

ISSUED FOR: REVIEW
ISSUE DATE: 07/12/2024

REVISION

© NEIGHBORWORKS GREEN BAY

4th Street Multi-Family
GREEN BAY, WI

PROJECT NAME

UPPER LEVEL PLAN

BUILDING A

SHEET NAME

PROJECT NUMBER: -

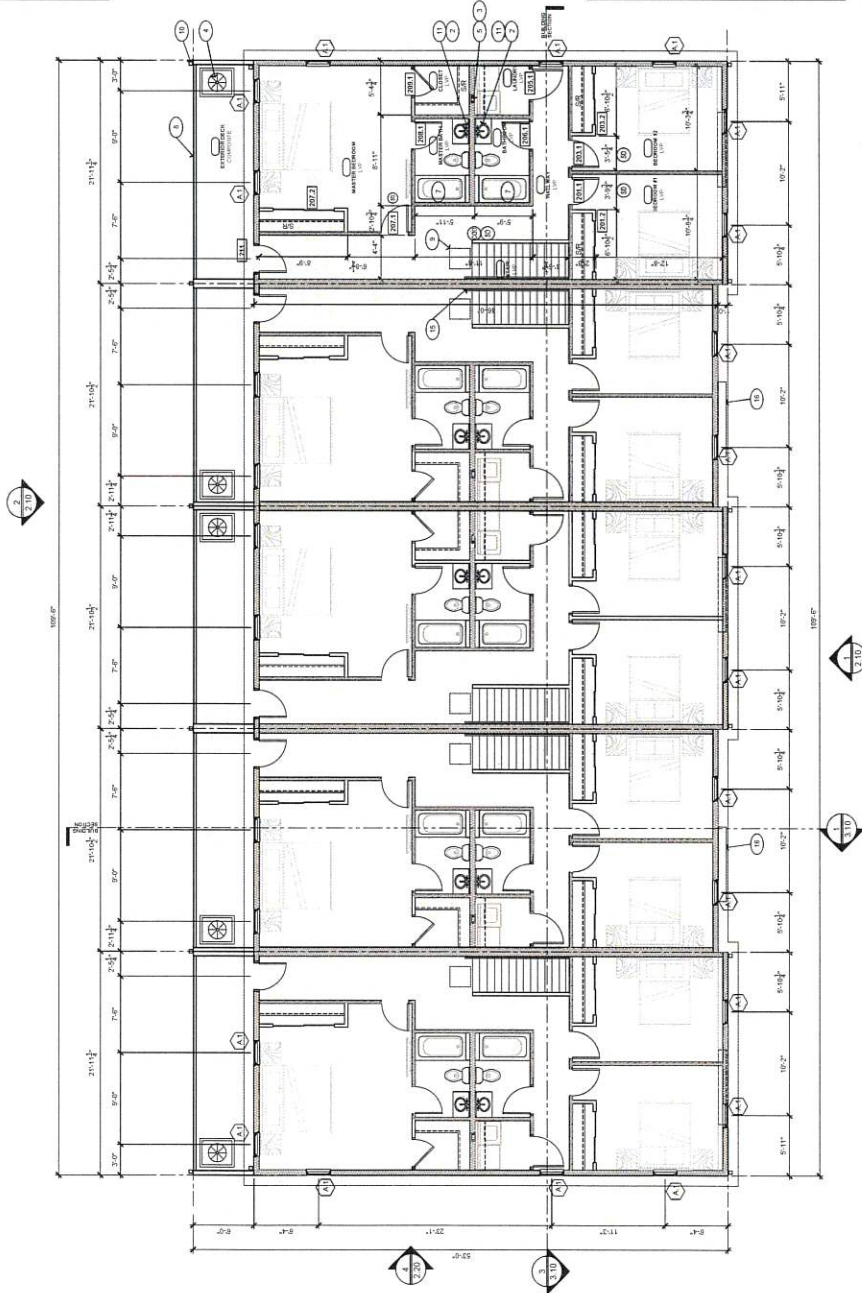
DRAWN BY: DE
CHECKED BY: TL

SCALE: AS NOTED

1.20a

CONCLUSIONS

Journal of Management Inquiry



KEY NOTES

⊗ REFERENCED BY THIS SYMBOL. NOTE: NOT ALL

NOTES APPLY TO THIS SHEET.

BOOKS RECEIVED

DOOR SCHEDULE	
DOOR #	DOOR SIZE

	3'-0" x 6'-6"	A
100.1		

101.1	$2 \times 10^{-6} \times 6 \times 10^{-6}$	0
103.1	$2 \times 10^{-6} \times 6 \times 10^{-6}$	0

104.1	16°-0' ± 7'-0"	D
104.2	9°-0' ± 6'-0"	A

104.3	$\beta = 0^\circ$ to $6^\circ - 8^\circ$	A
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201.1	2'-8" x 6'-8"	0
201.2	2'-6" x 6'-8" PR. BYPASS	0

203.1	2'-8" x 6'-8"	8
203.2	2'-8" x 6'-8"	8

205.1	3'-0" x 6'-0"	B
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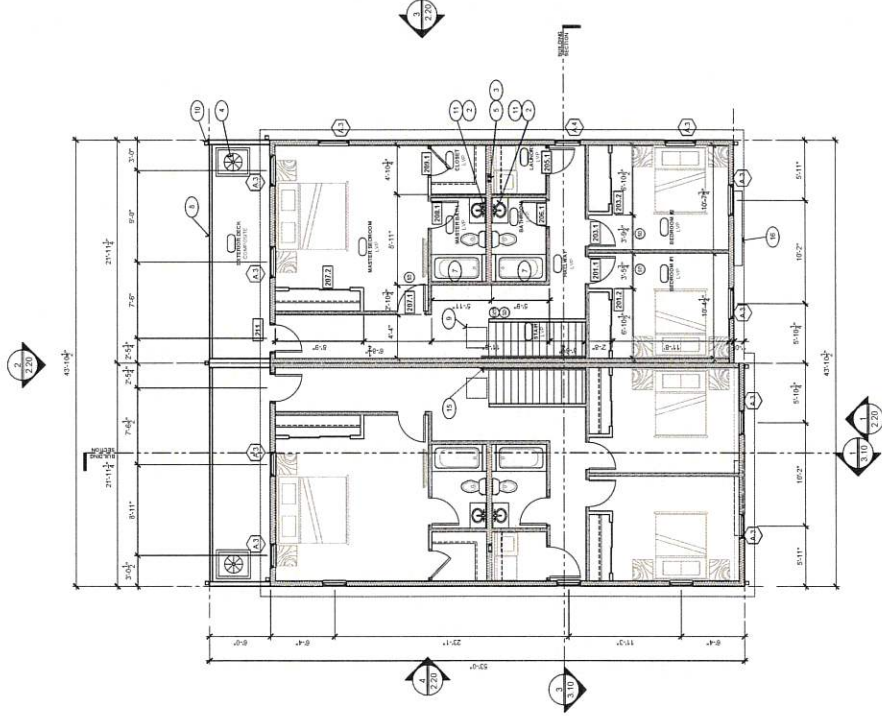
206.1	2'-8" x 6'-6"	8
207.1	2'-8" x 6'-6"	8

207.2	3'-0" x 6'-8" PR. BYPASS	B
208.5	4'-0" x 6'-8" PR. BYPASS	B

209.1	$2^{\circ}-8^{\circ} \times 6^{\circ}-8^{\circ}$	8
-------	--	---

21	5'-0" x 6'-0"	A
----	---------------	---

SQUARE FOOTAGE CALCULATIONS	
MAIN LEVEL AC	880.00 SQ. FT.
UPPER LEVEL AC	1,063.10 SQ. FT.
TOTAL AC	1,943.10 SQ. FT.
LOWER LEVEL NON AC**	810.00 SQ. FT.
PORCHES NON AC	146.00 SQ. FT.
GARAGE NON AC	464.00 SQ. FT.
TOTAL NON AC	1,380.00 SQ. FT.
GRAND TOTAL*	3,323.10 SQ. FT.
ACROSS SECTION	
**USE FINISHED BASEMENT	



- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- 1 UPPER LEVEL PLAN - BLDG. B**
- 3/16\" = 1'-0"**
- DOOR TYPES**
- A. EXTERIOR DOOR: MTL. CLAD, PREFINISHED
 - B. INTERIOR DOOR: SOLID CORE WOOD, PAINT GRADE
 - C. OVERHEAD DOOR: PREFINISHED
- WINDOW TYPES**
- DOUBLE HUNG: VINYL CLAD INTERIOR, PREFINISHED
 - DOUBLE HUNG: VINYL CLAD INTERIOR, PREFINISHED
- KEY NOTES**
- 1. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 2. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 3. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 4. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 5. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 6. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 7. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 8. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 9. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 10. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 11. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 12. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 13. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 14. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 15. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 16. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - 17. SEE WINDOW SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.

DOOR SCHEDULE	
DOOR	DOOR TYPE
101.1	5'-0\" x 8'-0\" A
101.2	5'-0\" x 8'-0\" A
101.3	5'-0\" x 8'-0\" A
101.4	5'-0\" x 8'-0\" A
101.5	5'-0\" x 8'-0\" A
101.6	5'-0\" x 8'-0\" A
101.7	5'-0\" x 8'-0\" A
101.8	5'-0\" x 8'-0\" A
101.9	5'-0\" x 8'-0\" A
101.10	5'-0\" x 8'-0\" A
101.11	5'-0\" x 8'-0\" A
101.12	5'-0\" x 8'-0\" A
101.13	5'-0\" x 8'-0\" A
101.14	5'-0\" x 8'-0\" A
101.15	5'-0\" x 8'-0\" A
101.16	5'-0\" x 8'-0\" A
101.17	5'-0\" x 8'-0\" A
101.18	5'-0\" x 8'-0\" A
101.19	5'-0\" x 8'-0\" A
101.20	5'-0\" x 8'-0\" A
101.21	5'-0\" x 8'-0\" A
101.22	5'-0\" x 8'-0\" A
101.23	5'-0\" x 8'-0\" A
101.24	5'-0\" x 8'-0\" A
101.25	5'-0\" x 8'-0\" A
101.26	5'-0\" x 8'-0\" A
101.27	5'-0\" x 8'-0\" A
101.28	5'-0\" x 8'-0\" A
101.29	5'-0\" x 8'-0\" A
101.30	5'-0\" x 8'-0\" A

4th Street Multi-Family
DEVELOPMENT
v.21j.7.2 - (7) Side x Side Residence
Green Bay, WI 54301
Parcels 2-176, 2-177, 2-178, 2-178-A

NOT FOR CONSTRUCTION
ISSUE DATE: 8/1/2024
ISSUED FOR: REVIEW
REVISION LOG
PROJECT NAME: 4th Street Multi-Family
PROJECT NO.: 2024-001
DRAWN BY: DE
CHECKED BY: TO
SCALE: AS NOTED
SHEET NUMBER: 1.20b

1. DIMENSIONAL SHINKLES OVER SYNTHETIC MEMBRANE
2. 4" TRIM TYP. AT JAMBS AND SILLS U.O.N. PAINT
3. EXTERIOR SIDING (VINYL OR CEMENT) OVER BUILDING WRAP OVER SHEATHING (BOARD AND BATT) PATTERN
4. W/L CLAD DOORS
5. PRE-FINISHED ALUMINUM FASCIA
6. BRICK VENEER AND MAGNIFY CAP
7. GUTTER AND DOWNSPOUT
8. COMPOSITE DECK AND STAIR
9. 8" TRIM PAINT
10. LAWN VENT
11. VINYL CLAD WINDOW AS SPECIFIED
12. HANDICAP PANEL EING PAINT OR INTEGRAL COLOR
13. 3" TRIM PAINT
14. DECORATIVE BRACKET

Table 18-3: Land Use Plan Categories and Proposed Zoning Map Categories

Land Use Plan Map Category	Land Uses	Potential Zoning Districts
Low Density Housing	The Low Density Housing category includes single-family housing and limited two-family housing plus currently existing small neighborhood-oriented retail or service businesses. Allowable densities range from approximately 4 to 8 housing units per gross acre, with lot sizes in the range of 5,000 to 13,000 square feet.	R1A Low Density Residential R1B Low Density Residential
Low and Medium Density Housing	This category includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances and not more than 8 housing units per building. Allowable densities range up to approximately 10 housing units per gross acre.	R1B Low Density Residential R2 Medium Density Residential
Medium and High Density Housing	Townhouses. 4-, 6- and 8-unit buildings with individual exterior entrances, and all forms of apartment buildings are included in this category, which has been located where there is good traffic access, between Low-Density Housing and non-residential land uses, and at high-amenity locations such as the greenways or parkways. The density is expected to be greater than 8 housing units per net acre.	R2 Medium Density Residential R3 Varied Density Residential
Traditional Neighborhood Development	This category includes a variety of housing units, types and densities along with small-scale retail businesses and offices, sometimes in mixed-use buildings. All buildings are set close to the sidewalk with doors and windows facing the street. Parking is to the rear. Streets are narrow and include sidewalks and trees in the terrace. Parks and other public spaces are carefully designed as neighborhood focal points.	NC Neighborhood Center TND Traditional Neighborhood Development
Medium Intensity Retail, Office or Housing	This mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections and along certain road corridors. It is not possible in this plan to indicate exactly which land parcels should be designated for each of these land uses; that determination should be made as the zoning maps are refined and as development applications come forward. Since these land uses may have differing impacts on adjacent low-density housing and on traffic generation, the site planning guidelines of this plan and the regulations of the zoning ordinance must be observed during the site planning process. Consistent with the plan policy of generally increasing the compactness of urban development, housing may be combined in the same building or closely integrated on the same site with retail or office space.	OR Office Residential NC Neighborhood Center D Downtown General Commercial

Land Use Plan Map Category	Land Uses	Potential Zoning Districts
High Intensity Retail, Office or Housing	This category is similar to the Medium Intensity Retail, Office and Housing category except that the density and intensity of land development is expected to be greater. Policies call for mixed- and multiple-land uses on any given site, with major consideration given to creating attractive pedestrian spaces and streetscapes, and shared or public open spaces.	OR Office Residential D Downtown C1 General Commercial
Commercial	Businesses providing retail trade or services for individuals or businesses.	C1 General Commercial C2 Highway Commercial C3 Community Center Commercial
Downtown	This land use category allows and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings with strong pedestrian orientations.	D Downtown
Business Park	Office buildings, office-showroom, and light industrial buildings in landscaped “campus” settings with hidden truck docks and no outdoor storage are allowed in this category. This category is intended to be a more attractive alternative to conventional light industrial areas. The emphasis is on the office instead of the industrial component.	BP Business Park
Light Industry, Office and Office-Warehouse	Manufacturing, assembly, office and warehousing activities are included in this category.	LI Light Industrial
General Industry, Transportation and Utilities	This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, outdoor truck parking, the power plant and the sewage treatment plant.	GI General Industrial
Schools	Includes public and private schools and colleges	P Public I Institutional
Other Public and Semi-Public Buildings	This category includes public buildings and public facilities, buildings for private organizations that are supported heavily by public funds and donations (e.g., museums), hospitals and closely associated medical clinics (even though they may be privately owned), places of worship and cemeteries.	P Public I Institutional C Conservancy
Park	Public parks.	P Public
Wetland and Private Open Space	Public or private land determined to be a wetland under the state or federal regulations and protected from development; major private open spaces such as golf courses.	Conservancy



Report to the Green Bay Plan Commission

MEETING DATE

September 9, 2024

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None