



AGENDA OF THE COMMON COUNCIL

TUESDAY, JUNE 17, 2014, 7:00 P.M.

**COUNCIL CHAMBERS
ROOM 203, CITY HALL**

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the May 20, 2014, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

PUBLIC HEARINGS

General Ordinance No. 13-14

An ordinance amending Chapter 13 of the Code regarding the regulation of solar energy systems.

Zoning Ordinance No. 5-14

An ordinance amending Zoning Ordinance No. 12-11 to expand the brewing operation at 990 Tony Canadeo Run for Badger State Brewing Co., LLC, and the elimination of off-premise signage.

Zoning Ordinance No. 6-14

An ordinance creating a Planned Unit Development for a minor and major auto repair at 1253-1257 West Mason Street.

LEADERSHIP AWARD PRESENTATION

REAPPOINTMENTS BY THE MAYOR

Stadium District Board

Ann Patteson

Ron Antonneau

Keith Zimmerman

Terms to expire July 1, 2016

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.
3. Report of the Redevelopment Authority meeting of June 13, 2014.
4. Report of the Traffic Commission.
5. Report of the Advisory Committee.
6. Report of the Finance Committee.
7. Report of the Improvement & Service Committee.
8. Report of the Personnel Committee.
9. Report of the Protection & Welfare Committee.
10. Report of the Protection & Welfare Committee granting Operator Licenses.

RECEIVE & PLACE ON FILE

Building Permit Report for May, 2014.

RESOLUTIONS

11. Resolution drawing final orders.
12. Resolution approving Military Avenue Business Association to install planters in median along Military Avenue between Ninth Street and Shawano Avenue.
13. Resolution approving the Bridge Operation Agreement with Wisconsin Department of Transportation.
14. Resolution approving the Wisconsin Department of Natural Resources NR 208-Compliance Maintenance Annual Report.
15. Final Resolution authorizing asphalt resurfacing improvements and levying special assessments against property.

ORDINANCES - FIRST READING

16. 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.
17. 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.

ORDINANCES - THIRD READING

18. General Ordinance No. 12-14
An ordinance amending Section 29.208 of the Code relating to parking regulations.
19. General Ordinance No. 13-14
An ordinance amending Chapter 13 of the Code regarding the regulation of solar energy systems.
20. Zoning Ordinance No. 5-14
An ordinance amending Zoning Ordinance No. 12-11 to expand the brewing operation at 990 Tony Canadeo Run for Badger State Brewing Co., LLC, and the elimination of off-premise signage.
21. Zoning Ordinance No. 6-14
An ordinance creating a Planned Unit Development for a minor and major auto repair at 1253-1257 West Mason Street.

COMMITTEE OF THE WHOLE

Discussion and possible action on Oneida Seven Generations' litigation (Brown County Case No. 12-CV-2263) pertaining to the Conditional Use Permit at 1230 Hurlbut St.

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.

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, JUNE 17, 2014

7:00 P.M.

PETITIONS & COMMUNICATIONS

IMPROVEMENT & SERVICE COMMITTEE

Request by Ald. Thomas DeWane to have weekly pickup of garbage and recyclables at the Baird Creek Condos off Remington Road.

Application for an Underground Sprinkler System License by Fox Valley Irrigation, Inc.

PROTECTION & WELFARE COMMITTEE

Application for a Class "B" Beverage License by Ricarda Vargas at 1207 E. Mason Street. (Transfer from Jesus Madrigal)

Application to keep three dogs at 146 Thyme Place.

Notice of the change of agent for Ultra Mart Foods, LLC at 1819 Main Street.

Request by the owner of Brewski's, 1100 S. Broadway, to hold an outdoor event on August 2, 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.
2. To approve the closure to vehicular traffic at the most southerly twelve-feet of the public alley located between S Monroe Avenue and Quincy Street southerly of E Walnut Street, submitted by the Department of Public Works, representing the Green Bay Area Public School District, subject to the following conditions:
 - a. The proposed "closing" shall not constitute a discontinuance or vacation of the alley.
 - b. Any use of the area closed to traffic is addressed in Hold-Harmless Agreement recommended by the Improvement & Services Committee and adopted by the Common Council.

AGENDA
REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
Friday, June 13, 2014
City Hall, Room 604
1:30 p.m.

Request to purchase 1209 S. Maple Avenue using Neighborhood Enhancement Funds contingent on a development agreement with adjacent property owner.

Recommendation: Approve request.

The Common Council will take action on the report from this meeting at their meeting on June 17.

**REPORT OF THE
TRAFFIC COMMISSION
June 17, 2014**

The Traffic Commission having met Monday, June 9, 2014, considered all matters on its agenda and wishes to report and recommends the following:

1. To receive and place on file the request to discuss, with possible action, the regularly scheduled date, time, and room of future Traffic Commission meetings.
2. To receive and place on file the report by the Traffic Engineer on Council revisions to the May 6, 2014 Traffic Commission Report.
3. To deny the request for a STOP sign at the intersection of Heyrman and Louise Streets.
4. To establish and adopt by ordinance a NO STOPPING OR STANDING 7 AM TO 4 PM SCHOOL DAYS zone on the east side of Victoria Street from Crooks Street to a point 405 feet north of Crooks Street.
5. To remove and adopt by ordinance the NO PARKING zone on the north side of Seventh Street from Military Avenue to a point 145 feet east of Military Avenue.
6. To establish and adopt by ordinance a NO PARKING zone on the north side of Seventh Street from Military Avenue to West Mennen Court.

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REPORT OF THE ADVISORY COMMITTEE
June 17, 2014

The members of the Advisory Committee, having met on Monday, May 19, 2014, considered all matters on its agenda and wish to report and recommend the following:

1. To recommend to the City Council that we approve the Walmart proposal and consider any negotiated changes that may arise from the required Plan Commission meeting.

REPORT OF THE FINANCE COMMITTEE
JUNE 17, 2014

The Finance Committee, having met on Tuesday, June 3, 2014 considered all matters on its agenda and wishes to report and recommends the following:

1. To approve and to refer to city staff the request made by Ald. Moore that the City work with the Finance Director to expand the TIF 10 to include the vacant K-Mart, Cub Foods, and East Town Mall.
2. To hold until the next Finance Committee meeting, the request by Tom Matuszak, owner of four gas stations/convenience stores, to review the personal property tax assessment rules regarding the gas stations and convenience store of Green Bay.
3. To award the purchase of HP SAN storage to Camera Corner for \$62,984.
4. To approve the purchase of Wireless 4G LTE Modems to Tessco for \$29,456.
5. To award the purchase of Laundry Equipment for Turnout Gear to Belson Company for \$26,411.
6. To receive and place the request of the Finance Director to review financial statements through April 2014.
7. To receive and place on file the report of the Finance Director.



**REPORT OF THE
IMPROVEMENT AND SERVICE COMMITTEE
June 17, 2014**

The Improvement and Service Committee, having met on June 11, 2014 considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request by Ed Boucher to rescind the bulky waste collection charge of \$70.00 at 1088 Langlade Avenue and reissue the invoice in the amount of \$35.00.
2. To approve the request by ADPC to dedicate to the City of Green Bay the storm water ponds associated with the Baird Creek Preserve.
3. To approve the request by Military Avenue Business Association to install planters in median along Military Avenue between Ninth Street to Shawano Avenue, subject to final location and details of construction being approved by the Department of Public Works, execution of a Hold Harmless Agreement, and filing of required insurances with the City of Green Bay Risk Management Division.
4. To approve the request by Ald. Wiezbiskie, on behalf of Tim Schaetz, for street lights near Hart Design & Mfg on Hemlock Road in the University Heights Business Park.
5. To hold until the July meeting the request by Ald. Chris Wery, on behalf of a resident, to waive the fees to connect to the storm sewer at 1213 Cleveland Street.
6. To refer to staff the request by Ald. Nicholson to consider an escalating fee structure for grass/weed and snow/ice issues that recur at the same address.
7. To approve the Bridge Operation Agreement with Wisconsin Department of Transportation for the Mason Street and Walnut Street Bridges for fiscal year 2015 and to authorize the Mayor and the City Clerk to sign the bridge operation agreement.
8. To approve the request by Parking Division and Feld Properties to consolidate the three (3) active Feld Properties parking agreements into one (1) new document.
9. To adopt the resolution approving the Wisconsin Department of Natural Resources NR-208 Compliance Maintenance Annual Report (CMAR) and authorize the Mayor and City Clerk to execute the resolution and allow the Director of Public Works to forward these documents to WDNR.
10. To approve the request by the Department of Public Works to allow the Director of Public Works to submit the Compliance, Maintenance, Operation and Management (CMOM) Report to EPA as stipulated under the Administrative Consent Order that was agreed to in September of 2013.
11. To approve the request by the Department of Public Works to contract with Robert E. Lee & Associates to complete Professional Engineering Services for the Bay Beach Amusement Park Green Infrastructure Parking Lot at a cost of \$39,500.00 and authorize the Director of Public Works to sign the agreement.

12. To approve the report of the Purchasing Manager:
 - A. To award the purchase of a 2014 Tandem Asphalt Vibratory Roller to Miller-Bradford & Risberg, Inc. for \$17,195.
13.
 - A. To receive and place on file the report of the award of contract SIDEWALKS 2014 to the low responsive bidder, Martell Construction, Inc. in the amount of \$149,999.00.
 - B. To receive and place on file the report of the award of contract PAVEMENT 1-14 to the low responsive bidder, Peters Concrete Co., in the amount of \$256,588.75.
 - C. To approve to award contract MORaine TERRACE LIFT STATION REHABILITATION to the low responsive bidder, De Groot, Inc., in the amount of \$65,761.80.
 - D. To approve to award contract PARKING RAMP REPAIRS - 2014 to the low responsive bidder, Central Restoration, LLC, in the amount of \$511,950.00.
 - E. To approve to award contract CHRISTA McAULIFFE PARK STORMWATER FACILITY to the low responsive bidder, Radtke Contractors, Inc., in the amount of \$643,315.50.
 - F. To approve to award contract PAVEMENT 2-14 to the low responsive bidder, Northeast Asphalt, in the amount of \$114,787.80.
 - G. To approve to award contract PAVEMENT 3-14 (INCLUDING SEWERS AND WATER MAIN) to the low responsive bidder, Feaker & Sons Co., Inc., in the amount of \$793,955.58.
14. To approve the applications for Concrete Sidewalk Builder's Licenses by the following:
 - A. A & M Concrete and Construction, Inc.
 - B. Korowski Construction

REPORT OF THE PERSONNEL COMMITTEE

June 17, 2014

The Personnel Committee, having met on Tuesday, June 3, 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. Building Custodian – Public Works
 - b. Sweeper Flusher Operator (Days) – Public Works
 - c. Network Technician – Information Technology
2. To refer to Human Resources to review and revise language in the Housing Administrator job description.
3. To approve revisions to Chapter 9, Section 9.2.5 of the City's Personnel Policy, Overtime, to include paid holiday, vacation, personal leave, and comp time hours as actual time worked for the purposes of determining eligibility for overtime to be effective at the beginning of the next pay period following approval by City Council.
4. To approve revisions to Chapter 8, Section 8.3.2 of the City's Personnel Policy, Compensation, to require a written performance review and recommendation by the Department Head or designee for advancement through the appropriate pay grade of the Administrative Salary Schedule.
5. To deny the repeal in accordance with Wisconsin Statute 66.0502, of Chapter 5 of the City's Personnel Policy and Ordinance 1.80 of City Code (Am.GO 47-01) regarding City Employee Residency Requirement.
6. To receive and place on file the report by the Police Chief on revenue dollars generated by Municipal Court traffic citations and bring back the original request submitted by Ald. Nicholson regarding review of the traffic unit at the next Personnel Committee meeting.
7. To hold until the next Personnel Committee meeting 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 at a later committee meeting.
8. To receive and place on file the report of moving expense reimbursement for the Community Services Director.
9. To receive and place on file the report of routine Personnel Actions for regular employees.
10.
 - a. To approve the 2014 Agreement with the International Brotherhood of Electrical Workers, Local No. 158 with a 2% general salary increase effective with the start of the pay period in which October 1, 2014 occurs.
 - b. To hold the update and discussion regarding labor negotiations until the next Personnel Committee meeting.



**CHAPTER 9, SECTION 9.2, HOURS OF WORK
CITY OF GREEN BAY PERSONNEL POLICY**

9.2 HOURS OF WORK

The City retains the right to establish the work schedules and hours of work.

9.2.1 Work Day. The core hours for City Hall and other City offices will be 8:00 a.m. to 4:30 p.m.

- a. Administrative employees in a position at pay grade 30 or below may regularly be assigned to work 7.5 hours per day with a 1-hour unpaid lunch period. At the discretion of the department head the lunch period may be changed to a 30-minute unpaid lunch period and the work hours adjusted accordingly as long as the core hours are covered.
- b. Administrative employees in a position at pay grade 31 and above will be allowed flexibility in scheduling their work day as long as they regularly cover the core hours and regularly work at least 40 hours per week, this provision may be waived with department head approval.

9.2.2 Work Week. The regular work week for City Hall and other City offices will be Monday through Friday.

9.2.3 Alternative Work Schedules. At the discretion of the department head an alternative work schedule may be established within a department if such scheduling meets the demands and needs of the City. Any alternative work schedule established must have final approval of the Human Resources Director or designee. An alternative work schedule consists of regularly scheduling full-time employees to work one less work day every other week by working longer hours during the remaining days. The definition's intention primarily includes weekly and biweekly arrangements. Weekly arrangements such as 4/40 require 40 hours over 4-work days every week. Biweekly arrangements such as 9/80 require 80 hours over 14 calendar days every two weeks.

9.2.4 Work Breaks. Employees working in offices may leave their place of work and return 15 minutes later for 2 work breaks in a 7.5 or 8 hour work day, one in the first half of the work day and the other in the second half of the work day. Employees not working in offices (example, performing field work) will be entitled to 2 work breaks. Work breaks not taken are lost and cannot be accumulated or used to extend lunch periods or shorten the work day.

9.2.5 Overtime. In accordance with the Fair Labor Standards Act (FLSA) non-exempt employees will receive overtime at the rate of 1½ times the employee's regular hourly rate and will be paid for all hours actually worked in excess of 40 hours per week. Vacation, personal days, compensatory time and holiday time will be considered actual hours worked for the purposes of determining eligibility for overtime. Overtime hours must be approved by the Supervisor. ~~Approved paid time off will not count as hours worked for the purposes of determining eligibility for 1½ times pay.~~

Overtime compensation may be in the form of compensatory time which may accumulate to a maximum of 80 hours during the course of the year and either be used or paid out prior to January 1 of the following year. Only time earned at the overtime rate of 1½ can be placed in the compensatory time bank.

Effective January 1, 2012 employees will receive only one cash-out per year of compensatory time at the end of the calendar year.

9.2.6 Compensatory Time. Employees exempt from FLSA will be allowed compensatory time off on an hour for hour basis to a maximum of 64 hours per year. Such time will be calculated on a weekly basis and time not taken by the end of the year will be lost. Only overtime authorized by the department head or division head may be accrued and any time taken must be approved by the supervisor and documented on an approved City form.

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**CHAPTER 8, SECTION 8.3, COMPENSATION
CITY OF GREEN BAY PERSONNEL POLICY**

8.3 DETERMINATION OF PAY RATES.

8.3.1 Hiring. Departments have the authority to hire at step 1; however, employees may be hired up to the maximum of step 4 with approval of the Human Resources Director or designee, providing the department can prove the employee has sufficient experience.

8.3.2 Advancement through the Steps. ~~Employees who are hired at step 1 will be eligible to shall move to step 2, after 6 months after of the date of hire, step 3, shall be granted 18 months after from date of hire and step 4, shall be granted 30 months from date of hire.~~

~~Employees hired at step 2 will be eligible to move to step 3, shall move to step 3 after 6 months after date of hire and and shall move to step 4, after 18 months from after date of hire.~~

~~Employees hired at step 3 will be eligible to shall move to step 4, after 6 months after date of hire of employment.~~

Advancement to any step on the schedule must be accompanied by a written performance review and recommendation by the Department Head or designee.

At the discretion of the Human Resources Director or designee, advancement through the schedule may be modified at the time of hire to accommodate recruitment; or based on performance and the recommendation of the Department Head or designee following employment.

8.3.3 Reclassification or Promotion. Employees who are promoted or reclassified will be assigned a step in the new grade that typically provides an increase of 4% unless the maximum salary of the pay grade is less than 4%. The increase will be effective on the first of the pay period or an alternative action or an alternative date as approved.

A reclassification is defined as a change in duties which results in a position being placed in a different salary grade as determined by an evaluation conducted by Human Resources. An Administrative employee whose position is reclassified to a lower salary grade will retain the salary of the position prior to the change for a period of 1 month or as authorized by the Personnel Committee. This does not apply to an employee whose position is eliminated and the employee is offered and accepts a different position.

In general, an employee's placement within grade is determined by time within their current classification and/or grade rather than solely by time employed by the City. Exceptions to this principle can be approved by the Personnel Committee.

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Agreement Between

City of Green Bay

And

City of Green Bay

International Brotherhood of Electrical Workers

Local No. 158

(Department of Public Works

Electrical Division)

2014

8c

Agreement Between
City of Green Bay
And
International Brotherhood of Electrical Workers
Local No. 158

2014

AGREEMENT

This Agreement has been made and entered into between the City of Green Bay, hereinafter referred to as the "City" and Local 158, International Brotherhood of Electrical Workers, hereinafter referred to as the "Union".

ARTICLE 1
RECOGNITION

The City agrees to recognize representatives of Local 158, IBEW, as the exclusive bargaining agent for all issues specifically addressed in this Agreement, for all its employees in the Department of Public Works as defined in the certification issued by the Wisconsin Employment Relations Board on August 13, 1964.

ARTICLE 2
TERM OF AGREEMENT

This Agreement will become effective as of January 1, 2014 and remain in full force and effect to and including December 31, 2014.

ARTICLE 3
BASE WAGE INCREASE

The salary schedule will reflect a 2% increase across the board base wage increase effective with the first day of the period in which October 1, 2014 occurs.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement, this _____ day of June 2014.

City of Green Bay

Local 158, International Brotherhood of Electrical Workers

Mayor

Business Manager, Local 158

Human Resources Director

City Clerk

8 2

**ELECTRICIANS
WAGE SCHEDULE**

Effective with payroll period in which October 1, 2013 occurs

2.0%

Electricians	Hourly Rate	Start of 8th year	Start of 12th year	Start of 16th year
Electrician II	\$ 29.73	\$ 29.84	\$ 29.99	\$ 30.07
Electrician I	\$ 29.25	\$ 29.35	\$ 29.53	\$ 29.61
Leadworker	\$ 30.46	\$ 30.58	\$ 30.70	\$ 30.77

Effective with payroll period in which October 1, 2014 occurs

2.0%

Electricians	Hourly Rate	Start of 8th year	Start of 12th year	Start of 16th year
Electrician II	\$ 30.32	\$ 30.44	\$ 30.59	\$ 30.67
Electrician I	\$ 29.84	\$ 29.94	\$ 30.12	\$ 30.20
Leadworker	\$ 31.07	\$ 31.19	\$ 31.31	\$ 31.39

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PROTECTION & WELFARE COMMITTEE REPORT June 17, 2014

The Protection & Welfare Committee, having met on Monday, June 2, 2014 considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the application for one of seven available "Class B" Combination License by Fourth Down LLC, at 308 Pine St with the approval of proper authorities.
2. To approve the application for one of seven available "Class B" Combination License by JACB LLC, at 500 N. Baird Street with the approval of proper authorities (previously a reserve license).
3. To approve the application for a Class "B" Beverage License by Burger House 41 LLC, at 1860 West Mason Street for the balance of the license year and the 2014-2015 license year with the approval of proper authorities.
4. To approve the application for a Class "B" Beverage License by Joe's Texas Barbeque LLC, at 1800 S. Ashland Avenue for the 2014-2015 license year with the approval of proper authorities.
5. To postpone until the next meeting the application for a Class "A" Beverage License by Everardo Curiel at 1807 N. Irwin Avenue.
6. To approve the request by the owners of JD's Bar, 715 S. Broadway, to hold an outdoor event on **June 14** with music ending at 10:00 p.m. The approval of the request is subject to complaint.

To postpone until the next meeting the request by the owners of JD's Bar, 715 S. Broadway, to hold outdoor events on July 26, and September 20 and 27, with music until midnight.
7. To postpone until the next meeting the request by the owner of Brewski's, 1100 S. Broadway, to hold an outdoor event on July 19.
8. To approve the request by the owner of My Bar LLC, 702 N. Quincy, to hold an outdoor event on July 4. The approval of the request is subject to complaint.
9. To approve the request by the owners of LosBanditos, 2335 W. Mason Street, to include a front patio as part of their licensed premises.
10. To approve the request by the owners of LosBanditos, 2335 W. Mason Street, for an exemption of the fencing requirements.

11. To approve the request by the owner of Sandra's Cafe, 1212 Marine Street, to include the deck in front of their building as part of their licensed premises.
12. To approve the request by the owner of Sandra's Cafe, 1212 Marine Street, for an exemption of the fencing requirements. The request is contingent upon the applicant submitting a detailed site plan to the City Clerk.
13. To approve the request by the owner of Los Magueyes, LLC, 1053 Velp Avenue, to include the patio as part of their licensed premises.
14. To approve the request by the owner of Los Magueyes, LLC, 1053 Velp Avenue, for an exemption of the fencing requirements.
15. To approve the appeal by Timothy Micolichek Jr. to the denial of his Operator License application.
16. To approve the applications for various liquor/or beer licenses for the 2014-2015 license year.

CLASS "A" LIQUOR & BEVERAGE

Sullivan Matuszak, Inc.
Walnut Shell
515 W. Walnut

CLASS "A" BEVERAGE

LaEspigna, LLC
La Espigna
1606 Main

Terry's EZ-Go, LLC
Terry's EZ-Go
401 Mather

CLASS "B" BEVERAGE

Juan Curiel
Taco Burrito
108 N. Oakland

CLASS "B" BEVERAGE & CLASS "C" WINE

Amanda Paterson
Cafe Madrid
154 N. Broadway

"CLASS B" COMBINATION

Keggers, LLC
Keggers
231 N. Broadway

The Public Haus, LLC
The Public Haus
813 S. Broadway

Strats, Inc.
Cliffhangers
2850 Humboldt

Anduzzi's East Green Bay, LLC
Anduzzi's Sports Club
900 Kepler

Guardrail Greg's, LL

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Guardrail Greg's
805 Klaus

Oval Office, LLC
Oval Office
1100 Main

Eat Invest GP, LLC
Julie's Cafe
1685 Main

Oneida Tribe of Indians of WI
Oneida Bingo and Casino
2552 W. Mason

LS Adams LLC
Cool Hand Luke's
1238 State St.

El Carboncito, Inc
El Carboncito
1764 University

Norma Alcazar
Las Brisas
1906 University

Mackinaws, LLC
Mackinaws Grill & Spirits
2925 Voyager

Confetti's, Inc.
Confetti's
217 E. Walnut

9c

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.

Please take notice that it is possible that additional members of the Council may attend this committee meeting resulting in a majority or quorum of the Common Council. This may constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.

The audio tape and minutes of this meeting will be available at www.greenbaywi.gov

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1212 Marine St

Project, building a detached deck over concrete slab

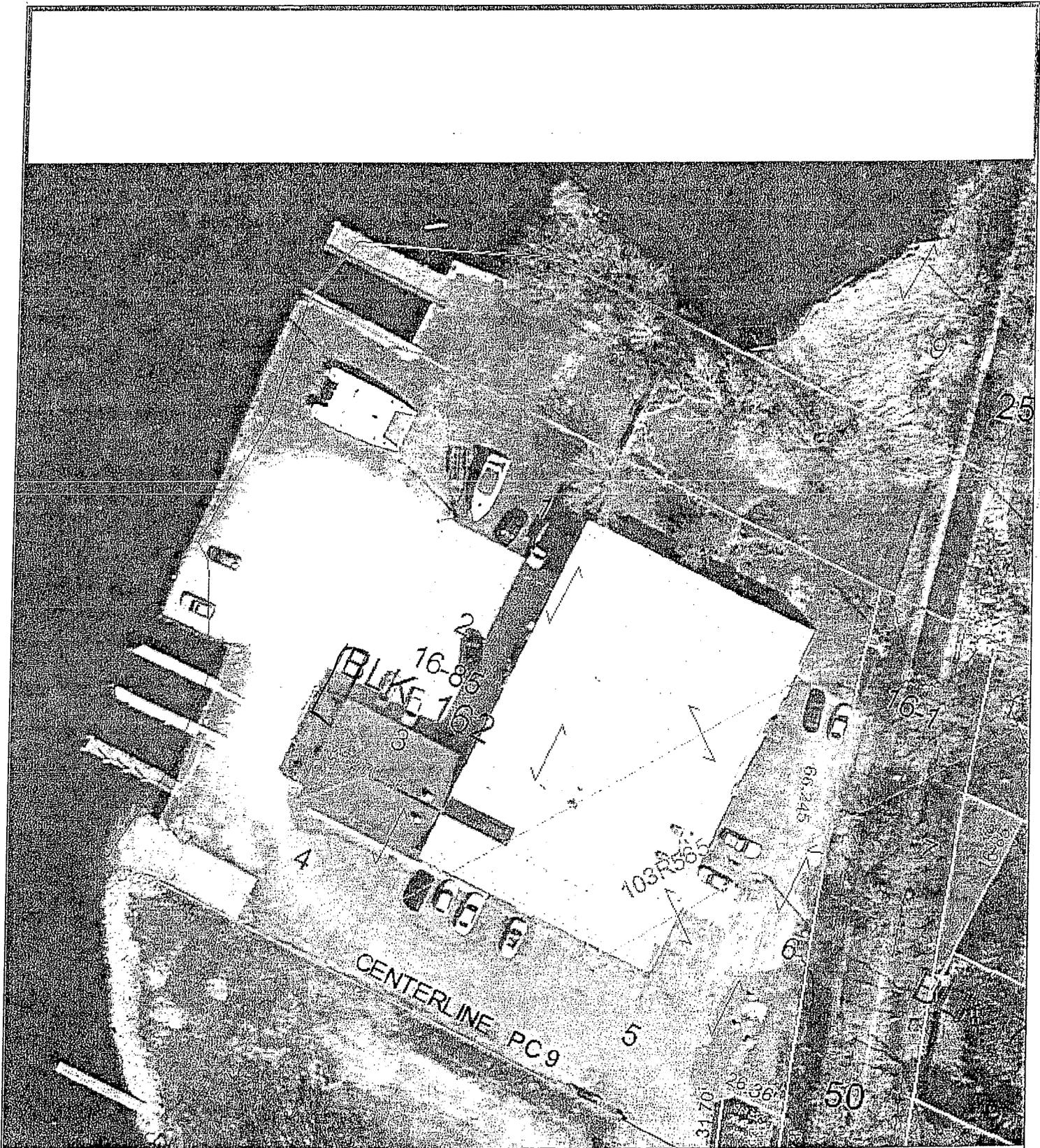
the size of the deck is 33ft wide and 16ft in depth.

putting a 2 privacy fence 6X16 on the east side along the existing wall of the main construction,
and putting 2nd privacy fence on the north side of deck.

installing rail on the west side of the deck and the south side with entrance of 36" wide.

The plan is to seat up to 10 tables with 4 chairs for each table.

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a compilation of records and data located in
 s City of Green Bay offices and is to be used for
 rce purposes only. City of Green Bay is not
 isible for any inaccuracies or unauthorized use of
 ormation contained within. No warranties are
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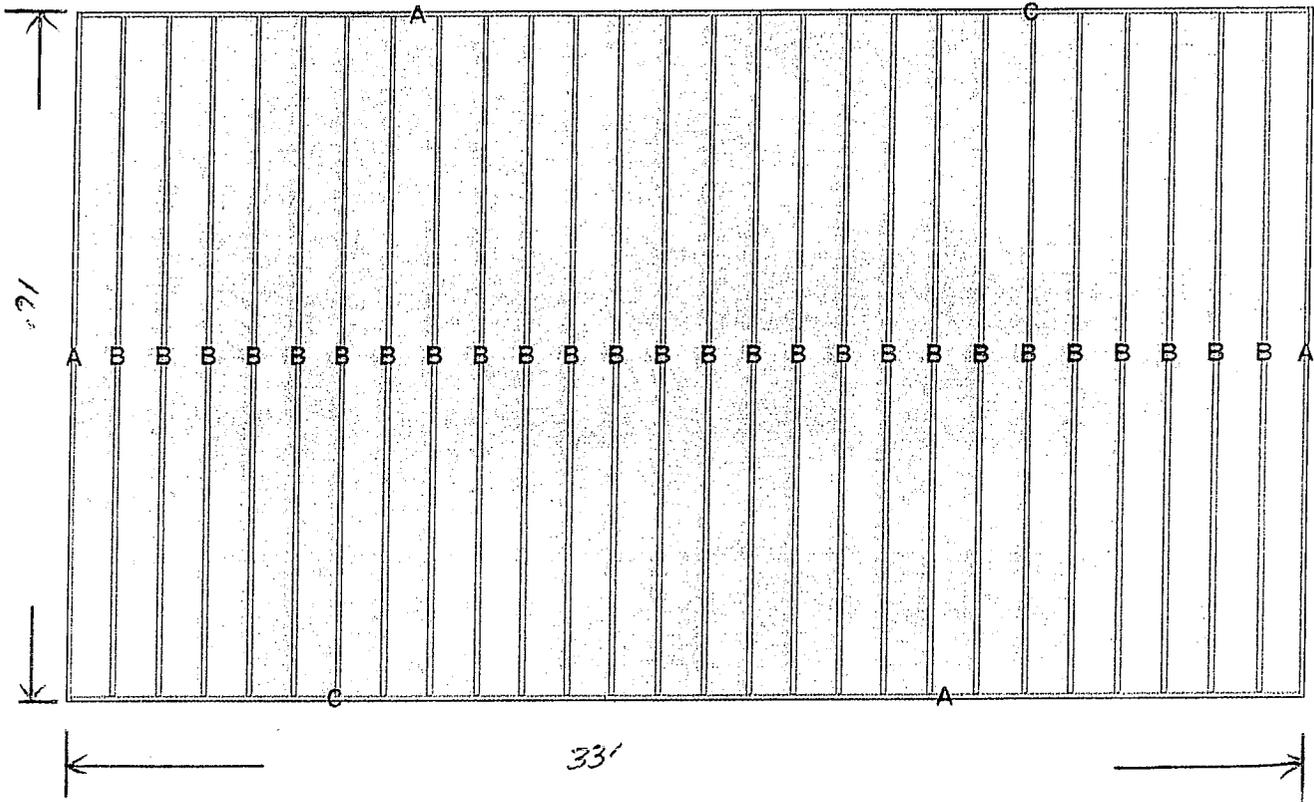


Scale 1:600

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Joist Layout for Level 1

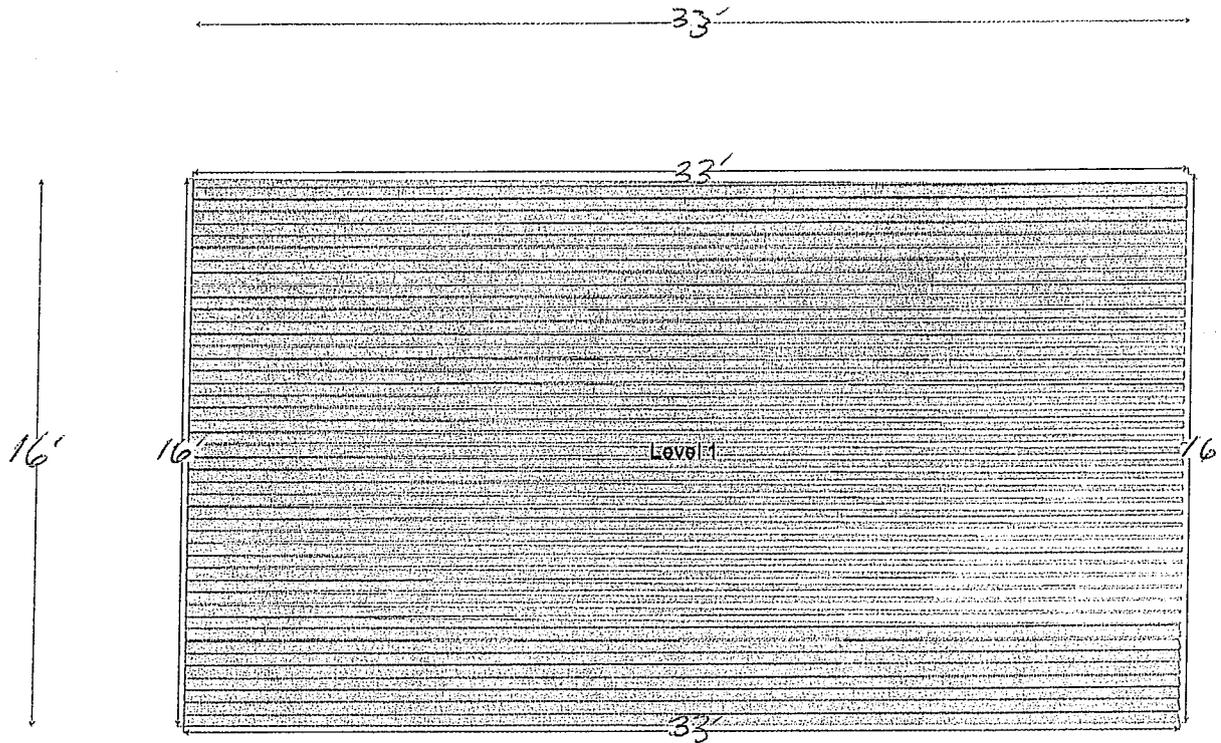


Mark	Length	Description	Usage
A	20' 0"	4-2X8 AC2	Rim Joist
B	19' 10"	26-2X8 AC2	Internal Joist
C	15' 9"	2-2X8 AC2	Rim Joist

Joist to be on 16"
 Rim joists to be faced-nailed to joist and ledgers with 3-1/2" fasteners
 Decks on the ground should have a solid gravel base for proper drainage and openings to promote airflow under the deck

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

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Estimated Price:

\$5,014.65

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

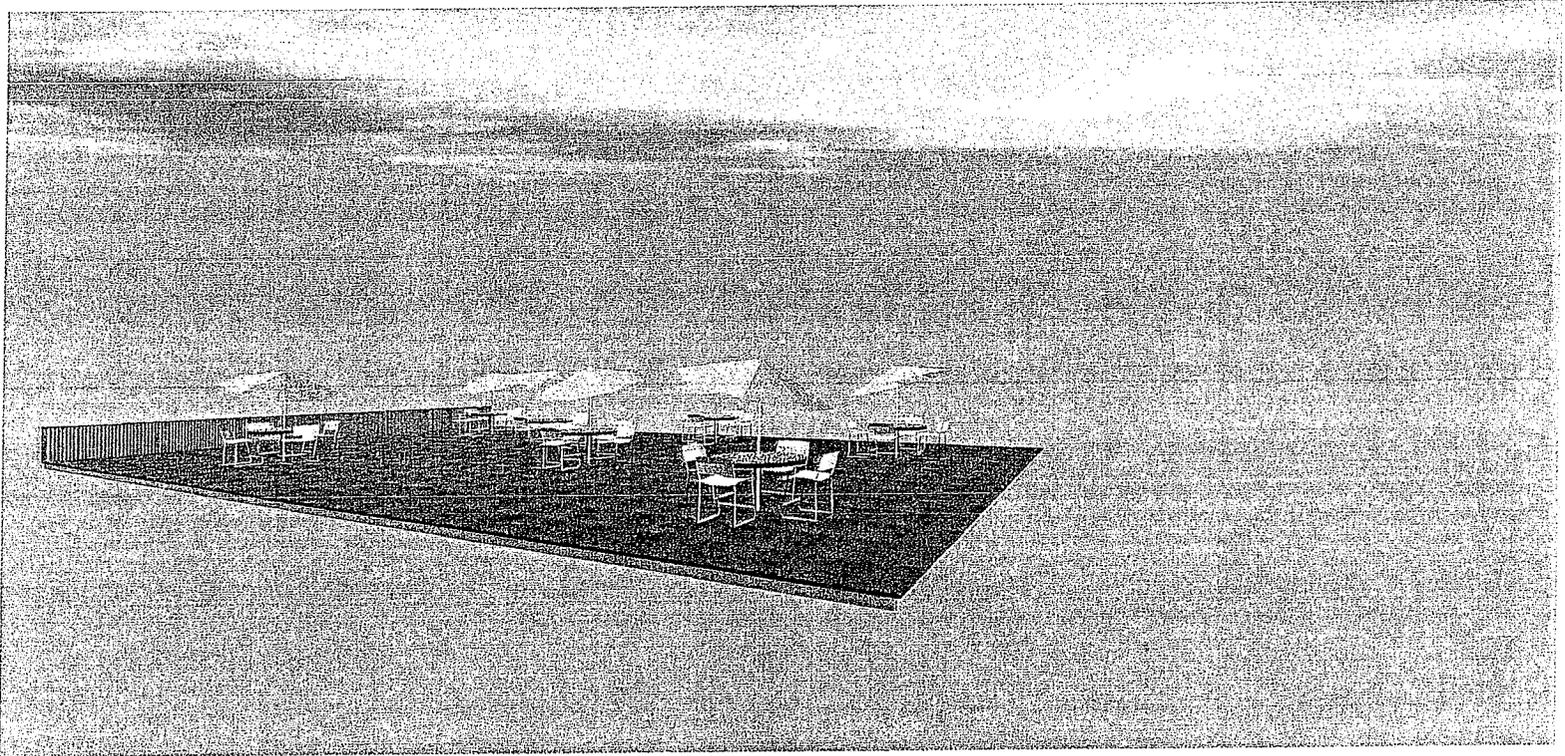
Base Price:

\$1,799.15*

**The base price includes: 40 PSF deck live load, AC2 5/4x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

Final design should be performed by a registered professional engineer to ensure all applicable building codes and regulations are met.

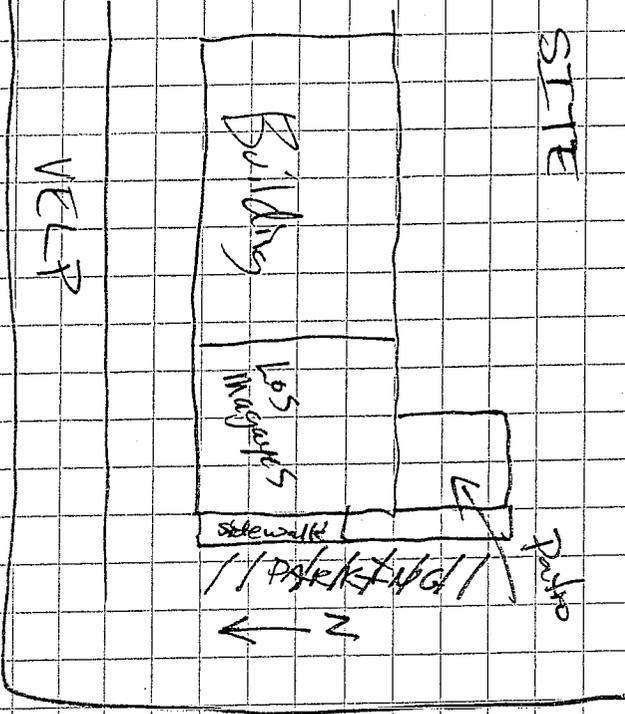
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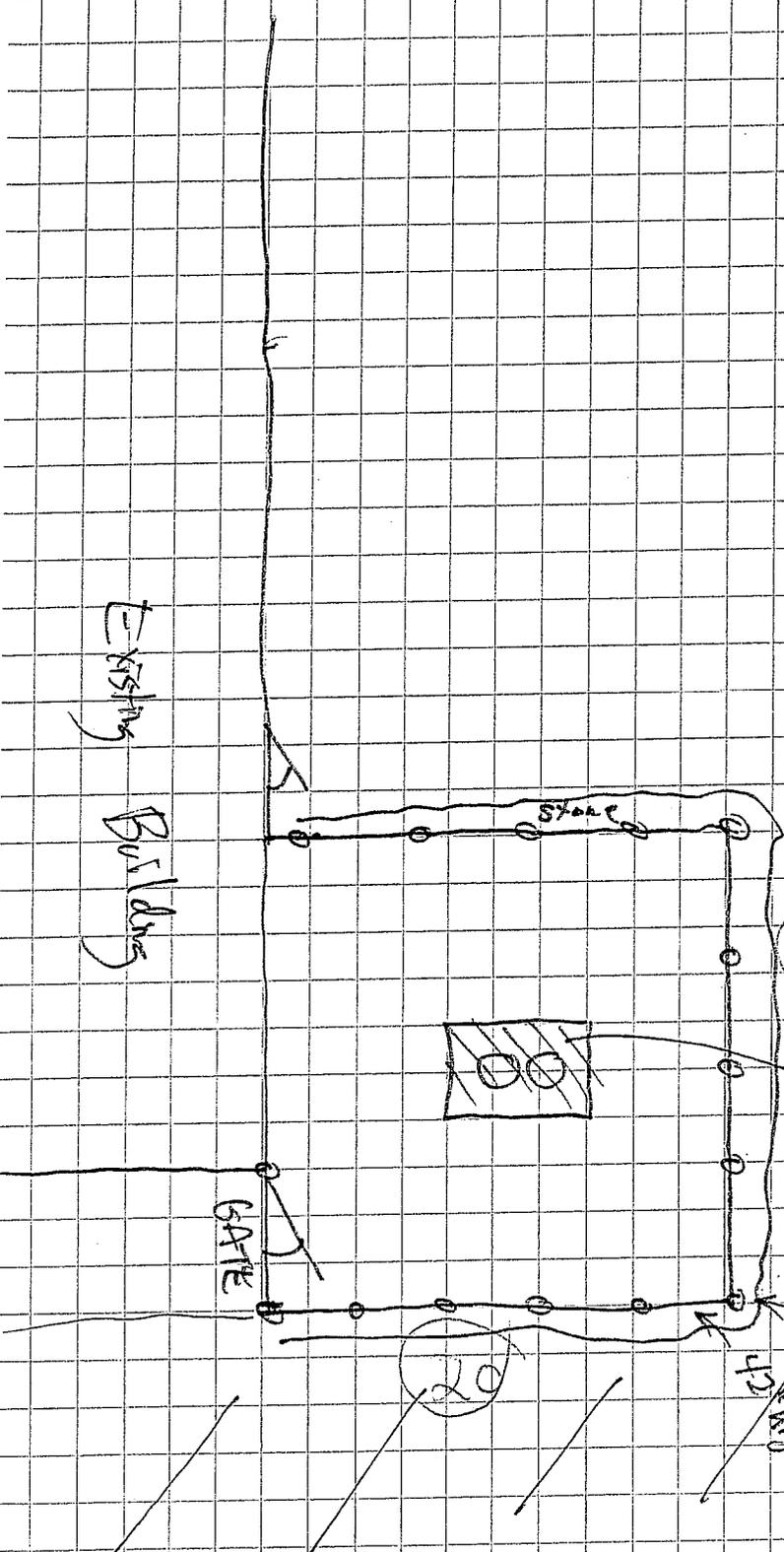
9K

LOS MAGARES VELP AVE

SITE



VELP



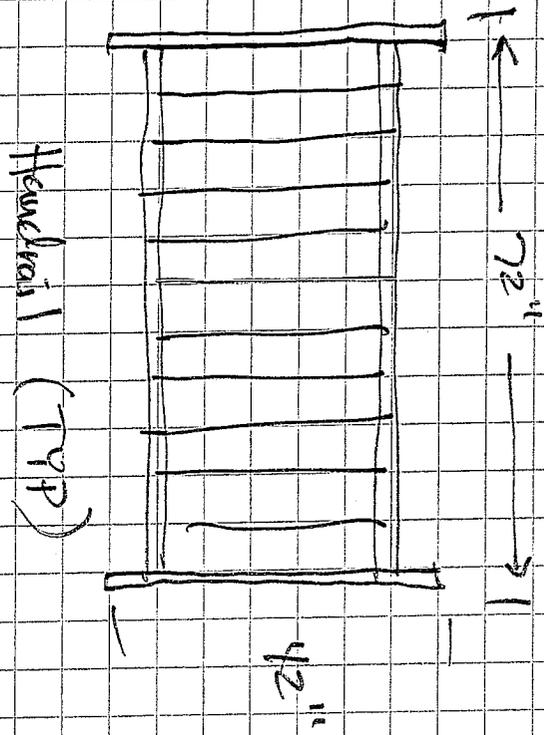
Existing Buildings

(22)

(20)

PARKING LOT

Builder : TIDEN
 Construction
 Excavator : Rodrak
 Excavating



9m

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

June 17, 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

Anthony, Michael J	Funke, Stephen A	Lee, Nhia
Arce, Michael D	Gano, Erin A	Lombardo, Corey A
Barry, Jessica S	Geffre, Jessica M	Lorber, Benjamin P
Beggs, Sarah L	Grabau, Scott D	Lynch, Jenna M
Berglund, Jodi C	Gustafson, Amy J	Maloney, Shawn P
Bettis, Nicole A	Haroldson, Anna C	Markelz, Kate E
Blemke, Lisa A	Heath, Darlene K	Mattson, Bradley P
Bodart, Ashley J	Hendricks, Azlon L	Mercier Guzowski, Nancy
Bohrer, Elizabeth J	Hendricks, Beverly M	Metzler, Scott L
Braun, Kristie F	Herrera, Elida L	Meulemans, Anna M
Breitrick, Stacy A	Hibbard, Brandi J	Moeser, Beverly T
Brunette, Hannah N	Hock, Christine A	Molik, Lillian M
Christofferson, Leslie L	Holleran, Ryan M	Monfort, Quinn J
Colwell, Tracy L	Hoopman, Michael J	Montalban-Ramirez, Jacobo
Compton, Sara T	Ingalls, Heather L	Mortson, Darlene M
Conard, Wade M	Jacobson, Douglas L	Neuman, Nicole M
Dashnier, James P	Jadin, Kris G	Noll, Isaiah J
Dickson, Tim R	Jakubowski, Savannah M	Oakes, Melissa M
Dirkman, Eugene W	Jandrin, Carlean A	Oberle, Connie A
Dittmann, Frank L	Jensen, Michael A	Oppelt, Courtney A
Dmytryshyn, Zoryana	Josephson, Ashley R	Parker, Rebecca L
Dolgner, Nicole M	Kahl, Allan A	Pelner, Desiree J
Doxtater, Sally A	Karr, Allen E	Peters, Linda A
Dugan, Jean M	Knight, Rebecca D	Peters, Patricia L
Duquaine, Abby R	Kraupa, Richard K	Peterson, Jordan J
Durham, Elizabeth B	Kurowski, Janice M	Petras, Juliane K
Eyler, Bart M	Kutska, Lakelynn A	Prasher, Emily R
Fernandez, Stacy A	Lafond, Scott M	Rahmer, Nathan F
Finendale, Jonathan J	Lambert, Ryne K	Regalia, Andrea M
Flagstadt, Jennifer M	Lance, Catherine A	Rentmeester, Reed M
Flanigan, Crystal M	Landess, Melina M	Rose, Tina M

Samson, Stacy L
Sanford, Jonathon E
Schaefer, Maureen A
Schenkelberg, Rebecca J
Schmitt, Samantha E
Schneeberger, Andrew M
Schoen, Brandon R
Scholz, Dan R
Sehres, Harrison HJ
Siebert, Steven J
Skenandore, Morning Star
Skovera, Samantha R
Smet, Ashley A
Smidt, Robert M
Solak, Sandra L
Soquet, Bruce R
Steinhorst, Sara J
Stuiber, Sierra A
Summers, Kristy M
Thompson, Richard E
Thuecks, Matthew J
Umentum, Kevin L
VanDenPlas, Jennifer L
VanderKinter, Paula M
Vanermen, Debra J
Vanness, Ronald R
VanPay, Eric L
Volk, Patricia A
Webster, Sammi Jo
Weckler, Keegan E
Wenzel, Brienna N
Werner, Alisha L
Willson, Shelena J
Witt, Thomas P
Wolff, Rachel A
Wulk, Kelly S

FINAL PAYMENTS RESOLUTION
June 17, 2014

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

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. SEWERS 2-13 (INCLUDING WATER MAIN)

Peters Concrete Company

TOTAL AMOUNT EARNED:	\$ 490,878.55
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 490,878.55
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 475,258.46</u>
AMOUNT DUE THIS ESTIMATE:	\$ 15,620.09

ACCOUNT NUMBERS

501-00-000-000-12201-000000-000-63073: \$800.00
403-50-500-502-55355-000000-000-63073: \$803.70
412-50-500-501-55355-000000-000-63073: \$14,016.39
PO #105342

2. PAVEMENT 3-13 PART A

Vinton Construction

TOTAL AMOUNT EARNED:	\$ 342,377.75
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 342,377.75
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 323,030.36</u>
AMOUNT DUE THIS ESTIMATE:	\$ 19,347.39

ACCOUNT NUMBERS

501-00-000-000-12201-000000-000-61083: \$268.00
447-50-500-502-55355-000000-000-61083: \$0.00
447-50-500-501-55355-000000-000-61083: \$1,410.38
447-50-500-501-55305-000000-000-61083: \$17,669.01
PO #105425

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3. **PAVEMENT 4-13**
Vinton Construction Company
TOTAL AMOUNT EARNED: \$ 151,262.22
LESS AMOUNT RETAINED: \$ 0.00
\$ 151,262.22
LESS AMOUNT PREVIOUSLY PAID: \$ 114,761.00
AMOUNT DUE THIS ESTIMATE: \$ 36,501.22

ACCOUNT NUMBERS

404-50-500-000-55305-000000-000-61103: \$36,501.22

PO #105444

Adopted _____, 2014

Approved _____, 2014

Mayor

ATTEST:

City Clerk

mms

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**RESOLUTION APPROVING
MILITARY AVENUE BUSINESS ASSOCIATION
TO INSTALL PLANTERS IN MEDIAN ALONG
MILITARY AVENUE BETWEEN NINTH STREET
AND SHAWANO AVENUE
HOLD HARMLESS AGREEMENT
June 17, 2014**

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

To approve the request by Military Avenue Business Association to install planters in median along Military Avenue between Ninth Street and Shawano Avenue, subject to final location and details of construction being approved by the Department of Public Works, execution of a Hold Harmless Agreement, and filing of required insurances with the City of Green Bay Risk Management Division.

Adopted _____, 2014

Approved _____, 2014

Mayor

ATTEST:

City Clerk

jld

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

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

SECTION 1. The Official Map of the City of Green Bay, as created by Section 12.02, Green Bay Municipal Code, is hereby amended by closing to traffic the most southerly 12 feet of the public alley located between South Monroe Avenue and Quincy Street, south of East Walnut Street. Said proposed street closure is depicted on a map attached hereto and made a part of this ordinance as though fully set forth herein.

SECTION 2. This amendment of the Official Map is subject to the following conditions:

- a. The closing shall not constitute a discontinuance or vacation of the alley.
- b. Any use of the area closed to traffic shall be addressed in a hold-harmless agreement recommended by the Improvement & Services Committee and adopted by the Common Council.

SECTION 3. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 12.03, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2003.

APPROVED:

Mayor

ATTEST:

Clerk

bc

Attachments (legal description and map)

06/17/14

i:\legislative\council 2014\06172014\law\po 1-14 - close portion of public alley between s monroe ave and quincy st south of e walnut st.docx

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LEGAL DESCRIPTION
PLANNING ORDINANCE NO. 1-14
(Description of a Portion of Public Alley
to be Closed to Vehicular Traffic)

That part of the public alley lying westerly of Lot 848, and lying easterly of Lot 849, Plat of Navarino, City of Green Bay, Brown County Wisconsin described as follows:

Beginning at the southwest corner of said Lot 848;

thence westerly 12.0 feet to the southeast corner of said Lot 849;

thence northerly 12.0 feet along the east line of said Lot 849;

thence easterly 12.0 feet, at right angles to said east line of Lot 849, to the west line of said Lot 848;

thence southerly 12.0 feet along said west line of Lot 848, to the point of beginning.

<u>Parcel affected</u>	<u>Owners name and mailing address</u>
11-272	Green Bay Area Public School District 200 S. Broadway Green Bay, WI 54303
11-246	Gannett Georgia, LLP 7950 Jones Brach Drive McLean VA 22101-3302
11-235	John A. Foscatto 595 County Road C Pulaski, WI 54162

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.

- e. First floor to meet setback dimensions stated elsewhere in this PUD.
 - f. Upper floors should “feel” like an average setback of 0 feet; projections are encouraged.
 - g. Upper floors should reflect function of commercial, office or residential use.
 - h. Any signage, lighting and awnings must be integrated into the design.
 - i. Height and proportion is to be appropriate and respectful of neighbors
5. Second street facades (these will occur on corner lots and lots adjacent to dedicated park space) should be developed to a similar level of detail as the “address” elevation, though the overall emphasis of the “address” elevation should be greater than the second street facades.
- a. Blank walls on second street facades should not exceed 24 feet long.
 - b. Functional entries are allowed and encouraged on second street facades. A functional entrance should occur on an average of 75 feet.
6. Side façade at adjoining property lines may be “blank” and must meet fire separation codes.
7. Rear façade should also use good design principles.
- a. Entries should be properly emphasized to match use of entry (customer entry more emphasized than a “receiving” entry).
 - b. Some differentiation should occur between the first floor and the upper floors.
 - c. Rear façade should correlate to the front elevation.
8. Roofs should be designed for light reflectance and snow loads.
- a. Flat roofs (<2:12 pitch) must have a Solar Reflectance Index (SRI) greater than 78.
 - b. Pitched roofs (>2:12) must have an SRI greater than 29.