



AGENDA OF THE COMMON COUNCIL

TUESDAY, JULY 15, 2014, 7:00 P.M.

**COUNCIL CHAMBERS
ROOM 203, CITY HALL**

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the June 17, 2014, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

PUBLIC HEARING

Planning Ordinance No. 1-14

An ordinance amending the Official Map of the City of Green Bay by closing to vehicular traffic the most southerly 12 feet of the public alley located between South Monroe Avenue and Quincy Street, south of East Walnut Street.

PRESENTATION

Historic Preservation Awards

APPOINTMENTS

NEW APPOINTMENTS:

Green Bay Housing Authority

Chiquitta Cotton

Term to expire: March 1, 2019

Green Bay Plan Commission

Heather Mueller

Term to expire: May 1, 2017

Police & Fire Commission

Nancy Schopf

Term to expire: May 1, 2017

Barbara Dorff

Term to expire: May 1, 2019

Zoning & Planning Board of Appeals

Justin Challe

Term to expire: May 1, 2017

Thomas Hoy

Term to expire: May 1, 2016

Room Tax Commission

Wendy Townsend

Term to expire: November 1, 2014

RE-APPOINTMENTS:

Economic Development Authority

Gary Sikich

Term to expire: June 1, 2017

Green Bay/Scott Joint Plan Commission

Gary Sikich

Term to expire: January 1, 2017

Green Bay Plan Commission

Linda Queoff

Term to expire: May 1, 2017

Water Commission

Leon Engler

Term to expire: October 1, 2020

Board of Review

Diane Midthun

Term to expire: July 1, 2019

Transit Commission

Ron Antonneau

Term to expire: July 1, 2017

Room Tax Commission

Larry Vesely

Term to expire: April 16, 2015

REFERRAL OF PETITIONS & COMMUNICATIONS

1. Referral of communications and petitions received by the City Clerk.

Late communications.

REPORTS FOR COUNCIL ACTION

2. Report of the Plan Commission Meeting of June 9. (Held up at the June 17 Meeting)
3. Report of the Plan Commission Meeting of June 23.
4. Report of the Plan Commission Meeting of July 7.
5. Report of the Finance Committee.

With respect to Item #7, the Council may convene in closed session pursuant to Section 19.85(1)(g), Wis. Stats., for purposes of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

6. Report of the Improvement & Service Committee.
7. Report of the Park Committee.
8. Report of the Personnel Committee.

9. Report of the Protection & Welfare Committee.
10. Report of the Protection & Welfare Committee-Quasi Judicial Hearing.
11. Report of the Protection & Welfare Committee granting Operator Licenses.

RECEIVE & PLACE ON FILE

Municipal Court Report for May, 2014.

Building Permit Report for June, 2014.

RESOLUTIONS

12. Initial Resolution authorizing the sale and issuance of Taxable General Obligation Refunding Bonds; and certain related details.
13. Initial Resolution authorizing the sale and issuance of General Obligation Refunding Bonds; and certain related details.
14. Resolution authorizing partial release of easement rights for a public walkway.
15. Resolution amending the conditional-use approval at 860 Elmore Street.
16. Resolution authorizing conditional-use approval at 633 N. Military Avenue.
17. Resolution authorizing conditional-use approval at 1444 S. Oneida Street.
18. Resolution authorizing conditional-use approval at 2160 Packerland Drive.
19. Resolution authorizing conditional-use approval at 3150 Gershwin Drive.
20. Resolution ordering sidewalks reconstructed and issuing 60-day notices.

ORDINANCES - FIRST READING

21. Zoning Ordinance No. 7-14 (Held up at the June 17 Meeting)
An ordinance amending Zoning Ordinance No. 11-13 zoning certain land located on the east side of North Broadway (300 through 600 block) as a Planned Unit Development District.
22. Zoning Ordinance No. 8-14
An ordinance rezoning property located at 1672-1678 East Mason Street/1666 Cass Street from Light Industrial (LI) District to General Commercial (C1) District.

23. General Ordinance No. 14-14
An ordinance amending Section 29.208 of the Code relating to parking regulations.
24. General Ordinance No. 15-14
An ordinance amending Chapter 13-604, Table 6-2, of the Code regarding the regulation of covered porches.
25. General Ordinance No. 16-14
An ordinance amending Chapter 13-904 of the Code regarding outdoor storage and display in the Business Park (BP) District.

ORDINANCE - THIRD READING

26. Planning Ordinance No. 1-14
An ordinance amending the Official Map of the City by closing to vehicular traffic the most southerly 12 feet of the public alley located between South Monroe Avenue and Quincy Street, south of East Walnut Street.

Kris A. Teske
Green Bay City Clerk

***Supporting documents for the numbered items in this agenda are contained in
the
Appendix of Supplemental Information.***

ACCESSIBILITY: Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.



APPENDIX OF SUPPLEMENTAL INFORMATION

FOR COUNCIL MEETING

OF TUESDAY, JULY 15, 2014

7:00 P.M.

PETITIONS & COMMUNICATIONS

FINANCE COMMITTEE

Request by Ald. Scannell to consider an advisory referendum to raise the minimum wage.

IMPROVEMENT & SERVICE COMMITTEE

Request by Ald. Scannell to review the policy of what can be grown in City terraces with the intent to implement guidelines for growing vegetable gardens in terraces.

PERSONNEL COMMITTEE

Request by Green Bay Area Fire Fighters IAFF Local 141 to open contract negotiations.

PROTECTION & WELFARE COMMITTEE

Renewal application for a Class "B" Beverage and Class "C" Wine License by Auten's Eatery, LLC at 1015 W. Mason Street.

Application for a "Class B" Combination License by Gasoline Bar, LLC at 709-711 S. Broadway. (Granted, but never issued, during 2013-2014)

REPORT OF THE GREEN BAY PLAN COMMISSION
June 17, 2014

The Green Bay Plan Commission, having met on Monday, June 9, 2014, considered all matters on its agenda and wishes to report and recommend the following:

1. To deny amendments to the Larsen Green Planned Unit Development (PUD) ordinance to alter the site use plan, street network, density requirements, architectural design requirements, and other standards to allow for construction of a Walmart store, generally located in the 400-600 blocks of North Broadway.

REPORT OF THE GREEN BAY PLAN COMMISSION

July 15, 2014

The Green Bay Plan Commission, having met on Monday, June 23, 2014, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve a request to rezone 1672-1678 East Mason Street/1666 Cass Street from Light Industrial (LI) to General Commercial (C1).
2. To approve a Conditional Use Permit (CUP) for a metal accessory structure within a Public/Institutional (PI) District at 3150 Gershwin Drive, subject to a landscape buffer around the south side of the proposed building.
3. To approve a Conditional Use Permit (CUP), in a General Commercial (C1) District, for building material sales use at 633 North Military Avenue, subject to:
 - a. All outdoor storage areas shall have a maximum 8-foot high fence, 90 percent impervious to sight.
 - b. A complete site plan shall be submitted and approved prior to any construction, change of use, or other activity that requires site plan approval under 13-1802 Green Bay Municipal Code.
 - c. A detailed landscape plan shall be submitted and approved by Green Bay's Community Development Review Team (CDRT) as part of the site plan approval process to display an increase in vegetation on the site.
 - d. Planting beds shall be provided along the front building elevations of the main building.
 - e. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.
4. To approve amended conditions of approval for an approved Conditional Use Permit (CUP) at 860 Elmore Street, subject to:
 - a. Approved conditions #3 and #6 be modified to allow new or like lighting and mailboxes.
 - b. Approved condition #8 be modified to only require a fence along the west side of the property.
 - c. Confirmation be provided to the Plan Commission, by the Building Inspection division, that the former four-unit has been converted to a two-family use compliant with current codes.
5. To approve the request to amend Chapter 13-604, Table 6-2 regarding the regulation covered porches, subject to the draft amendment.

REPORT OF THE GREEN BAY PLAN COMMISSION July 15, 2014

The Green Bay Plan Commission, having met on Monday, July 7, 2014, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve a Conditional Use Permit (CUP) to construct a detached garage beyond the maximum size requirements found in Chapter 13-615, Table 6-4, in a Low Density Residential (R1) District located at 1444 South Oneida Street, subject to:
 - a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.
 - b. Continuance of similar style of architecture, exterior construction material, and color of the structure.

2. To approve a Conditional Use Permit (CUP) to authorize the expansion of an existing church located at 2160 Packerland Drive, subject to:
 - a. Any future principal building construction will require a Conditional Use Permit (CUP); new accessory buildings will be permitted as allowed under the current zoning.
 - b. Any interior remodeling of any existing building will be permitted and subject to site plan and building plan approval.

3. To approve the request to amend Chapter 13-904, to permit limited outdoor storage within the Business Park (BP) District, submitted by the Planning Staff, subject to:
 - a. Outdoor storage areas shall not exceed 25% of the lot area and shall be contiguous.
 - b. A fence 90% impervious to sight is required to enclose all outdoor storage areas from view. The fence shall not exceed eight ft. in overall height and shall consist of wood, vinyl or masonry material.
 - c. No material/product may be stored higher than the required fencing.
 - d. A five-foot-wide landscaped area shall be provided along all fenced areas with ground cover, shrubs or trees planted at an average spacing of 30 ft. on center.
 - e. All outdoor storage areas shall be surfaced compliant with Chapter 13-1714.
 - f. No outdoor storage shall encroach within a required setback.

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REPORT OF THE FINANCE COMMITTEE JULY 15, 2014

The Finance Committee, having met on Tuesday, July 1, 2014 considered all matters on its agenda and wishes to report and recommends the following:

1. To receive and place on file the review of personal property tax assessment rules regarding the gas stations and convenience store of Green Bay as requested by Tom Matuszak, owner of four gas stations/convenience stores.
2. To receive and place on file the update given by American Hospitality on the progress to purchase the Clarion.
3. To hold for one month the request by Ald. Nicholson to review all City fees and permits with possible action.
4. To receive and place on file the update given on the former Body Shop property, as requested by Ald. Nicholson.
5. To receive and place on file the update given on the debt of the City of Green Bay from 2003 through present, as requested by Ald. Nicholson.
6. To receive and place on file the update given on the Downtown TIF Districts as request by Ald. Nicholson.
7. To approve the report of the Claims Committee.
8. To receive and place on file the award to purchase twenty-three (23) vehicles through the V.A.L.U.E. Cooperative Purchasing Program in 2014 for \$546,666.
9. To approve the request to bid and award 2015 budgeted cars and light trucks through the V.A.L.U.E. Cooperative Purchasing Program.
10. To award the purchase of five (5) Stryker Power-Pro Ambulance Cots to low vendor, Everest Emergency Vehicles.
11. To approve the request of the Finance Director to refinance certain debt issues for cost savings.

2014 Contingency Fund
\$110,000

5.

**REPORT OF THE
IMPROVEMENT AND SERVICE COMMITTEE
July 15, 2014**

The Improvement and Service Committee, having met on July 9, 2014 considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request by Lionel Campos to rescind the early set out charge of \$59.00 at 1548 Franz Ave.
2. To approve the request by Ald. Thomas DeWane to have standard pickup of garbage and recyclables at the Baird Creek Condos off Remington Road, provided the conditions stipulated in Chapter 9 Municipal Ordinances are met and the required Hold Harmless Agreement is executed.
3. To approve for one year the request by Ald. Zima, on behalf of the neighborhood in and around the corner of St. Paul Street and Nicolet Avenue, that the Property at 852 Nicolet Avenue be exempted from the street terrace policy.
4. To approve the request by Ald. Scannell, on behalf of a resident at 604 James Street, for an exemption to the street terrace policy, provided a Hold Harmless Agreement is executed on or before August 1, 2014.
5. To approve the request by Ald. Wiezbiskie, on behalf of Samantha Francar, for 6 additional overnight residential parking occurrences at 3031 Lawndale Drive.
6. To receive and place on file the request by Ald. Steuer to look into the replacement of a cement portion of a sidewalk near a garage at 1698 Nancy Avenue.
7. To receive and place on file the request by Ald. Steuer to get an understanding of the financial fees with respect to the mini-sewer program.
8. To receive and place on file the request by Ald. Nicholson to consider allowing modifying City ordinance to require parking on driveway surfaces in the terrace only in a manner that is perpendicular to the roadway.
9. To approve the request by Ald. Chris Wery, on behalf of resident, to waive the fees to connect to the storm sewer at 1213 Cleveland Street, provided the work is complete by the end of 2015.
10. To approve the request by the Department of Public Works for review and approval of the State Municipal Agreement for the reconstruction of Gray Street from Dousman Street to Velp Avenue, and authorize the Director to execute the agreement.
11. To approve the request by the Department of Public Works for review and approval of the State Municipal Agreement for the reconstruction of Mather Street from Vroman Street to Roy Avenue, and authorize the Director to execute the agreement.

12. To approve the report of the purchasing manager:
 - a. To award the purchase of a 2014 Zero Turn Lawn Mower to Ambrosius Sales & Service for \$11,300.
 - b. To enter into a 5-year purchase agreement with Rehrig Pacific for recycling carts for approximately \$50,000.

13. To approve the award of the following contracts to the low, responsive bidders:
 - a. Sewers 3-14 to the low responsive bidder, Dorner Inc., in the amount of \$161,905.50.
 - b. Parks 1-14 to the low responsive bidder, Peters Concrete Company, in the amount of \$96,164.95.
 - c. Parks 2014 to the low responsive bidder, Peters Concrete Company, in the amount of \$135,035.20.

14. To approve the request by The Heel Health Shoe Store Inc. to allow the placement of tables within the right-of-way at 115 N Adams Street, subject to the execution of a Hold Harmless Agreement and placing the required insurance on file.

15. To approve the request by Green Bay Area Public School District to place an electrical transformer within the public alley previously closed to vehicular traffic between S. Monroe Avenue and S. Quincy Street southerly of E. Walnut Street to serve DaVinci School at 139 S. Monroe Avenue.

16. To approve the request by Millennium Architects on behalf of TOHO Properties, LLC, for an Air Rights Easement to allow the installation of signs above the N. Broadway and Dousman Street right-of-way, subject to the execution of a Hold Harmless Agreement and placing the required insurance on file.

17. To approve the application for a Concrete Sidewalk Builder's License by Concrete Finisher's.

18. To approve the applications for Underground Sprinkler System Licenses by the following:
 - a. Fox Valley Irrigation, Inc.
 - b. VanDeYacht Lawn Sprinklers, Inc.
 - c. Rain Master Irrigation Inc.

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REPORT OF THE PARK COMMITTEE

July 15, 2014

The Park Committee, having met on Wednesday, July 9, 2014, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve a request by an Eagle Scout to construct boardwalk sections over eroded sections of the hiking/biking trail in the Baird Creek Greenway just east of Superior Road contingent upon:
 - All costs are the responsibility of the Eagle Scout;
 - All proper insurances, hold harmless agreements, and permits being obtained;
 - All materials and supplies meeting City building codes;
 - Staff approval and supervision of the construction plan.
2. To maintain the moratorium on the basketball rim removal until August 1, 2014, at which point we would reinstate both courts, maintain the current lighting schedule, and present a report at the first November Park Committee meeting on any incidents and calls related to the issue for determination for the 2015 basketball season.
3. To approve to hire Raymaker & Associates for \$15,850 to provide conceptual designs and an operation study for the proposed Colburn Pool renovation, and to approve the funding for this project as follows:
 - \$3,000 from the Friends of Colburn Pool
 - \$12,850 out of the City's contingency fund
4. To approve the request by Wisconsin Bike Federation to hold a movie night on Saturday, July 26, 2014, from 4-10 p.m. on the City Deck contingent upon:
 - Final Special Event approval;
 - All fees, permits, and insurances being obtained;
 - No hard liquor on the deck – beer and wine allowed in their designated areas only;
 - Must adhere to all noise ordinances;
 - Must allow public access to the City Deck;
 - Glass containers prohibited on the City Deck.
5. To approve the request by Race Day Events LLC to hold a 5K Family Fun Run on Friday, August 29, 2014, on downtown City streets and the City Deck contingent upon:
 - Final special event approval;
 - All proper permits and insurances being obtained;
 - Must adhere to all noise ordinances and regulations;
 - Must allow public access to the City Deck area.



6. To approve the request by staff for \$350,000 in funding from TIF 6 to bury the utility lines at Navarino Park and authorize staff to contract the work with the utility companies.
7. To approve the request by staff to approve the public utility easement requests necessary for burial of the overhead utilities at Navarino Park.
8. To approve the request by staff to transfer of Parcels 14-460, 14-461, 14-462, 14-463, and 14-464 located on the northwest corner of Stuart and Jackson Streets to the Redevelopment Authority.
9.
 - A. To approve the purchase of new windows for the shelters at Fritsch and McAuliffe Parks from Winco Window Co. for \$12,488.
 - B. To approve the purchase for ten exterior doors for the Park Shop from LaForce Inc. for \$17,960.
10. To approve the request by staff to send the Zippin Pippin cars to Philadelphia Toboggan Company for mandated Non-Destructive Testing (NDT) and overhaul.
11. To approve the request by WPS to release a partial easement on part of Parcel 11-15-A at the northwest corner of Adams and Elm Streets.
12. To approve the request by staff to accept the donation of trains, train track, and railroad memorabilia as provided in the materials list handout from the Woelbing family and the donation of money to dismantle the track from Doug and Pam McGee to be used at Bay Beach Amusement Park.
13. To receive and place on file the Director's Report.

REPORT OF THE PERSONNEL COMMITTEE
July 15, 2014

The Personnel Committee, having met on Tuesday, July 1, 2014 considered all matters on its agenda and reports and recommends the following:

1. To approve the requests to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Forestry Worker II – Parks, Recreation & Forestry
 - b. Building Custodian II – Planning/Mason Manor
2. To hold the request by Ald. DeWane to look at bringing back sergeants in the Police Department until the next Personnel Committee meeting.
3. To hold the request by Ald. DeWane to discuss with possible action, hiring an outside consultant to study the Green Bay Police Department organization and discuss any cost savings the consultant may bring forward until the next Personnel Committee meeting.
4. To provide an updated report at the next Personnel Committee meeting regarding the request by Ald. Nicholson to review the progress of the traffic unit within the Green Bay Police Department.
5. To hold the request by Ald. Wery to review with possible action, the job description of the Web & Graphic Designer.
6. To approve the request by DPW for out-of-state travel for Fleet Manager, Nathan Wachtendonk to evaluate Morbark tub grinders in Lima, OH and Winn, MI on July 21 and 22, 2014 with Morbark covering all costs.
7. To receive and place on file the report of routine Personnel Actions for regular employees.
8. To receive and place on file the update regarding labor negotiations.
9. To provide an update on the status of the review of the Housing Administrator position at the next Personnel Committee meeting.

PROTECTION & WELFARE COMMITTEE REPORT July 15, 2014

The Protection & Welfare Committee, having met on Monday, July 30, 2014 considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the request by Ultra Mart Foods, LLC for approval of appointed successor agent at 1819 Main Street.
2. To approve the request by the owners of JD's Bar, 715 S. Broadway, to hold outdoor events on September 20 and 27, with music until midnight (postponed from the June 2, 2014 meeting). The approval of the request is subject to complaint.
3. To approve the request by the owner of Brewski's, 1100 S. Broadway, to hold an outdoor event on July 19 (postponed from the June 2, 2014 meeting). The approval of the request is subject to complaint.
4. To approve the request by the owner of Molly McGees Irish Pub, 401 S. Washington, to hold an outdoor event on August 23 with music until midnight. The approval of the request is subject to complaint.
5. To approve the request by the owner of Cropsey's On State, 1336 State Street, to hold an outdoor event on August 23 with music until 1:00 a.m. The approval of the request is subject to complaint.
6. To approve the request by the owner of Party Line Tavern LLC, 601 Bellevue Street, to hold an outdoor event on August 16, 2014 with music until midnight. The approval of the request is subject to complaint.
7. To approve the request by the owner of Kate's Hammer Time, 1693 E Mason Street, to hold an outdoor event on July 26, 2014 with music until midnight. The approval of the request is subject to complaint.
8. To approve the application to keep three dogs at 146 Thyme Place, with the stipulation that upon the death of one of the dogs the applicant must appear back before this Committee for permission to keep more than two dogs.
9. To postpone until the next meeting the appeal by Timothy Micolichek Jr. to the denial of his Operator License application.
10. To approve the request by Ald. Wery to seek a written opinion from the Wisconsin League of Municipalities regarding bartender/operator licenses as it pertains to:

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- 1) License restriction placed by the City to limit by location and/or type of business; and
- 2) WI State Statute 125.04(5)(b) Criminal Offenders - Define parameters, if any, that a Council may consider applicants with a felony that substantially relates to the licensed activity.

The Protection & Welfare Committee, having met on Monday, June 30, 2014 considered all matters on the agenda and based on authority granted to them by the City Council on June 17, 2014 wishes to report that final approval was given for the following actions:

To approve the application for a Class "B" Beverage License by Ricarda Vargas at 1207 E. Mason Street with the approval of the proper authorities, and contingent upon the resident status information from the City Attorney.

Informational only

PROTECTION & WELFARE COMMITTEE REPORT
QUASI JUDICIAL HEARING
July 15, 2014

The Protection & Welfare Committee, having met on Monday, June 30, 2014 considered all matters on the agenda and wishes to report and recommend the following:

To renew the "Class B" Combination License issued to VICA Enterprises Inc., at 718 Bodart Street, with a 14-day consecutive suspension to be completed within 60 days of Council action regarding this matter, with the approval of the proper authorities.

**CITY OF GREEN BAY
PROTECTION & WELFARE COMMITTEE**

City of Green Bay,

Complainant,

vs.

VICA ENTERPRISES, INC.

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

On June 30, 2014, the Protection and Welfare Committee of the Common Council of the City of Green Bay held a duly noticed Quasi-Judicial Hearing against the Licensee VICA Enterprises, Inc., doing business as La Cueva, in City Hall. A quorum of the Committee was in attendance, to wit, Chairman Chris Wery, Alderman Randy Scannell, and Tim DeWane. The City of Green Bay appeared by Assistant City Attorney James L. Mueller. The Licensee appeared in person and with his attorney Tricia A. Nell. The Committee also appeared with Counsel, Attorney Robert R. Gagan. The Parties presented arguments, testimony and evidence upon which the Committee deliberated. The Committee's Findings of Fact, Conclusions of Law and Recommended action are as follows:

FINDINGS OF FACT

1. The City of Green Bay presented testimony from several police officers including Officer Paul Van Handel, Officer Michael Jeanquart, Officer Matthew Knutson, and Officer Michael Rahn.
2. The testimony established that the Licensee for 718 Bodart Street in the City Green Bay is VICA Enterprises, Inc. and that the establishment is known as La Cueva.

3. The testimony established that a previous Complaint had been filed on September 17, 2012.
4. The testimony established that a Stipulation and Committee Recommendation was entered between the parties on September 26, 2012. The Complaint and Stipulation referenced herein are attached as Exhibits 1 and 2.
5. The testimony also established that there was an incident on October 20, 2013, for a disturbance that required numerous officers to travel to the vicinity around La Cueva on Bodart Street.
6. The October 20, 2013 incident involved numerous people in the street. There was fighting in the street and it took several officers several minutes to get the situation under control. Many of these people had been at La Cueva.
7. The testimony also established that on May 24, 2014, officers were called to the area outside of La Cueva on Bodart Street for a disturbance where a man was found unconscious as a result of a fight. This man had previously been at La Cueva before the fight spilled outside the bar onto Bodart Street.
8. As a result of the May 24, 2014, incident regarding a fight that started in La Cueva and spilled out to the sidewalk, a referral for a Substantial Battery charge was sent by the Green Bay Police Department to the District Attorney due to the bleeding on the brain on one of the participants in that incident.
9. The testimony established there had been 131 police calls to 718 Bodart Street since 2011. Defense counsel presented testimony that La Cueva has taken steps to increase security and police calls have been reduced every year since 2011.

CONCLUSIONS OF LAW

The Committee ruled on various objections made by Attorney Nell and Attorney Mueller during the hearing. As a result, based upon the testimony and evidence presented at the quasi-judicial hearing, and as discussed above, the Protection & Welfare Committee finds that the violations of the statutes and ordinances referenced in the Exhibits and above, along with the disturbances on October 20, 2013 and May 24, 2014, are sufficient in order to make the following recommendation to the Green Bay City Council.

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RECOMMENDED ACTION

The Committee, in determining the appropriate course of action in this matter, considered the relevant factors set forth in Wisconsin Statute Ch. 125 and Green Bay Ordinance Chapter 33. Based upon those factors, which incorporate the grounds in Wisconsin Statute §125.12 (2)(ag), and in consideration of the testimony, evidence and arguments of the parties, the Committee, based upon a vote of 3-0, recommends that the following action be taken:

1. That the Liquor License for La Cueva located at 718 Bodart Street be renewed; however, with a 14 consecutive day suspension to be served within 60 days of renewal.

APPROVED by the Green Bay Common Council on _____, 2014.

Dated this ___ day of _____, 2014.

APPROVED:

Mayor

ATTEST:

Clerk

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BEFORE THE COMMON COUNCIL OF THE CITY OF GREEN BAY
OR A COMMITTEE THEREOF

City of Green Bay,

Complainant,

vs.

VICA ENTERPRISES, INC.

Respondent.

COMPLAINT

NOW COMES the City of Green Bay, by Assistant City Attorney James L. Mueller, and alleges as follows that:

1. The complainant, the City of Green Bay, is a Wisconsin Municipal Corporation with a business address of 100 North Jefferson Street, Green Bay, Wisconsin.
2. The respondent, VICA Enterprises (hereinafter "Licensee") holds a Class "B" Beverage license and a "Class B" Liquor License (hereinafter jointly referred to as "License") for the 2012-2013 licensing year issued by the City of Green Bay pursuant to § 125.25, Wis. Stats., to sell alcohol for consumption on the premises at 718 Bodart Street, in the City of Green Bay. This establishment is known as "CoCo's."
3. The respondent is a corporate licensee that appointed Vicente Gomez-Hernandez as its agent pursuant to Wis. Stat. § 125.04(6).
4. Upon information and belief, on October 27, 2011, officers were dispatched to a large physical fight involving multiple persons at Coco's. Upon arrival, officers observed the physical disturbance and placed nine individuals into custody and issued citations to the respective parties. Upon further investigation, it was determined that an underage person had been inside the premises. Mr.

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Gomez-Hernandez was cited for allowing an underage person on a licensed premises and disorderly house.

5. Upon information and belief, on March 1, 2012, officers responded to a physical disturbance at Coco's. Upon arrival officers determined that a female had struck another female in the face multiple times with a glass object inside the bar. The female who was struck sustained substantial injuries. Charges were referred to the District Attorney's Office in regards to this incident.

6. Upon information and belief, on March 15, 2012, officers responded to a physical disturbance at Coco's. Upon arrival officers determined that a male patron had engaged in a physical altercation with bouncers inside the bar. The male patron was cited with disorderly conduct and battery.

7. Upon information and belief, on March 25, 2012, officers responded to a disturbance at Coco's. Upon arrival officers determined that a female had been involved in an argument with a male on a motorcycle outside the bar. The female then grabbed a birdbath that was located in front of the premises and threw it through a car window which caused damage to the vehicle. The female was cited for disorderly conduct and criminal damage to property.

8. Upon information and belief, on July 5, 2012, officers responded to a disturbance at Coco's. The call indicated that several people were brandishing knives. Upon arrival, officers witnessed a large group of people in the parking lot involved in a verbal and physical disturbance. Upon investigation officers learned that a male involved in the disturbance had brandished a handgun in a threatening manner. The male then fled the scene and was traveling in a gray vehicle. As other officers were responding, they stopped the male's vehicle and located a .38 revolver in the glove box. Charges were referred to the District Attorney's Office in regards to this incident.

9. Upon information and belief, on July 26, 2012, officers observed three males acting suspicious in the alley adjacent to the premises. Upon investigation, officers arrested two males for illegal drug activity and confiscated ecstasy and synthetic cannabinoids. One of the males involved in the illegal drug activity stated that he had been drinking with the other two males inside the bar prior to them being arrested. Charges were referred to the District Attorney's Office in regards to this incident.

10 e

10. Upon information and belief, on August 8, 2012, officers responded to a report of a male/female disturbance at Coco's. Upon arrival, officers located the female who was highly intoxicated and argumentative. During her interaction with officers the female became disorderly and resisted officer's attempts to place her into custody. The female was cited for disorderly conduct and resisting arrest.

11. Upon information and belief, on August 9, 2012, officers responded to a weapons call at Coco's. Upon arrival officers learned that a gun had been discharged in the vicinity of the premises and that several of the parties involved had or were on their way to patronize the establishment prior to the incident. Bullet holes were found in and around the adjacent building and in a car located in front of the establishment. Charges were referred to the District Attorney's Office in regards to this incident.

12. Section 33.07(3)(e), Green Bay Municipal Code, states as follows:

"GROUNDS. Licenses may be the subject of hearings as described in this provision for any violation of Ch. 125, Wis. Stats., or of the Green Bay Code of Ordinances, including, but not limited to, the following:

...
(a) The running of a disorderly house as proscribed in 125.12, Wis. Stats.

13. Section 125.12(2)(b)2., Wisconsin Statutes, states as follows:

If the complaint is found to be true, "the license shall either be suspended for not less than 10 days nor more than 90 days or revoked."

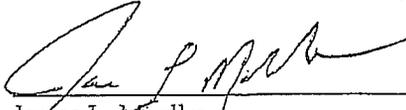
WHEREFORE, the complainant asserts that the respondent has violated the provisions and conditions of its Class "B" and "Class B" Liquor License, as set forth in Chapter 33, Green Bay Municipal Code and Chapter 125, Wisconsin Statutes.

NOW, THEREFORE, for the above stated reasons, the complainant demands that the Common Council of the City of Green Bay revoke the Class "B" and "Class B" Liquor License issued to VICA Enterprises, INC., at 718 Bodart Street, Green Bay, Wisconsin, pursuant to Sec. 33.07, Green Bay Municipal Code, and Sec. 125.12, Wisconsin Statutes.

Dated this 17th day of September, 2012.

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Assistant City Attorney James L. Mueller, being duly sworn on oath, states that he has read the foregoing complaint and that the statements are true of his own knowledge, except those which are stated upon information and belief, and as to such matters, he believes them to be true.



James L. Mueller
Assistant City Attorney

Subscribed and sworn to before me
this 17th day of September, 2012.



Beth A. Carpenter
Notary Public, Brown County, Wisconsin
My commission expires 01-12-14

BEFORE THE COMMON COUNCIL OF THE CITY OF GREEN BAY
OR A COMMITTEE THEREOF

City of Green Bay,

Complainant,

vs.

VICA ENTERPRISES, INC.

Respondent.

STIPULATION AND COMMITTEE RECOMMENDATION

In response to a complaint by Assistant City Attorney James L. Mueller, and in lieu of a quasi-judicial hearing before a committee of the Common Council of Green Bay, the parties hereby stipulate to the following:

1. The respondent, VICA Enterprises (hereinafter "Licensee") holds a Class "B" Beverage license and a "Class B" Liquor License (hereinafter jointly referred to as "License") for the 2012-2013 licensing year issued by the City of Green Bay pursuant to § 125.25, Wis. Stats., to sell alcohol for consumption on the premises at 718 Bodart Street, in the City of Green Bay. This establishment is known as "CoCo's."

2. The respondent is a corporate licensee that appointed Vicente Gomez-Hernandez as its agent pursuant to Wis. Stat. § 125.04(6).

3. The Licensee hereby admits to running a disorderly house as outlined in the complaint.

4. Section 33.07(3)(e), Green Bay Municipal Code, states as follows:

"GROUNDS. Licenses may be the subject of hearings as described in this provision for any violation of Ch. 125, Wis. Stats., or of the Green Bay Code of Ordinances, including, but not limited to, the following:

...
(a) The running of a disorderly house as proscribed in 125.12, Wis. Stats.

5. Section 125.12(2)(b)2., Wisconsin Statutes, states as follows:

If the complaint is found to be true, "the license shall either be suspended for not less than 10 days nor more than 90 days or revoked."

6. The Licensee agrees to create and enforce a dress code, a copy of which will be provided to the Green Bay City Attorney's Office and the Green Bay Police Department.

7. The Licensee agrees to apply for enrollment in the RESPECT 21 program. If granted admission to the RESPECT 21 program Licensee shall enroll all current employees.

8. The Licensee agrees to provide the Green Bay City Attorney's Office and the Green Bay Police Department with a copy of Licensee's written bar policies, which will be given to all current and future employees of Coco's.

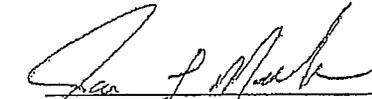
9. The Licensee agrees to a Twenty-one (21) day suspension of the License commencing at 12:00 a.m. following approval of this stipulation by the Council and ending at 12:00 a.m. on the Twenty-first (21st) day following the date of commencement.

10. The Licensee agrees to close its premises for the sale and consumption of alcoholic beverages every Wednesday at 7:00 p.m. to 2:00 a.m. the following Thursday, commencing at 12:00 a.m. on the first Wednesday following the last day of the license suspension, and ending at 12:00 a.m. on the thirtieth (30th) day after the date of commencement.

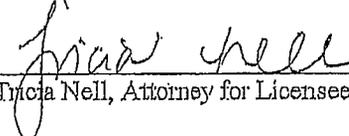
11. Further, if Licensee is charged with any violation of chapter 125 of the Wisconsin Statutes or chapter 33 of the Green Bay Municipal Code for the remainder of the 2012-2013 license term, licensee hereby agrees that the License shall be suspended an additional Fourteen (14) days, commencing at 12:00 a.m. on the date of the court ordered initial appearance for said violation or on the first day following the Twenty-one (21) day suspension, whichever is later, and ending at 12:00 a.m. on the fourteenth (14th) day after the date of commencement.

The facts contained within this stipulation may be considered in any future disciplinary, quasi-judicial, or court proceeding involving the Licensee.

Dated this 26th day of September, 2012.


James L. Mueller
Assistant City Attorney


Vicente Gomez-Hernandez
As designated agent for VICA Enterprises, Inc.


Tricia Nell, Attorney for Licensee

COMMITTEE RECOMMENDATION

The committee hereby adopts the above stipulated facts and conclusions of law and submits this document as its report to the city council. By majority vote, the committee recommends that the city council take the above action with respect to the Class "B" Beverage license and a "Class B" Liquor License issued to VICA Enterprises, Inc.

Signature: 
Mark Steiner, Chairman

Date: 9-26-12

10j

**REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES**

July 15, 2014

The Protection and Welfare Committee wishes to request that the following applications for Operator Licenses be granted. Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Aerts, Brenda J	Chosa, Jr., Daniel G	Fillipelli, Shawn V
Agamaite, Brock J	Cichocki, Deborah M	Finendale, James M
Ahrens, Joseph E	Clement, Elliot T	Fralin, William E
Alsteen, Tracy L	Colburn, Tamara L	Fritz, Adam J
Anderson, Jaye M	Collier, Tyler J	Fuller-mihalko, Emily R
Anderson, Krista A	Colwell, Jessica L	Gallus, Kevin J
Austin, Robert A	Covington, Sean R	Getz, Carl M
Badger, Matthew P	Dahlke, Josh J	Gonzales, Ricky S
Baert, Andrew M	Dalebroux, Debra K	Grullon, Sarah Jo L
Bayard, Jill M	Daun, Eric J	Hallett, Doris U
Berkovitz, Holly A	De Smith, Jeffrey E	Hartman, David L
Berton, Cynthia L	De Sotel, Stacy L	Hedrick, Tess L
Biese, Theresa A	De Valk, Annette T	Hemming, Crystal L
Blozinski, Carol J	Dean, Caleb S	Herdina, Daniel L
Bomski, April L	Deavers, Kandice M	Hesprich, Sue M
Boots, Kelly L	Deitz, Joseph A	Hofacker, Earl P
Bos, Tina G	DelMarcelle, Kristen M	Homer, Kimmi S
Boyd, LaShaun T	Delsart, Tyler G	Hopkins, Alexander J
Brock, Stephanie J	Deviley, Kim A	Huxtable, Jennifer A
Brooks, Suzanne R	Dexter, Andrew J	Jackson, Andrea A
Browne, Christina M	Diers, Benjamin L	Jeske, Alexandria I
Bryant, Roy T	Dittmar, Felicia L	Johnson, Douglas A
Burich, Daniel R	Drewieske, Katie P	Johnson, Terry L
Burich, Susan A	Duebner, Benjamin J	Jordan, Alice M
Byers, Jon T	Duesing, Rhonda L	Jordan, Brianna A
Campbell, Thomas P	Dugre, Jeffrey J	Just, Kirsten M
Catron, Evan C	Dupey, Sara L	Kabat, Janice L
Champeau, Kevin J	Durkee, Timothy A	Kaminski, Ashley C
Chaney, Danielle D	Entringer, Gerald N	Kaplan, Gary J
Cherney, Ryan J	Erdman, Kelly J	Kitchmaster, Jena L
Chosa, Carol J	Falk, Joshua D	Knier, Terence D



Knoebel, Nicholas K
Kobes, Katie A
Kohls, Amanda M
Kope, David M
Kosobucki, Whitney R
Koukari, Raymond M
Kozlow, Ali S
Kropp, Jay A
Krueger, Patti A
Krug, Carissa A
Krumpos, Pamela J
Kwasny, Julie A
LaCount, Catherine A
LaCrosse, Aaron D
Lance, Dawn M
Lancelle, Suzanne M
Larson, Patricia L
Laubenstein, Denise L.
Lawler, Mary B
Layden, Matthew J
LeBeau, Matthew J
Leder, Paul M
Leneau, Steven D
Leonhard, Michael S
Leuthner, Lorranae M
Leyva Quinones, Jennifer L
Lieburn, Daniel J
Liethen, Tonya M
MacSwain, Bonita R
Malcheski, Mary E
Manabat, Sandra L
Mande, Meredith J
Manthey, Jacob R
Marchant, Sara M
Mathews, Brent M
Matthews, Marilyn M
McArthur, Michael J
McClannahan, Kathy M
McDonald, Lisa M

McIntyre, Samantha M
Melotte, Tracey L
Mencheski, John J
Meyer, Jeannine T
Micke, Alan F
Micolichek, Pam M
Miles, Pennylynn F
Miller, Helen C
Mleziva, Roger M
Montano, Ruth A
Mooren, Terry M
Morella, Melinda M
Moua, Susan
Mulloy, Adam J
Mulloy, Cheryl A
Murto, Kristen J
Myer, Barbara J
Neuman, Robert E
Nimmer, Emily D
Obma, Patricia A
Olbrantz, Leigh R
Olejniczak, Cory L
Ollhoff, Jordan R
Olp, Daniel A
Olp, Sheila M
Ozark, Matthew A
Parker, Mary A
Payne, Dennis J
Pearson, Matthew G
Perkl, Nikita M
Peters, Melissa M
Peterson, Jessica L
Pickering III, Arthur D
Plamann, Jessica R
Pribyl, Erin L
Pulvermacher, Ronald T
Rass, Aimee J
Reed, Daryl M
Rentmeester, Michael G

Rentmeester, Rachel E
Rieck, Debra A
Rios Alvarado, Luis A
Roehrig, Brian D
Rouse, Eric S
Roxburgh, Jasmine I
Ruby, Sharon K
Rummel, Timothy L
Sanchez-Flores, Sheila
Sarokin, Steven D
Schleis, Jenna E
Schmohe, Todd E
Schnell, Melissa J
Schuessler, Andrea E
Schulke-Armstrong, Vicki
Schultz, Steven M
Scofield, Justin P
Seitz, Miranda L
Sense, Darin M
Shafer, Kyle J
Siebers, Susan
Skorczewski, Jr., Robert
Smith, Bette J
Smith, Kayla M
Smith, Raymond
Smith, Sheila R
Smits, Aaron L
Smits, Stacy A
Smits, William L
Solway, Sarah M
Stache, Harold J
Staudenmaier, Brenda J
Stringfellow, John L
Stroobants, Shirley J
Sumner, John H
Szela, Laura R
Takala, Deanna S
Thao, Doua
Thomas, Cassandra C

Thornton, Melanie D
Thorsen, Ricky R
Tibbals, Christopher J
Toebe, Charlotte R
Tomaszewski, Stormy L
Torres, Maria L
Tourtillot, Joy L
Trafford-Braun, Maureen P
Trudell, Angela M
Tucker, Steven D
Van Rens, Jeffrey J
Vande Voort, Brooke C
VandenAvond, JoAnn
VandenHoogen, Claudia J
Vander Zanden, Benjamin R
VanderMeulen, Andrea L
Vandeveld, Rose L
VanDoorn, David P
Vang, Charlee
Walden, Tammy L
Wanish, Jordan L
Warner, Theresa A
Wassenberg, Randall R
Webster, Barbara L
Wendricks, Michael S
Wesoloski, Teresa L
Wickman, David M
Wieser, Jonathon L
Wilkum, Jessica R
Wolk, Matthew L
Wollerman, Patty M
Wood, Thomas J
Wyckoff, Sarah R
Zasada, Leonard M
Zhuckkahosee, Jr, Aloysius
Zich, Renee L
Ziemer, Laurie E
Zietz, Timothy J
Zuege, Jamie L

COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN

July 15, 2014

Resolution No. _____

**An Initial Resolution Authorizing the Sale and Issuance of
Taxable General Obligation Refunding Bonds;
and Certain Related Details**

RECITALS

The Common Council (the “**Governing Body**”) of the City of Green Bay, Wisconsin (the “**City**”) makes the following findings and determinations:

1. The City is currently in need of funds to finance the advance refunding of some of or all the outstanding maturities of the Issuer’s (i) \$1,840,000 Taxable General Obligation Development Bonds, Series 2006B, dated May 1, 2006, and (ii) \$3,145,000 Taxable General Obligation Refunding Bonds, Series 2007, dated October 1, 2007 (collectively, the “**Refunding**”).
2. The Governing Body deems it in the best interests of the City that the funds needed for the Refunding be borrowed, pursuant to the provisions of Chapter 67 of the Wisconsin Statutes, on the terms and conditions set forth below.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Authorization of Issuance and Purposes of Bonds.

Under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City shall issue its negotiable, taxable general obligation refunding bonds in a principal amount of not to exceed \$2,615,000 (the “**Bonds**”) to finance the Refunding; *provided, however*, that the Bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

Section 2. Authorization of Sale of Bonds.

The Bonds shall be sold by negotiated sale to Robert W. Baird & Co. Incorporated (the “**Purchaser**”).

Section 3. Preparation of Official Statement.

The Mayor and the Clerk are hereby authorized and directed to cause a preliminary offering document for the Bonds (the “**Official Statement**”) to be prepared. The Mayor and the Clerk are hereby authorized on behalf of the City, to approve the form of Official Statement and authorize it to be deemed final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1)), and to supply copies of the Official Statement upon request.

Section 4. Further Actions.

The issuance of the Bonds shall be subject to the condition that the Governing Body has adopted a resolution to award the sale of the Bonds to the Purchaser, to approve the purchase contract submitted by the Purchaser to evidence the purchase of the Bonds (the “**Bond Purchase Agreement**”), to fix the interest rate or rates on the Bonds in accordance with the Bond Purchase Agreement, to provide for the form of the Bonds, to set forth any early redemption provisions, to levy taxes to pay the principal of, and interest on, the Bonds as required by law, to designate a fiscal agent for the Bonds, and to take such further action as may be necessary or expedient to provide for the preparation, execution, issuance, delivery, payment, and cancellation of the Bonds.

Section 5. Severability of Invalid Provisions.

In case any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution.

Section 6. Authorization to Act.

The officers of the City, attorneys for the City, or other agents or employees of the City are hereby authorized to do all acts and things required of them by this resolution for the full, punctual, and complete performance of all of the provisions of this resolution.

Section 7. Prior Actions Superseded.

All prior resolutions, rules, ordinances, or other actions, or parts thereof, of the Governing Body in conflict with the provisions of this resolution shall be, and the same are hereby, rescinded insofar as they may so conflict.

Section 8. Effective Date.

This resolution shall take effect upon its adoption and approval in the manner provided by law.

Adopted: July 15, 2014

Approved: July ____, 2014

Mayor

Clerk

COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN

July 15, 2014

Resolution No. _____

**An Initial Resolution Authorizing the Sale and Issuance of
General Obligation Refunding Bonds;
and Certain Related Details**

RECITALS

The Common Council (the “**Governing Body**”) of the City of Green Bay, Wisconsin (the “**City**”) makes the following findings and determinations:

1. The City is currently in need of funds to finance the advance refunding of some of or all the outstanding maturities of the Issuer’s \$7,390,000 General Obligation Corporate Purpose Bonds, Series 2007A, dated June 5, 2007 (the “**Refunding**”).
2. The Governing Body deems it in the best interests of the City that the funds needed for the Refunding be borrowed, pursuant to the provisions of Chapter 67 of the Wisconsin Statutes, on the terms and conditions set forth below.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Authorization of Issuance and Purposes of Bonds.

Under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City shall issue its negotiable, general obligation refunding bonds in a principal amount of not to exceed \$3,680,000 (the “**Bonds**”) to finance the Refunding; *provided, however*, that the Bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

Section 2. Authorization of Sale of Bonds.

The Bonds shall be sold by negotiated sale to Robert W. Baird & Co. Incorporated (the “**Purchaser**”).

Section 3. Preparation of Official Statement.

The Mayor and the Clerk are hereby authorized and directed to cause a preliminary offering document for the Bonds (the “**Official Statement**”) to be prepared. The Mayor and the Clerk are hereby authorized on behalf of the City, to approve the form of Official Statement and authorize it to be deemed final as of its date for purposes of Securities and

Exchange Commission Rule 15c2-12(b)(1)), and to supply copies of the Official Statement upon request.

Section 4. Further Actions.

The issuance of the Bonds shall be subject to the condition that the Governing Body has adopted a resolution to award the sale of the Bonds to the Purchaser, to approve the purchase contract submitted by the Purchaser to evidence the purchase of the Bonds (the "**Bond Purchase Agreement**"), to fix the interest rate or rates on the Bonds in accordance with the Bond Purchase Agreement, to provide for the form of the Bonds, to set forth any early redemption provisions, to levy taxes to pay the principal of, and interest on, the Bonds as required by law, to designate a fiscal agent for the Bonds, and to take such further action as may be necessary or expedient to provide for the preparation, execution, issuance, delivery, payment, and cancellation of the Bonds.

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In case any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution.

Section 6. Authorization to Act.

The officers of the City, attorneys for the City, or other agents or employees of the City are hereby authorized to do all acts and things required of them by this resolution for the full, punctual, and complete performance of all of the provisions of this resolution.

Section 7. Prior Actions Superseded.

All prior resolutions, rules, ordinances, or other actions, or parts thereof, of the Governing Body in conflict with the provisions of this resolution shall be, and the same are hereby, rescinded insofar as they may so conflict.

Section 8. Effective Date.

This resolution shall take effect upon its adoption and approval in the manner provided by law.

Adopted: July 15, 2014

Approved: July ____, 2014

Mayor

Clerk

RESOLUTION AUTHORIZING PARTIAL
RELEASE OF EASEMENT RIGHTS

July 15, 2014

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

That the Mayor is hereby authorized to release part of the City's rights to an easement for a public walkway in the vicinity of the northwest corner of North Adams Street and Elm Street.

Adopted _____

Approved _____

Mayor

Clerk

bc

Attachments – Legal Description and Maps

LEGAL DESCRIPTION
PARTIAL RELEASE OF EASEMENT

Release of a portion of an existing Ingress-Egress Easement over Wisconsin Public Service Corporation property, said easement was originally granted by document recorded by Jacket 17139, Image 27 as Document Number 1255049.

Description of Easement Areas to be Released:

All of Parcel B, Volume 2 of Certified Survey Maps, Page 643 (2 CSM 643), Map Number 671, Brown County Registry, City of Green Bay, Brown County, Wisconsin.

And also,

A 20.00 foot wide easement lying along the southwesterly side of that part of Parcel A, Volume 2 of Certified Survey Maps, Page 643 (2 CSM 643), Map Number 671, Brown County Registry, being a part of vacated Willow Street lying in Lot 97, Plat of Navarino, City of Green Bay, Brown County, Wisconsin, and lying northeasterly of and contiguous to the following described reference line.

BEGINNING at a point on the south line of said Parcel A (also being on the south line of vacated Willow Street), said point being S63°34'08"E, 44.04 feet from a point of intersection of the easterly combined pierhead and bulkhead line of the Fox River as defined as Point b'c' on the U.S. Army Corps of Engineers Green Bay Harbor Lines Map of 1940; thence continuing S63°34'08"E on the south line of said Parcel A, 171.95 feet to the northeast corner of Parcel B, 2 CSM 643, the Point of Ending.

As shown and dimensioned on the attached Exhibit's A and B.

Part of Parcel number: 11-15-A



EXHIBIT "B"

CERTIFIED SURVEY MAP

STATE OF WISCONSIN, ss.
BROWN COUNTY,

I, ROBERT D. HALL, Land Surveyor, Do hereby certify that I have divided part of Private Claim 2 East Side of Fox River, City of Green Bay, Brown County, Wis. described as follows: Commencing at the Northeast corner of Lot 98, Plat of Navarino, thence N 26°-23'-52"E 32.91 Ft. along the West line of Jefferson St. to the point of beginning, thence continuing N 26°-23'52"E 431.37 Ft. to the U.S. Gov. harbor line of East River, thence N 63°-59'-53"W 93.85 Ft. along said line to the U.S. Gov. harbor line of Fox River, thence along said line S 72°-38'-25"W 669.88 Ft. to the South line of vacated Willow St., thence S 63°-34'-08"E 166.77 Ft. along said line, thence S 26°-23'-52"W 330.00 Ft. along the West line of N. Adams St. prolonged Northerly to the North line of Elm St., thence S 63°-34'-08"E 48.74 Ft. along said line, thence N 26°-28'-52"E 363.11 Ft. along the West line of W.P.S. Corp. Bldg. prolonged, thence S 63°-32'-15"E 361.65 Ft. parallel with & N 26°-27'-45"E 100 Ft. from the North line of W.P.S. Corp. Bldg. to the point of beginning, that I made such division by order of the Northwestern Mutual Life Ins. Co. Milwaukee, Wis., owner of the land divided, and that I have complied with Section 14.08 of the Code of Ordinances of the City of Green Bay, Wisconsin and with Chapter 236 R. S. Wisconsin in surveying, dividing and mapping the same.

Given under my hand this 3RD day of JULY 1968.

Robert D. Hall
ROBERT D. HALL, Land Surveyor

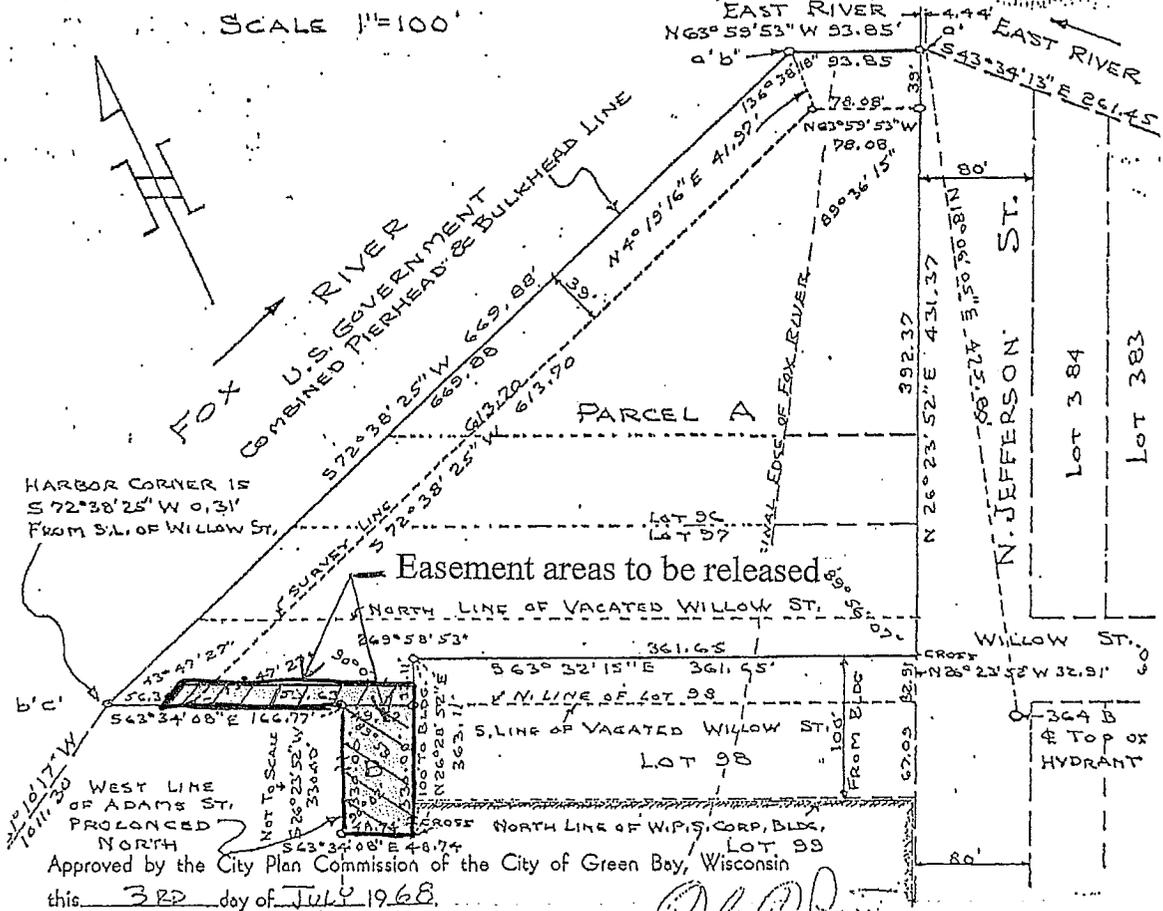
STATE OF WISCONSIN, ss.
BROWN COUNTY,

Subscribed and Sworn to before me this 3RD day of JULY 1968:

MONUMENTS
1/4" STEEL PIPES - 30" LONG
EXCEPT AT HARBOR LINES

SCALE 1"=100'

Arthur A. Valentini
Notary Public, Brown County, Wis.
My commission expires JULY 21 1971



Approved by the City Plan Commission of the City of Green Bay, Wisconsin

this 3RD day of JULY 1968.

[Signature]
City Planning Director
Senior City Planner

142

RESOLUTION AMENDING THE CONDITIONAL-USE
APPROVAL AT 860 ELMORE STREET
(ZP 13-09)

July 15, 2014

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

That, pursuant to Zoning Petition 13-09 and the recommendation of the Plan Commission on June 23, 2014, the City of Green Bay amends the conditional-use permit to allow for a two-unit residence located on the following described property at 860 Elmore Street:

MILITARY RESERVE S 1/2 OF PART OF LOT 128
LYING BETW BOND & ELMORE STS (Tax Parcel Number
5-1239)

Said conditional-use permit shall be subject to the following amendments:

1. Installation of new all-weather security front doors with deadbolt locks for each building unit entry facing Elmore Street, including new all-weather storm doors.
2. Existing awnings are either removed or replaced.
3. New or like exterior entry lighting is provided for each building unit entry.
4. Replace shutters around windows that were previously on the building complementary to the existing building color.
5. Foundation landscaping is provided along the front façade of the building. This would include at least a 5-foot wide area along the front façade from the base of the building and is to include native, hardy perennials and shrubs to complement the façade and improve the curb appeal of the site.
6. New or like mail boxes are provided for each unit.
7. The address of each unit is clearly labeled.
8. A fence is provided not less than 4 feet in height, 90% impervious to sight, **along the west side of the property** ~~around the rear and side yard of the property~~ compliant with Section 13-521, Green Bay Municipal Code. Fencing may also be considered within the front yard consistent with Section 13-521, Green Bay Municipal Code.

9. At the discretion of the Planning Director, if there are neighborhood complaints, police calls and/or zoning violations within a one-year time period of final approval of this request, the Planning Director may bring this item back to the Plan Commission for reconsideration of approval.

10. The applicant completes a landlord training program as sponsored by the City of Green Bay.

11. Confirmation be provided to the Plan Commission, by the Building Inspection Division, that the former four-unit has been converted to a two-family use compliant with current codes.

Adopted _____

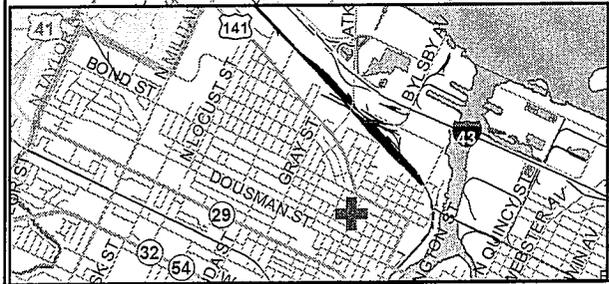
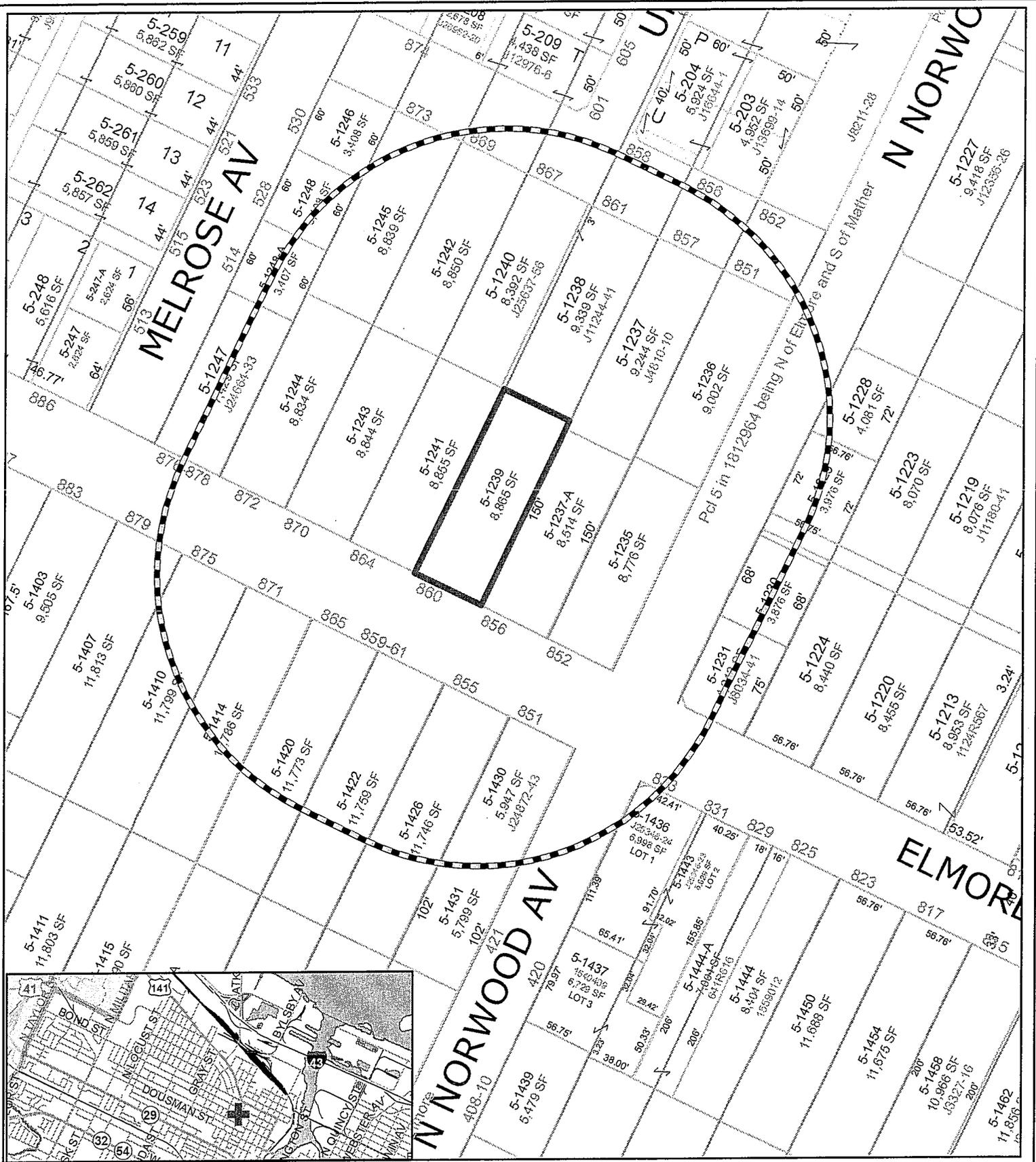
Approved _____

Mayor

Clerk

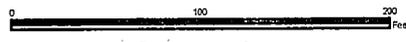
bc

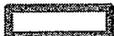
Attachment – Map



Zoning Petition (ZP 13-09) Proposed Amendment
A request to amend conditions of approval for an approved
Conditional Use Permit (CUP) at 860 Elmore Street

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. 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 Planning Department. P.N. June 2014. \Planning\City\ZPM\2013\ZP13-09



-  Subject Area
-  200' Notice Area

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RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 633 N. MILITARY AVENUE
(ZP 14-22)

July 15, 2014

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

That, pursuant to Zoning Petition 14-22 and the recommendation of the Plan Commission on June 23, 2014, the City of Green Bay recommends approval of the request for a conditional-use permit to authorize the sale of building materials in a General Commercial (C1) District on the following described property located at 633 N. Military Avenue:

MILITARY RESERVE PCL 2 OF 4 CSM 421 BNG PRT OF
LOT 91 (Tax Parcel Number 6-61-C)

Said conditional-use permit shall be granted subject to the following conditions:

- a. All outdoor storage areas shall have a maximum 8-foot high fence, 90 percent impervious to sight.
- b. A complete site plan shall be submitted and approved prior to any construction, change of use, or other activity that requires site plan approval under Section 13-1802 Green Bay Municipal Code.
- c. A detailed landscape plan shall be submitted and approved by Green Bay's Community Development Review Team as part of the site plan approval process to display an increase in vegetation on the site.
- d. Planting beds shall be provided along the front building elevations of the main building.
- e. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

Adopted _____

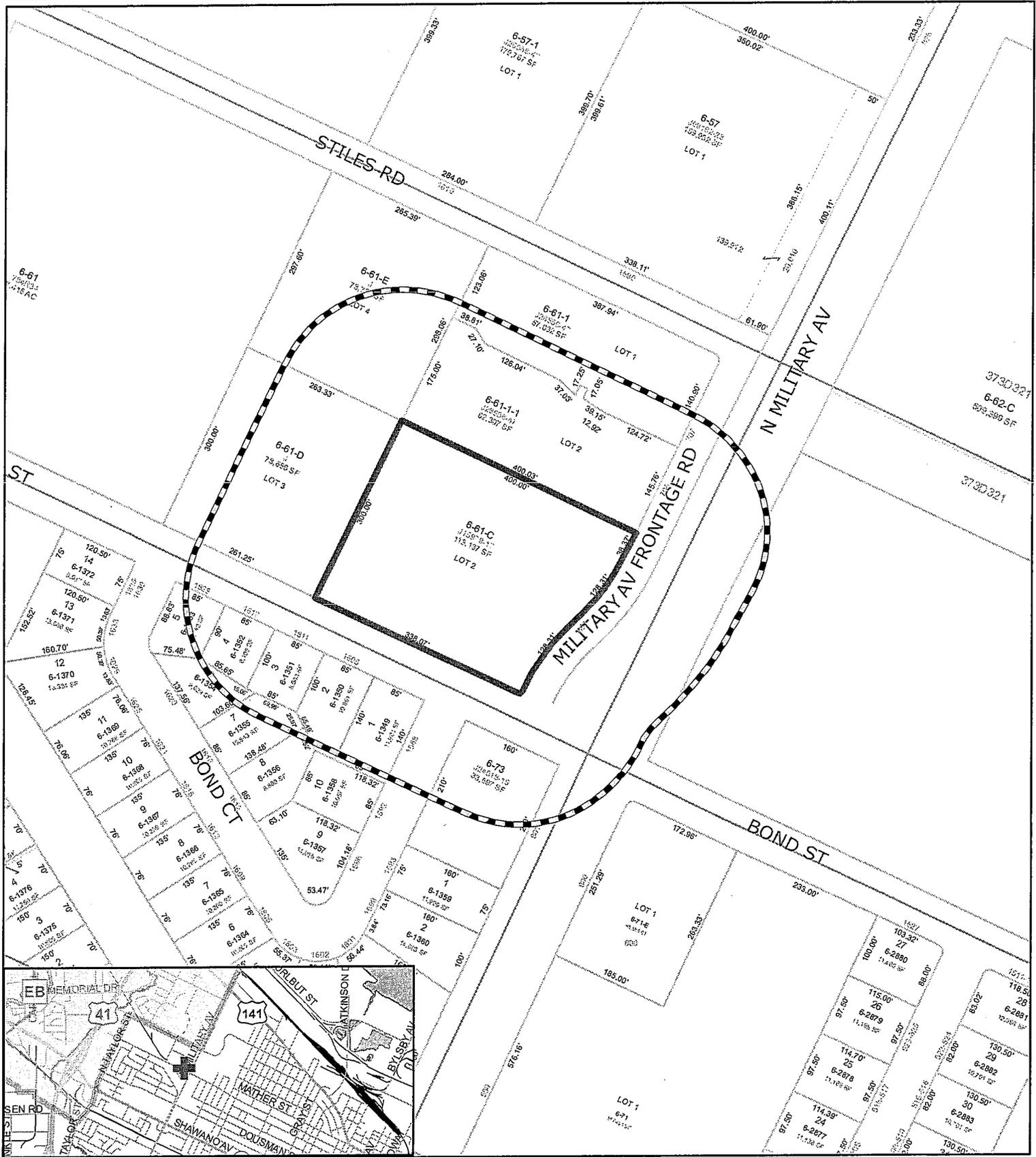
Approved _____

Mayor

Clerk

bc

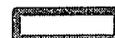
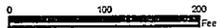
Attachment – Map



Zoning Petition (ZP 14-22)

A request to authorize a Conditional Use Permit (CUP), in a General Commercial (C1) District, for a building material sales use at 633 North Military Avenue

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. 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 Planning Department. P.N. June 2014. \Planning\CityZPMaps\2014\ZP14-22



Subject Area



200' Notice Area

16A

RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 1444 S. ONEIDA STREET
(ZP 14-23)

July 15, 2014

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

That, pursuant to Zoning Petition 14-23 and the recommendation of the Plan Commission on July 7, 2014, the City of Green Bay recommends approval of the request for a conditional-use permit to construct a detached garage beyond the maximum size requirements found in Ch. 13-615, Table 6-4, Green Bay Municipal Code, in a Low Density Residential (R1) District located on the following described property at 1444 S. Oneida Street:

E W GILSDORFS SUBD #2 E 141 FT OF LOT 5 EX 745
R 298 & PRT OF LOT 4 & PRT OF PC 10 WSFR DESC IN 296
D 500 EX J03491-33 & PRT OF SD PC 10 DESC IN 1636572 &
EX 1937372 (Tax Parcel Number 1-393-A)

Said conditional-use permit shall be granted subject to the following conditions:

- a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional-use permit, including standard site plan review and approval.
- b. Continuance of similar style of architecture, exterior construction material, and color of the structure.

Adopted _____

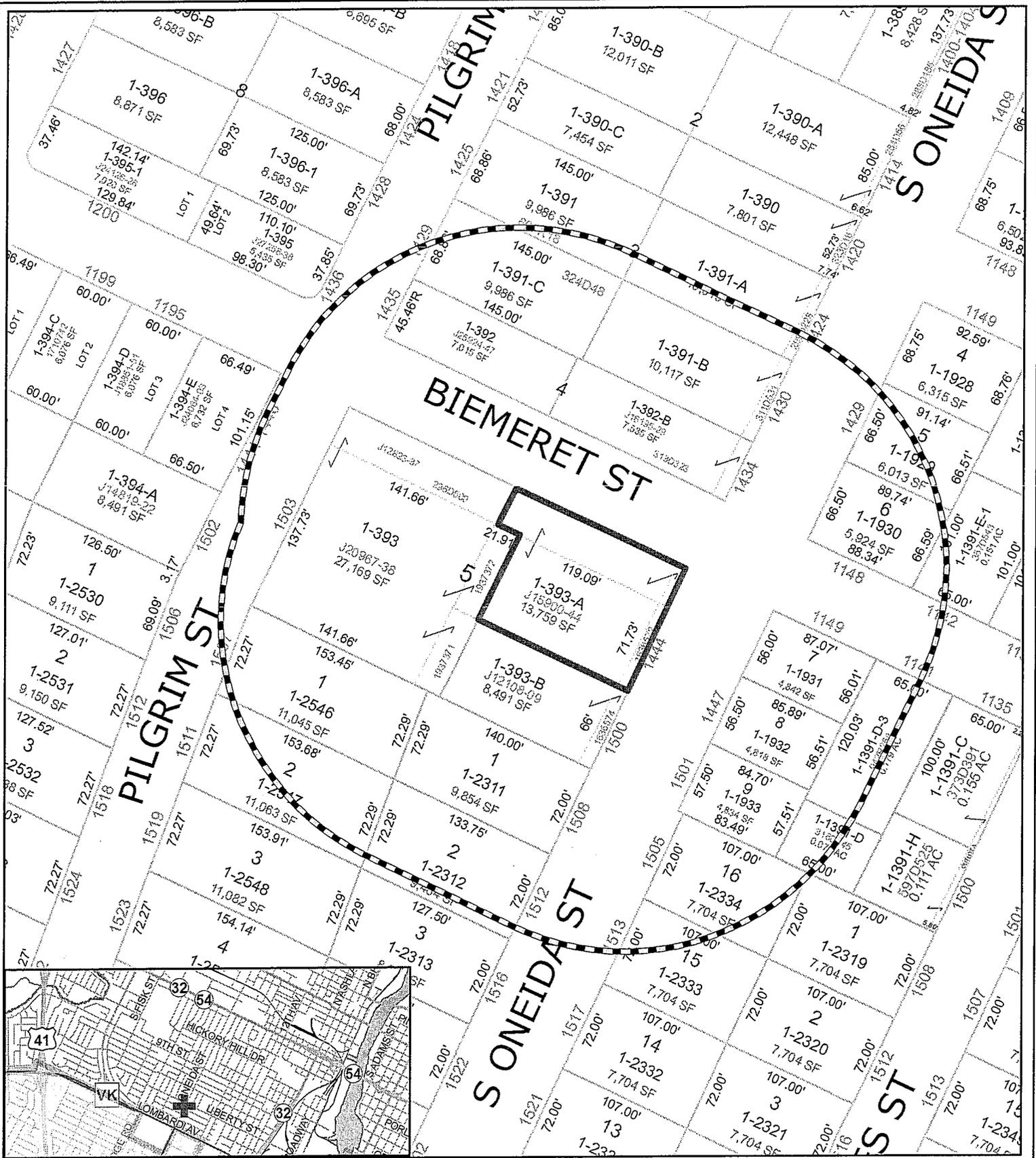
Approved _____

Mayor

Clerk

bc

Attachment – Map

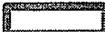


Zoning Petition (ZP 14-23)

A request to authorize a Conditional Use Permit (CUP) to construct a detached garage beyond the maximum size requirements found in Chapter 13-615, Table 6-4, in a Low Density Residential (R1) District located at 1444 South Oneida Street

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-  Subject Area
-  200' Notice Area

174

RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 2160 PACKERLAND DRIVE
(ZP 14-24)

July 15, 2014

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

That, pursuant to Zoning Petition 14-24 and the recommendation of the Plan Commission on July 7, 2014, the City of Green Bay recommends approval of the request for a conditional-use permit to authorize the expansion of an existing church located on the following described property at 2160 Packerland Drive:

LOT 1 OF 52 CSM 170 BNG ALL OF LOTS 16-21 OF
SPRINGCREST MANOR & BNG ALL OF LOTS 24-30 OF
POPLAR SPRINGS BNG PRT OF GOVT LOTS 29 & 30 SEC32
T24N R20E (Tax Parcel Number 6H-3394)

Said conditional-use permit shall be granted subject to the following conditions:

- a. Any future principal building construction will require a conditional-use permit, new accessory buildings will be permitted as allowed under the current zoning.
- b. Any interior remodeling of any existing building will be permitted and subject to site plan and building plan approval.

Adopted _____

Approved _____

Mayor

Clerk

bc

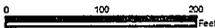
Attachment – Map

12



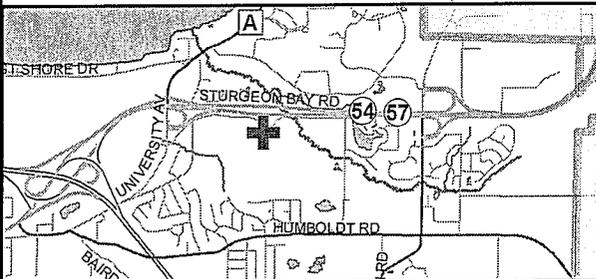
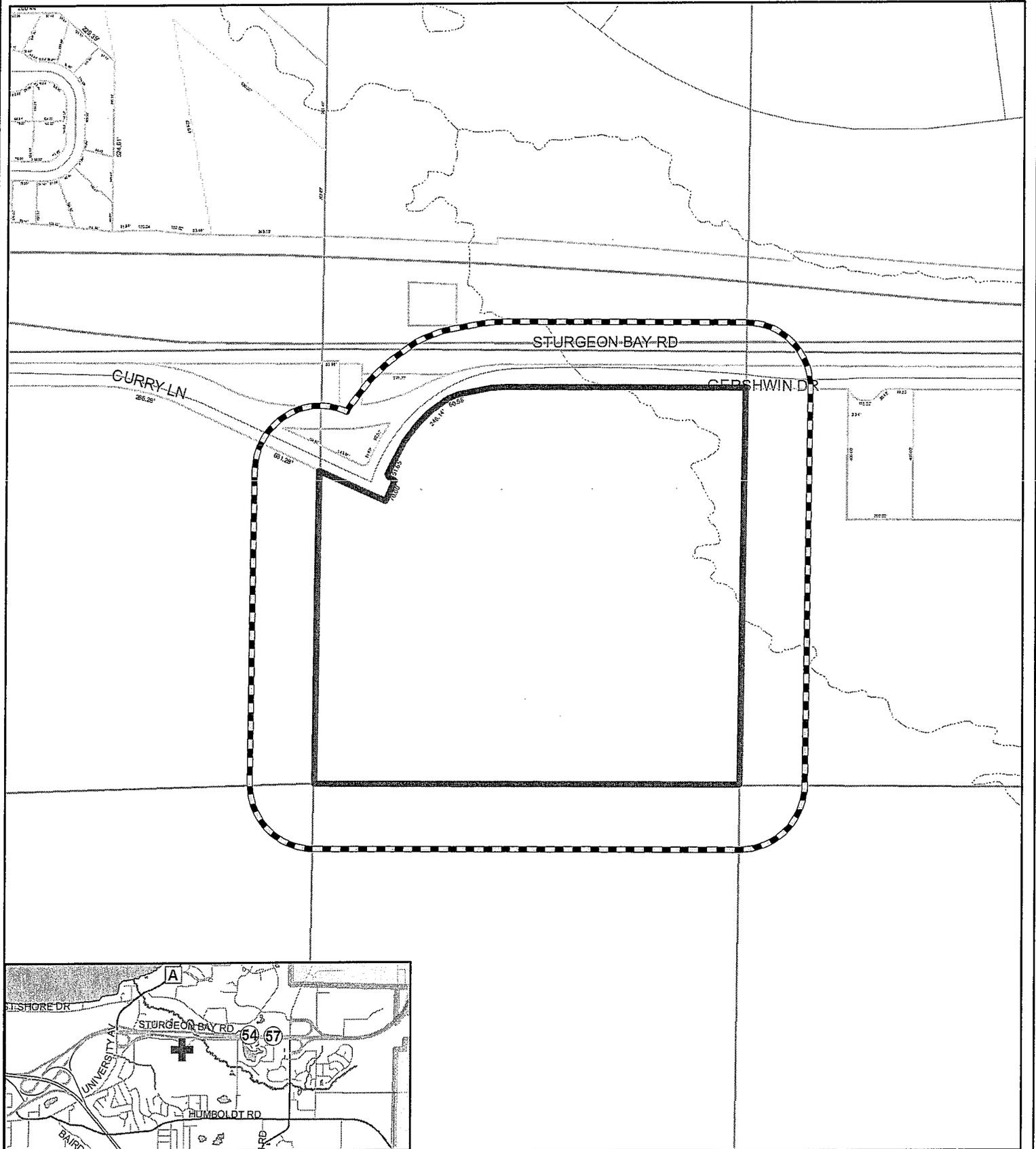
Zoning Petition (ZP 14-24)
A Conditional Use Permit (CUP) to authorize the expansion of
an existing church located at 2160 Packerland Drive

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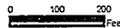
- Subject Area
- 200' Notice Area

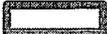
184



Zoning Petition (ZP 14-21)
A request to authorize a Conditional Use Permit (CUP) for
a metal accessory structure within
a Public/Institutional (PI) District, 3150 Gershwins Drive

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 City of Green Bay offices and is to be used for reference
 purposes only. 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 Planning Department.
 P.N. June 2014. \Planning\City\ZPMaps\2014\ZP14-21



-  Subject Area
-  200' Notice Area

19a

GREEN BAY, WISCONSIN

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

THAT THE FOLLOWING DESCRIBED SIDEWALKS BE ORDERED RECONSTRUCTED AND THAT THE CITY CLERK ISSUE A SIXTY (60) DAYS NOTICE AS PER THE ATTACHED SCHEDULE:

<u>NAME</u>	<u>LOCATION</u>	<u>LINEAR FEET</u>	<u>CREDIT</u>
ASHLAND AV N			
KELLOGG TO ELMORE SBClient (5008) AND RC (5360)			
5-1044	402 N ASHLAND AV	25.0000	15.0000
HEINZ JOHN & ROBIN LLC 4426 SHAWANO AV GREEN BAY WI 54313-7531	ELMORES ADD WLY 80 FT OF LOT 150		
BERNER ST			
WEBSTER TO CLAY SBClient (5051) AND RC (5403)			
20-163	1013 BERNER ST	30.0000	25.0000
LEROY J MIELKE JR 2041 TUNIS RD GREEN BAY WI 54311	EASTMANS ADD LOT 10 BLK 59 & 1/2 VAC ALLEY LYG ADJ		
BIEMERET ST			
LOCUST TO FISK SBClient (5011) AND RC (5363)			
6-878	1408 BIEMERET ST	30.0000	30.0000
KENNETH H & NANCY J ANDRESEN JR 1408 BIEMERET ST GREEN BAY WI 54304-3102	SCHMITT PLAT #5 LOT 12 BLK 15		
BOND ST			
ADLER TO BOND SBClient (4970) AND RC (5431)			
6-1969	1833 BOND ST	155.0000	0.0000
MARION H EICHMAN 1833 BOND ST GREEN BAY WI 54303-4625	SCHMITTS ST MARYS PLAT LOT 16 BLK 2		
BOND ST			
STEVEN TO WESTPLAIN SBClient (5042) AND RC (5394)			
6-1953	1819 BOND ST	170.0000	10.0000
MEGUEL DEJESUS ANTONIO 1819 BOND ST GREEN BAY WI 54303-4603	SCHMITTS ST MARYS PLAT LOT 1 BLK 1		
BUCHANAN ST N			
MATHER AND MINAHAN SBClient (5021) AND RC (5373)			
18-900	807 N BUCHANAN ST	15.0000	15.0000
ERVIN V & KATHRYN PROSSER 807 N BUCHANAN ST GREEN BAY WI 54303-4003	PLAT OF COLONIAL VILLAGE LOT 11 BLK 3		

BUCHANAN ST N

MINAHAN TO DESNOYERS SBClient (5024) AND RC
(5376)

18-934	916 N BUCHANAN ST	105.0000	55.0000
RANDALL L & CYNTHIA J COOPMANS			
916 N BUCHANAN ST			
GREEN BAY WI 54303-4006			
SUBD OF BLKS 4, 5 & 6 PLAT OF COLONIAL			
VILLAGE LOT 9 BLK 5			

CARROLL AV

THORNDALE TO SHADOW SBClient (5046) AND RC
(5398)

1-2397	1820 CARROLL AV	35.0000	35.0000
DAVID J STEWART & MICHELLE M ALEXANDER			
1498 SNOW SHOE TRL			
SUAMICO WI 54173-8282			
SOUTHGATE SUBD LOT 19 BLK 7			

CHERRY ST

JACKSON AND VAN BUREN SBClient (5006) AND RC
(5357)

10-68	809 CHERRY ST	15.0000	0.0000
ROBERT J DETRIE JR			
701 PINE ST			
GREEN BAY WI 54301-4928			
NAVARINO PLAT E 1/2 OF LOT .557 & W 13 1/4			
FT OF LOT 558			

CLAY ST N

SMITH TO EASTMAN SBClient (5040) AND RC (5392)

7-336-A	1031 N CLAY ST	60.0000	50.0000
DAVID J FALTYNSKI			
1031 N CLAY ST			
GREEN BAY WI 54302-1507			
EASTMANS ADD N 61 FT OF LOT 6 BLK 28			

COPPENS RD

S END OF CUL-DE-SAC TO GALLGHER SBClient (5037)
AND RC (5389)

18-836-A	927 COPPENS RD	30.0000	10.0000
JACOB D DELMONT			
927 COPPENS RD			
GREEN BAY WI 54303-3819			
MORROWS SUBD OF LOT 7 OF WH ITNEY OR			
LAVENTURE CLAIM THAT PRT OF LOT 18 AS			
DES I N 349 D 256 BCR			

18-837-A

18-837-A	923 COPPENS RD	25.0000	25.0000
TERRY M TOUTLOFF			
923 COPPENS RD			
GREEN BAY WI 54303-3819			
MORROWS SUBD OF LOT 7 OF WH ITNEY OR			
LAVENTURE CLAIM THAT PRT OF LOT 18 AS			
DES I N 325 D 596 BCR EX 343 D 585 BCR &			
EX 617 R 448			

DEBRA LN

BELLEVUE TO IRENE SBClient (4972) AND RC (5433)

21-1111-P-5	1643 DEBRA LN	40.0000	35.0000
RICKY A & MARY E PERONTO			
1643 DEBRA LN			
GREEN BAY WI 54302-2211			
STONES ADDITION LOT 5 BLK 1			

21-1111-P-6

21-1111-P-6	1639 DEBRA LN	30.0000	30.0000
KAREN L GREATENS			
1639 DEBRA LN			
GREEN BAY WI 54302-2211			
STONES ADDITION LOT 6 BLK 1			

209

21-1111-P-7	1635 DEBRA LN	25.0000	25.0000
ROBERT C SZCZEPANSKI 1635 DEBRA LN GREEN BAY WI 54302-2211			
STONES ADDITION LOT 7 BLK 1 ALSO PRT DESC IN J10910-08			

DEBRA LN
IRENE AND ABRAMS SBClient (5003) AND RC (5354)

21-1111-P-20	1667 DEBRA LN	30.0000	30.0000
THOMAS G WEYERS 1667 DEBRA LN GREEN BAY WI 54302-2246			
STONES ADDITION LOT 13 BLK 2			

21-1111-P-33	1686 DEBRA LN	50.0000	50.0000
JAMIE J & BRITTONY CARTWRIGHT 1686 DEBRA LN GREEN BAY WI 54302			
STONES ADDITION LOT 4 BLK 3			

DESCHANE PL
DECKNER TO CROOKS SBClient (4982) AND RC (5443)

21-2336-1-1	325 DESCHANE PL	15.0000	10.0000
MARY L RUONAVARRA 325 DESCHANE PL GREEN BAY WI 54302-2831			
NEWBERRYS SUBD #2 N 54 FT O F S 154 FT OF W 108.9 FT OF LOT 32 EXC ST			

DOUSMAN ST
DOUSMAN TO DIVISION SBClient (4984) AND RC (5445)

5-475	816 DOUSMAN ST	35.0000	35.0000
GARY L RODEN 816 DOUSMAN ST GREEN BAY WI 54303-2844			
GUESNIERS ADD S 40 FT OF LOT 5			

5-855	1158 DOUSMAN ST	65.0000	55.0000
DEBRA V HAZAERT 1158 DOUSMAN ST GREEN BAY WI 54303-3053			
CENTENNIAL PARK SUBD OF LOT S 5-6-7-8-9-10 DOUSMAN & ELMORES 2ND ADD S 100 FT OF LOT 1 BLK 2			

ESTATES CT
ESTATES TO W SEND OF CUL-DE-SAC SBClient (4992)
AND RC (5343)

6-1542	1716-1718 ESTATES CT	61.0000	30.0000
JEROME & AUDREY FULLER 10690 VELVET ASH LA LILLIAN AL 36549-3941			
CHATEAU ESTATES SUBD LOT 21			

ETHEL AV
MATHER TO MINAHAN SBClient (5019) AND RC (5371)

18-859	724 ETHEL AV	15.0000	10.0000
KRZYSTYNA MAZUR 724 ETHEL AV GREEN BAY WI 54303-3908			
PLAT OF COLONIAL VILLAGE LOT 6 BLK 1			

206

FERN LN

WAYFARER TO ST BERNARD SBClient (5049) AND RC (5401)

21-2475-D-15	2022 FERN LN	30.0000	20.0000
JUDITH L SKOCIR	ST BERNARD HEIGHTS LOT 15		
2022 FERN LN			
GREEN BAY WI 54302			

21-2475-D-16	2030 FERN LN	40.0000	30.0000
CHARLES A & RITA S MAYFIELD	ST BERNARD HEIGHTS LOT 16		
2030 FERN LN			
GREEN BAY WI 54302-4026			

FIESTA LN

IRENE TO ABRAMS SBClient (5004) AND RC (5355)

21-1111-P-14	1676 FIESTA LN	45.0000	20.0000
JAMES A & MARY JANE RENIER	STONES ADDITION LOT 7 BLK 2		
1676 FIESTA LN			
GREEN BAY WI 54302-2240			

FISK ST S

NINTH TO RUSSELL SBClient (5029) AND RC (5381)

6-1208	1303 S FISK ST	85.0000	75.0000
HOWARD N & BETTY J BELLMORE	CARL MENNEN SUBD #1 LOT 2		
1303 S FISK ST			
GREEN BAY WI 54304-3003			

FOURTEENTH AV

HICKORY HILL TO EIGHTH SBClient (4998) AND RC (5349)

1-1470	1112 FOURTEENTH AV	15.0000	15.0000
BRENDA M HUGUET & DANIEL H FRASCH	J C DOCTERS 2ND ADD LOT 13 BLK 2		
1112 FOURTEENTH AV			
GREEN BAY WI 54304-2532			

FOURTEENTH AV

HICKORY HILL TO EIGHTH SBClient (5000) AND RC (5351)

1-1462	1148 FOURTEENTH AV	35.0000	30.0000
JAMES V & ELLYN K GREENLAN	J C DOCTERS 2ND ADD LOT 5 B LK 2		
1148 FOURTEENTH AV			
GREEN BAY WI 54304-2532			

FRANCIS AV

BLESCH TO HUBBARD SBClient (4974) AND RC (5435)

3-50	156 FRANCIS AV	40.0000	0.0000
CLIFFORD C & SUSETTE L HEISER	BLESCHS ADD W 85 FT OF LOT 8		
156 FRANCIS AV			
GREEN BAY WI 54303-2823			

200

GRAY ST
 MINAHAN TO DESNOYERS SBClient (5022) AND RC
 (5374)

18-959	829 GRAY ST	25.0000	15.0000
WILFRED J & BETTY L ERIEAU 829 GRAY ST GREEN BAY WI 54303-3973	SUBD OF BLKS 4, 5 & 6 PLAT OF COLONIAL VILLAGE LOT 16 BLK 6		

GRIGNON ST
 CLAY TO ROOSEVELT SBClient (4977) AND RC (5438)

17-187	1151 GRIGNON ST	30.0000	15.0000
MARY A RACINE 1151 GRIGNON ST GREEN BAY WI 54301-3018	PLAT OF ASTOR LOT 20 BLK 112		

GRIGNON ST
 IRWIN TO BAIRD SBClient (5005) AND RC (5356)

17-594	1319 GRIGNON ST	15.0000	15.0000
DOUGLAS D & JO ANN M REIMER 1319 GRIGNON ST GREEN BAY WI 54301-3022	PLAT OF ASTOR LOT 23 BLK 136		

GROSS AV
 HICKORY HILL TO EIGHTH SBClient (4999) AND RC
 (5350)

1-120	1139 GROSS AV	15.0000	0.0000
RICHARD BARIBEAU 1139 GROSS AV GREEN BAY WI 54304-2555	WARREN & CADYS SUBD OF LOT 41 OF TANKS SUBD OF PC 2-9 LOT 55 BLK B		

1-121	1143 GROSS AV	25.0000	0.0000
DEAN E & ELIZABETH L HAEN 1143 GROSS AV GREEN BAY WI 54303-2555	WARREN & CADYS SUBD OF LOT 41 OF TANKS SUBD OF PC 2-9 LOT 56 BLK B		

HARVARD ST
 KELLOGG TO ELMORE SBClient (5009) AND RC (5361)

5-381	410 HARVARD ST	16.0000	10.0000
ECUMENICAL PARTNERSHIP FOR HOUSING INC PO BOX 524 GREEN BAY WI 54305-0524	KENILWORTH ADD LOT 12 BLK 1		

HEYRMAN ST
 CHICAGO AND KIMBALL SBClient (4976) AND RC (5437)

21-1274-5	446 HEYRMAN ST	20.0000	20.0000
ANITA LARDINOIS 446 HEYRMAN ST GREEN BAY WI 54302-2857	ASTORS SUBD OF PC 3 TO 7 E N 50 FT OF S 252 FT OF E 125 FT OF S 1/3 OF N 1/2 OF LOT 1 LYG N OF KIMBALL ST & W OF HEYRMAN ST		

IRENE ST

IRENE TO ABRAMS SBClient (5002) AND RC (5353)

21-1111-P-19	1155 IRENE ST	5.0000	5.0000
AVERY B & TARA A BACKUS 1155 IRENE ST GREEN BAY WI 54302-2236	STONES ADDITION LOT 12 BLK 2		

IRWIN AV N

ST GEORGE AND IRWIN SBClient (5041) AND RC (5393)

7-181	931 N IRWIN AV	45.0000	25.0000
THERESA R RICH 931 N IRWIN AV GREEN BAY WI 54302-1444	EASTMANS ADD N 70 FT OF LOT S 13 & 14 BLK 11 EX WLY 50 FT OF NLY 70 FT OF LOT 13		

KELLOGG ST

SILVER SPRINGS TO KELLY JO SBClient (5039) AND RC (5391)

6-2867	1497 KELLOGG ST	35.0000	35.0000
JOAN R HANSON 1497 KELLOGG ST GREEN BAY WI 54303-3149	KELLY JO SUBDIVISION LOT 14		

LANGLADE AV

LANGLADE TO BIEMERET SBClient (5010) AND RC (5362)

1-1430-A	953 LANGLADE AV	45.0000	30.0000
MARY ANN RICKERT 953 LANGLADE AV GREEN BAY WI 54304-3450	SOUTH PARK SUBD THAT PRT OF LOTS 4 & 5 DES IN 291 D 607 BCR		

LARK ST

MATHER TO MINAHAN SBClient (5018) AND RC (5370)

18-1345	721 LARK ST	25.0000	25.0000
DEBROAH L HANSEN & MICHAEL G AMENT 721 LARK ST GREEN BAY WI 54303-4120	PLAT OF MATHER HEIGHTS LOT 7 BLK 22		

LAWE ST

JEFFERSON AND MADISON SBClient (5007) AND RC (5359)

16-49	402 LAWE ST	145.0000	75.0000
LISA M REINSCH & KEVIN W DITTMAN 402 LAWE ST GREEN BAY WI 54301-3714	PLAT OF ASTOR W 85 FT OF LOTS 15 & 16 BLK 65		

LIBERTY ST

SERVAIS TO LIBERTY SBClient (5038) AND RC (5390)

6-1307	1338 LIBERTY ST	95.0000	85.0000
GLEN W JAEGER 1338 LIBERTY ST GREEN BAY WI 54304-3159	BRIQUELET SUBD #1 LOT 1 & THE E 10 FT OF LOT 2 BLK 1		

LIBERTY ST

TWELFTH TO THIRTEENTH SBClient (5048) AND RC
(5400)

1-1362-C	944 LIBERTY ST	145.0000	20.0000
JO LEE ELLINGSON 1822 S ONEIDA ST APPLETON WI 54915-1835	HIGHLAND PARK 2ND ADD W 52 FT OF E 89.05 FT OF S1/2 OF LOT 37		

LIME KILN RD

E MASON AND AUGUST SBClient (4988) AND RC (5339)

21-1355-4	733 LIME KILN RD	20.0000	0.0000
EVELYN M LINDSLEY 733 LIME KILN RD GREEN BAY WI 54302-3805	ASTORS SUBD OF PC 3 TO 7 E PRT LOT.24 COM NE COR S 26 DEG W 148 FT TO BEG S 26 DE G W 244.2 FT N 63 DEG 45 MIN 30 SEC W 219.08 FT N 11 DEG 4 MIN 30 SEC E 209.32 S 72 DEG 32 MIN 10 SEC E 278.05 FT TO BEG EX PRT DESC IN 936 R 181		

LOCUST ST S

LOCUST TO FISK SBClient (5012) AND RC (5364)

6-820	1412 S LOCUST ST	45.0000	30.0000
MARILYN A SALSCHIEDER 8313 CHILDS RD WYNDMOOR PA 19038-7501	SCHMITT PLAT #5 LOT 9 BLK 1		

LOST LN

LOST TO E MASON SBClient (5014) AND RC (5366)

21-2487	1790 LOST LN	60.0000	40.0000
JACK J & DENISE M KORPAL 1790 LOST LN GREEN BAY WI 54302-3244	SCHOEN SUBD LOT 12 BLK 1		

MAPLE AV N

MAPLE TO ASHLAND SBClient (5016) AND RC (5368)

18-489	929 N MAPLE AV	50.0000	35.0000
JOSEPHINE A ROWE 929 N MAPLE AV GREEN BAY WI 54303-3551	ELMORES ADD TO ELMORES PARK ADD N 55 1/2 FT OF LOTS 9 & 10 BLK.2		

MAPLE AV S

FIFTH TO SIXTH SBClient (4993) AND RC (5344)

2-895	900 S MAPLE AV	30.0000	0.0000
CHONG THAO & ZA YEE CHENG 900 S MAPLE AV GREEN BAY WI 54304-2722	FREYTAGS ADDN LOT 1 BLK 83		

MARQUETTE AV

HICKORY HILL AND EIGHTH SBClient (5001) AND RC
(5352)

1-1503	1149 MARQUETTE AV	35.0000	35.0000
SHARON PLEAU 1149 MARQUETTE AV GREEN BAY WI 54304-2417	MARQUETTE PARK LOT.13 BLK 4		

NICOLET AV

EIGHTH AND NINTH SBClient (4989) AND RC (5340)

1-1536	1216 NICOLET AV	10.0000	10.0000
ANDREW G & JENNIFER R ADAMS 1216 NICOLET AV GREEN BAY WI 54304-2425	MARQUETTE PARK LOT 16 BLK 5		

OAK GROVE AV

DECKNER AND CROOKS SBClient (4983) AND RC (5444)

21-2411	332 OAK GROVE AV	25.0000	5.0000
JULETTE M CALDIE 332 OAK GROVE AV GREEN BAY WI 54302-2814	OAK GROVE SCHOOL RESERVE LOT 49		

OAKLAND AV N

OAKLAND TO FRANCIS SBClient (5030) AND RC (5382)

4-36	203 N OAKLAND AV	75.0000	30.0000
DIANA K SIMONSON 203 N OAKLAND AV GREEN BAY WI 54303-2833	OATLEYS ADD LOT 1 & E 27.5 FT OF LOT 2		

ONEIDA ST N

DOUSMAND AND DIVISION SBClient (4987) AND RC (5338)

5-873	319 N ONEIDA ST	27.0000	0.0000
MARY K GROGAN SELEEN & WILLIAM C SELEEN 319 N ONEIDA ST GREEN BAY WI 54303-3040	CENTENNIAL PARK SUBD OF LOT S 5-6-7-8-9-10 DOUSMAN & ELMORES 2ND ADD S 50 FT OF THE N 100 FT OF LOTS 17 & 18 BLK 2 EX 313 D 232		

ONEIDA ST N

ONEIDA TO WILSON SBClient (5032) AND RC (5384)

5-872	323 N ONEIDA ST	25.0000	25.0000
LAURA E STODOLA 323 N ONEIDA ST GREEN BAY WI 54303-3040	CENTENNIAL PARK SUB OF LOTS 5,6,7,8,9 & 10 DOUSMAN & ELMORES 2ND ADD N 50 FT OF LOTS 17 & 18 BLK 2 EX 313 D 232		

PARK ST

MINAHAN TO DESNOYERS SBClient (5023) AND RC (5375)

18-1238	901 PARK ST	10.0000	10.0000
DENNIS L & SANDRA L MIELKE 901 PARK ST GREEN BAY WI 54303-4142	PLAT OF MATHER HEIGHTS LOT 7 BLK 16		

PARKLAND WA

DOUSMAN TO PARKLAND SBClient (4985) AND RC (5446)

6-2251	1843 PARKLAND WY	110.0000	40.0000
TINA M PETERSON 1843 PARKLAND WY GREEN BAY WI 54303-3353	WEST PARKLAND SUBD 1ST ADDN LOT 28		

201

PLATTEN ST N

MATHER TO MINAHAN SBClient (5017) AND RC (5369)

18-1296	700 N PLATTEN ST	85.0000	40.0000
NICHOLAS P & REBECCA A GOAD 700 N PLATTEN ST GREEN BAY WI 54303-4314	PLAT OF MATHER HEIGHTS LOT 12 EXC ELY 20 FT BLK 19		

PORLIER ST

WEBSTER TO CLAY SBClient (5052) AND RC (5405)

17-51	1028 PORLIER ST	78.0000	50.0000
TERENCE M MALONEY 2030 N 700 W WEST BOUNTIFUL UT 84087-1105	PLAT OF ASTOR LOT 1 BLK 94		

PREBLE AV

HENRY TO NEWTOLS SBClient (4997) AND RC (5348)

21-1376	1826 PREBLE AV	50.0000	0.0000
WELLS FARGO BANK PO BOX 2609 CARLSBAD CA 92018-2609	J C BASTEN SUBD LOT 15		

21-2178

WALTER S DETTMAN
1280 S B K LINE RD
LUXEMBURG WI 54217-9361

1833 PREBLE AV	65.0000	0.0000
NEWBERRYS ADDN SUBD #1 ELY 69.75 FT OF WLY 139.5 FT OF SLY 160.5 FT OF NLY 321.5 FT OF LOT 52 LYG S OF FARLIN		

RADINZ RD

ROBINSON TO PECAN SBClient (5036) AND RC (5388)

21-5164	2580 RADINZ RD	30.0000	5.0000
JAMIE K PETERSON 2580 RADINZ RD GREEN BAY WI 54311-5539	SUNBIRD LOT 9		

ROCKDALE ST

BRIQUELET AND LOCUST SBClient (4975) AND RC (5436)

6-852	1373 ROCKDALE ST	11.0000	11.0000
GERALDINE LONG 1373 ROCKDALE ST GREEN BAY WI 54304-3127	SCHMITT PLAT #5 LOT 2 BLK 4		

ROCKDALE ST

GROSS TO ONEIDA SBClient (4994) AND RC (5345)

1-2097	1065 ROCKDALE ST	15.0000	5.0000
ALICE C PAULSEN 1065 ROCKDALE ST GREEN BAY WI 54304-3364	HARDTKES SUB #1 LOT 10		

1-2421

DARYL R & JESSICA A ZEUTZIUS
1127 ROCKDALE ST
GREEN BAY WI 54304-3311

1127 ROCKDALE ST	40.0000	25.0000
WALTER BASTENS SUB #2 LOT 4 BLK 2		

205

ROOSEVELT ST S

EMILIE AND GRIGNON SBClient (4991) AND RC (5342)

17-261	1129 S ROOSEVELT ST	30.0000	20.0000
JUDI L CROPSEY 1129 S ROOSEVELT ST GREEN BAY WI 54301-3103	PLAT OF ASTOR S 50 FT OF N .160 FT OF LOTS 27 & 28 BLK 115		

ROOSEVELT ST S

PORLIER AND ELIZA SBClient (5034) AND RC (5386)

17-314	905 S ROOSEVELT ST	50.0000	40.0000
STEVEN T & PATRICIA A KING 905 S ROOSEVELT ST GREEN BAY WI 54301-3408	PLAT OF ASTOR S 60 FT OF N 120 FT OF LOTS 12-13 & 14 BLK 117		

ROY AV

MATHER AND HOLZER SBClient (5020) AND RC (5372)

18-1410	725 ROY AV	45.0000	20.0000
EUGENE W & ROMAINE NOLAN 725 ROY AV GREEN BAY WI 54303-3948	VANDALE SUBD LOT 13 BLK 2		

ST BERNARD DR

WAYFARER TO ST BERNARD SBClient (5050) AND RC (5402)

21-2475-D-4	490-498 ST BERNARD DR	31.0000	0.0000
LARI J & SHARON WAGNITZ 3744 DUTCHMAN RD GREEN BAY WI 54311-9629	ST BERNARD HEIGHTS LOT 4		

STUART ST

CLAY AND ROOSEVELT SBClient (4978) AND RC (5439)

14-972	1167 STUART ST	30.0000	15.0000
TIMOTHY L HERLACHE 5336 HWY JJ GREEN BAY WI 54311-9422	PLAT OF ASTOR LOT 17 BLK 104		

SUSAN LN

STEVEN TO WEST PLAIN SBClient (5043) AND RC (5395)

6-2490	1821-1823 SUSAN LN	25.0000	5.0000
DAFFINSON PROPERTIES #5 LLC 635 BREVOORT LN GREEN BAY WI 54301-2627	PHEASANT RUN SUBD LOT 7		

SUSAN LN

SUSAN TO ADLER SBClient (5044) AND RC (5396)

6-2489	1818-1820 SUSAN LN	20.0000	15.0000
EZRA M LASECKI 1820 SUSAN LA GREEN BAY WI 54303-4622	PHEASANT RUN SUBD LOT 6		

20k

THIRTEENTH AV

BIEMERET TO WAVERLY SBClient (4973) AND RC (5434)

1-1698	1448 THIRTEENTH AV	15.0000	15.0000
STEPHEN J & JACINTA N OLIVER 1448 THIRTEENTH AV GREEN BAY WI 54304-3660	WALTER H BASTENS PLAT LOT 2 BLK 3		

THORNDALE ST

ONEIDA TO SPENCE SBClient (5031) AND RC (5383)

1-2168	1195 THORNDALE ST	26.0000	26.0000
MARK F VAN CAMPENHOUT 1195 THORNDALE ST GREEN BAY WI 54304-3944	THORNDALE SUB LOT 7 BLK 2		

THRUSH ST

THRUSH TO PLATTEN SBClient (5047) AND RC (5399)

18-1116	1101 THRUSH ST	55.0000	45.0000
MEARL J & ROGENE MAUS 1101 THRUSH ST GREEN BAY WI 54303-4335	PLAT OF MATHER HEIGHTS S 1/2 OF LOTS 10 & 11 BLK 8		

TWELFTH AV

ELEVENTH AND TWELFTH SBClient (4990) AND RC (5341)

1-263	1131 TWELFTH AV	55.0000	30.0000
WILLIAM P PIGEON & M COURCHAIINE PIGEON 1131 TWELFTH AV GREEN BAY WI 54304-2672	PINE CREST ADDN LOT 6 BLK 8		

UNIVERSITY AV

HENRY TO NEWTOLS (W) SBClient (4996) AND RC (5347)

21-2176-1	1819 UNIVERSITY AV	143.0000	46.0000
WELLS FARGO BANK PO BOX 2609 CARLSBAD CA 92018-2609	NEWBERRYS ADDN SUB #1 THAT PRT OF LOT 51 LYG S OF PREBLE AVE & N OF WILLOW EX 902 R 539 BCR		

WEST PLAIN DR

ADLER TO BOND SBClient (4971) AND RC (5432)

6-2484	526 WESTPLAIN DR	50.0000	30.0000
RANDALL J & MARGARET L SMITH 966 CHANNEL TUNNEL CT GREEN BAY WI 54313	PHEASANT RUN SUBD LOT 1		

6-2485

CHI MENG M LOR & DALA A SYSOUVANH
522 WESTPLAIN DR
GREEN BAY WI 54303-3351

522 WESTPLAIN DR	35.0000	25.0000
PHEASANT RUN SUBD LOT:2		

6-2498

JENNIFER L MARTIN
523 WESTPLAIN DR
GREEN BAY WI 54303-3368

523 WESTPLAIN DR	95.0000	40.0000
PHEASANT RUN SUBD LOT 15		

202

WEST PLAIN DR

CONOVER AND WESTPLAIN SBClient (4980) AND RC
(5441)

6-2652	353 WESTPLAIN DR	41.0000	30.0000
SEE T & MAI C LEE	STURZL SUBD #2 LOT 11		
353 WESTPLAIN DR			
GREEN BAY WI 54303-3367			

WEST PLAIN DR

DOUSMAN TO PARKLAND SBClient (4986) AND RC
(5447)

6-2274	304 WESTPLAIN DR	35.0000	35.0000
SCOTT C MILLAR & DAWN M WILHELM	WEST PARKLAND SUBD 1ST ADDITION LOT 51		
304 WESTPLAIN DR			
GREEN BAY WI 54303-3347			

6-2275	246-250 WESTPLAIN DR	70.0000	40.0000
JON B BEIROWSKI	WEST PARKLAND SUBD 1ST ADDITION LOT 52		
2534 PARK FRONT WY			
GREEN BAY WI 54301-1755			

WEST PLAIN DR

NANCY TO SUSAN SBClient (5026) AND RC (5378)

6-2491	414-416 WESTPLAIN DR	15.0000	10.0000
INEZ V SNELLER	PHEASANT RUN SUBD LOT 8		
416 WESTPLAIN DR			
GREEN BAY WI 54303-3349			

6-2492	406-408 WESTPLAIN DR	30.0000	30.0000
DAFFINSON PROPERTIES #5 LLC	PHEASANT RUN SUBD LOT 9		
635 BREVOORT LN			
GREEN BAY WI 54301-2627			

6-2501	421 WESTPLAIN DR	45.0000	25.0000
TIMOTHY J & JULIE A ARBOUR	PHEASANT RUN SUBD LOT 18		
421 WESTPLAIN DR			
GREEN BAY WI 54303-3348			

6-2649	417 WESTPLAIN DR	50.0000	20.0000
MICHAEL J & NICOLE A GENIESSE	STURZL SUBD #2 LOT 8		
417 WESTPLAIN DR			
GREEN BAY WI 54303-3348			

6-2650	411 WESTPLAIN DR	20.0000	10.0000
ROSEMARY R BOROWITZ	STURZL SUBD #2 LOT 9		
411 WESTPLAIN DR			
GREEN BAY WI 54303-3348			

6-2651	405 WESTPLAIN DR	75.0000	35.0000
JAMES N FOX & JANE A SMITH	LOT 10 STURZL SUBD #2		
405 WESTPLAIN DR			
GREEN BAY WI 54303			

20M

WEST PLAIN DR

PARKLAND TO NANCY SBClient (5033) AND RC (5385)

6-2495	340 WESTPLAIN DR	40.0000	20.0000
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KATHLEEN M DONEY
340 WESTPLAIN DR
GREEN BAY WI 54303-3352

PHEASANT RUN SUBD LOT 12

6-2496

JOSHUA M MARTELL & JANELLE L TEGTMAN
334 WESTPLAIN DR
GREEN BAY WI 54303

334 WESTPLAIN DR
PHEASANT RUN SUBD LOT 13

35.0000 25.0000

6-2653

CHAO THAO MOUA
345 WESTPLAIN DR
GREEN BAY WI 54303-3367

345 WESTPLAIN DR
STURZL SUBD #2 LOT 12 EX SL Y 2 FT

40.0000 15.0000

6-2654

ORP REAL ESTATE HOLDINGS
PO BOX 278
DOUSMAN WI 53118-0278

335-339 WESTPLAIN DR
STURZL SUBD #2 LOT .13 & SLY 2 FT OF LOT 12

55.0000 40.0000

WEST PLAIN DR

SUSAN TO ADLER SBClient (5045) AND RC (5397)

6-2486	516 WESTPLAIN DR	35.0000	0.0000
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KAREN J SELDEN
516 WESTPLAIN DR
GREEN BAY WI 54303-3351

PHEASANT RUN SUBD LOT 3

6-2487

FREDERICK J WALINSKI
510 WESTPLAIN DR
GREEN BAY WI 54303-3351

510 WESTPLAIN DR
PHEASANT RUN SUBD LOT 4

20.0000 10.0000

6-2488

TINA YORK
N43W25019 LINDSAY RD
PEWAUKEE WI 53072

504 WESTPLAIN DR
PHEASANT RUN SUBD LOT 5

15.0000 10.0000

6-2500

GARY & SHIRLEY POSEY
2462 PINECREST RD
GREEN BAY WI 54313-7669

429-431 WESTPLAIN DR
PHEASANT RUN SUBD LOT 17

40.0000 40.0000

WEST PLAIN DR

WEST PLAIN TO MANCHESTER SBClient (5053) AND RC (5408)

6-2261	317 WESTPLAIN DR	45.0000	35.0000
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RICHARD & MERCEDES CRAMER
5421 5TH AVE
KENOSHA WI 53140

WEST PARKLAND SUBD 1ST-ADDI TION LOT 38

2011

6-2499 505 WESTPLAIN DR 49.0000 40.0000
GREGORY L & MARIAN BLANCHARD
505 WESTPLAIN DR PHEASANT RUN SUBD LOT 16
GREEN BAY WI 54303-3350

WILSON AV
NEVILLE TO WILSON SBClient (5027) AND RC (5379)

18-401-A 703 WILSON AV 150.0000 60.0000
MATTHEW K OLMEDA
703 WILSON AV VAN DYCKES CO'S ADDN LOT 10 BLK 19
GREEN BAY WI 54303-4105

WILSON AV
RICHARDSON TO THOMAS SBClient (5035) AND RC (5387)

18-219 1110 WILSON AV 30.0000 20.0000
DANE J & MICHELLE J BRUENING
1110 WILSON AV VAN DYCKES CO'S ADDN LOT 13 BLK 7
GREEN BAY WI 54303-4207

200

ZONING ORDINANCE NO. 7-14

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 11-13
ZONING CERTAIN LAND LOCATED
ON THE EAST SIDE OF NORTH BROADWAY
(300 THROUGH 600 BLOCK)
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 14-20)

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

SECTION 1. Section 13.01, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property:

LEGAL DESCRIPTION ATTACHED

SECTION 2. Pursuant to Section 13.1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. PERMITTED, CONDITIONAL, & ACCESSORY USES. The only uses that may be established and/or maintained on the subject property in conformance with Exhibit B Site Use Plan, and as modified by Exhibits K-1 through K-7 and by Exhibits L-1 through L-11, are as follows:

1. Permitted Uses.

a. The permitted and accessory uses for the PUD shall be those uses listed in the D – Downtown District zoning category found within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-700 with the following modifications:

- (1) Animal hospital, veterinary clinic shall only be permitted with approval of a conditional-use permit.
- (2) Dormitory shall only be permitted with approval of a conditional-use permit.
- (3) Firearms sales and service shall only be permitted with approval of a conditional-use permit.
- (4) Funeral homes shall not be a permitted use within the PUD.

- (5) Motels (as defined by the Green Bay Zoning Code and in contrast with “hotels”) shall not be a permitted use within the PUD.
- (6) Parking lots or structures as principal uses shall be considered a permitted use in those areas identified on attached Exhibit “E” as parking.
- (7) A one-lane drive-through facility associated with a primary use is permitted on Lot 102.

2. Conditional Uses.

a. The following uses may be established with approval of a conditional-use permit:

- (1) Light Industrial as defined in the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-700.
- (2) Research and development facility as defined in the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-700.

3. Accessory Uses.

a. The following accessory uses may be established with approval of a conditional use permit:

- (1) Gardening and other horticultural uses.
- (2) On-site energy generation.
- (3) On-site renewable energy sources.

4. Use Restriction and Allowances for Individual Lots.

a. Lots 100 and 101 shall be limited to private park and green space uses including stormwater management. This includes park related facilities, related monuments, signage, lighting, landscaping, walkways, water features and the like.

- b. Limited production and processing uses on Lots 105 and 106 shall be allowed as a permitted use up to 32,000 square feet in gross floor area when adaptively reusing the existing buildings. Permitted uses here include light milling of grain (i.e., pressing or cracking of grain) in association with the beverage brewing process. All other related development standards of the Green Bay Municipal Code, Section 13-1607, continue to apply.
- c. Residential shall be allowed as a permitted use on the ground floor of Lots 107 and 108 when adaptively reusing the existing buildings as part of a mixed-use development.
- d. For Lot 300, ground-floor retail and service use exceeding 40,000 square feet in area shall be allowed as a permitted use.

5. Lot 400.

- a. This area, as defined on Exhibit B, should be studied for possible future mixed-use development over the proposed parking (as shown on Exhibit B), relocation of transmission lines, and development that incorporates recognition of the Historic Fort Howard. As shown on Exhibit B, a portion of this area will be utilized for stormwater management facilities. The parking lot, as shown on Exhibit B, is a permitted use on Lot 400.

B. FINAL SITE PLAN APPROVAL. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner shall receive approval of final site plans from the CDRT (Community Development Review Team).

C. DIMENSIONAL AND AREA REQUIREMENTS. The following dimensional and area requirements shall apply to all lots within the development, except Lots # 100, 101, and 106 (refer to item 6 for modifications to the dimensional standards for Lot 300):

- 1. Lot size and setbacks.
 - a. Minimum lot width: 12 feet
 - b. Minimum lot depth: 90 feet
 - c. Minimum building lot size: 1,200 square feet

- d. Minimum front, side, side at corner, & rear yard setback:
none
 - e. Maximum front and side at corner yard setback: A minimum of 25 percent of the front or side at corner setback façade shall be at zero feet with an overall average of 6 feet for the entire length shall be maintained.
2. Site Coverage (Building Footprint).
- a. Minimum Coverage: 25%
 - b. Maximum Coverage: 100%
3. Green Space/Open Space Requirement: Minimum of 25% (in aggregate of green space and open space) of site.
- a. Open space includes terraces, exposed balconies, patios or decks, drives, paving, surface parking and parking decks.
 - b. Green space includes roof gardens, green roofs, planters, and planted landscapes.
 - c. When multiple parcels are involved in a single development project, the minimum green space/open space requirement may be satisfied by including the green and open space within the development project as a whole, even if not satisfied by one or more particular parcels within the single development project.
4. Height.
- a. Minimum height: 27 feet
 - (1) Minimum height shall be measured to lowest "high" building element and shall be the minimum measurement across the entire street facing façade(s).
 - b. Maximum height for Lots 105, 107, and 108: D2 Zoning District standard (no maximum).
 - c. Maximum height in all other locations: 68 feet

(1) Maximum height shall be measured to the highest "high" building element or elevator shaft and shall be the maximum measurement across the entire street facing façade(s).

d. Railings, antennas, etc. are not considered building elements.

5. Floor Area Ratio (FAR) see Exhibit J.

a. Minimum FAR = 1.5 x area of site

b. Maximum FAR = 5.0 x area of site

c. Covered auto parking may be included or excluded in the calculation of FAR. This is also true of "basement" parking.

d. Useable rooftops, exterior patios, and decks are not included in the calculation of FAR.

e. Basements are not included in the calculation of FAR except that portion of basements with occupied/accessible space or areas dedicated for parking.

6. Lot 300 shall follow the Dimensional and Area Requirements as set forth in this Section (C), with the following modifications:

a. Temporary minimum FAR = 0.2 (after initial phase of development).

b. Final minimum FAR = 1.0 (after all phases of development).

c. No minimum side or rear yard setbacks shall be required.

d. No maximum front yard setback shall be required, and parking may be allowed in the front yard.

e. Average setback along Broadway shall be a maximum of 14 feet.

f. No minimum building coverage shall be required.

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

E. SIGNAGE. Signage shall be regulated as follows:

1. Signage shall meet the standards for the D – Downtown Zoning District as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2000 with the following modifications:
 - a. Pole signs are prohibited within the PUD boundaries.
 - b. Monument signs are permitted through approval of a Conditional Use Permit (CUP).
 - c. A detailed signage plan shall be submitted to and approved by the CDRT (Community Development Review Team) at time of site plan submittal and prior to issuance of any building permits.
 - d. Off-premises signage is permitted at locations on Broadway and Dousman as identified on Exhibit B. Signage shall meet the dimensional and sign area standards and allowances of monument signs found within Section 13-2000 for the Downtown District.
 - e. Signage that generally conforms with Exhibits K-8, K-10, and K-11 shall be allowed with the following standards:
 - (1) Because signage on buildings A and B will include the identity for a coordinated mixed-used development, a maximum of two wall signs will be permitted on each of the east and west building facades with a total area not to exceed 650 square feet.
 - (2) Roof signage shall be permitted on Lots 105 and 106.
 - (3) Projecting signs shall not exceed 45 square feet in area per sign.
 - f. Landmark signage on the existing smokestack shall be permitted on Lot 106. Such signage shall generally conform with Exhibits K-10 and K-11 and shall comply with the following:
 - (1) In order to manage the scale of the sign, the size and spacing of letters in the sign shall be similar to the size and spacing of the existing “LARSEN” lettering.

- (2) Any lighting of the sign shall be complementary to the overall light of the site. External lighting or backlighting are preferred to channel lighting.
- (3) The sign must be affixed in a way that does not damage the structural integrity of the stack and that does not obscure the daytime view of the historic "LARSEN" lettering.
- (4) The sign height shall not exceed the top of the stack.
- (5) The area of landmark signage shall not count toward the total allowable sign area for the building or site.

g. Signage that generally conforms with Exhibit L-5 shall be allowed on Lot 300 with the following standards:

- (1) Total area of attached signage (to the building walls) not to exceed 800 square feet.
- (2) One monument sign shall be permitted not to exceed 200 square feet (including both sign faces).
- (3) Monument signage to be externally lit – internal and channel lighting prohibited.

h. Directional signage (not associated with commercial uses) shall be permitted throughout the development and meet the standards set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2005 with the following modifications:

- (1) Signage area shall not exceed 15 square feet.

F. REFUSE AND MECHANICALS. Screening of refuse materials and mechanicals shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-1800 and further regulated as follows:

1. Dedicated areas for shared, community recycling/trash may be utilized in lieu of dedicated space on private sites provided that proof that sufficient capacity exists for number of users.

G. PARKING. Parking for individual developments shall meet the following general standards:

1. Retail and restaurant uses shall provide at least one (1) space per 360 square feet.
2. Office uses shall provide one (1) space per 600 square feet.
3. Institutional uses shall provide parking equal to 30 percent of the capacity of persons.
4. Residential uses shall provide one (1) space per unit.
5. Light industrial uses shall provide one (1) space per 750 square feet.
6. Total required parking of each use shall be permitted to utilize the following reductions:
 - a. Individual developments may subtract one (1) space per 15 feet of street frontage where adjacent on street parking exists in reducing the total number of required off street parking spaces (except required residential spaces).
 - b. Individual developments may subtract two (2) spaces where adjacent on street parking exists in reducing the total number of required off street parking spaces (except required residential spaces).
 - c. A parking study shall be required to be reviewed by the CDRT when development occurs in each new phase area identifying current conditions and demand of future conditions and adjust requirements as needed.

H. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-500 and further regulated as follows:

1. Parking lot lighting shall consist of sharp cut-off fixtures. Poles shall not exceed twenty-five (25') feet in height.
2. Pedestrian lighting for walkways shall not exceed sixteen (16') feet overall measured from ground level.
3. Lighting plan indicating fixtures, placement, and height shall be included as part of the site plan submittal process and approved by the Community Development Review Team (CDRT).

4. For development on Lot 300 (refer to Exhibit L-1 through L-8), pedestrian level lighting shall be provided along the front façade and the Broadway façade. Any lighting placed in the right-of-way shall be coordinated with and require the approval of the Department of Public Works.

I. LANDSCAPING AND PARKING MAINTENANCE. Landscaping throughout the PUD area (generally shown on Exhibit D) shall meet the standards as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-1800 and the standards as set forth within this PUD and further regulated as follows:

1. Landscape plans shall be submitted with all commercial and mixed-use developments as part of the site plan process and be approved by the Community Development Review Team (CDRT).
2. All maintenance and upkeep of landscaping, internal drives and parking areas within the PUD are the sole responsibility of the developer.
3. Parking lot landscaping shall be provided in accordance with Section 13-1800 of the Zoning Code. If the required number of landscape islands is not provided, then at least the equivalent area of interior landscaping shall be provided.

J. ARCHITECTURE. Architectural design of both existing buildings and new construction should meet the standards as set forth within the OBI Design Guidelines (generally shown as example in Exhibit C) and at a minimum shall meet the standards as set forth within this PUD and further regulated as set forth below. It should be understood that the adaptive reuse of existing buildings will, in particular, be given reasonable latitude in applying the façade design standards that use the word "should" (which shall mean "requested but not required") in this section. Refer to item 10 for modifications to the Architecture standards for Lot 33.

1. Existing Buildings should exercise repair over replacement. Historic photos should be used to identify previous conditions that can be matched in the renovation.
2. Materials should be durable and appropriate for the district. Acceptable building façade materials include:

- a. Concrete (including precast concrete with prior approval of sample)
 - b. Glass
 - c. Masonry (brick as well as decorative block with prior approval of block sample)
 - d. Metals
 - e. Stone
 - f. Tile
 - g. Wood with prior approval of sample
 - h. Other materials (such as cementitious sidings, stucco and polyurethane or PVC detailings) that are prior approved from actual samples
 - i. Materials not approved include vinyl siding, rough texture wood siding, "fake" brick or stone, gravel aggregates and EIFS.
2. Awning Materials should be canvas or acrylic coated fabric.
 3. Colors should be sensitive to the time period of the building construction and appropriate to the district.
 4. Street façade should have clear distinction between the "storefront" on the first floor and the floors above for the mixed use commercial and light industrial uses of this district.
 - a. Front entrance is to be clearly identifiable and recessed
 - b. Facades longer than 75 feet require functional entrances on an average of 75 feet.
 - (1) Entry doors are to be glass or have equal amount of sidelight glass to unglazed doors.
 - (2) A "functional" entry is defined as one that can be used by customers or employees on a regular basis.
 - (3) Due to the height of the first floor above sidewalk grade, this standard shall not be enforced on the Broadway façade for Lots 105 and 106 when adaptively reusing the existing buildings.
 - c. Transparent glazing is required for 35% of the ground level, street façade. Glazing should be insulated but clear. Transparent door glazing is counted as part of the transparent glazing requirement.
 - d. Storefront to include display windows or approved equal.