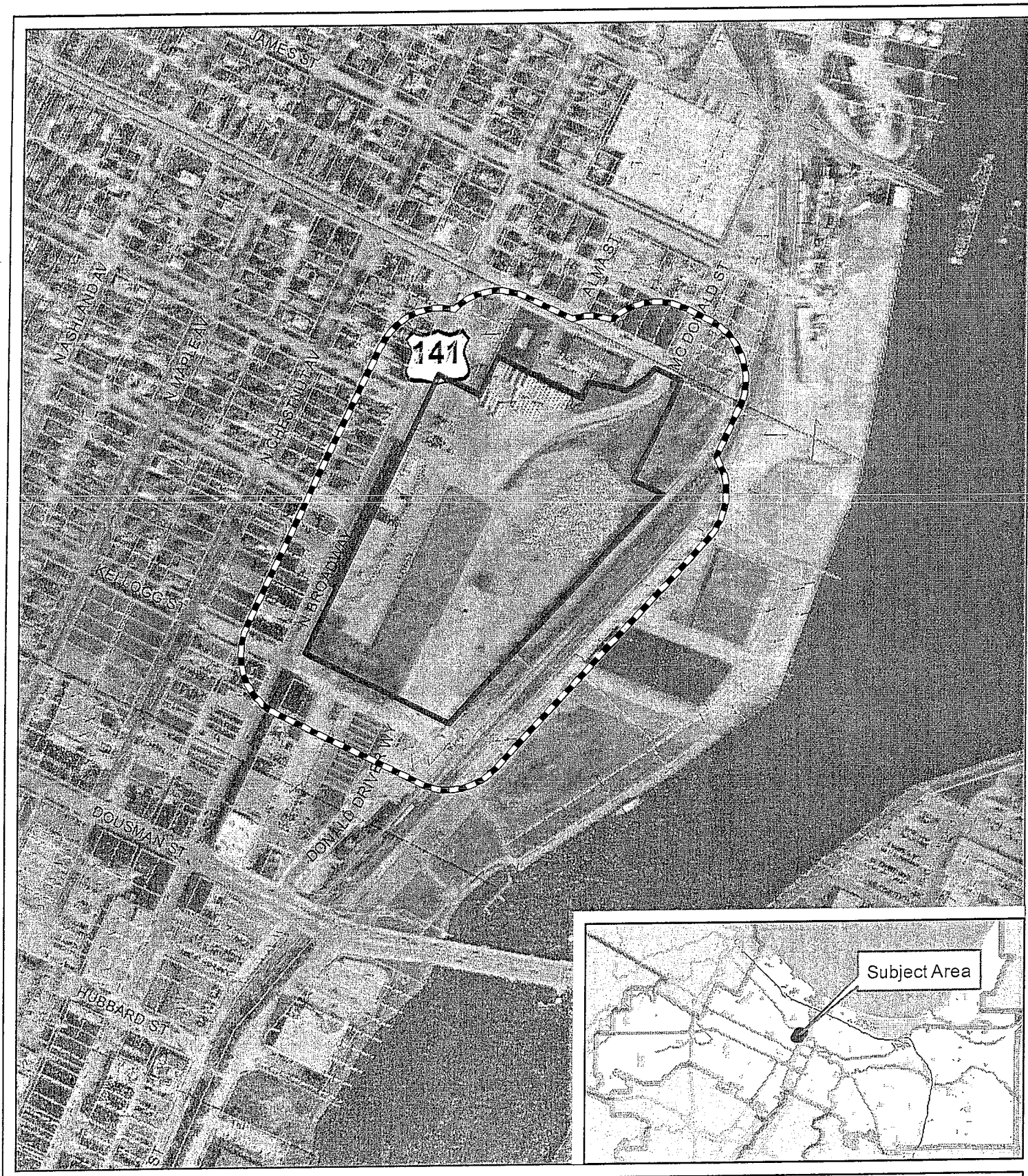
DESCRIPTION OF LARSEN GREEN AREA PUD BOUNDARY

All of Lots 1 through 18, and all of Outlot 1, of the recorded plat Larsen Green; and
All of the recorded condominium plat Green Bay Broadway Condominium; and
All of Lot 3, and part of Lots 1 and 4, of Brown County Certified Survey Map Number 7693, as filed in Volume 53 of Certified Survey Maps, Page 31, Document Number 2324842; and
Part of Lot 1 of Brown County Certified Survey Map Number 4847, as filed in Volume 31 of Certified Survey Maps, Page 144, Document Number 1432656; and
Part of the Fort Howard Military Reserve (known as the Railroad Grant), Township 24 North, Range 20 East, described in Brown County Document Number 2394420; and
All of the Kellogg Street right-of-way dedicated to the public in the recorded plat of Larsen Green; and
All of Donald Driver Way (formerly known as a part of Pearl Street) as conveyed in Brown County Document Numbers 2377446, 2388637, and 2377461;
all located in the City of Green Bay, Brown County, Wisconsin described as follows:
Beginning at the northwest corner of Lot 17, said Larsen Green;
thence S26°-09'-57"W, 1309.02 feet, along the west line of Lots 17, 18, 16, 15 and 14 said Larsen Green, also being the east right-of-way line of N Broadway, to the southwest corner of said Lot 14;
thence S25°-44-22"W, 256.82 feet, continuing along said east right-of-way line of said N Broadway;
thence southeasterly along the arc of a 30.50 foot radius curve to the left, 35.32 feet, said curve having a chord which bears S27°-50'-39"E, 33.38 feet, to the north right-of-way line of Dousman Street;
thence S61°-01'-04"E, 10.13 feet, along said north line of Dousman Street;
thence continuing along said north line of Dousman Street, S63°-56'-38"E, 251.02 feet;
thence N25°-44-22"E, 10.55 feet, to the south line of said Lot 1, Brown County Certified Survey Map Number 4847, as filed in Volume 31 of Certified Survey Maps, Page 144;
thence S77°-57'-55"E, 85.37 feet, along said south line of said Certified Survey Map Number 4847, to the southeast corner of said Certified Survey Map Number 4847;

thence N43°-33-52"E, 927.26 feet, along said east line of Certified Survey Map Number 4847, and the east line of said Brown County Document Number 2394420, to the northeast corner of said Brown County Document Number 2394420;
thence N46°-26'-08"W, 70.00 feet along the north line of said Brown County Document Number 2394420, to the northwest corner of said Brown County Document Number 2394420, also being a point on the east line of said Lot 17, Larsen Green;
thence N 43°-33'-52"E, 647.61 feet, along said east line of Lot 17, Larsen Green;
thence N64°-17'-02"W, 96.29 feet along said Lot 17, Larsen Green;
thence N26°-19'-10"E, 331.08 feet, along the east line of said Lot 17, Larsen Green, to the south right-of-way line of Mather Street;
thence N63°-45-33"W, 87.30 feet, along said north right-of-way line of Mather Street;
thence southwesterly along the arc of a 245.50 foot radius curve to the right, 113.99 feet, said curve having a chord which bears S53°-59'-00"W, 112.97 feet, along said Lot 17, Larsen Green;
thence N63°-49'-46"W, 11.47 feet, along the north line of said along said Lot 17, Larsen Green;
thence continuing along said north line of along said Lot 17, Larsen Green, N77°-47'-32"W, 103.10 feet;
thence S26°-11'-42"W, 50.31 feet along said along said Lot 17, Larsen Green;
thence continuing along said north line of along said Lot 17, Larsen Green, N63°-48'-57"W, 286.93 feet;
thence S26°-10'-14"W, 125.12 feet along said along said Lot 17, Larsen Green;
thence continuing along said north line of along said Lot 17, Larsen Green, N63°-49'-46"W, 142.97 feet, to the point of beginning.

Parcel contains 1,011,607 square feet / 23.22 acres of land more or less.

Parcels affected being tax parcel numbers 5-1740, 5-1741, 5-1742, 5-1743, 5-1744, 5-1745, 5-1746, 5-1747, 5-1748, 5-1749, 5-1750, 5-1751, 5-1752, 5-1753, 5-1754, 5-1755, 5-1756, 5-1757, 5-1758, 5-1737, 5-1738, 5-1739, 5-584-2, 5-584-3 and5-1524-1.



Notification Area

Legend

200' Notification Area

Subject Area

Feet

0 100 200 400 600 800

Zoning Petition (ZP 14-20)
Request to Amend the Larsen Green PUD for Walmart Store In the 400-600 Blocks of N Broadway 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. NPS, May 2014. X:\Planning\City\ZP Maps\2014\ZP 14-20

17 P

ALTA/ACSM Land Title Survey

Part of a certain tract of land formerly known as the Fort Howard Military Reserve, now known as the Railroad Grant, part of Lots 13, 14, 15, 16, and 44, and all of Lots 17, 18, 19, 20, 21, 22, 43, 45, 46, 47, and 48, "Doty-Reed Addition", and part of the Vacated Pearl Street and a 16' public alley, part of the Doty-Reed Addition, all being located in the City of Green Bay, Brown County, Wisconsin.

- Birds Eye Foods, Inc, -

- 400 Block North Broadway -

LEGAL DESCRIPTION

Part of a certain tract of land formerly known as the Fort Howard Military Reserve, now known as the Railroad Grant, part of Lots 13, 14, 15, 16, and 44, and all of Lots 17, 18, 19, 20, 21, 22, 43, 45, 46, 47, and 48, "Doty-Reed Addition", and part of the Vacated Pearl Street and a 16' public alley, part of the Doty-Reed Claim, all being located in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Monument Number GW-76-12; thence N54°47'07"E, 2341.23 feet to the Point of Beginning; thence S42°55'27"E, 544.33 feet along the West Right-of-Way of the Fox Valley and Western Ltd. Railroad; thence S37°05'36"W, 12.44m feet along said West Right-of-Way; thence S42°55'27"E, 212.82 feet along said West Right-of-Way; thence S37°02'12"W, 184.52 feet along said West Right-of-Way; thence N52°58'36"W, 544.34 feet along the North Right-of-Way of Dousman Street; thence 42.26 feet along said North Right-of-Way being the arc of a 42.00 feet radius curve to the right whose long chord bears N01°40'36"W, 44.31 feet; thence N30°44'23"E, 222.10 feet along the East Right-of-Way at North Broadway; thence N55°58'57"E, 1506.82 feet along said East Right-of-Way; thence S33°47'47"E, 140.28 feet along the South line and the extension of Volume 165, Deeds, Page 358, Brown County Records; thence N57°51'47"E, 125.12 feet along an East line of Jacket 4253, Image 08, Brown County Records; thence S63°45'57"E, 222.23 feet along a South line of Jacket 16008, Image 12, Brown County Records; thence N25°11'47"E, 50.29 feet along an East line of said Jacket and Image; thence S77°47'35"E, 125.50 feet along a South line of said Jacket and Image; thence S63°45'47"E, 11.47 feet along the South line of Jacket 13079, Image 17, Brown County Records; thence 112.58 feet along the East line of said Jacket and Image being the arc of a 243.00 feet radius curve to the left whose long chord bears N52°02'30"E, 112.57 feet; thence S38°45'03"E, 97.35 feet along the South Right-of-Way of Kellogg Street; thence S39°51'47"E, 226.26 feet along the West Right-of-Way of the Fox Valley and Western Ltd. Railroad; thence S54°17'01"E, 80.28 feet along a South Right-of-Way of the Fox Valley and Western Ltd. Railroad; thence S41°33'24"E, 745.87 feet along the said West Right-of-Way of the Fox Valley and Western Ltd. Railroad to the Point of Beginning.

Parcel contains 930,181 square feet/21.37 acres more or less.

Subject to easements and restrictions of record.
The above description is a consolidation of Parcels I-XII and is the same property as described in Land Office Title Corporation, a division of Lawyers Title Insurance Corporation, Number LT-07267, Amendment-1 dated 6/13/07.

To On Broadway, Inc., Land Office Title Corporation, a division of Lawyers Title Insurance Corporation, Inc., Birds Eye Foods, Inc.:

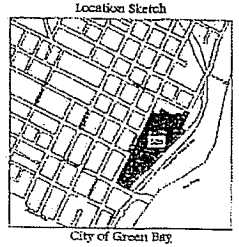
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10 & 11(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified thereon.

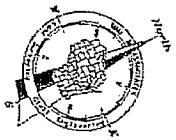
Steven M. Blaska
July 23, 2007
S-2575

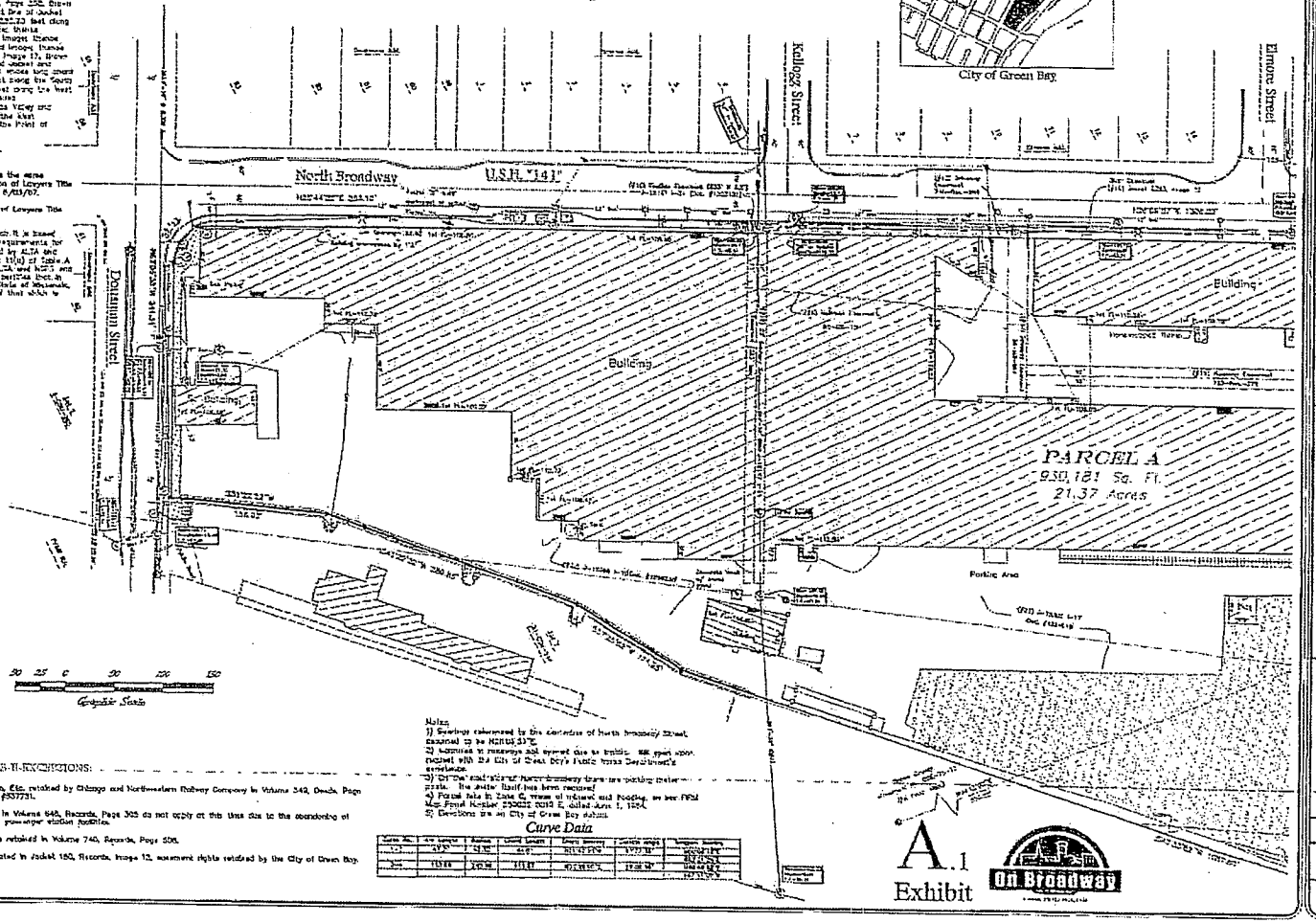
LEGEND

- 1/2" Rebar x 24" long with cap stamped "S-2575" unless noted otherwise
- 3/4" Iron Pipe Found
- P.K. Nail Found
- 1" Iron pipe Found
- Brown County Monument as noted
- 24" Diameter Tree
- Deciduous Tree
- Coniferous Tree
- Gate Valve
- Sanitary Sewer Manhole
- Fire Hydrant
- Telephone Pedestal
- Power Pole
- Anchor
- Traffic Light
- Water Valve
- Electric Manhole
- Telephone Manhole
- Light Pole
- Utility Box
- Electric Utility/ Transformer Box
- Sign
- Guard Post
- Bollard
- Sanitary Sewer Line
- Storm Sewer Line
- Underground Electric Line
- Underground Telephone Line
- Underground Gas Line
- Watermain
- Sanitary Sewer Manhole
- Storm Sewer Line
- Concrete Curb & Gutter Line
- Building Area
- Pavement Area
- Landscaping
- Gravel Area
- 940 Elevation Grid & Point Elevation

Location Sketch







SCHEDULE B-II EXCEPTIONS:

1) Mineral Rights, etc. retained by Chicago and Northwestern Railway Company in Volume 542, Deeds, Page 103, Document #577731.

12) Reservations in Volume 648, Records, Page 305 do not apply at this time due to the abandoning of rear tracks and passenger station facilities.

13) Mineral rights retained in Volume 740, Records, Page 506.

17) 14' alley vacated in Jacket 150, Records, Image 12, easement rights retained by the City of Green Bay.

Notes:
1) Bearings referenced to the centerline of North Broadway Street, assumed to be N30°44'23"E.
2) Easements or reservations not shown due to public use open shown noted with the City of Green Bay's Public Works Department's compliance.
3) On the east side of North Broadway there are parking meter posts. No utility flags have been received.
4) Parcel falls in Zone C, area of minimal and flooding, as per FIRM Map Panel Number 550032 0010 E, dated June 1, 1982.
5) Elevations are on City of Green Bay datum.

Curve Data

Curve No.	Arc Length	Radius	Chord Length	Chord Bearing	Central Angle	Tangent Length
C1	42.26'	42.00'	40.31'	S01°40'36"E	57°39'18"	23.12'
C2	112.58'	243.00'	111.61'	N52°02'30"E	26°32'39"	57.31'

A.1
Exhibit

On Broadway

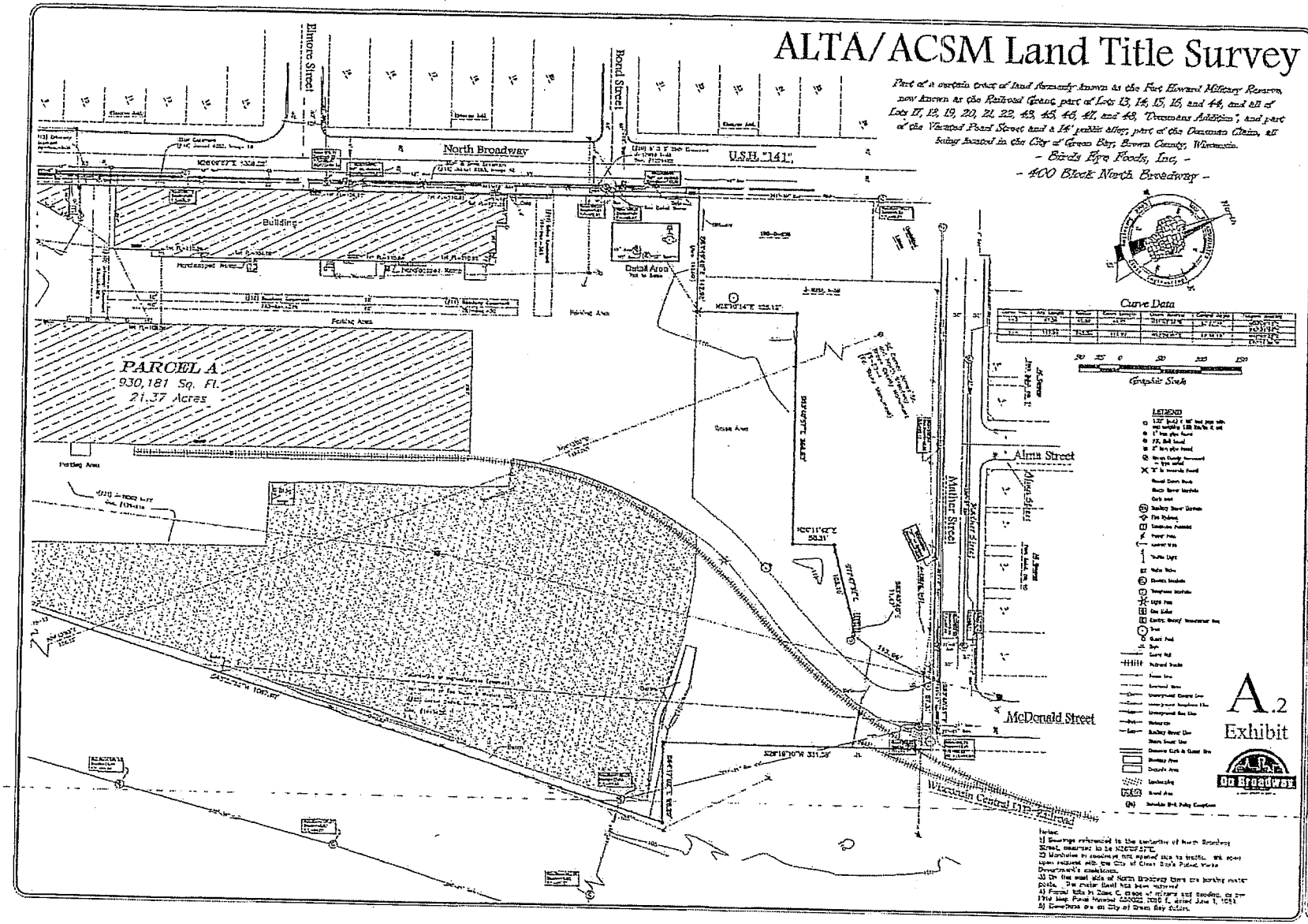
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER UTILITIES ENGINEERING
401 North Washington Street, Suite 500, Green Bay, WI 54301
Phone: 920-437-8233 Fax: 920-437-8251

Alta Survey
On Broadway, Inc.

SCALE: 1" = 50'
DATE: 08/08/07
JOB NO.
FILE NAME: P:\ALTA\On Broadway 07.dwg

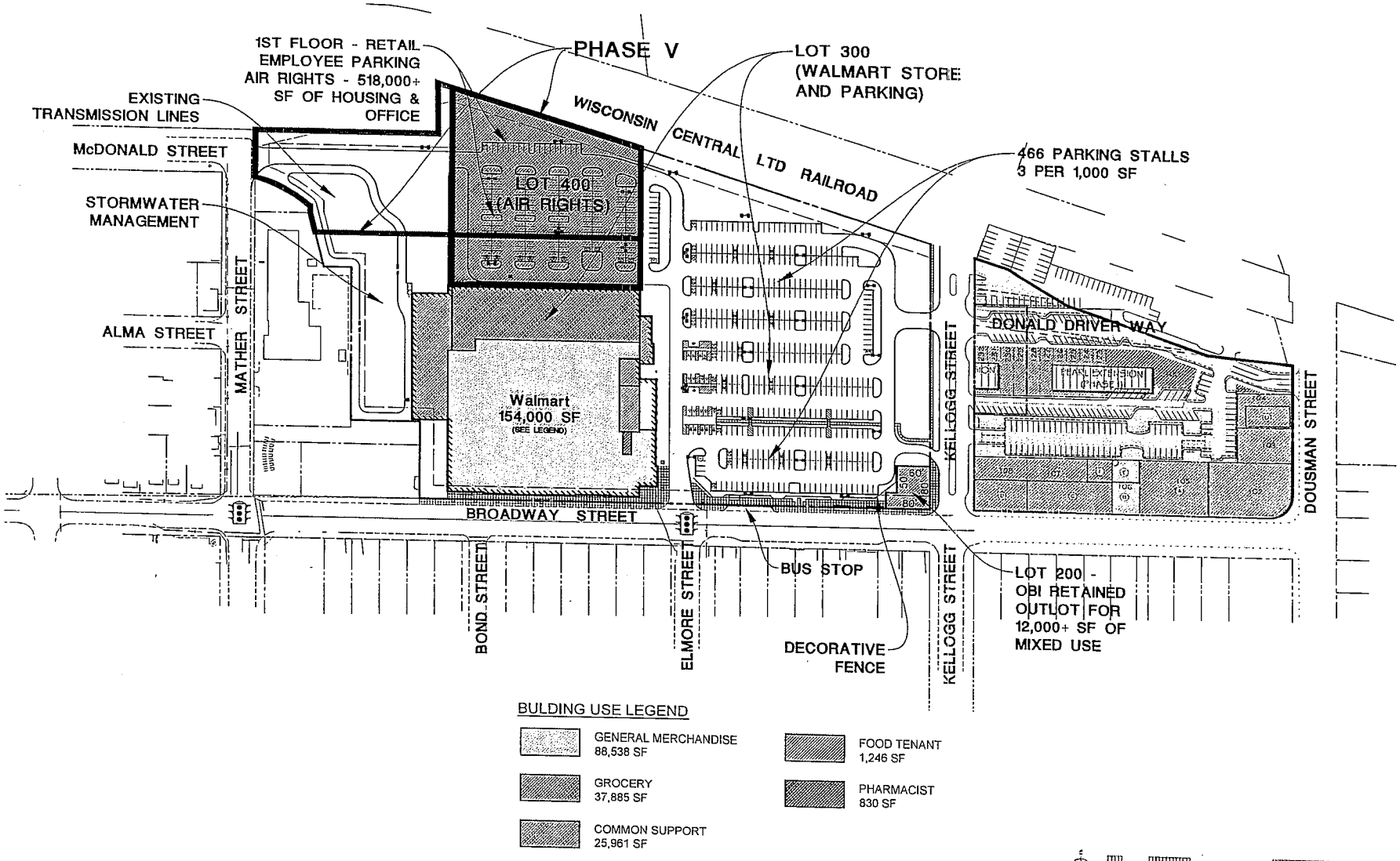
PROJECT NO.
L-1852
SHEET NO.
1 of 2
DRAWING NO.
S-1654

2 of 2


ALTA/ACSM Land Title Survey
Part of a certain tract of land formerly known as the Fort Howard Military Reserve, now known as the Railroad Grant, part of Lots 13, 14, 15, 16, and 44, and all of Lots 17, 18, 19, 20, 21, 22, 43, 45, 46, 47, and 48, "Dousmans Addition", and part of the Vacated Pearl Street and a 14' public alley, part of the Dousman Claim, all being located in the City of Green Bay, Brown County, Wisconsin.
- Birds Eye Foods, Inc. -
- 400 Block North Broadway -
Elmore Street
Bond Street
North Broadway
U.S.H. "141"
Building
Dutch Area
PARCEL A
930,181 Sq. Ft.
21.37 Acres
Parking Area
Alma Street
Mather Street
McDonald Street
Wisconsin Central LTD. Railroad
Curve Data
Graphic Scale
LEGEND
A.2
Exhibit
On Broadway
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Alta Survey
On Broadway, Inc.
SCALE: 1" = 50'
PROJECT NO.
SHEET NO.
2 of 2
DRAWING NO.
S-1654

17

S 11

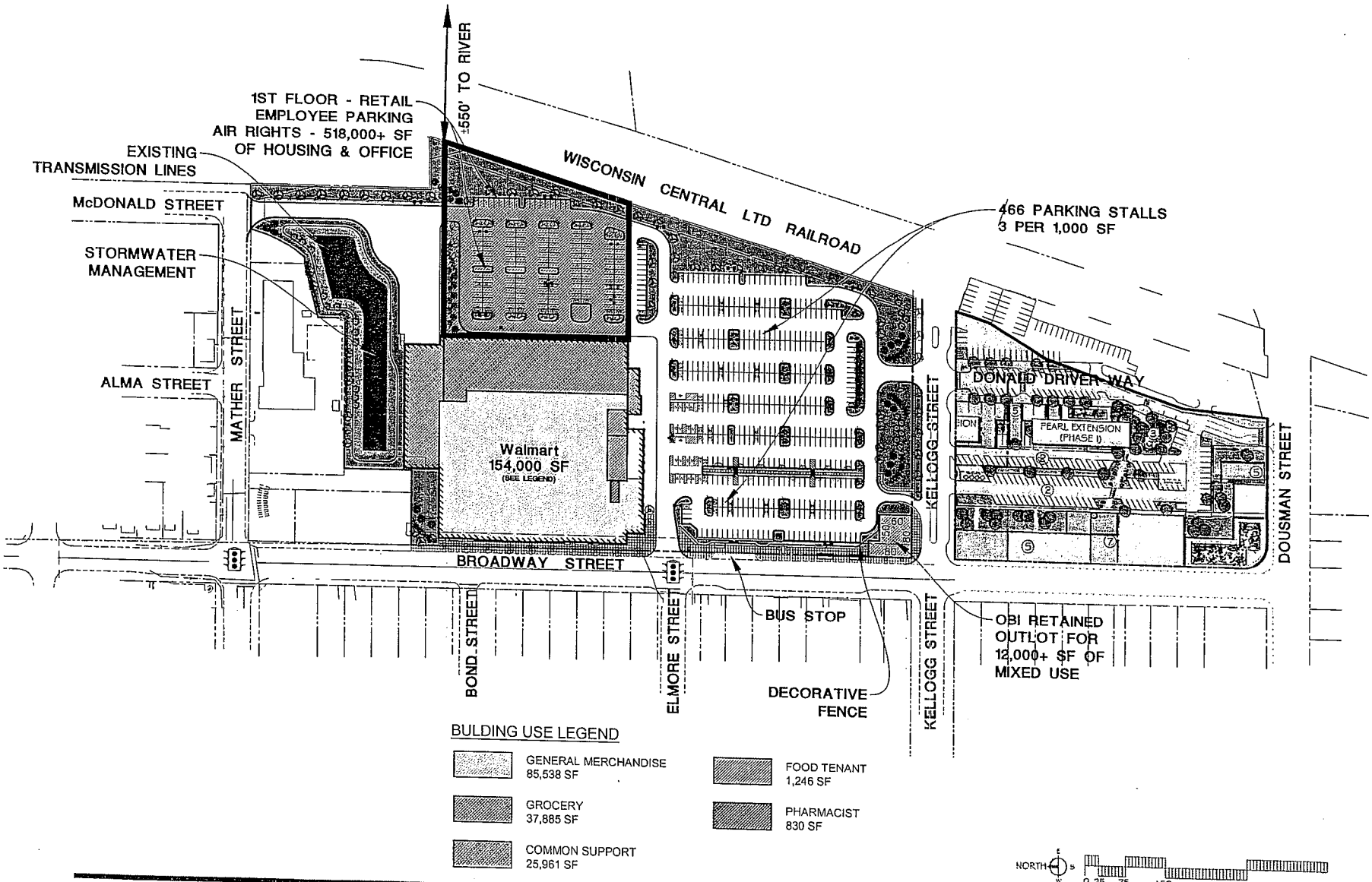


B
Exhibit

LARSEN REDEVELOPMENT

Site Use Plan

Manhard CONSULTING



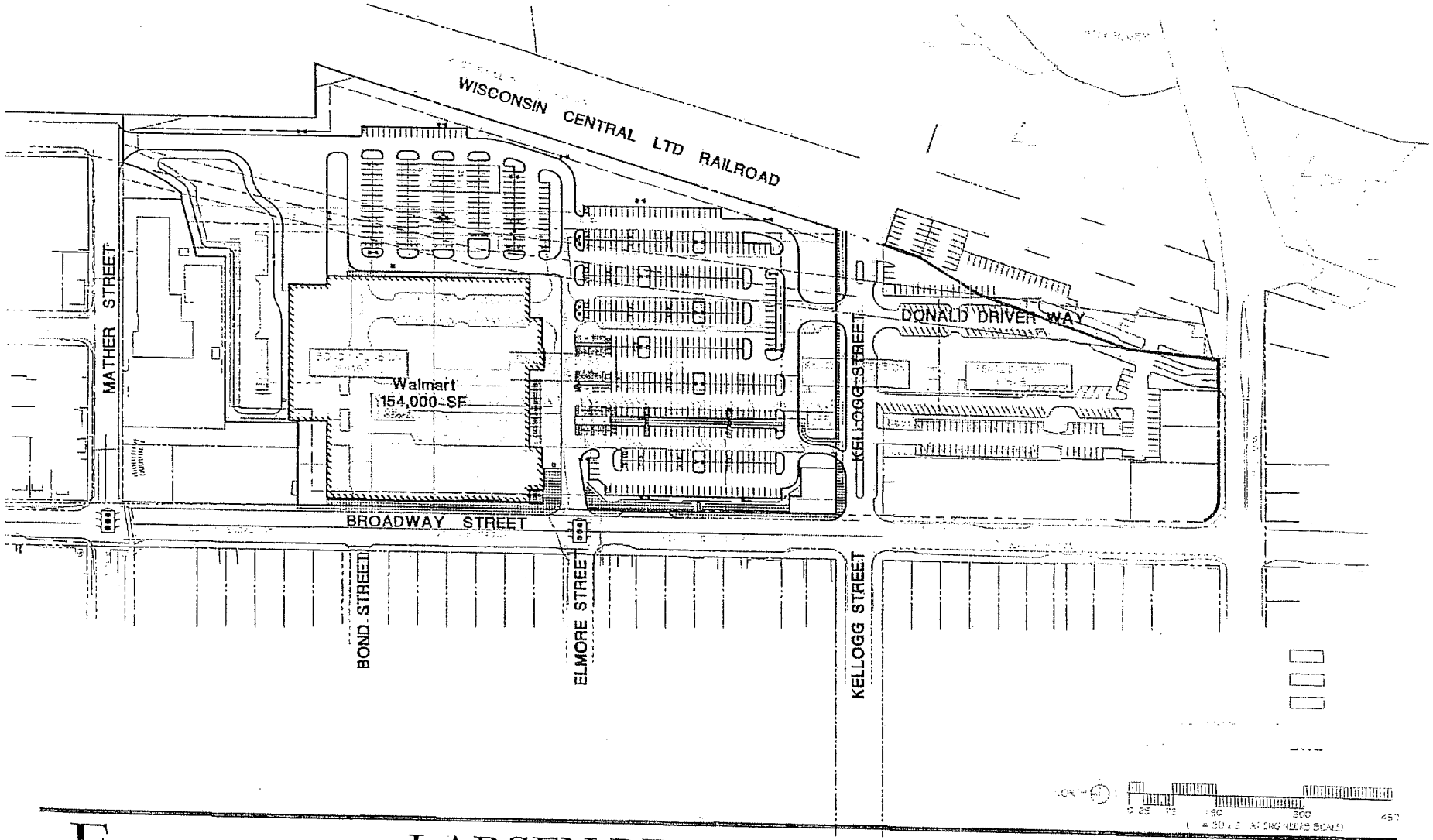
+ 11

D
Exhibit

LARSEN REDEVELOPMENT

Master Plan

Manhard CONSULTING

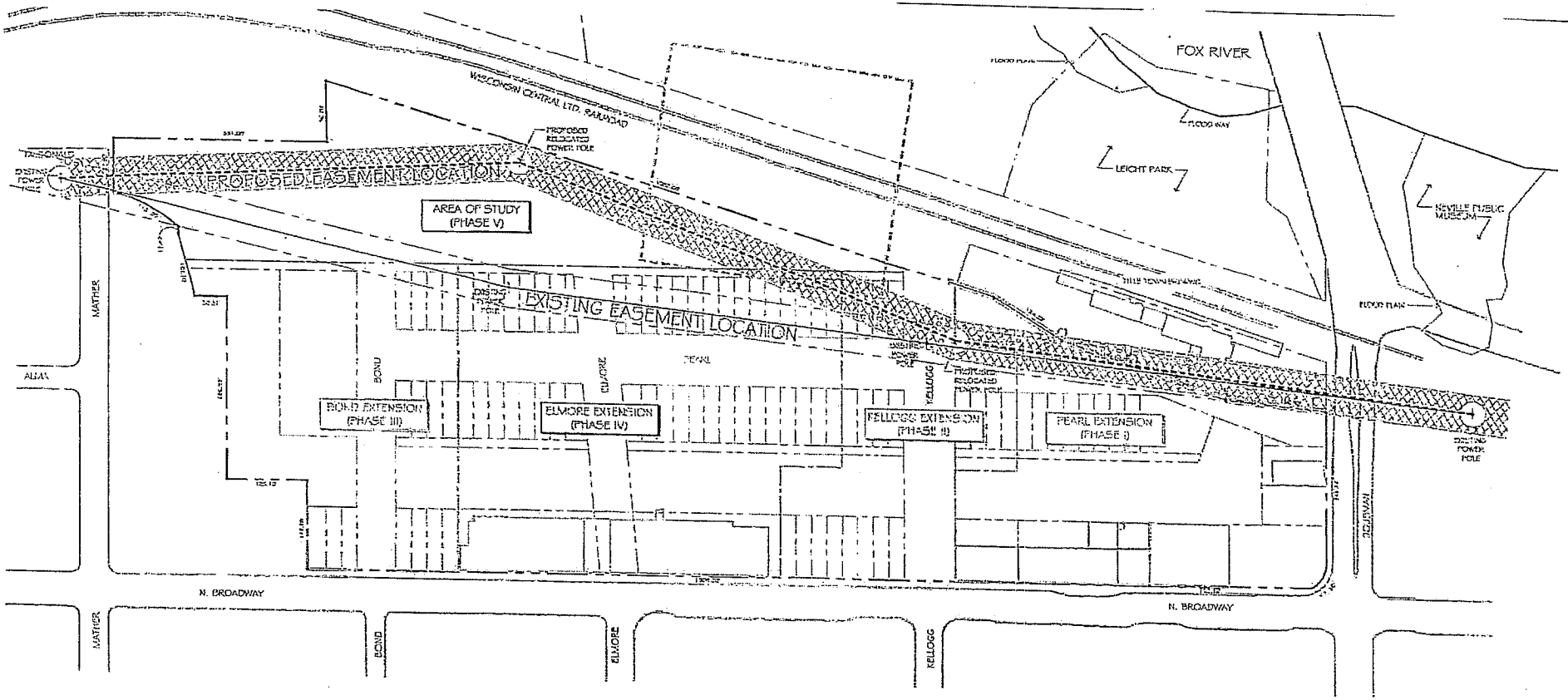


E
Exhibit

LARSEN REDEVELOPMENT

Traffic & Parking

Manhard CONSULTING



All

G Exhibit

On Broadway

LARSEN REDEVELOPMENT

Transmission Lines

DIMENSION IV
163 North Broadway Green Bay, WI 920.431.3444

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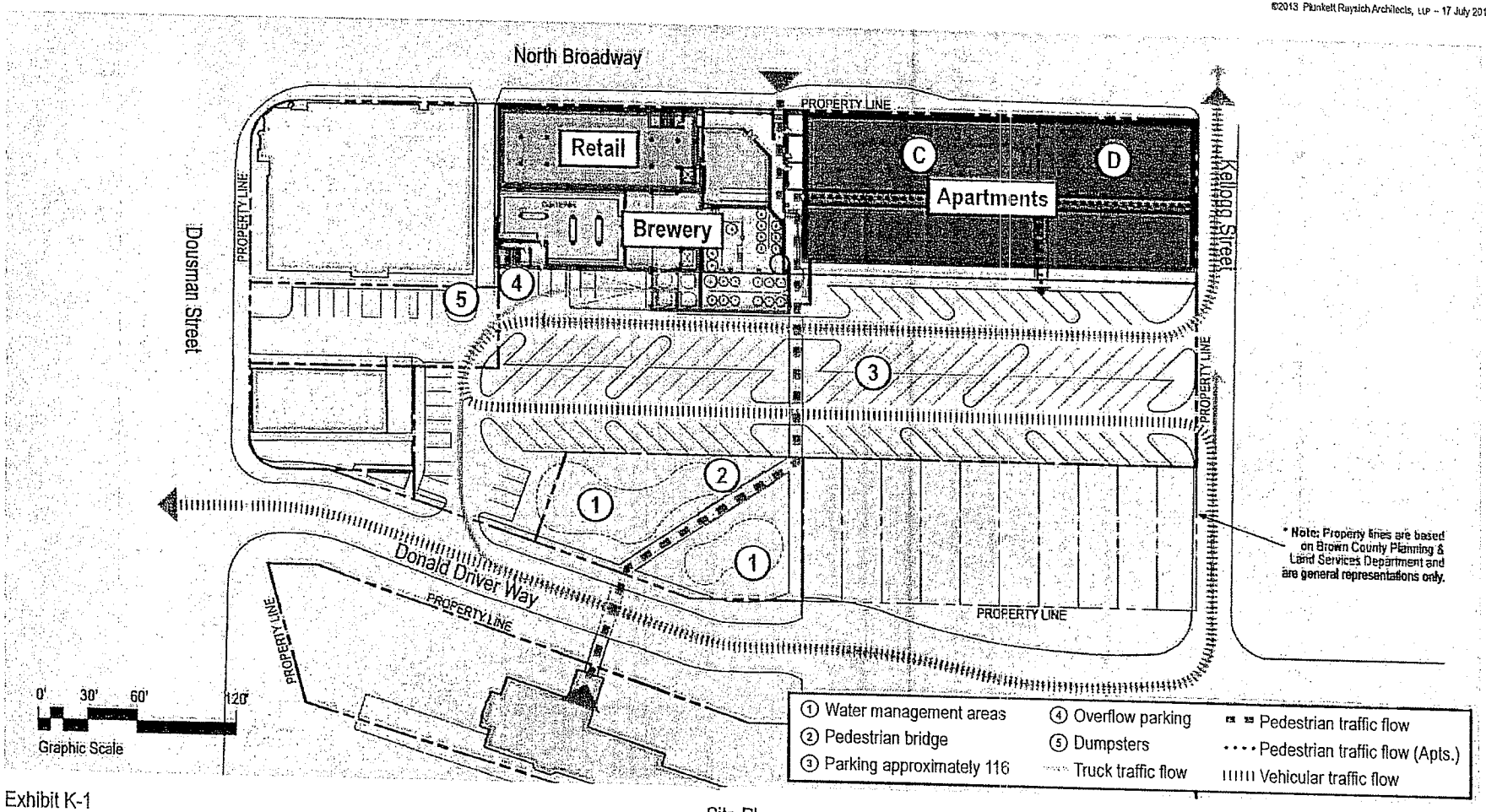

Exhibit K-1

Site Plan
Schematic Design
Scale: 1"=60' - 0"

Plunkett Raysich Architects

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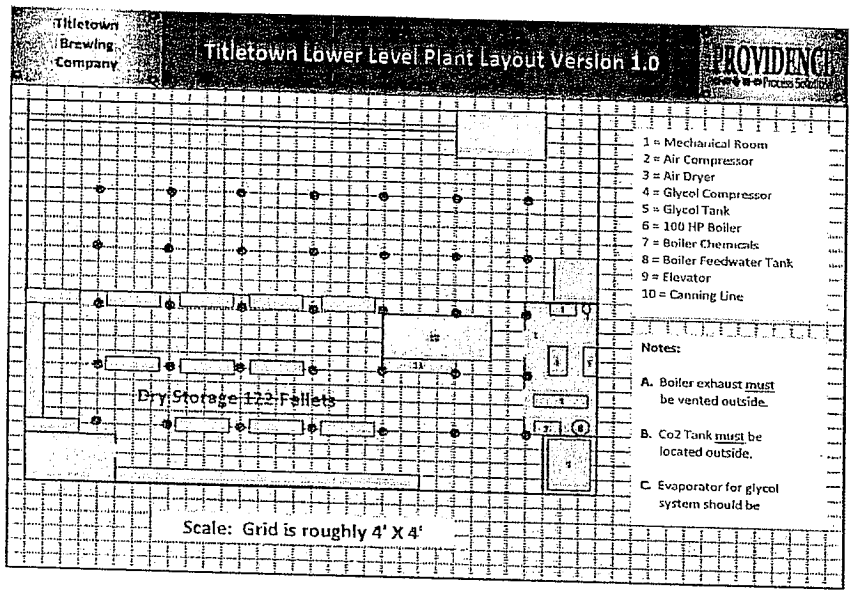

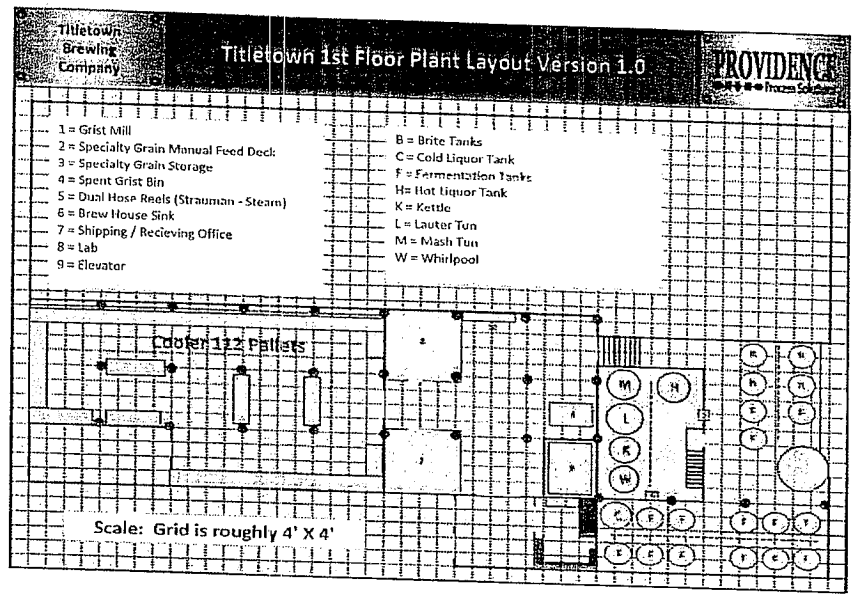

Exhibit K-2

Equipment Plan Layout

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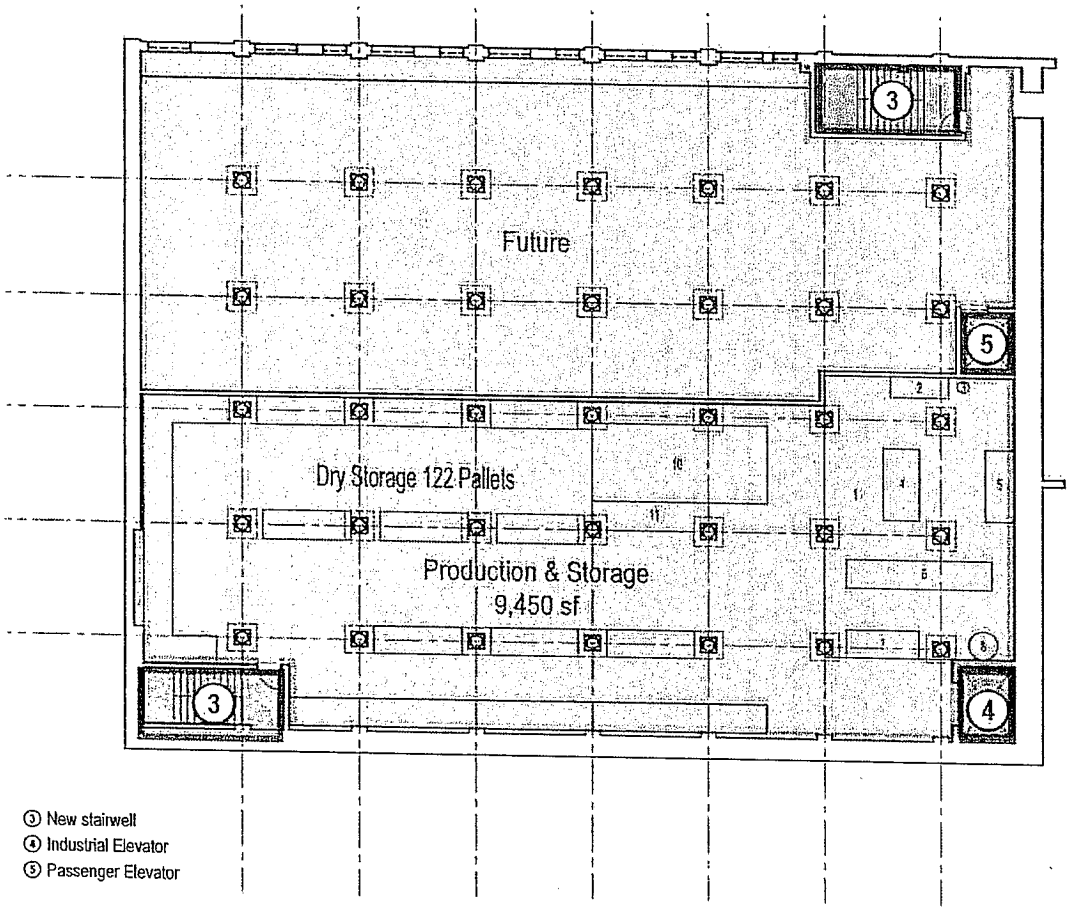

③ New stairwell
④ Industrial Elevator
⑤ Passenger Elevator

Exhibit K-3

Lower Level Floor Plan
Schematic Design
Scale: 1/16" = 1' - 0"

0' 30' 60' 120'
Graphic Scale

Plunkett Raysich Architects

177

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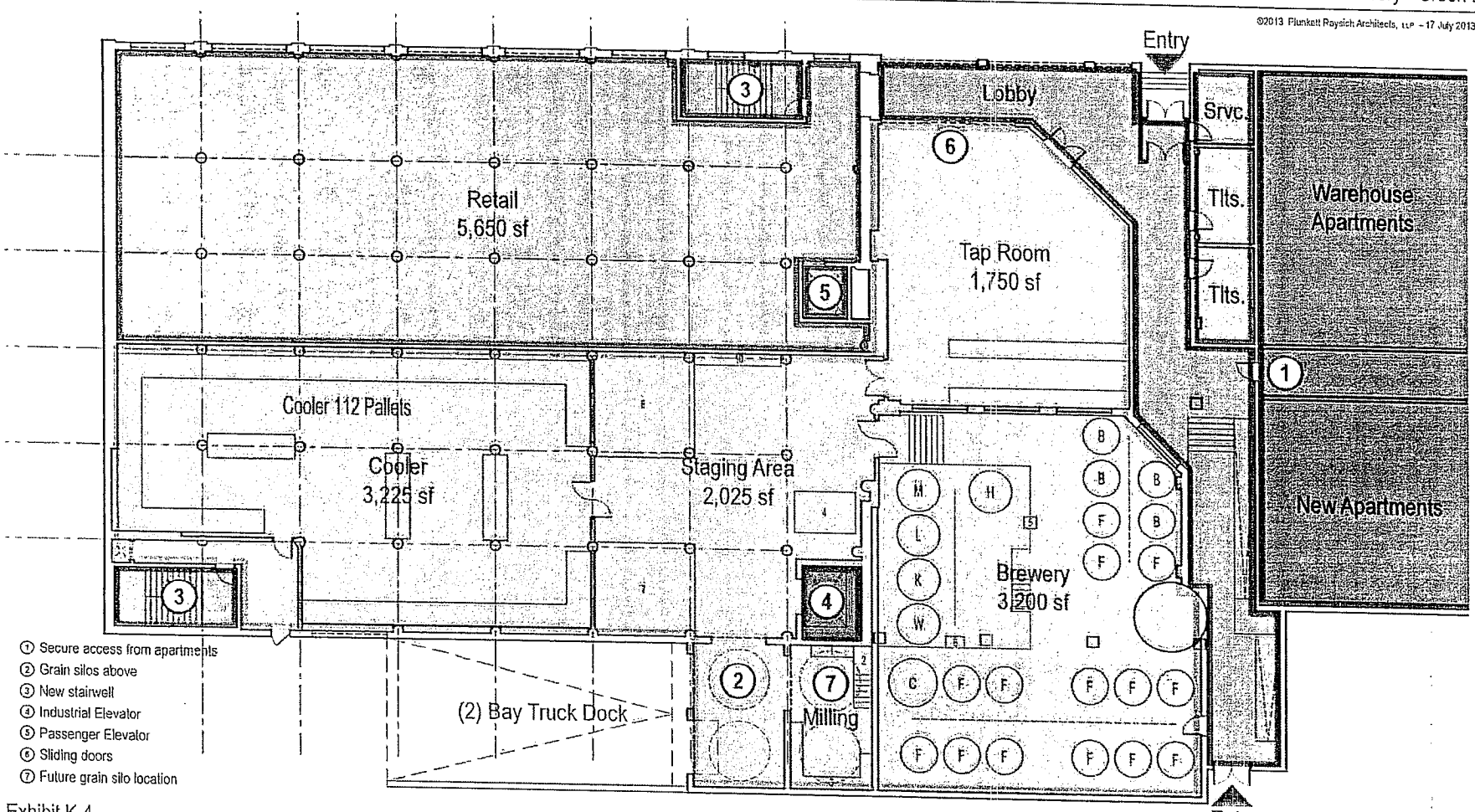

① Secure access from apartments
② Grain silos above
③ New stairwell
④ Industrial Elevator
⑤ Passenger Elevator
⑥ Sliding doors
⑦ Future grain silo location

Exhibit K-4

First Level Floor Plan
Schematic Design
Scale: 1/16" = 1' - 0"

0' 30' 60' 120'
Graphic Scale

Plunkett Raysich Architects

Titletown Brewery - Green Bay, WI

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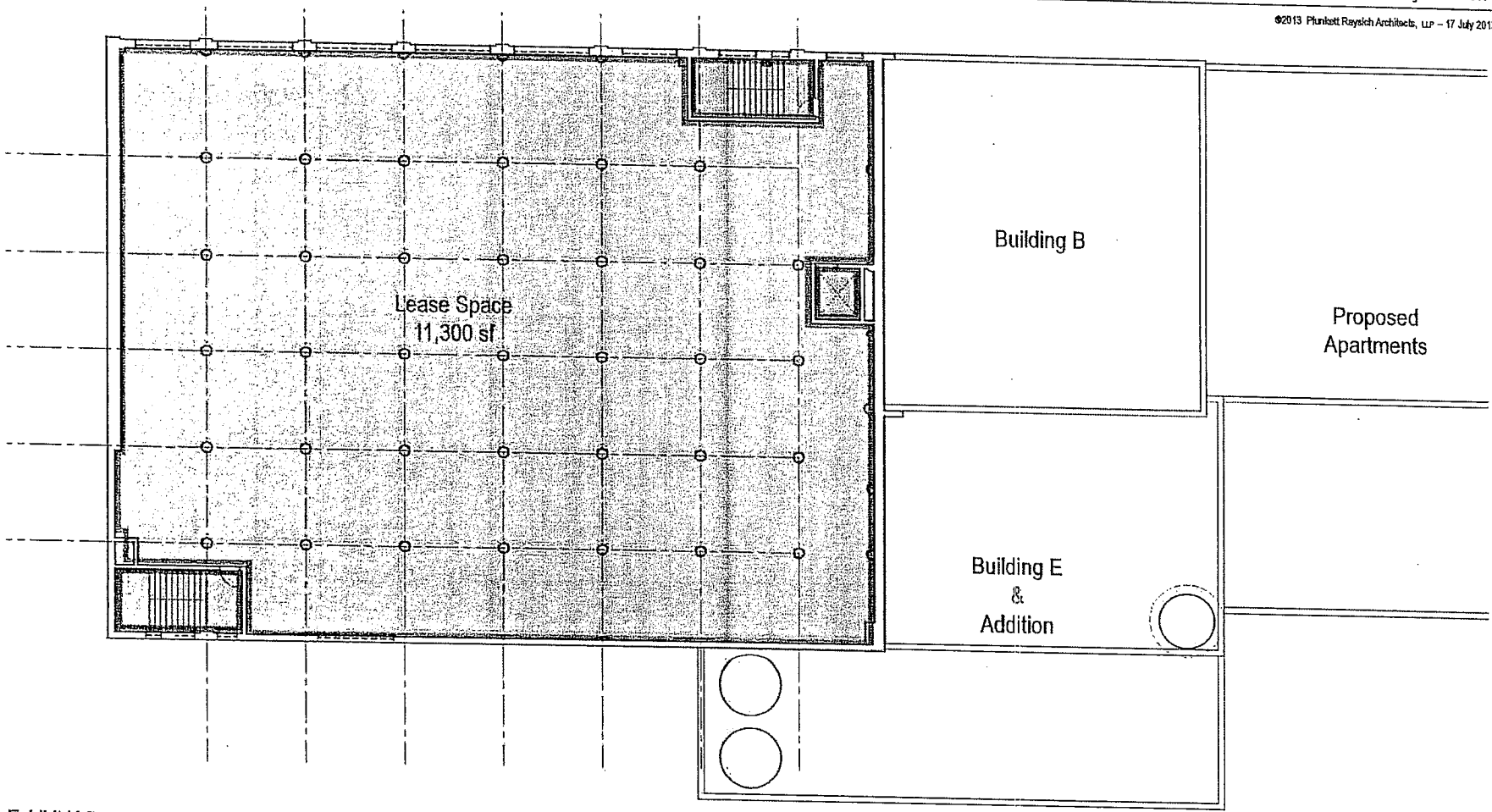

Exhibit K-5

Second Level Floor Plan
Schematic Design
Scale: 1/16" = 1' - 0"

0' 30' 60' 120'
Graphic Scale

Plunkett Raysich Architects LLP

17 of 44

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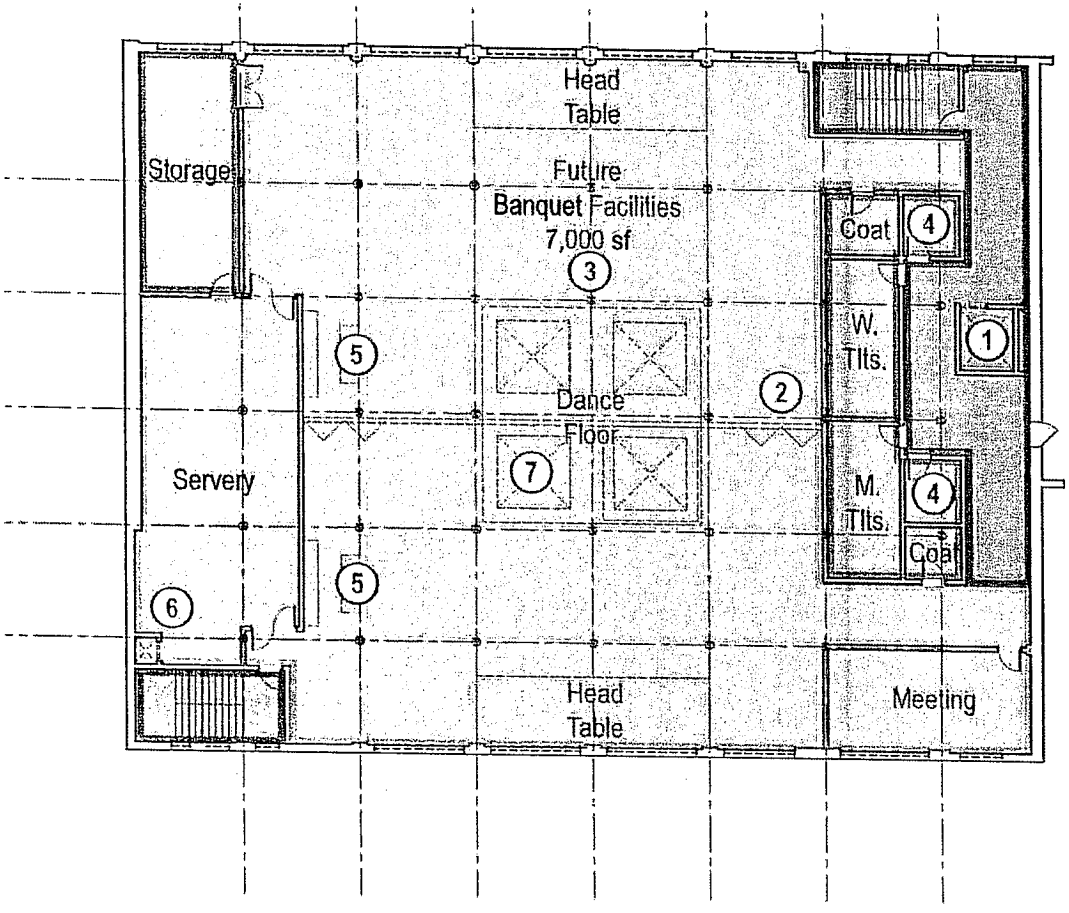

① Double access elevator
② Moveable partition wall
③ Posted per 250 seating capacity
④ Secure Room
⑤ Stand-up service bar
⑥ Dumbwaiter for food service
⑦ Skylights above

Exhibit K-6

Third Level Floor Plan
Schematic Design
Scale: 1/16" = 1' - 0"

0' 30' 60' 120'
Graphic Scale

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99 77

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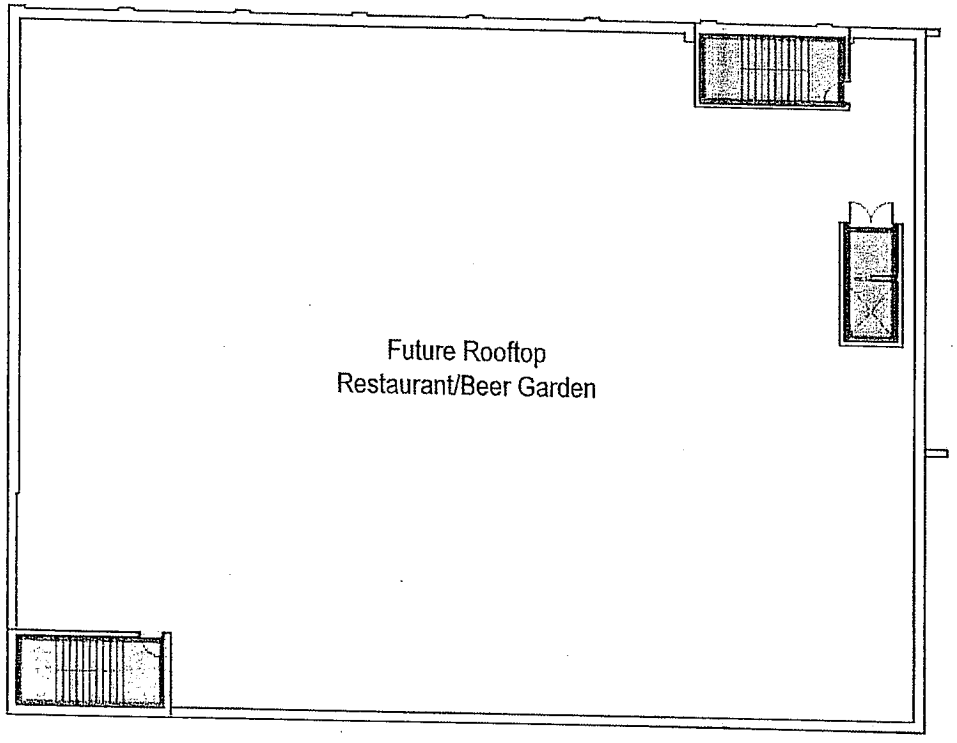
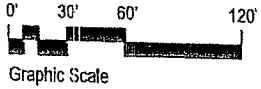


Exhibit K-7

Roof Plan
Schematic Design
Scale: 1/16" = 1' - 0"



Graphic Scale

Plunkett Raysich Architects LLP

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PP 11

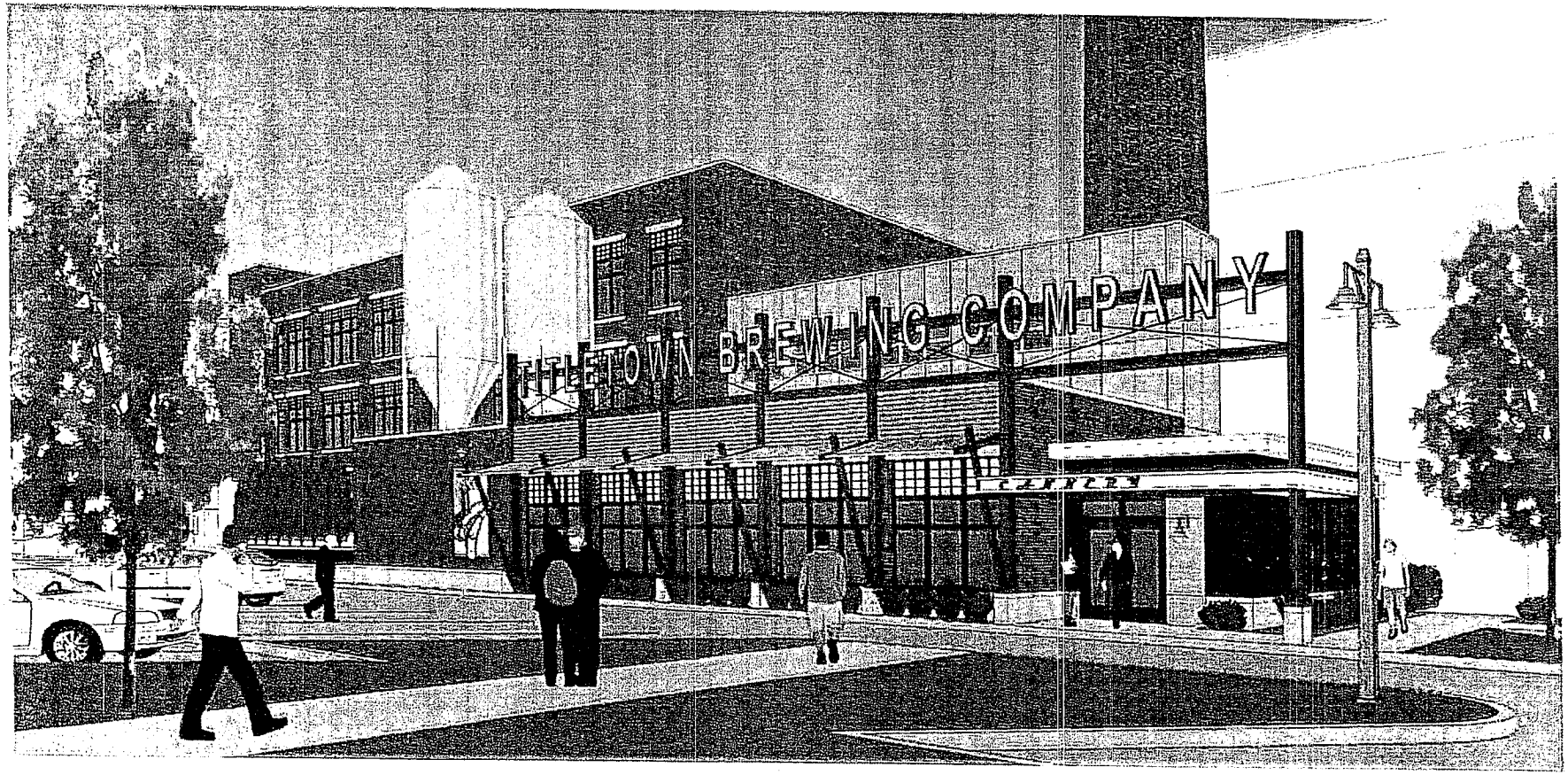

Exhibit K-8

View Looking West from Parking Lot

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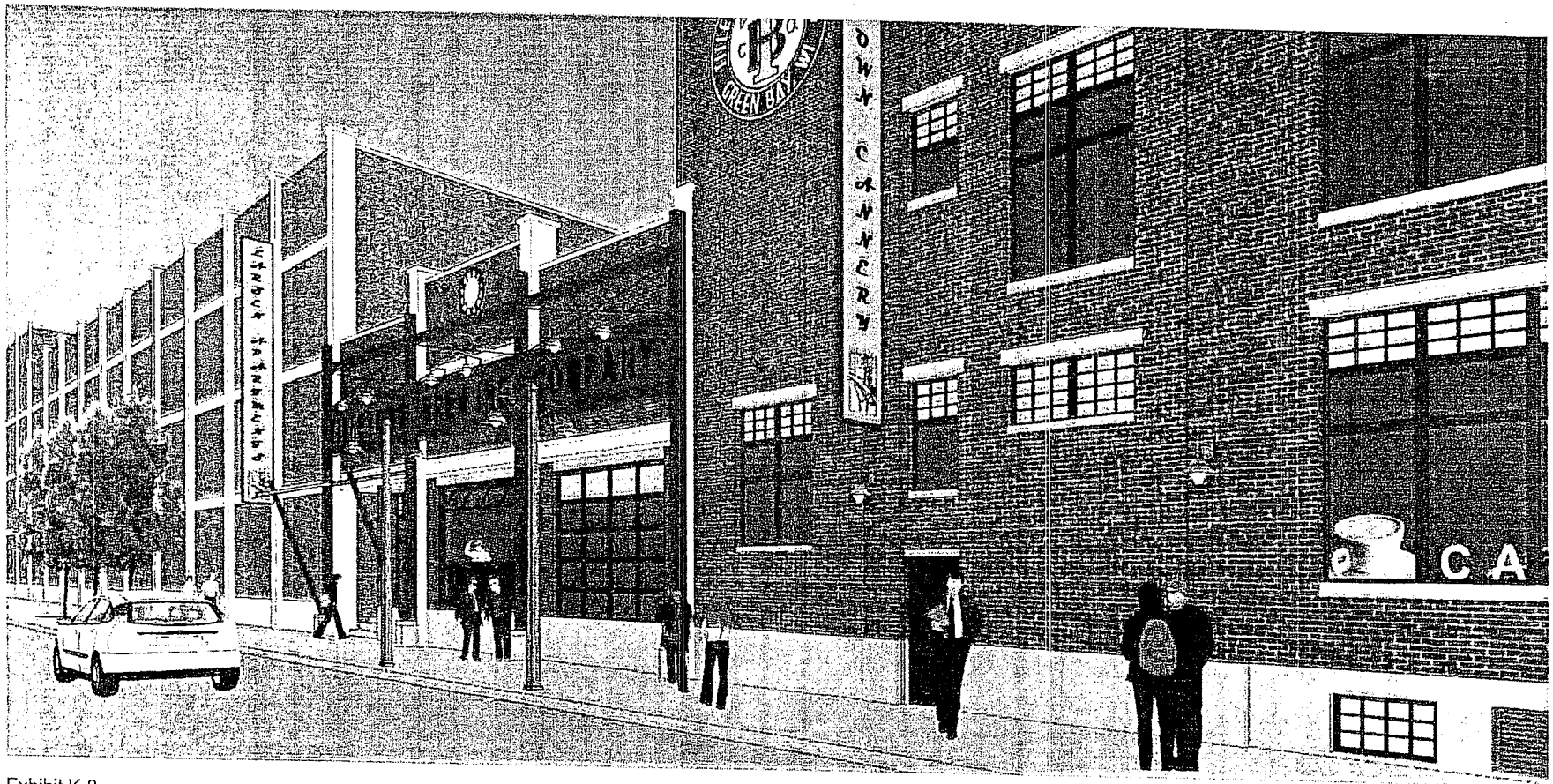

Exhibit K-9

View Looking East from North Broadway

Plunkett Raysich Architects...

SMET CONSTRUCTION SERVICES

Titletown Brewery - Green Bay, WI

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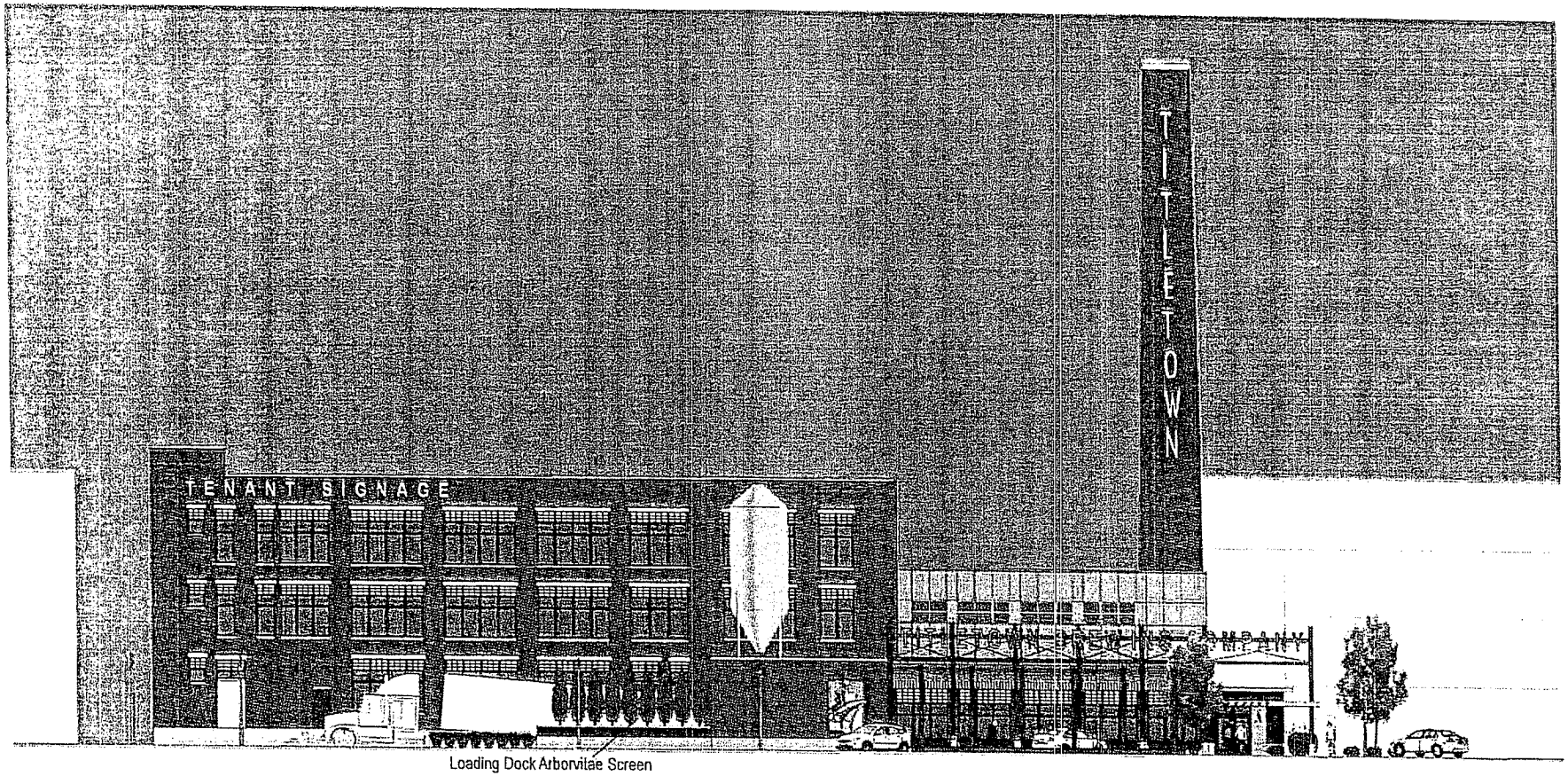
17 of



Loading Dock Arborvitae Screen

Exhibit K-10

Southeast Elevational View

Plunkett Raysich architects

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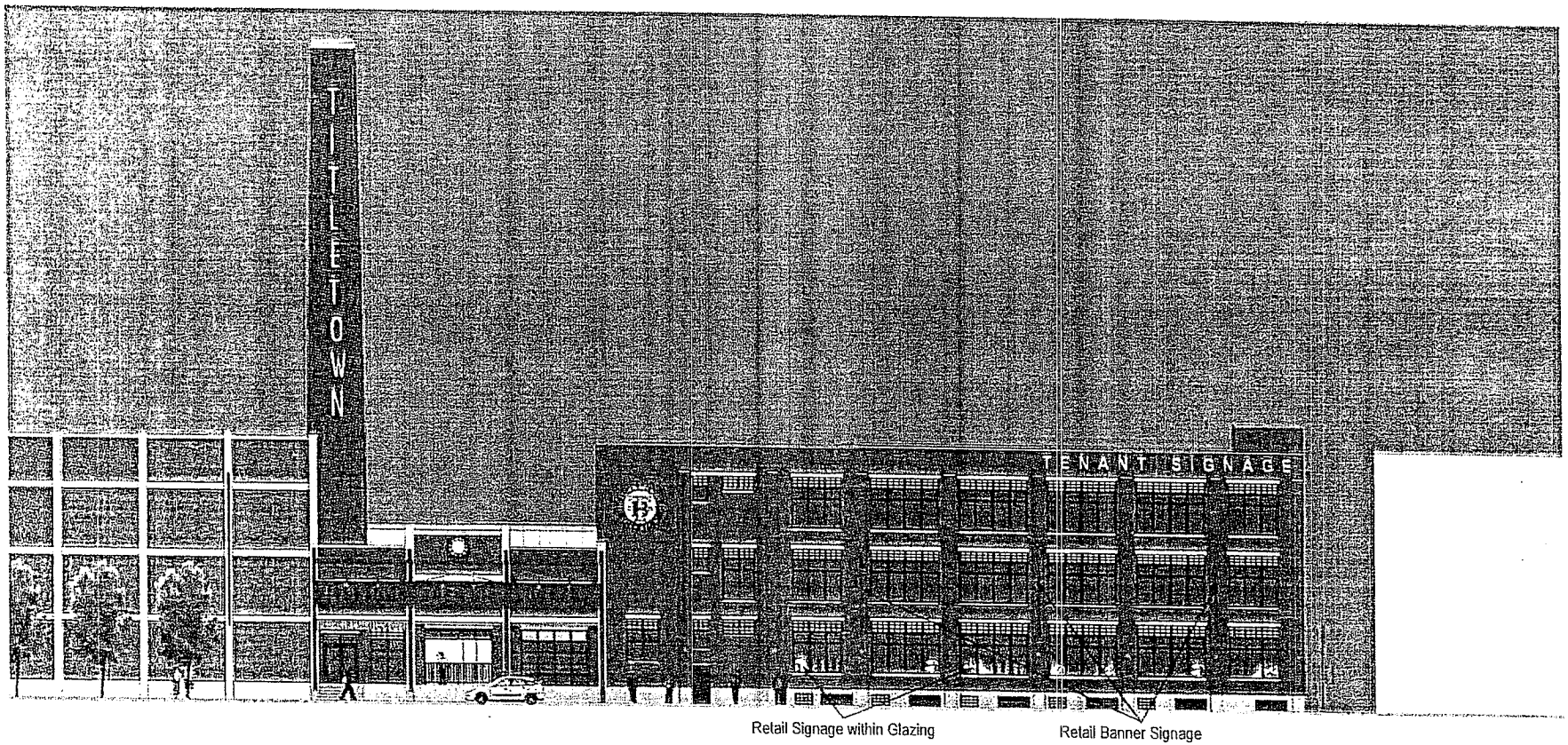
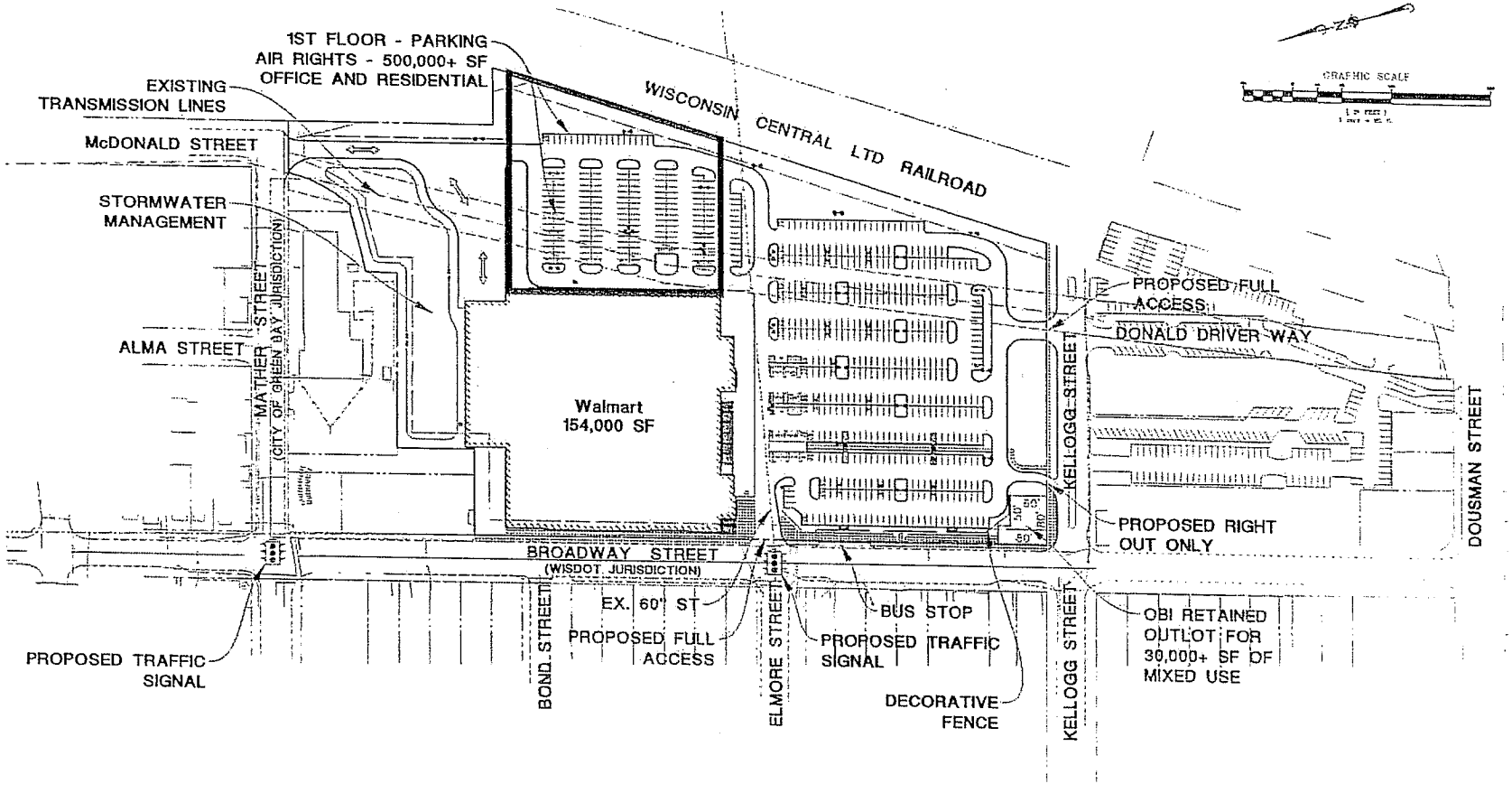


Exhibit K-11

Northwest Elevational View

Plunkett Raysich Architects LLP



SITE DATA	
JURISDICTION	CITY OF GREEN BAY
CURRENT ZONING	PUD
PROPOSED ZONING	PUD

SITE DATA

LOT 1-WAL-MART	15.47± AC.
OBI RETAINED OUTLOT	0.12± AC.
TOTAL	15.59± AC

BUILDING DATA

GROSS BUILDING AREA	±154,000 S.F.

PARKING DATA

WAL-MART	±154,000 S.F.
STANDARD SPACES	623 SPACES
ACCESSIBLE SPACES	20 SPACES
CART CORRALS (14)	28 SPACES
TOTAL PARKING	643 SPACES
RATIO	4.15/1,000 S.F.

TOTAL PARKING COUNT AND RATIO DOES NOT INCLUDE SPACES USED BY CART CORRALS

CODE REQUIRED PARKING

MINIMUM RATIO	2.76 SPACES/1,000 S.F.
MINIMUM PARKING REQUIRED	426 SPACES

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- PROPOSED PARKING SPACES
- CART CORRAL
- TRUCK ROUTE

DENSITY:

	154,000 SF
	30,000 SF
	500,000 SF
	684,000 SF = 15.7 AC

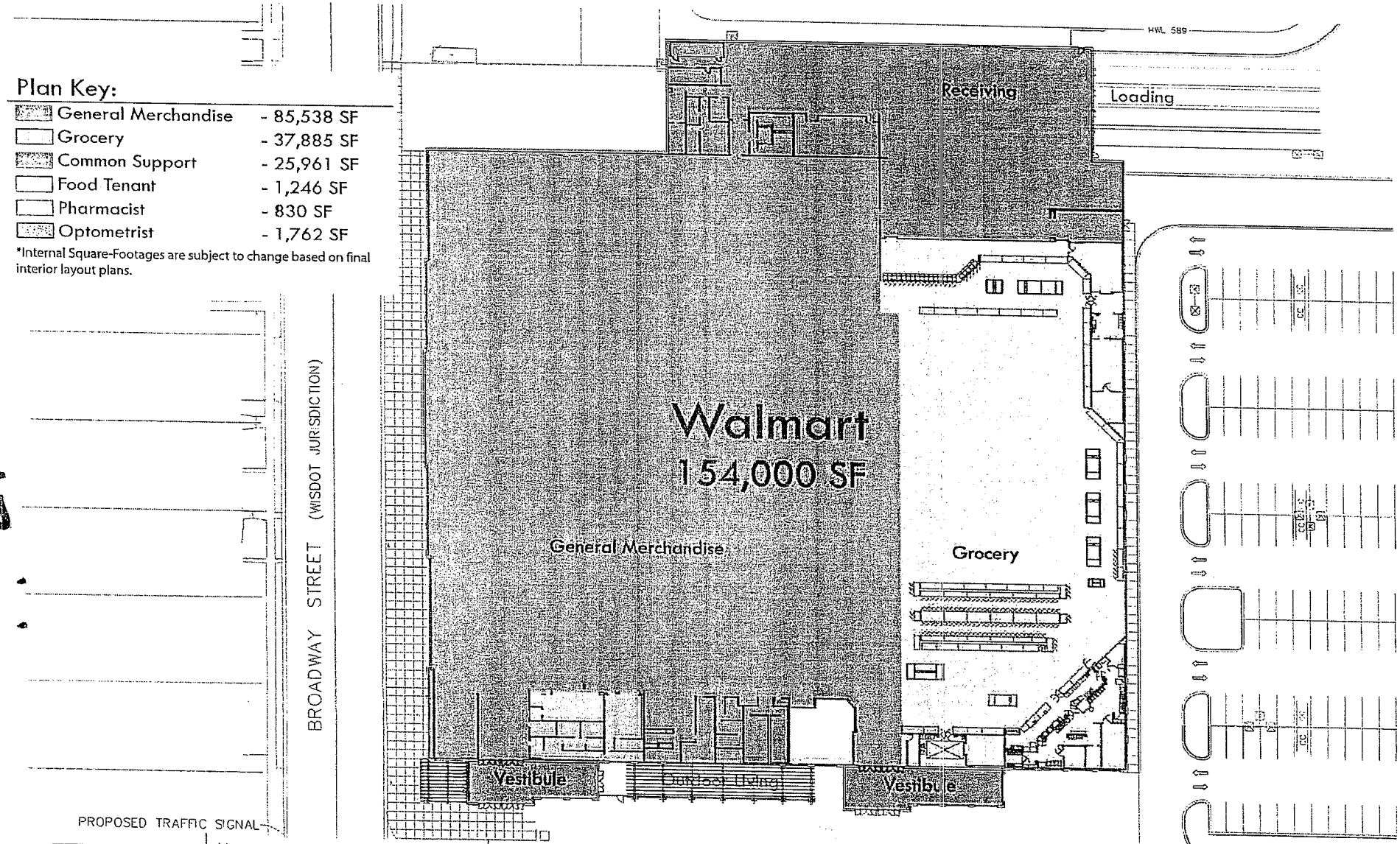
FAR = 1.0

EXHIBIT L-1

PROPOSED WAL-MART SUPERCENTER NO. 7075-00
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN
CONCEPTUAL SITE PLAN - ALTERNATE NO. 21

Manhard consulting ltd

SHEET 1 OF 1



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3297 Route 66 | Neptune, NJ 07753
P: 732.918.2300 | F: 732.918.2351 | www.mma-architects.com
DESIGN REPRESENTATION ONLY NOT FOR CONSTRUCTION

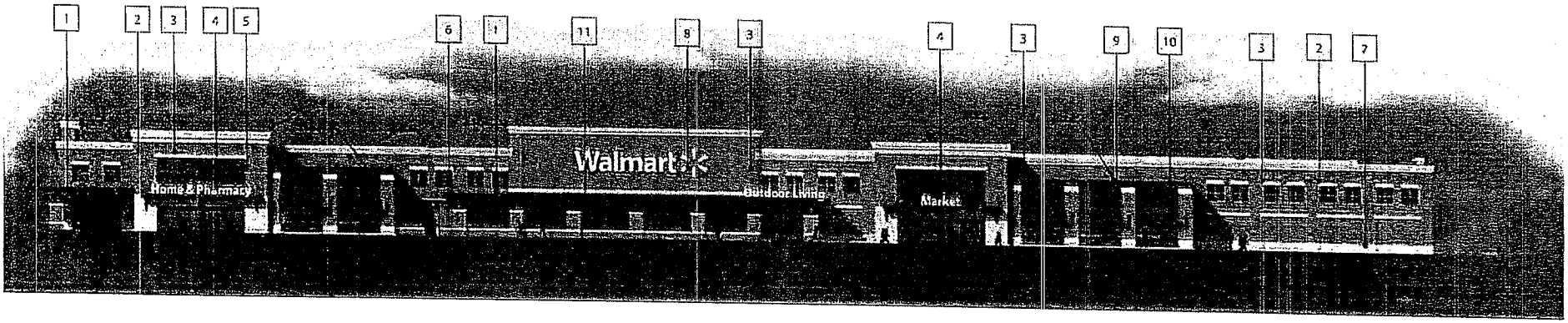
Store Layout Plan

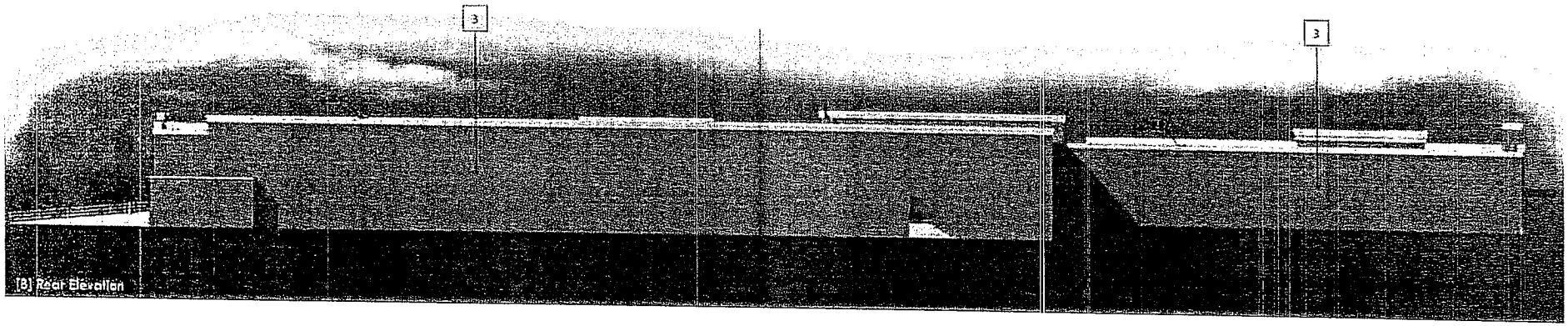
EXHIBIT L-2

| Submission: May 7, 2014 |

Broadway Street.
Green Bay, WI

Walmart



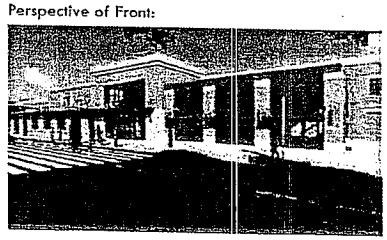


Elevation Key Notes:

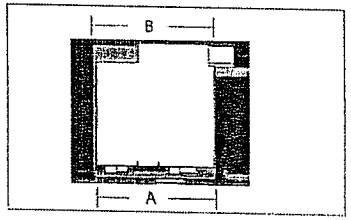
1	Open Metal Framing System	11	Painted black metal screen system
2	Arch. Precast Concrete	12	Painted Hollow Metal Door
3	Quik-Brik (Prominade)	13	Metal Roll Down Door
4	Directional Sign	14	
5	Glass Storefront System	15	
6	Spandrel Glass Storefront System	16	
7	Arch. Precast Base	17	
8	Illuminated Sign	18	
9	Metal Awning System	19	
10	Metal panel	20	
		21	

Perspective of Front:

Perspective of Front:



Key Plan:



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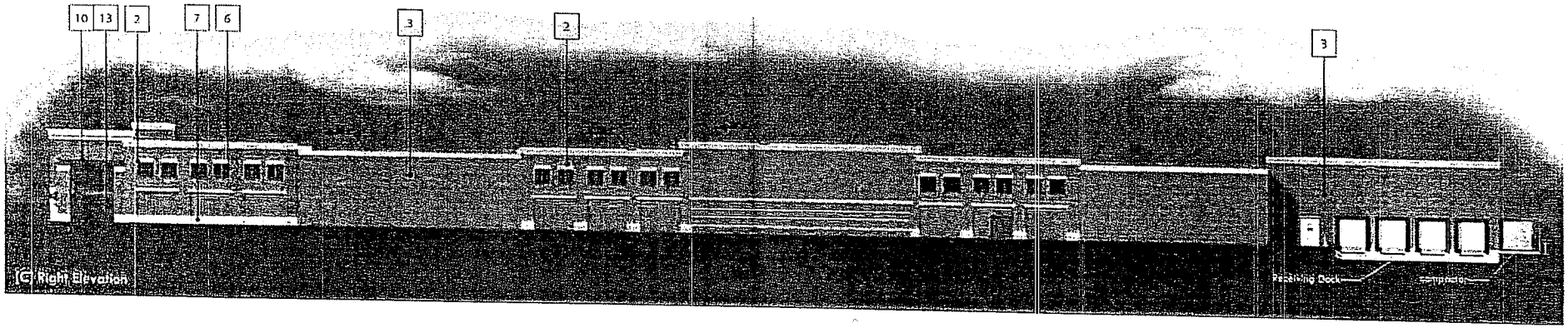
Elevations [Front & Rear]

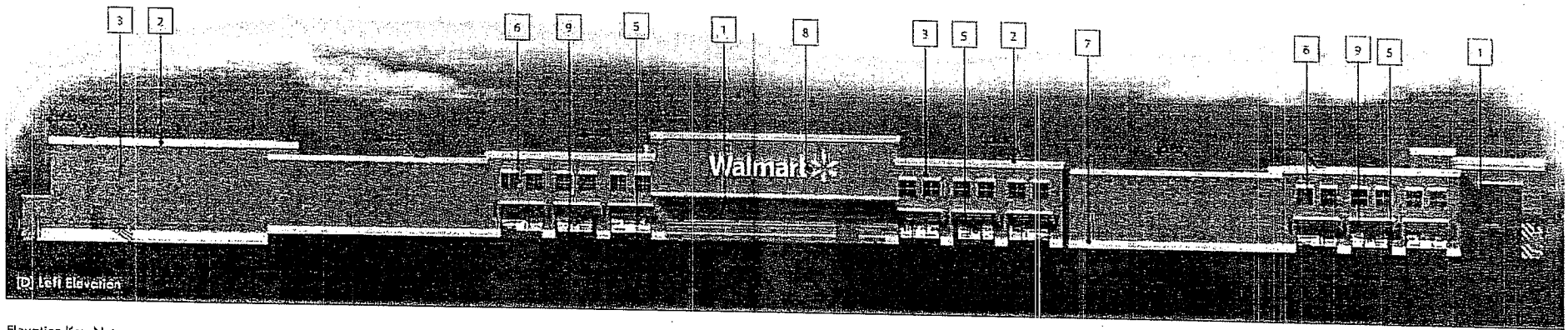
EXHIBIT L-3

| Submission: May 7, 2014 |

Broadway Street.
Green Bay, WI

Walmart





Elevation Key Notes:

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3	Quik-Brik (Prominade)	13	Metal Roll Down Door
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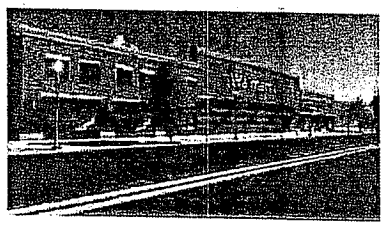
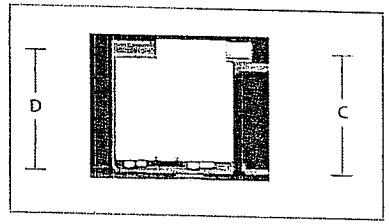
6	Spandrel Glass Storefront System	16	
7	Arch. Precast Concrete	17	
8	Illuminated Sign	18	
9	Metal Awning System	19	
10	Metal panel	20	
		21	

Perspective of Left:



Perspective of Left:

Key Plan:



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Elevations [Right & Left]

EXHIBIT L-4

| Submission: May 7, 2014 |

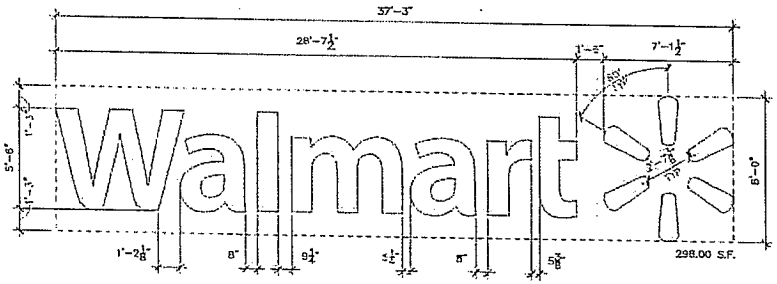
Broadway Street.
Green Bay, WI

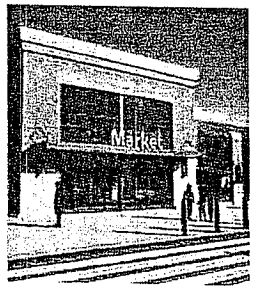
Walmart

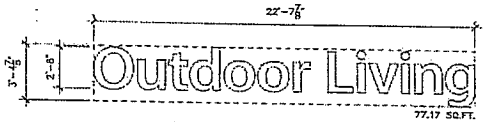
17 RR

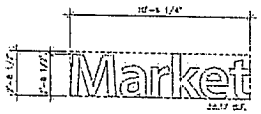
Front Building Elevation

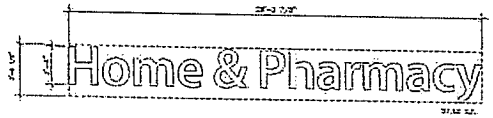
Signage Profile and Dimensions











Signage Calculation Information

Walmart Building Associated Tabulation Chart							
Front Signs	#	Type	Color	Height	Illumination	Sq. Ft.	Total Sq.Ft.
Walmart	1	Business	White	5'-6"	Channel Lit.		
Spark		Business	Yellow	8'-0"	Channel Lit.	298.00	298.00
Market	1	Directional	White	6'-10"	n/a	28.17	
Home & Pharmacy	1	Directional	White	3'-5"	n/a	97.66	
Outdoor Living	1	Directional	White	3'-5"	n/a	77.17	203.00
* Front Signage Total Sq. Ft.							501.00
Rear Signs	#	Type	Color	Height	Illumination	Sq. Ft.	Total Sq.Ft.
Walmart	1	Business	White	5'-6"	Channel Lit.		
Spark		Business	Yellow	8'-0"	Channel Lit.	298.00	298.00
* Right Side Signage Total Sq. Ft.							298.00
* Walmart Building Total Sq. Ft. (Excludes Site Pylon/Monument)							799.00

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Walmart Signage Information Sheet
EXHIBIT L-5 | Submission: May 7, 2014 |

Broadway Street.
Green Bay, WI
Walmart

7771

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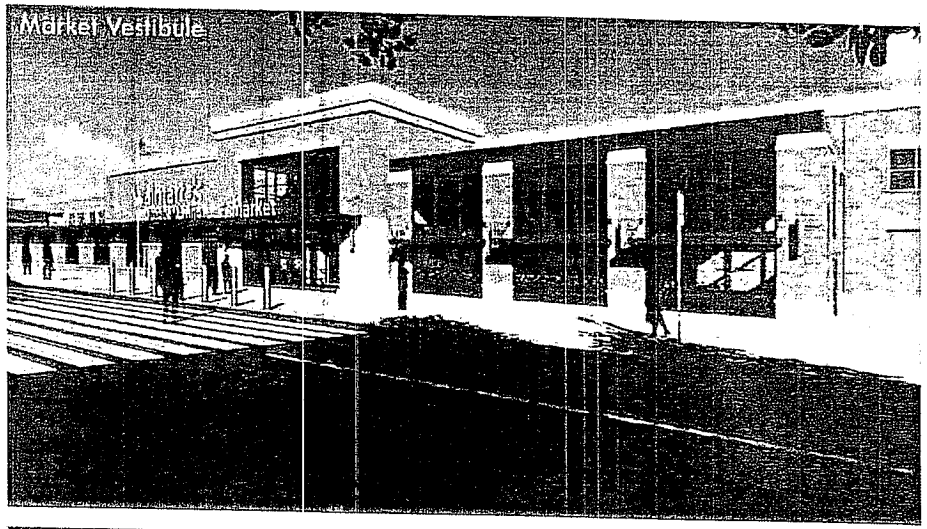
Front Perspective

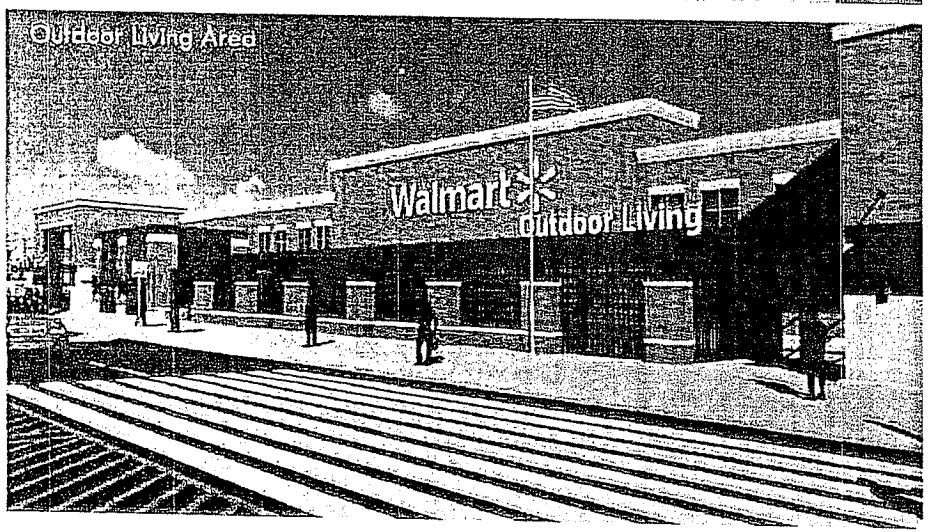
EXHIBIT L-6

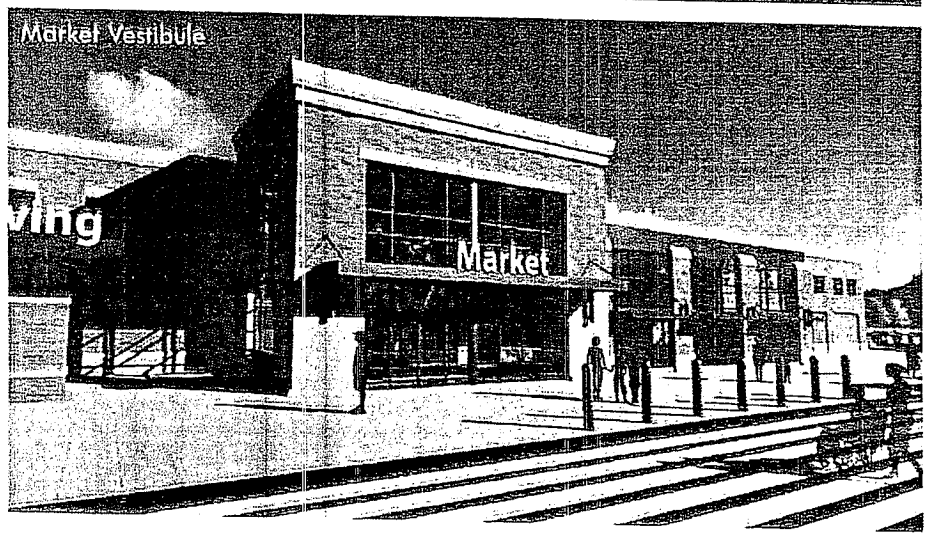
| Submission: May 7, 2014 |

Broadway Street.
Green Bay, WI

Walmart







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Miscellaneous Perspectives

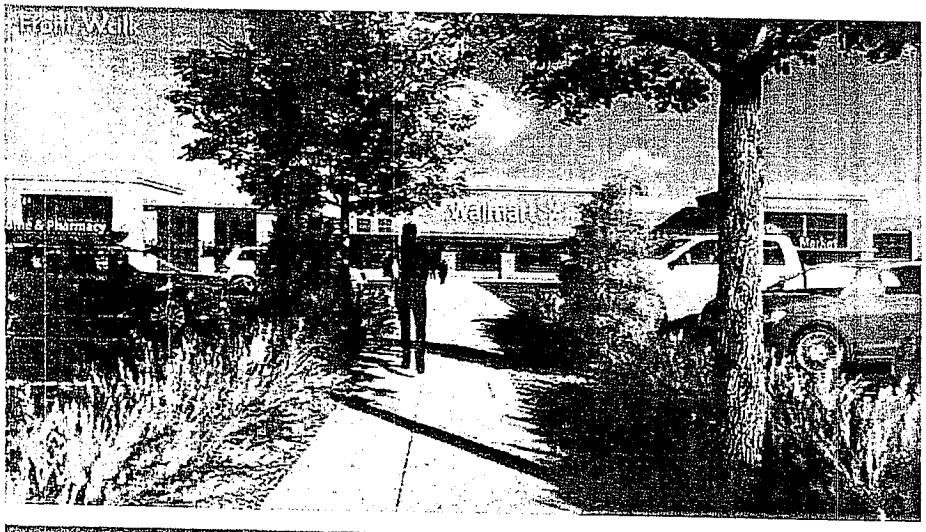
EXHIBIT L-7

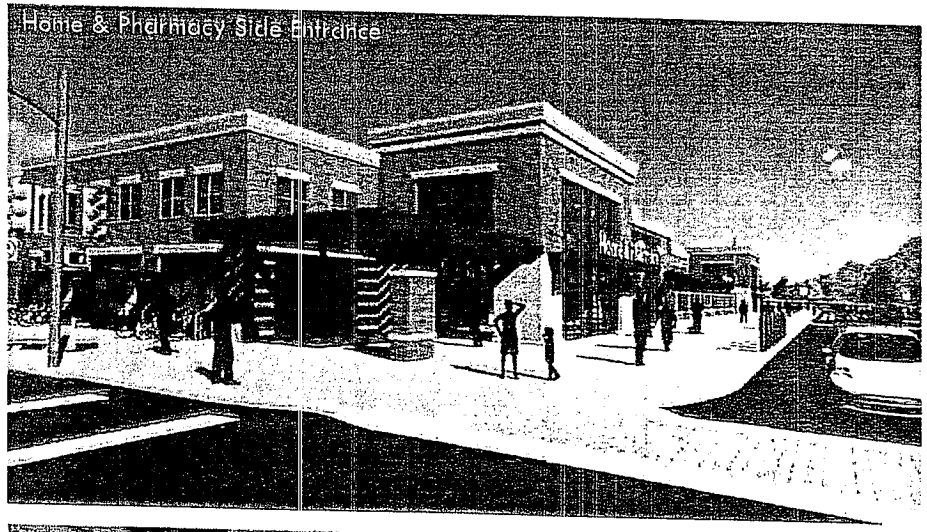
| Submission: May 7, 2014 |

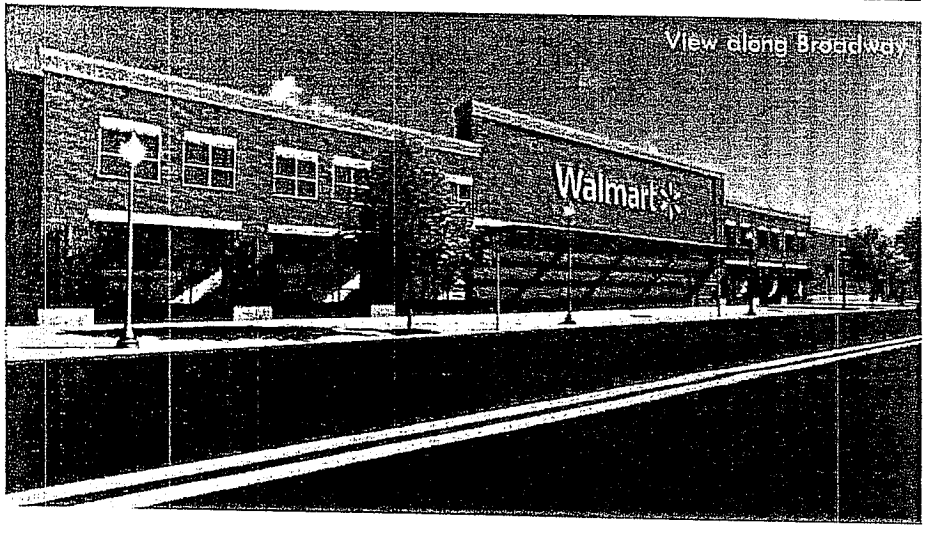
Broadway Street.
Green Bay, WI

Walmart

17 of 17







1700

MMA
Massa Montalto Architects, PC
3297 Route 66 | Neptune, NJ 07753
P: 732.918.2300 | F: 732.918.2351 | www.mma-architects.com

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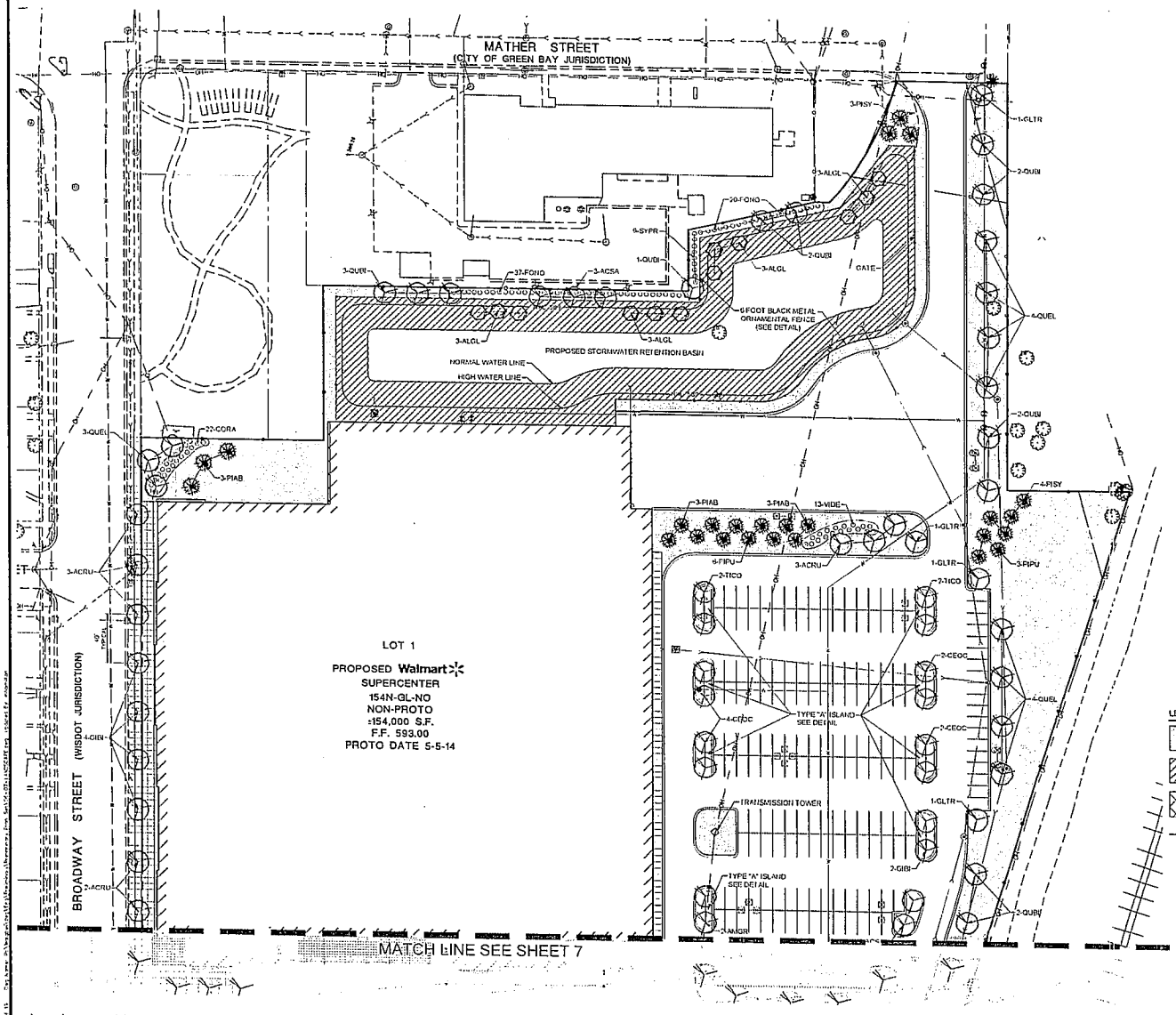
Miscellaneous Perspectives

EXHIBIT L-8

| Submission: May 7, 2014 |

Broadway Street.
Green Bay, WI

Walmart



Plant Material Legend

os - Open Space Landscaping
pl - Parking Lot Perimeter Landscaping
pi - Parking Lot Interior Landscaping
bs - Buffering & screening Landscaping

LEGEND

Area to be Sodded (CONTRACTOR SHALL MOW WITHIN THIS AREA)

Cardo/J.F. New Economy Prairie Seed Mix (CONTRACTOR SHALL NOT MOW WITHIN THIS AREA)

Cardo/J.F. New Storm Water Seed Mix (CONTRACTOR SHALL NOT MOW WITHIN THIS AREA)

Contractor shall NOT mow within the delineated area. Contractor shall mow only to the top of bank, top of side slope, or the perimeter fence of the stormwater conveyance or collection areas. For details, reference Section 02900 - Planting Specification, Extended Maintenance

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
1-800-242-8511

SEAL
Glenn M Christensen, ASLA, RLA
Wisconsin Registered Landscape Architect LA-172

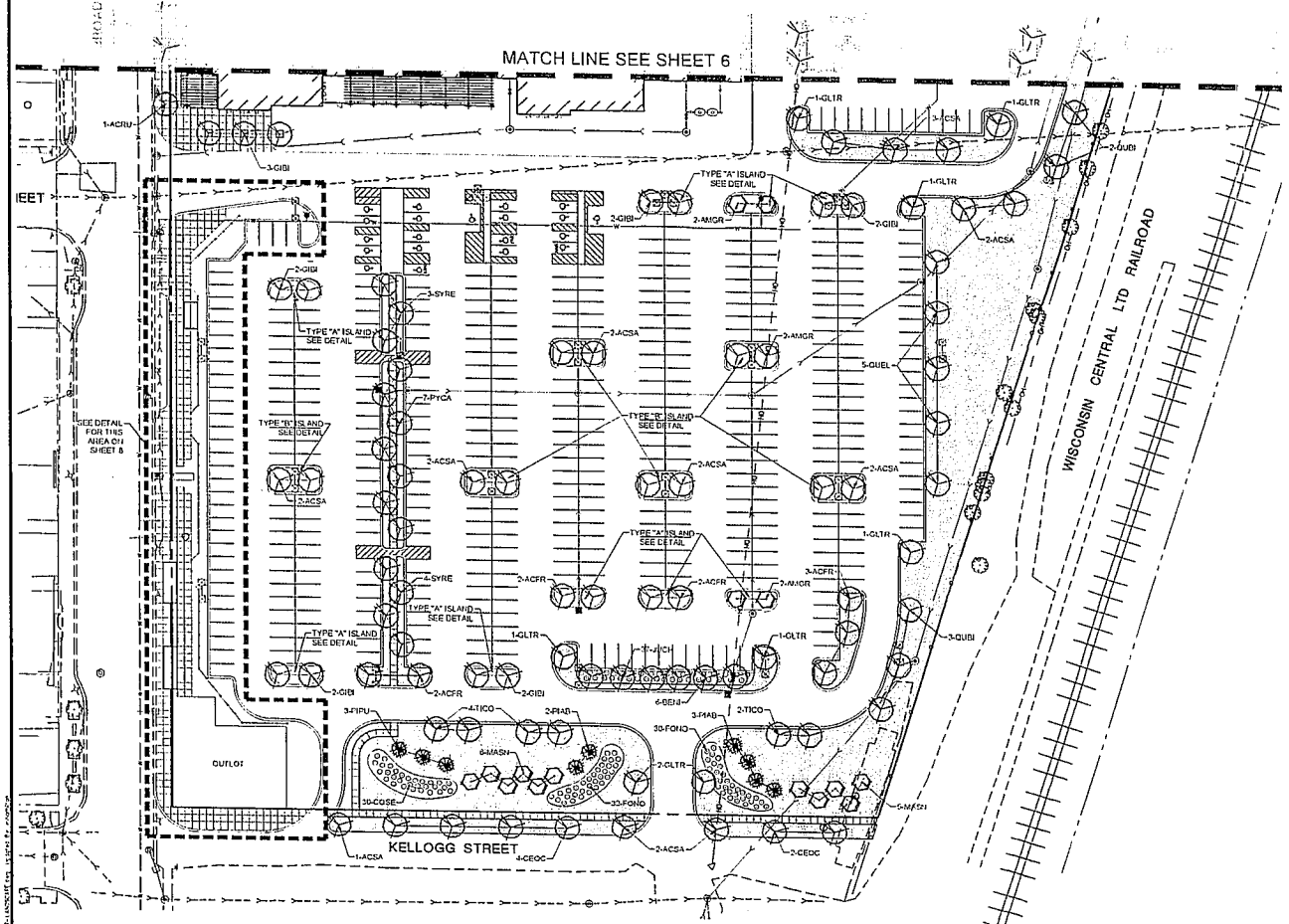
Landscape Plan
Scale: 1" = 40'-0"

NORTH

Manhard Consulting

PROPOSED WAL-MART SUPERCENTER NO. 7075-00
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN
NORTH SECTION - LANDSCAPE PLAN

ITR
GC
01-03-14
1"=40'
SHEET 6 OF 10
WALGBWI 130374



Landscape Plan

Scale: 1" = 40'-0"

NORTH

Preliminary Plant List

Key	Quantity	Name - COMMON/ Botanical	Size	Comments
ACFR	13	AUTUMN BLAZE MAPLE/ Acer x freemanii 'Jeffersred'	2-1/2" BB	
ACRU	15	NORTHWOODS RED MAPLE/ Acer rubrum 'Northwood'	2-1/2" BB	
ACSA	29	GREEN MOUNTAIN SUGAR MAPLE/ Acer saccharum 'Green Mountain'	2-1/2" BB	
ALGL	12	BLACK ALDER/ Alnus glutinosa	8 BB	
AMGR	8	AUTUMN BRILLIANCE SERVICEBERRY/ Amelanchier grandiflora 'Autumn Brilliance'	8 BB	
ARME	31	VIKING BLACK CHOKEBERRY/ Aronia melanocarpa 'Viking'	3	Planted 4'-0" on center
BENI	8	RIVER BIRCH/ Betula nigra	10' BB	3 stem clumps
BETH	8	GOLDEN BARBERRY/ Berberis thunbergii 'Aurea'	18"	Planted 3'-0" on center
CAAC	110	FEATHER REED GRASS/ Calamagrostis acutiflora	#3 Container	Planted 3'-0" on center
CEOC	14	COMMON HACKBERRY/ Celtis occidentalis	2-1/2" BB	
CONE	258	HESSE COTONEASTER/ Cotoneaster x 'Hessei'	18"	Planted 3'-0" on center
CORA	22	GRAY DOGWOOD/ Cornus racemosa	3	Planted 4'-0" on center
COSE	33	BAILEY RED TWIG DOGWOOD/ Cornus sericea 'Baileyi'	3	Planted 4'-0" on center
FONO	118	NORTHERN GOLD FORSYTHIA/ Forsythia 'Northern Gold'	3'	Planted 5'-0" on center
GIBI	21	AUTUMN GOLD GINKGO/ Ginkgo biloba 'Autumn Gold'	2-1/2" BB	Male only
GLTR	15	SKYLINE HONEYLOCUST/ Gleditsia triacanthos var. inermis 'Skyline'	2-1/2" BB	
JUCH	37	GREEN SARGENT JUNIPER/ Juniperus chinensis sargentii 'Viridis'	18"	Planted 3'-0" on center
MASN	11	SNOWDRIFT CRABAPPLE/ Malus 'Snowdrift'	6' BB	Multi-stem
MISI	48	RED FLAME GRASS/ Miscanthus sinensis 'Purpurascens'	#3 Container	Planted 3'-0" on center
PIAB	15	NORWAY SPRUCE/ Picea abies	6' BB	
PIPU	15	COLORADO GREEN SPRUCE/ Picea pungens	6' BB	
PISY	7	SCOTCH PINE/ Pinus sylvestris	6' BB	
POFR	10	NERAY'S WHITE POTENTILLA/ Potentilla fruticosa 'McKaya White'	18"	Planted 3'-0" on center
PYCA	7	AUTUMN BLAZE PEAR/ Pyrus calleryana 'Autumn Blaze'	2-1/2" BB	
QUBI	17	SWAMP WHITE OAK/ Quercus bicolor	2-1/2" BB	
QUEL	16	NORTHERN PIN OAK/ Quercus ellipsoidalis	2-1/2" BB	
RHAR	357	GRO-LOW FRAGRANT SUMAC/ Rhus aromatica 'Gro-Low'	#3 Container	Planted 3'-0" on center
SPVA	13	REMASSANCE SPIREA/ Spiraea vanhouttei 'Renassance'	3'	Planted 4'-0" on center
SPME	300	PRAIRIE DROPSEED/ Sporobolus heterolepis	#3 Container	Planted 3'-0" on center
SYPR	19	MISS CANADA LILAC/ Syringa x prestoniae 'Miss Canada	3'	Planted 5'-0" on center
SYRE	7	NORY SILK LILAC TREE/ Syringa reticulata 'nor, Silk'	2-1/2" BB	
THOC	31	TECHNY ARBORVITAE/ Thuja occidentalis 'Techny'	4'	Planted 4'-0" on center
VIDE	18	ARROWWOOD VIBURNUM/ Viburnum dentatum	3'	Planted 4'-0" on center

Plant Material Legend

os - Open Space Landscaping
pl - Parking Lot Perimeter Landscaping
pi - Parking Lot Interior Landscaping
bs - Buffering & screening Landscaping

LEGEND

Area to be Sodded (CONTRACTOR SHALL MOW WITHIN THIS AREA)

Cardo/J.F. New Economy Prairie Seed Mix (CONTRACTOR SHALL NOT MOW WITHIN THIS AREA)

Cardo/J.F. New Storm Water Seed Mix (CONTRACTOR SHALL NOT MOW WITHIN THIS AREA)

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SEAL
Glenn M Chlaszensen, ASLA, RLA
Wisconsin Registered Landscape Architect LA-172

Manhard Consulting
800 Wisconsin Parkway, Green Bay, WI 54301 | ph 920.494.2000 | fax 920.494.2000
Civil Engineers • Surveyors • Water Resource Engineers • Landscape Architects • Planners

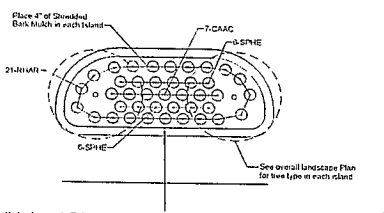
PROPOSED WAL-MART SUPERCENTER NO. 7075-00
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN
SOUTH SECTION - LANDSCAPE PLAN

DESIGNED: ITR
DRAWN: RJS
CHECKED: ---
DATE: 01-03-14
SCALE: 1"=40'

SHEET 7 OF 10

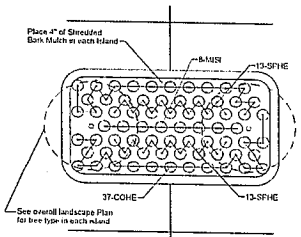
WALGBWI 130374

S-1 7



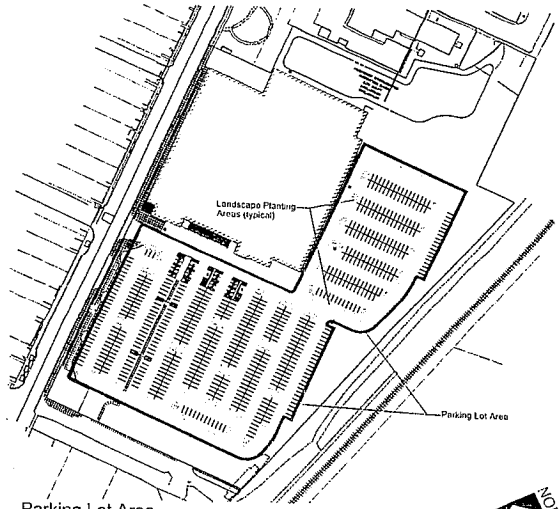
Type "A" Island Planting Detail (17 Total)

Scale: 1" = 10'-0"



Type "B" Island Planting Detail (6 Total)

Scale: 1" = 10'-0"



Parking Lot Area

No Scale

City of Green Bay
Required Landscaping

Interior Parking Lot Landscaping

10% of interior of parking lots shall be devoted to landscape planting areas

Total Parking Area 309,687.62 square feet
Required 10% Planting Area 72,095.76 square feet

Planting Area on Plan 34,381.71 square feet/ 11.43%

Shade Trees

1 tree per 15 spaces required

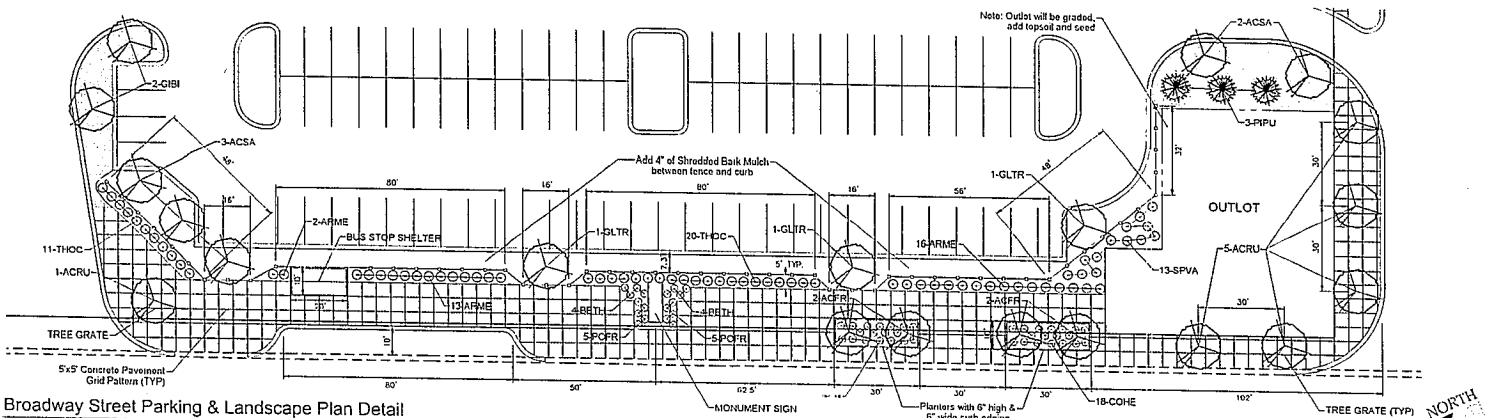
845 parking spaces
15 spaces = (42.86) x 43 shade trees required

Trees on Plan within parking area - 54

LEGEND

Area to be Sodded

Cardo/U.F. New Stormwater Seed Mix



Broadway Street Parking & Landscape Plan Detail

Scale: 1" = 20'-0"

CALL DIGGERS HOTLINE

1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES NINE WORK DAYS
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1-800-242-8511

SEAL

Glenn M Christensen, ASLA RLA
Wisconsin Registered Landscape Architect LA-172

Manhard Consulting

PROPOSED WAL-MART SUPERCENTER NO. 7075-00

CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

LANDSCAPE ISLAND DETAIL

DESIGNED	TTR
DRAWN	RJS
CHECKED	RCH
DATE	01-03-14
SCALE	AS NOTED

SHEET 8 OF 10

WALGBWI 130374

GENERAL ORDINANCE NO. 12-14

AN ORDINANCE
AMENDING SECTION 29.208,
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS

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

SECTION 1. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following TWO-HOUR PARKING 7:00 AM – 7:00 PM DAILY zone:

BASTEN STREET, south side, from a point 95 feet east of Henry Street to Mech Street

SECTION 2. Section 29.208, Green Bay Municipal Code is hereby amended by adding thereto the following TWO-HOUR PARKING 7:00 AM – 7:00 PM DAILY zone:

BASTEN STREET, south side, from a point 95 feet east of Henry Street to a point 150 feet east of Mech Street

SECTION 3. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following NO PARKING zone:

MECH STREET, both sides, from Basten Street to a point 60 feet north of Basten Street

SECTION 4. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING zones:

MECH STREET, west side, from Basten Street to a point 60 feet north of Basten Street

MECH STREET, east side, from Basten Street to a point 135 feet north of Basten Street

SECTION 5. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following FOUR-HOUR PARKING 7:00 AM – 4:00 PM MONDAY – FRIDAY zone:

MECH STREET, both sides, from a point 60 feet north of Basten Street to a point 135 feet south of Van Deuren Street

SECTION 6. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following FOUR-HOUR PARKING 7:00 AM – 4:00 PM MONDAY – FRIDAY zones:

MECH STREET, west side, from a point 60 feet north of Basten Street to a point 135 feet south of Van Deuren Street

MECH STREET, east side, from a point 135 feet north of Basten Street to a point 135 feet south of Van Deuren Street

SECTION 7. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING 7:00 AM – 4:00 PM SCHOOL DAYS zone:

BASTEN STREET, south side, from Newtols Street to a point 135 feet west of Spinnaker Lane

SECTION 8. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO STOPPING OR STANDING 7:00 AM – 4:00 PM SCHOOL DAYS zones:

BASTEN STREET, north side, from a point 115 feet west of Spinnaker Lane to Spinnaker Lane

SPINNAKER LANE, both sides, from Basten Street to a point 75 feet north of Basten Street

SECTION 9. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 10. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2014.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

bc

05/20/14

GENERAL ORDINANCE NO. 13-14

AN ORDINANCE
AMENDING CHAPTER 13,
GREEN BAY MUNICIPAL CODE,
REGARDING THE REGULATION OF
SOLAR ENERGY SYSTEMS
(TA 14-01)

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

SECTION 1. Sections 13-1611(c) and (d), Green Bay Municipal Code, is hereby amended as follows:

13-1611. Development Standards – Solar Energy Systems. (Cr. GO 9-12)

(c) Roof-mounted Solar Energy System

(1) The collector surface and mounting devices for roof-mounted solar systems shall not extend beyond the exterior perimeter of the building roof and shall not exceed the highest point of the roof line on which the system is mounted or built. ~~Flat roof systems are permitted and will require screening consistent with this ordinance to minimize the overall height of systems.~~ Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building roof on a side yard exposure.

~~(2) The solar system must blend into the building on which the system is mounted by being sufficiently setback from public right of ways or screened from view from the right of way, or by using a surface collector color that blends into the roof or wall color of the building as seen from the public right of way.~~

(d) Code Compliance

(1) A solar energy system shall comply with all applicable state and local construction, electrical and plumbing codes, where applicable.

(2) Solar energy systems that connect to the electric utility shall comply with the Public Service Commission of Wisconsin's Rule 119, "Rules for Interconnecting Distributed Generation Facilities."

(3) The design of the Solar Energy System shall conform to applicable industry standards.

(4) No grid-intertie photovoltaic system shall be installed until evidence has been given to the Green Bay Building Inspection Department that the owner has submitted ~~notification to Wisconsin Public Service Corporation of the customer's intent to install an interconnected customer-owned generator~~ **the required PSC6027 or PSC6028 form to Wisconsin Public Service**. Off-grid systems are exempt from this requirement.

SECTION 2. Section 13-614, Table 6-3, Green Bay Municipal Code, is hereby amended as follows:

13-614. Permitted accessory uses.

Table 6-3. Permitted Nonresidential Accessory Uses in the Residential Districts

Use	RR	R1, R2	R3	Dev. Stds.
Uses Accessory to Dwellings				
Uses Accessory to Nonresidential Uses				
Antennas, satellite dishes, and similar equipment	P	P	P	X
Parking (surface)	P	P	P	
Parking (structured)		C	P	X
Signs, as regulated by Chapter 13-2000, Signs.	P	P	P	
Small wind energy system (Cr. GO 1-11)	C	C	C	X
Solar Energy System **Flush Roof Mount** (Cr. GO 9-12)	P	~~C~~ **P**	P	
Solar Energy System Other Than Flush Roof Mount	**P**	**C**	**P**	**X**
Telecommunication facilities	C	C	C	X
Waste and recycling storage	P	P	P	X

Note: P = Permitted Use; C = Conditional Use

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 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin this _____ day of _____, 2014.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

bc

05/20/14

i:\legislative\council 2014\05202014\law\go 13-14 - amend ch 13 regulation of solar energy systems.docx

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
(ZP 14-18)

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by modifying the Planned Unit Development District on the following described property at 990 Tony Canadeo Run:

PART OF LOT 9 MORRIS & BROMLEYS SUBD OF S1/2 PC 13 WSFR & PART OF PC 14 & 15 WSFR AS DESC IN 673 R 126 EX 669 R 91 & EX J1546-30 & EX J15079-24 (Tax Parcel Number 1-1841-C)

SECTION 2. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. Purpose and Intent. The purpose and intent of the Planned Unit Development (PUD) is to permit the expansion of the current brewery and to continue the transition of the subject area from industrial to commercial uses. The expansion and occupancy of the site shall generally comply with Exhibits A and B.

B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:

1. Micro brewing and related processing.
2. Restaurant, tasting room and event space in conjunction with the brewery.

C. Dimensional and Area Requirements. Dimensional and area requirements for principle and accessory structures on the subject property shall be as required in the C1 – General Commercial District as set forth in Section 13-800, Green Bay Municipal Code.

D. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-500, Green Bay Municipal Code.

E. Signage. All signage for the current project shall be regulated as illustrated in Exhibit A. Banners and streamers are strictly prohibited.

F. Site Plan Standards.

1. A site plan shall be submitted and reviewed per Chapter 13-1800, Green Bay Municipal Code.
2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Municipal Code.
3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Municipal Code.

~~G. Off-Premise Directional Signage. In order to promote visibility for the existing businesses located on Tony Canadeo Run while the area is not yet fully developed, one off-premise directional sign shall be permitted for a one year period in the location shown on Exhibit A. Such signage shall be limited and controlled in order to prevent a proliferation of off premise directional signage and shall meet the following requirements:~~

~~1. The materials, color, appurtenant landscaping, and overall design shall be generally consistent with that shown in Exhibit B.~~
~~2. The maximum area of the sign face shall be 6 square feet per side for a total of 12 square feet.~~
~~3. Sign height shall not exceed 6 feet.~~
~~4. If lighted, the sign shall utilize external illumination.~~
~~5. The sign shall be located on private property (outside of the right of way) and outside of any required vision corner.~~
~~6. The sign may be located inside the front or side yard setback areas but shall be located so as to not obstruct traffic views of vehicles or pedestrians or in any way create a safety hazard.~~
~~7. A written agreement between the owner(s) of Tax Parcel Number 1-1841-C and those businesses identified on the sign shall be submitted with the sign permit application and maintained as long as the sign is present. An easement is the preferred form of agreement.~~
~~8. If the timeframe of this PUD is not extended as described under Section 2.I, then the sign shall be removed at the time that the PUD expires, is rescinded, or is otherwise modified to affect the allowance for off premise directional signage.~~

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2014.

APPROVED:

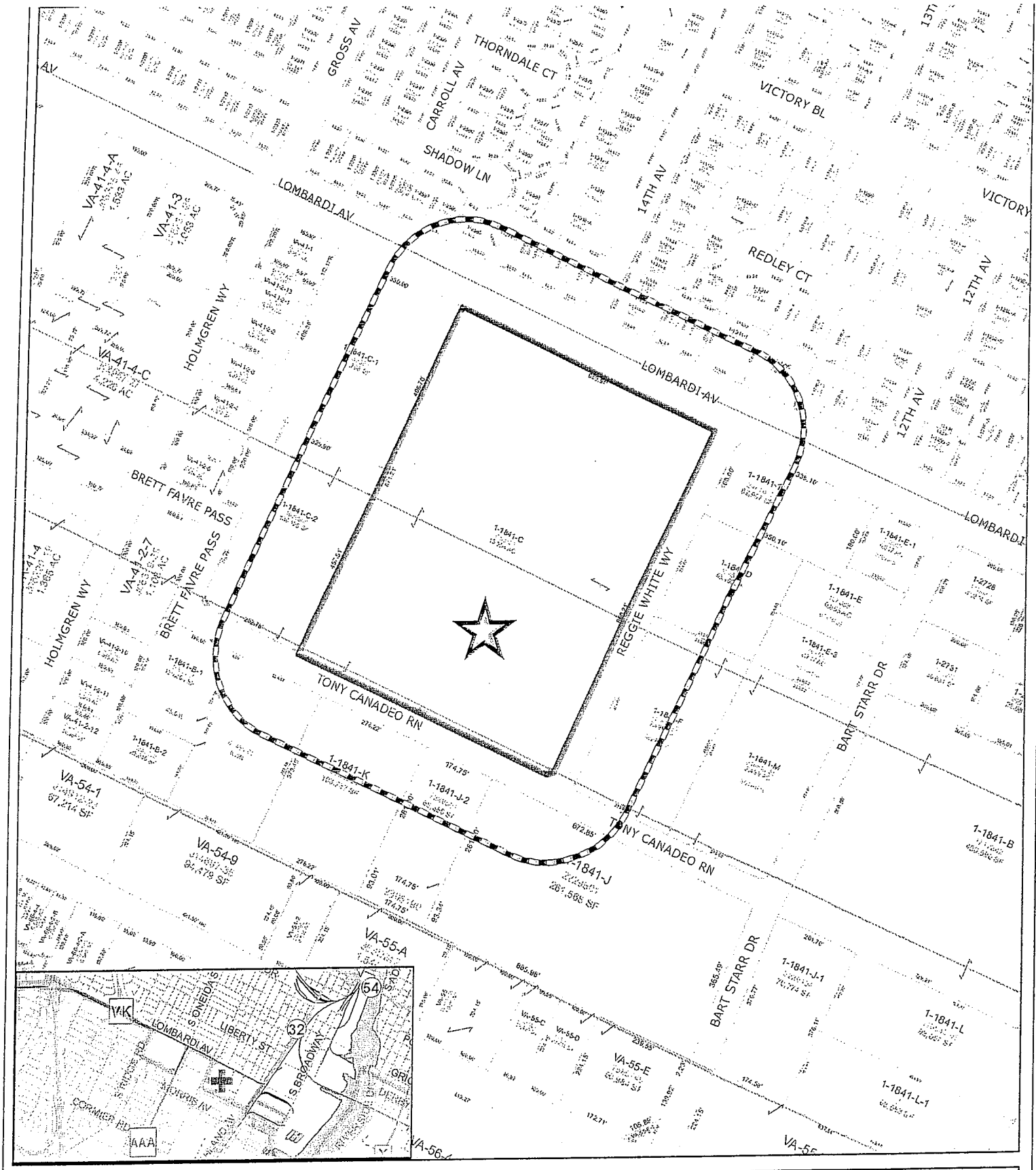
_____
Mayor

ATTEST:

_____
Clerk

PN:bc

Attachments: Location Map
Exhibit A – Building Elevations
Exhibit B – Floor Plan

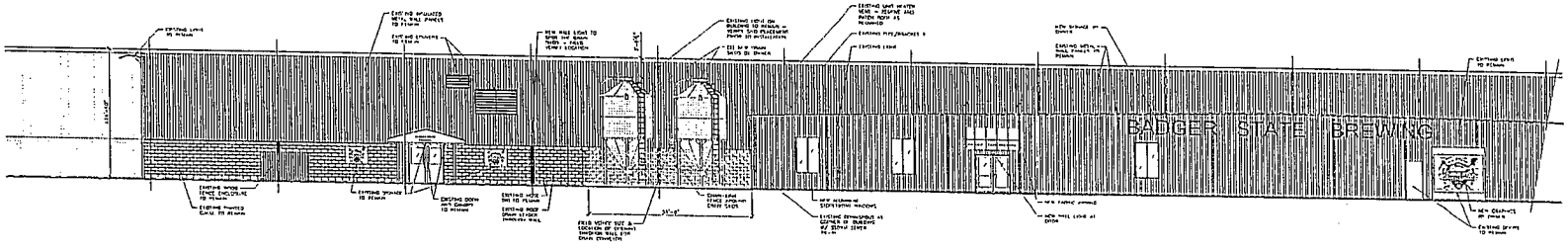


Zoning Petition (ZP 14-18)
Request to amend the Planned Unit Development (PUD)
for an expansion of Badger Street Brewing, 990 Tony Canadeo Way

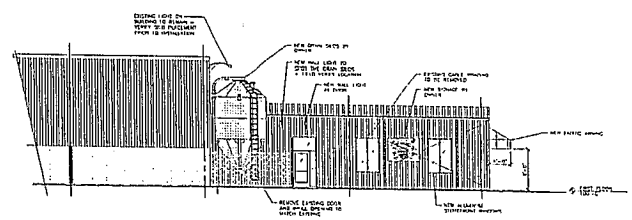
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by City of Green Bay Planning Department
P:\N April 2014, :\Planning\City\ZP\Maps\2014\ZP14-16

Subject Area

200' Notice Area



2 A301 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 A301 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Exhibit A

ICONICA
True Design-Build

BADGER STATE BREWING COMPANY
9001 CITY CANADEO RUN
GREENBAY, WI 54304

BADGER STATE BREWING COMPANY, LLC
9001 CITY CANADEO RUN
GREENBAY, WI 54304

ISSUE DATES:
PUD AMENDMENT 04.25.14

REVISION DATE

PROJECT #: 2014B150
SHEET NUMBER
A301

Page 2

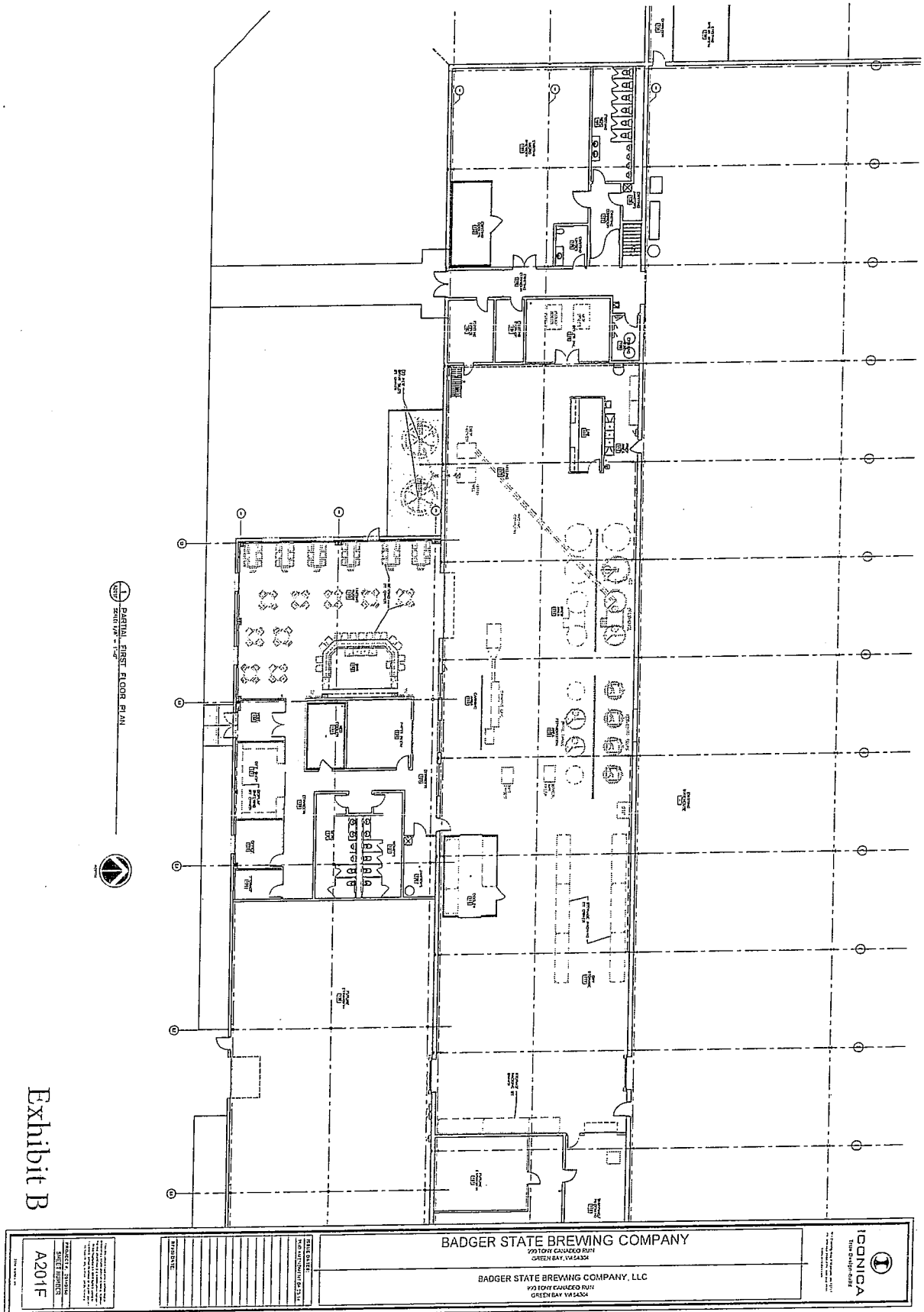


Exhibit B

2 of 2

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
(ZP 14-17)

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

SECTION 1. Section 13-108, 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 at 1253-1257 West Mason Street:

> LOT 2 OF 22 CSM 329 BNG PRT OF W 10 AC OF LOT 26 OF CLA TANK'S SUBD OF PC 2-9 WSFR (Tax Parcel Number 2-56-A)

SECTION 2. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. Purpose and Intent. The purpose and intent of this Planned Unit Development (PUD) is to address the mixture of minor/major auto repair, retail sale of auto accessories and the sale of vehicles on the subject site and minimize any impact on surrounding properties.

B. Permitted Uses. The land uses which may be established on the subject property are as follows:

1. Minor and major auto repair as permitted in Chapter 13, Green Bay Municipal Code.
2. Retail operations as permitted under the General Commercial (C1) District, Chapter 13-800, Green Bay Municipal Code.
3. No more than 10 vehicles are permitted on-site for sale at any one time.
4. Any expansion of the use will require an amendment to the PUD.

C. Uses of Limitations.

1. No outdoor storage will be permitted. All vehicle parts and tires shall be stored inside of an enclosed building.
2. Compliance with the submitted operations plan and submitted site plan.

3. At the discretion of the Common Council, Plan Commission, or the Planning Director, if there are complaints and/or zoning violations, they may require a review by the Plan Commission and Common Council to ensure compliance with the standards of this ordinance.
4. Parking shall be delineated for customers and employees, as well as the display of vehicles for sale.
5. Every effort shall be made to keep vehicles waiting for repair within the building. Customer vehicles waiting for repair may be permitted outside of the building but shall be limited to no more than two designated parking spaces on the final site plan; each vehicle shall be parked no more than 5 days in a row and shall be screened from view from any residential property.

D. Dimensional and Area Requirements. Dimensional and area requirements for principal and accessory structures on the subject property shall be as required in the C1 – General Commercial District as set forth in Section 13-800, Green Bay Municipal Code.

E. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-500, Green Bay Municipal Code.

F. Signage. All signage on the subject property shall be regulated as set forth in Sections 13-2004 and 13-2010, Green Bay Municipal Code. Banners and streamers are strictly prohibited.

G. Site Plan Standards.

1. A site plan shall be submitted and reviewed per Chapter 13-1800, Green Bay Municipal Code.
2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Municipal Code.
3. The building façade shall be free of any chipping and peeling paint. Any façade repairs shall be made within one year of approval of this ordinance.
4. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Municipal Code.

H. Tilkens Street Transitional Yard Buffer.

1. The existing 25 foot building, parking setback and landscape buffer along Tilkens Street shall retain existing vegetation and shall be maintained to minimize unsightly growth.
2. A detailed landscape plan shall be submitted as part of the site plan review. Mature trees, shrubs and other planting shall be inserted in blank areas along the landscape buffer area as approved by the Zoning Administrator.
3. Any break areas for employees shall be screened from the Tilkens Street right-of-way.
4. The existing chain-link fence along Tilkens Street shall remain and existing slats in the fence shall be replaced to create a barrier 90 percent impervious to sight.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2014.

APPROVED:

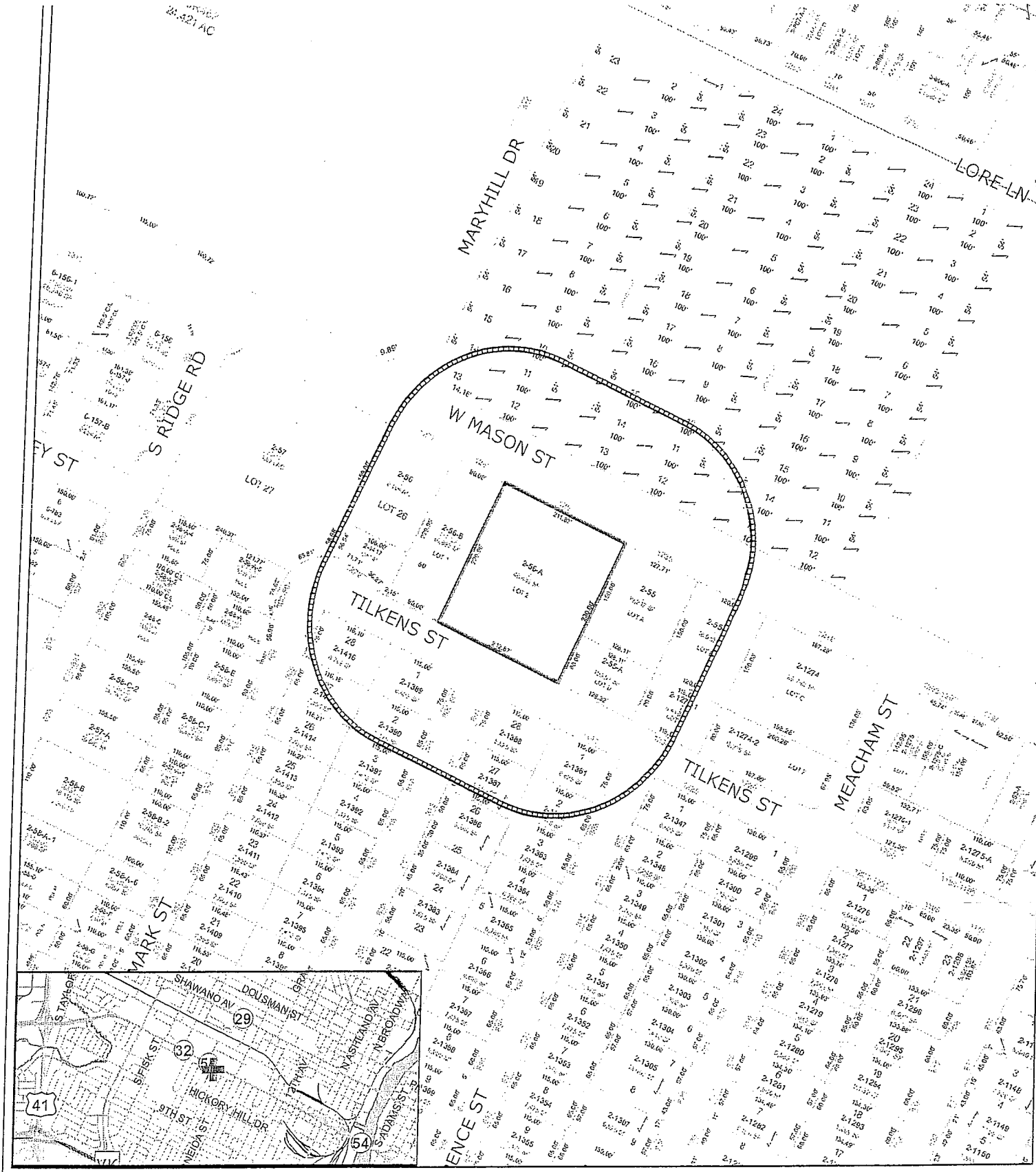
_____
Mayor

ATTEST:

_____
Clerk

PN:bc

Attachment – Location Map



Zoning Petition (ZP 14-17)

Request to create a Planned Unit Development (PUD) at
1253-1257 West Mason Street to permit minor and major auto repair

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. May 2014. :\Planning\City\ZPMaps\2014\ZP14-17

N

Feet

Subject Area

200' Notice Area

21d