AGENDA OF THE COMMON COUNCIL

TUESDAY, JANUARY 20, 2015, 7:00 P.M.
COUNCIL CHAMBERS
ROOM 203, CITY HALL

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the December 2, 2014, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

APPOINTMENTS

NEW APPOINTMENT
Historic Preservation Commission

Dennis Doucette, Term to expire: August 1, 2017

RE-APPOINTMENTS
Downtown BID Board

Stephen Pasowicz, Term to expire: December 31, 2017
Craig Dickman, Term to expire; December 31, 2017
Warren Wanezek, Term to expire: December 31, 2017

On Broadway BID Board

Paul Belschner, Term to expire: December 31, 2017
Elliot Christenson, Term to expire: December 31, 2017
Peter Nugent, Term to expire: December 31, 2017

Olde Main BID Board

Ryan Kuehn, Term to expire: January 5, 2018
Wanda Sieber, Term to expire: January 5, 2018
Tom Dennee, Term to expire: January 5, 2018

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 Economic Development Authority.

3. Report of the Plan Commission.

4. Report of the Redevelopment Authority Meeting of December 9, 2014.

5. Report of the Redevelopment Authority Meeting of January 13, 2015.

6. Report of the Finance Committee.

   With regard to Items #9 & #10, the Council may convene in closed session pursuant to Sec. 19.85(1) (g), Wis. Stats., for the purpose 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.

7. Report of the Improvement & Service Committee Meeting of December 10, 2014.

8. Report of the Improvement & Service Committee Meeting of January 14, 2015.

9. Report of the Park Committee Meeting of December 10, 2014.

10. Report of the Park Committee Meeting of January 14, 2015.

11. Report of the Personnel Committee Meeting of January 13, 2015.

12. Report of the Personnel Committee Meeting of January 14, 2015.

With regard to Item #11, the Council may convene in closed session pursuant to Sec. 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to Sec. 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

13. Report of the Protection & Welfare Committee Meeting of December 4, 2014.

14. Report of the Protection & Welfare Committee Meeting of January 12, 2015.

15. Report of the Protection & Welfare Committee granting Operator Licenses.

RECEIVE & PLACE ON FILE

Municipal Court Reports for November and December, 2014.

Building Permit Reports for November and December, 2014.

RESOLUTIONS

16. Resolution drawing final orders.

17. Resolution approving NEW Water to allow their consultant to install, maintain and remove flow monitoring equipment in City of Green Bay sanitary manholes-Hold Harmless Agreement.

18. Resolution approving Ronald L. Smits (owner) to allow the existing awning and sign in the right-of-way adjacent to 709 S. Broadway-Hold Harmless Agreement.

19. Resolution authorizing conditional-use approval at 2231 North Quincy Street.

20. Resolution approving air rights easement at 405 W. Walnut Street right-of-way.

21. Resolution approving purchase agreement between I-43 and Mossy Oak Circle for the Mossy Oak Storm Water Management Facility.

22. Resolution approving permanent limited easement north of 304 N. Adams Street public alley.

23. Resolution approving permanent limited easement within the 200 block of Northland Avenue right-of-way.

24. Resolution accepting sidewalks.

25. Resolution authorizing jurisdictional offer for 1418 Lawe Street.

ORDINANCES - FIRST READING

26. General Ordinance No. 1-15
An ordinance amending Section 29.211 of the Code relating to penalties for parking violations.

27. Zoning Ordinance No. 1-15
An ordinance zoning certain land generally located north of Finger Road, west of Northview Road, south of Catalina Drive, and east of Erie Road as a Planned Unit Development District.

ORDINANCE - THIRD READING

28. General Ordinance No. 26-14
An ordinance amending Section 29.208 of the Code relating to parking regulations.

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, JANUARY 20, 2015

7:00 P.M.

PETITIONS & COMMUNICATIONS

IMPROVEMENT & SERVICE COMMITTEE

Applications for Tree & Brush Trimmer Licenses by the following:

A. A-1 Tree Service, Inc.
B. A four Season Tree Care
C. Casey's Tree Service, LLC
D. Economy Tree Service
E. Fall-Rite Services
F. Holtger Bros, Inc.
G. Hutch
H. Trugreen

PROTECTION & WELFARE COMMITTEE

Notice of the change of agent for Kokoro, LLC at 301 N. Adams Street.

Application for a Class "A" Beverage License by Dousman Fuel, Inc. at 606 Dousman. (Currently Express Convenience)

Application for a "Class A" Liquor and a Class "A" Beverage License by Thao Pao Lee at 316 S. Broadway.

Application for a "Class B" Combination License by BeachMe, LLC at 840 S. Broadway. (Currently Richard Craniums, LLC)

Application for an available "Class B" Combination License by Prohibition Spirits, LLC at 159 N. Broadway

Request by the owners of St. Brendan's Inn, 234 S. Washington Street to hold an outdoor event March 14-17, 2015.

Appeal by Jerrid Brady to the denial of his Operator License application.

Request by Ald. Wery to review the UBER 'ride sharing program' to ensure compliance with the City's taxi ordinance and to amend the ordinance as needed to address this type of service.

REPORT OF THE GREEN BAY ECONOMIC DEVELOPMENT AUTHORITY MEETING

January 20, 2015

The Economic Development Authority having met on Wednesday, December 10, 2014 considered all matters on its agenda and wishes to report and recommend the following:

1. To refer to Personnel Committee to add additional staff to the Economic Development department.

2. To support the resolution of the Economic Development Authority of the City of Green Bay recommending adoption of the University Avenue Corridor Brownfields Redevelopment Plan.

REPORT OF THE GREEN BAY PLAN COMMISSION
January 20, 2015

The Green Bay Plan Commission, having met on Monday, January 12, 2015, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request for a to create a Planned Unit Development (PUD) in an area generally located north of Finger Road, west of Northview Road, south of Catalina Drive, and east of Erie Road, subject to:
    A. Road realignment for the proposed Rocky Arbor Trail listed in Exhibit J.
    B. Garage setback reduced from 10 feet to 5 feet.
    C. Townhomes permitted as a Conditional Use Permit.

2. To approve the request for a Conditional Use Permit (CUP) for four (4) structures to exceed the 35 ft. maximum height limitation in the General Industrial (GI) District located on the Green Bay Metropolitan Sewage District campus, 2231 North Quincy Street, as proposed on the site plan and building elevations, subject to compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.

REPORT OF THE GREEN BAY REDEVELOPMENT AUTHORITY
January 20, 2015

The Green Bay Redevelopment Authority, having met on Tuesday, December 9, 2014, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve a loan guarantee to the CityDeck Landing project in the amount of $250,000.

REPORT OF THE GREEN BAY REDEVELOPMENT AUTHORITY
January 20, 2015

The Green Bay Redevelopment Authority, having met on Tuesday, January 13, 2015, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the allocation of $50,000 of Neighborhood Enhancement Funds to be used towards the demolition of 115 S. Van Buren Street.

REPORT OF THE FINANCE COMMITTEE
JANUARY 20, 2015

The Finance Committee, having met on Wednesday, January 14, 2015 considered all matters on its agenda and wishes to report and recommends the following:

1. To approve the request by the Finance Director to refinance certain debt issues for cost savings.

2. To forward to the Common Council, with no recommendation, the request by the YMCA to include dollars in the City's annual borrowing request for the YMCA's downtown capital campaign.

3. To receive and place on file the update given on the Clarion project. (Taken out of order).

4. To approve the request to award the purchase of an Uninterruptible Power Supply System (UPS) for GBPD to low vendor, Courtney Industrial Battery, Inc. for $19,970.

5. To approve the request to award the purchase of an Inflatable Rescue Boat and Motor for GBMFD to the low qualified bidder, WS Darley & Co. for $12,910.

6. To approve the request to award the purchase of a Logging Server System for GBPD to the low vendor, NDM for $39,426.

7. To receive and place on file the update by Fire Chief Litton the increase cost of EMS billing service by $4,000 per month until the City plans, prepares and awards an RFP to award a new contract for this service.

8. Hold until next meeting the request of total number of lawsuits the City had been party to since 2002.

9. Refer to entire council the settlement agreement regarding Wisconsin Housing Preservation Corp. litigation without recommendation.

10. Refer to entire council the settlement agreement regarding REM Wisconsin litigation without recommendation.

11. To receive and place on file the update given on the status of the Larsen Green loan guarantee.

REPORT OF THE
IMPROVEMENT AND SERVICE COMMITTEE
January 20, 2015

The Improvement and Service Committee, having met on December 10, 2014 considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request by NEW Water, the brand of the Green Bay Metropolitan Sewerage District, to allow their consultant to install, maintain and remove flow monitoring equipment in City of Green Bay sanitary manholes contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

2. To refer to Department of Public Works staff the request by Ald. Steuer for a report that deals with possible duplications of materials, methodologies and labor in the various garage/maintenance areas at each department.

3. To approve the request by Ald. Wiezbiskie, on behalf of constituents of the Red Smith School Area, for the continuation of the walking path which currently connects Glenn Abbey and Bay Watch to extend the connection from Glenn Abbey to Bay Harbor and to have Common Council, in May of 2015, order the sidewalks to be installed.

4. To refer to Department of Public Works staff the request by Ald. Tim DeWane for the installation of sidewalk at Parcel No. 16-1-1 located on Porlier Street at the Fox River Trail in 2015.

5. To receive and place on file the request by Ald. Wery for the status of the waste agreement with the county.

6. To receive and place on file the request by Ald. Moore to add contingency limits on contracts with the Department of Transportation in regards to adjusting billable amounts after the contract is awarded.

7. To approve the request by Department of Public Works to replace a hydraulic post pounder unit for traffic sign installation due to equipment failure and hydraulic system compatibility issues.

8. To approve the 2015 Sanitary District rates.

9. To approve the 2015 Storm Water Utility rates as follows:

   Monthly charge = $5.87/ERU;
   Yearly Charge = $70.47/ERU.

10. To approve the report of the Purchasing Manager:

    A. To award the purchase of a Portable Asphalt Recycler and Hotbox to Sherwin Industries for $26,695.

    B. To approve a one year extension of the existing contract for wastewater monitoring with Badger Laboratories at the current contracted rates.

11. To approve the request by Ronald L. Smits (owner) to allow the existing awning and sign in the right-of-way adjacent to 709 S Broadway contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

12. To hold over the application for a Concrete Sidewalk Builder's License by Stone Artifex.

REPORT OF THE
IMPROVEMENT AND SERVICE COMMITTEE
January 20, 2015

The Improvement and Service Committee, having met on January 14, 2015 considered all matters on its agenda and wishes to report and recommend the following:

1. To refer the request by Cathy Detrie (1490 Capitol Drive) for extended on-street overnight parking exemptions to staff for further discussion of the parking exemption policy.

2. To approve the request by Ald. Steuer, on behalf of the resident at 1722 Boland Road, for permission to park a service truck on-street overnight through December 31, 2015 with no limits on occurrences due to inadequate driveway space, with other accommodations being made during winter snow events as not to impede DPW Operations snow and ice control operations, and that these privileges be withdrawn in the event that the tenant moves or gains different employment that would not require the service vehicle to be parked at this property.

3. To approve the amendment to the September 30, 2013, Environmental Protection Agency Administrative Consent Order and authorize the Mayor and City Clerk to execute the amendment.

4. To provide Foxy Lady II, d.b.a. CJ Ski, Inc. with written correspondence as to the City's expectations of the continued payment plan of past due docking payments and that there is a past due payment of more than 30 days of the new invoices, that a special assessment will be placed on the local business address on file.

5. To approve the request by HCW, LLC for a Permanent Limited Easement in the City-owned right-of-way for the 200 Block of Northland Avenue to construct the new façade on the Bay Lake City Center building contingent upon obtaining all necessary approvals, executing the easement document which contains Hold Harmless language, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

6. To approve the request by Reinhold Sign Services Inc. on behalf of Vertical Butterfly Investments, LLC (owner) to allow the existing sign to remain in the right-of-way adjacent to 405 W Walnut Street contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

7. To approve the Purchase Agreement for the Mossy Oak Storm Water Management Facility between I-43 and Mossy Oak Circle from James L. Wiechmann (Part of tax parcel number 21-356-2) at a cost of $300,000.00.

8. To approve the request by EXP (Consultant) on behalf of Hotel Northland, LLC (Future Owner) to place a Grease Trap within the Public Alley north of 304 N Adams Street, tax parcel number 12-78 contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

9. To approve the Engineering Services Contract with Berners Schober Associates for a City-wide Building Evaluation Study.

REPORT OF THE PARK COMMITTEE
January 20, 2015

The Park Committee, having met on Wednesday, December 10, 2014, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the 2015 proposed improvements to Joannes Stadium contingent upon the following:

   - All costs of materials, construction, and installation are the responsibility of the Bullfrogs;
   - Park staff approval of the final site design and installation plans;
   - Once installed, it becomes City property;
   - All proper permits and insurances being obtained;
   - All materials must meet the City of Green Bay's building and inspection codes.

2. To approve the Law Department to proceed with the proposed modifications to amend the Bullfrogs' Lease Agreement.

3. To accept the grant donation from McKee Foods Corp. for $20,000 to replace light fixtures along the Fox River Trail.

4. To accept the proposal to replace the fishing pier at the Wildlife Sanctuary by the Leadership Green Bay group contingent upon the following:

   - All costs of materials, construction, and installation are the responsibility of the Leadership Green Bay group;
   - Park staff approval of the final site design and installation plans;
   - Once installed, it becomes City property;
   - All proper permits and insurances being obtained;
   - All materials must meet the City of Green Bay building and inspection codes.

5. To approve the request by the University of Wisconsin Extension Office to formalize an agreement to manage the community garden at Eighth Street Park.

6. To approve the purchase of the playground equipment for Eighth Street Park from Lee Recreation for $40,000.

7. To accept the donation from the Friends of Bay Beach to pay for AECOM to design the great slide relocation and train track modifications and to authorize staff to contract with AECOM for engineering services.

8. To receive and place on file the Director's Report.

REPORT OF THE PARK COMMITTEE
January 20, 2015

The Park Committee, having met on Wednesday, January 14, 2015, considered all matters on its agenda and wishes to report and recommend the following:

1. To amend the Facilities Use Policy to allow the temporary removable advertizing banners as specified in the current policy to be hung on outfield fencing during games and allow additional banners if approved by staff.

2. To approve the requested 2015 Bay Beach projects and to move $631,300 from the Bay Beach 214 operations fund to the Bay Beach 436 capital improvements development fund.

   To approve to accept the donation of three rides from the Friends of Bay Beach – Tot Jumping Spring, Rockin' Tug, and the Falling Star – contingent upon all costs of restoration, installation, and site preparation for all three rides will be the responsibility of the Friends of Bay Beach.

3. To receive and place on file the Director's Report.

REPORT OF THE PERSONNEL COMMITTEE
January 20, 2015

The Personnel Committee, having met on Tuesday, January 13, 2015 considered all matters on its agenda and reports and recommends the following:

1. Refer to staff for additional information regarding the Engineering Compensation and Classification study.

REPORT OF THE PERSONNEL COMMITTEE
January 20, 2015

The Personnel Committee, having met on Wednesday, January 14, 2015 considered all matters on its agenda and reports and recommends the following:

1. To approve the minutes from the November 4, 2014 meeting.

2. To approve the request to fill the following replacement positions and all subsequent vacancies.
    a. Programmer Analyst – Finance/IT
    b. Engineering Technician – Public Works
    c. Civil Engineer I – Public Works

3. To approve the request to fill Patrol Officer and Fire Fighter vacancies in 2015 that were approved as part of the budget.

4. To approve the request to fill the following new positions approved as part of the 2015 budget and all subsequent vacancies resulting from internal transfers.
    a. Programmer Analyst – Police
    b. Forestry Worker I – Park, Recreation & Forestry

5. To approve the request to fill the Neighborhood Compliance Inspector position in the Community Development Department and all subsequent vacancies resulting from internal transfers at the current rate of pay without reclassifying the position.

6. To approve the request to modify and fill the Ranger position in Park, Recreation & Forestry and all subsequent vacancies resulting from internal transfers at Pay Grade 30E of the Administrative Salary Schedule and to re-title the position to Natural Resources and Grounds Specialist.

7. To approve the request to convert and fill the Hispanic Community Liaison position to a Neighborhood Crime Prevention Coordinator position in the Police Department and all subsequent vacancies at the Neighborhood Crime Prevention Coordinator rate of pay.

8. To refer back to staff for additional information the request to modify Personnel Policy, Chapter 8 – Compensation to provide a Police Department records training premium.

9. To hold until the next meeting the request to approve contracting for an attorney to advise the Council on any issue at a contract salary of $30,000 per year.

10. To hold until the next meeting the request to have Human Resources solicit request for bids (RFPs) from outside consultants to conduct a broad study of the Green Bay Police Department to include reviewing and recommending potential

operational and organizational changes to be more cost effective, including providing pros and cons on whether sergeants should be incorporated into the department at a cost not to exceed $50,000. Prior to proceeding with the study, the results of the RFP process will be brought back to the Committee and Council for approval.

11. Update and discussion on labor negotiations.
    a. Bus Mechanics
    b. Firefighters
    c. Police Supervisory Personnel

12. To receive and place on file the report of routine personnel actions for regular employees.

13. Next meeting of the Personnel Committee is scheduled for January 28, 2015 at 4:30 p.m.

PROTECTION & WELFARE COMMITTEE REPORT
January 20, 2015

The Protection & Welfare Committee, having met on Thursday, December 4, 2014 considered all matters on the agenda and wishes to report and recommend the following:

To revoke the "Class B" Combination Liquor License issued to My Bar, LLC, 702 N. Quincy Street.

CITY OF GREEN BAY
PROTECTION & WELFARE COMMITTEE

Kim Vanden Busch

v.

Amy C. Stevenson (My Bar)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

On December 4, 2014, the Protection and Welfare Committee of the Common Council of the City of Green Bay held a duly noticed Quasi-Judicial Hearing against the Licensee Amy C. Stevenson, doing business as My Bar LLC, in City Hall, Room 207. A quorum of the Committee was in attendance, to wit, Alderman Tim DeWane, Alderman Mark Steuer, and Alderman Randy Scannell; Alderman Chris Wery was excused. Kim Vanden Busch appeared in person and with her attorney, Ryan Krumrie. Amy Stevenson also appeared in person with her attorney, Bryan Stevens. The parties presented arguments, testimony and evidence upon which the committee deliberated. The Committee's Findings of Facts, Conclusions of Law and Recommended action are as follows:

FINDINGS OF FACT

1. Attorney Krumrie presented the testimony of Kim Vanden Busch. Attorney Stevens presented the testimony of Amy Stevenson, Timothy Boex, Bobbi Jo Scholtz, and Wayne Brunette.
2. The testimony established that the Licensee for 702 N Quincy Street in the City of Green Bay is Amy Stevenson, and that the establishment is known as "My Bar."
3. The testimony established that Ms. Vanden Busch is the owner of the premises on 702 N Quincy Street, and entered into a lease agreement with Ms. Stevenson in March of 2013.
4. The testimony established that Ms. Stevenson breached the terms of the lease by failing to pay rent for June, July and August of 2014. Ms. Stevenson attempted to pay the total rent for June-September, 2014; however it was never received by Ms. Vanden Busch.
5. The testimony established that a result of failure to pay rent, Ms. Vanden Busch filed an eviction notice and also regained possession of the property on August 30, 2014 by changing the locks to the property.
6. The testimony further established that Ms. Stevenson filed a lawsuit against Ms. Vanden Busch for monetary damages resulting from the lockout. The lawsuit did not reference the liquor license for My Bar, LLC.
7. The testimony established that Ms. Stevenson did not transfer the liquor license to another property nor did she surrender the license to another individual.

8. The testimony established that "My Bar" had been inoperative for more than sixty (60) consecutive days.

CONCLUSIONS OF LAW

The Committee heard testimony from several witnesses as well as statements and arguments from Attorney Stevens and Attorney Krumrie. The Committee stated it heard a lot of arguments and statements regarding the civil lawsuit between the two parties, but it focused on the business being inoperative according to the Green Bay Municipal Code. As a result, based on the testimony and evidence presented at the Quasi-Judicial Hearing, and as discussed above, the Protection & Welfare Committee finds the following recommendation is sufficient to the Green Bay City Council.

RECOMMENDED ACTION

The Committee, in determining the appropriate course of action in this matter, considered the relevant factors set forth in the Green Bay Municipal Code 33.06. Based upon those factors, which incorporate the grounds in Wisconsin Statute § 125.12(2)(ag), and in consideration of the testimony, evidence and arguments of the parties, the Committee, based upon a vote of 3-0, recommends that the following action be taken:

1. That the Class B Combination Liquor License for My Bar, LLC, in the name of Amy Stevenson, located at 702 N Quincy Street be revoked.

APPROVED by the Green Bay Common Council on January 20, 2015.

Dated this _____ day of _____, 2015.

Approved:

_____
Mayor

ATTEST:

_____
Clerk

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

KIM VANDEN BUSCH, F/K/A KIM MIELKE,
1646 Farlin Avenue
Green Bay, Wisconsin, 54302,

Complainant,

vs.

AMY C. STEVENSON, D/B/A MY BAR LLC,
244 Deschane Place
Green Bay, Wisconsin, 54302,

Respondent.

VERIFIED COMPLAINT

NOW COMES the above-named Complainant, Kim Vanden Busch f/k/a Kim Mielke, by and through her attorneys, Hager, Dewick & Zuengler, S.C., complaining of the above-named Respondent, alleges and states as follows:

1. Complainant, Kim Vanden Busch f/k/a Kim Mielke (hereinafter "Vanden Busch"), is an adult resident of the State of Wisconsin, residing at 1646 Farlin Avenue, Green Bay, Wisconsin, 54302.

2. Respondent, Amy C. Stevenson (hereinafter "Stevenson"), is, upon information and belief, an adult resident of the State of Wisconsin, residing at 244 Deschane Place, Green Bay, Wisconsin, 54302, and operates My Bar LLC, a Wisconsin limited liability company with a principal place of business located at 702 North Quincy Street, Green Bay, Wisconsin, 54302. The purpose of the business is to operate as a bar and grill.

3. Vanden Busch is the current owner of the property located at 702 North Quincy Street, Green Bay, Wisconsin, 54302 (hereinafter, "Premises").

4. On or about February 27, 2013, Vanden Busch and Stevenson entered into a Commercial Lease Agreement (hereinafter "Lease Agreement"), commencing on March 1, 2013, for the Premises. A true and correct copy of the Lease Agreement is attached hereto as Exhibit "A".

5. Stevenson d/b/a My Bar LLC holds a Class "B" Combination Liquor License (hereinafter "License") for the 2014-2013 licensing year issued by the City of Green Bay pursuant to Wis. Stats. § 125.26 to sell alcohol for consumption on the Premises.

6. Due to Stevenson's default under the Lease Agreement for failure to pay the July and August rent, Vanden Busch took possession of the Premises on or about August 30, 2014 as allowed pursuant Section 19 of the Lease Agreement.

7. Chapter 33, Section 33.06 of the Green Bay Municipal Code, states as follows:

> "A license which has been granted but not issued or issued by not in continuous use in a manner indicating an ongoing business for a period in excess of 60 days is presumed invalid and shall be subject to revocation, unless otherwise authorized by the Common Council."

8. From August 30, 2014 to the present, the License has not been in continuous use in a manner indicating an ongoing business for a period of at least 60 days making the License presumed to be invalid and subject to revocation.

9. Stevenson has expressly refused to voluntarily surrender the License and has made no efforts to transfer the License to a new Property.

10. Due to Stevenson's custody of the License, Vanden Busch cannot obtain her own liquor license precluding the operation of a bar/tavern at the Property.

11. The inability to obtain a liquor license has caused Vanden Busch much financial distress, including, but not limited to, action by her lender to foreclose on the Property.

WHEREFORE, Vanden Busch asserts that Stevenson d/b/a My Bar LLC has violated the provisions and conditions of the License as set forth in Chapter 33, Green Bay Municipal Code.

NOW, THEREFORE, for the above stated reasons, Kim Vanden Busch demands that the Common Council of the City of Green Bay revoke the "Class B" Liquor License issued to Amy Stevenson d/b/a My Bar LLC at 702 North Quincy Street, Green Bay, Wisconsin, 54302.

Dated at Green Bay, Wisconsin, this 20th day of November, 2014.

STATE OF WISCONSIN :
: SS.
BROWN COUNTY :

Ryan D. Krumrie of Hager, Dewick & Zuengler, S.C., attorneys for Kim Vanden Busch, f/k/a Kim Mielke, being duly sworn on oath, states that he has read the foregoing complaint and that the statements are true of his own knowledge, except those which are stated upon information and belief, and as to such matters, he believes them to be true.

HAGER, DEWICK & ZUENGLER, S.C.
Attorneys for Complainant, Kim Vanden Busch, f/k/a Kim Mielke

Attorney Ryan D. Krumrie
State Bar No. 1074411

Mailing Address
200 South Washington Street, Suite 401
Green Bay, WI 54301
Phone No.: (920) 430-1900
Fax No.: (920) 430-1909

Subscribed and sworn to before me
this 20th day of November, 2014.

Kelly L. Bullis
Notary Public, State of Wisconsin
My Commission Expires 11/20/17

13e

PROTECTION & WELFARE COMMITTEE REPORT
January 20, 2015

The Protection & Welfare Committee, having met on Monday, January 12, 2015 considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the application for one of eight available "Class B" Combination License by Funky Monkey, LLC at 405 W. Walnut Street, with the approval of the proper authorities.

2. To approve the notice of the change of agent for Bays Tundra Hospitality Corp. at 865 Lombardi Avenue.

3. To hold a special meeting for the request by Ald. Wery to review, with possible action, the taxicab licensing ordinance, Section 6.21 (postponed from the October 13 and October 27, 2014 meetings).

4. To approve the appeal by Jeremy J. Kraebel to the denial of his Operator License application.

5. To approve the appeal by Joshua Kubichek to the denial of his Operator License application.

6. To approve the appeal by Greg Bastien to the denial of his Solicitor License application.

7. To approve the appeal by Daryl Cleveland Sr. to the denial of his Public Vehicle Operator application.

8. To deny the appeal by Lisa Larson to the denial of her Operator License application.

9. To approve the appeal by Jerrid Brady to the denial of his Operator License application.

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
January 20, 2015

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

Alcorta, Manda R
Anderson, Briana L
Annibale, Dawn M
Beaster, Cassandra A
Beyreis, Robert G
Blank, Bradley D
Boileau, Cassandra L
Casebeer, Amber L
Cashman, Deborah L
Charnetski, Terry E
Cherny, Ellen J
Chopra, Karan
Cichocki, Madeline M
Colburn, Jody L
Connaher, Amber M
Dal Santo, Nicole D
Debauche, Elvira
DeKeyser, Natalie M
DeLair, Tara E
Dohrman, Cody J
Douglas, Renee L
Ehlinger, Shane M
Espe, Madisen R
Froehlich, Matt R
Georgel, Kassandra A
Grandaw, Morgan R
Gray, Lai Etta A
Hager, Carrie L
Hendricks, Maggie R
Holewinski, Joelle M
Huempfner, Andrew J
Huff, Brian K
Hylok, Ian A
Jerousek, Jason S
Jonet, Jessica A
Kacmarynski, Susan L
Kanugh, Leon G
Kapla, Melissa M
Keene, Matthew P
Kelley, Tyler G
Konz, Allan C
Kowalski, Lauren T
Krajewski, Lori E
LaCroix, Michael S
LaJeunesse, Kari L
Lamma, David B
Larson, Danielle L
Maertz, Lacy J
Malott, Shannon C
Mapes, Bonnie L
McClure, Sean P
McDonald, Erica F
Melum, Meagan C
Menozzi, Jonathan D
Merchant, Amanda M
Moorman, Jill P
Morgan, Gyla E
Morris, Nora J
Munchoff, Kurt F
Murphy, Heidi J
Neil, Karissa A
Nelson, Ashley A
Newcomb, Joshua R
Pagan, Luis A
Petasek, Lynnette M
Radish, Heidi L
Reed, Matthew T
Reynolds, Ramon
Richardson, Todd J
Robinson, Amanda M
Ruben, Patrick J
Sandoval, Jon F
Scheer, Arasun L
Schmidt, Monica C
Scholz, Bobbie J
Schreiner, Mary L
Schroeder, Robert J
Sharp, Mario R
Simonet, Brian J
Smith, Emily K
Smith, Justin M
Suda, Darold P
Thomas, Devin N
Turek, Kathy D
Van Laanen, Jeffrey M
Vance, Chelsea M
VanGruensven, Nicholas M
Waite, Vaughn J
Wandahsega, Nicholas S
Wisnet, Stephanie N
Zarate-Gonzalez, Daniel

FINAL PAYMENTS RESOLUTION
January 20, 2015

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. PARKWOOD LIFT STATION REHABILITATION
Vinton Construction Company

TOTAL AMOUNT EARNED:	$	81,646.00
LESS AMOUNT RETAINED:	$	0.00
	$	81,646.00
LESS AMOUNT PREVIOUSLY PAID:	$	76,118.15
AMOUNT DUE THIS ESTIMATE:	**$**	**5,527.85**

ACCOUNT NUMBERS
403500-55355-63082: $5,527.85
PO #105259

2. SEWERS 5-13
Dorner, Inc.

TOTAL AMOUNT EARNED:	$	191,990.02
LESS AMOUNT RETAINED:	$	0.00
	$	191,990.02
LESS AMOUNT PREVIOUSLY PAID:	$	186,398.22
AMOUNT DUE THIS ESTIMATE:	**$**	**5,591.80**

ACCOUNT NUMBERS
412500E-55355-63103: $5,591.80
PO #105409

3. **WILDLIFE SANTUARY BRIDGE REPLACEMENT**
Radtke Contractors

TOTAL AMOUNT EARNED:	$	359,053.00
LESS AMOUNT RETAINED:	$	0.00
	$	359,053.00
LESS AMOUNT PREVIOUSLY PAID:	$	338,648.92
AMOUNT DUE THIS ESTIMATE:	**$**	**20,404.08**

ACCOUNT NUMBERS
410600-53001-99504: $20,404.08
PO #105379

Adopted _____, 2014

Approved _____, 2014

_____
Mayor

ATTEST:

_____
City Clerk

mms

RESOLUTION APPROVING NEW WATER TO ALLOW THEIR CONSULTANT TO INSTALL, MAINTAIN AND REMOVE FLOW MONITORING EQUIPMENT IN CITY OF GREEN BAY SANITARY MANHOLES HOLD HARMLESS AGREEMENT

January 20, 2015

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

To approve the request by NEW Water, the brand of the Green Bay Metropolitan Sewerage District, to allow their consultant to install, maintain and remove flow monitoring equipment in City of Green Bay sanitary manholes contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

Adopted _____, 2015

Approved _____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

jld

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RESOLUTION APPROVING
RONALD L SMITS (OWNER) TO ALLOW THE EXISTING AWNING AND SIGN IN THE RIGHT-OF-WAY ADJACENT TO 709 S BROADWAY
HOLD HARMLESS AGREEMENT
January 20, 2015

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

To approve the request by Ronald L. Smits (owner) to allow the existing awning and sign in the right-of-way adjacent to 709 S Broadway contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

Adopted _____, 2015

Approved _____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

jld

I:\Deptdata\Pubworks\Execsupport\CT3Desk2\Council\AGREEMENTS\2015\Ronald L Smits 709 S Broadway 01-20-15.Docx12.12.2014 (JDestiche)

RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 2231 NORTH QUINCY STREET
(ZP 14-38)

January 20, 2015

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

That pursuant to Zoning Petition 14-38 and the recommendation of the Plan Commission on January 12, 2015, the City of Green Bay authorizes approval of the request for a conditional-use permit to allow four structures to exceed the 35-foot maximum height limitations in the General Industrial (GI) District located on the following described property on the Green Bay Metropolitan Sewage District campus at 2231 North Quincy Street:

Parcel Number 20-693: PART OF PC 45 ESFR DESC IN 967 R 56-A

Parcel Number 20690: PC 44 & 45 ESFR PART OF PC 45 DESC IN 205 D 249 & LAND DESC IN 290 D 103 & IN 330 D 204 EX 338 D 468

Said conditional-use permit shall be granted subject to compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional-use permit, including standard site plan review and approval.

Adopted _____

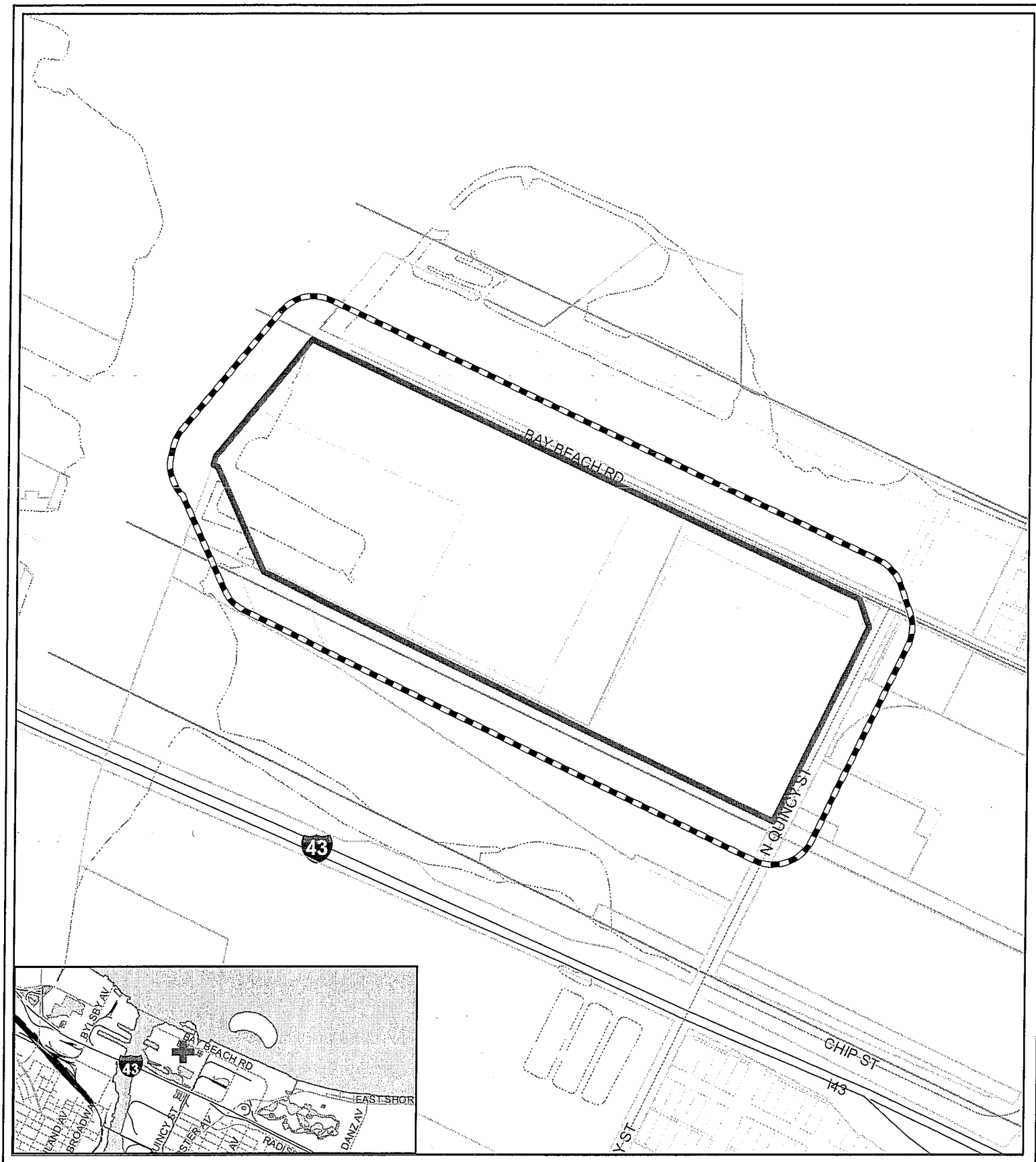
Approved _____

_____
Mayor

_____
Clerk

bc

Attachment – Map



Zoning Petition (ZP 14-38)
Request for a Conditional Use Permit (CUP) for four structures to exceed the 35 foot maximum height limitation in the General Industrial (GI) District located on the Green Bay Metropolitan Sewage District campus, 2231 North Quincy Street

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by City of Green Bay Planning Department.
P.N. December 2014. :\Planning\City\ZPMaps\2014\ZP14-38

N

0 100 200 Feet

Subject Area

200' Notice Area

RESOLUTION APPROVING AIR RIGHTS EASEMENT AT 405 W. WALNUT STREET RIGHT-OF WAY January 20, 2015

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

To approve the request by Reinhold Sign Services Inc. on behalf of Vertical Butterfly Investments, LLC (owner) to allow the existing sign to remain in the right-of-way adjacent to 405 W Walnut Street contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

Adopted _____, 2015

Approved_____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

ncm

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RESOLUTION APPROVING PURCHASE AGREEMENT BETWEEN I-43 AND MOSSY OAK CIRCLE
January 20, 2015

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

To approve the Purchase Agreement for the Mossy Oak Storm Water Management Facility between I-43 and Mossy Oak Circle from James L. Wiechmann.

Mossy Oak Storm Water Management Facility $300,000.00
Parcel 21-356-2

Adopted _____, 2015

Approved _____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

ncm

RESOLUTION APPROVING
PERMANENT LIMITED EASTMENT
NORTH OF 304 N. ADAMS STREET
PUBLIC ALLEY
January 20, 2015

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

To approve the request by EXP (Consultant) on behalf of Hotel Northland, LLC (Future Owner) to place a Grease Trap within the Public Alley north of 304 N Adams Street, tax parcel number 12-78 contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

Adopted _____, 2015

Approved_____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

ncm

I:\Deptdata\Pubworks\Execsupport\CT3Desk2\Council\EASEMENTS\2015\Permanent_Limited_Easement_304_N_Adams_St.Docx1.15.2015 (NMarkelz)

RESOLUTION APPROVING
PERMANENT LIMITED EASEMENT
WITHIN THE 200 BLOCK OF NORTHLAND AVENUE RIGHT-OF WAY
January 20, 2015

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

To approve the request by HCW, LLC for a Permanent Limited Easement in the City-owned right-of-way for the 200 Block of Northland Avenue to construct the new façade on the Bay Lake City Center building contingent upon obtaining all necessary approvals, executing the easement document which contains Hold Harmless language, placing on file with the City applicable insurance and authorizing the Mayor and City Clerk to execute the agreement.

Adopted _____, 2015

Approved_____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

ncm

I:\Deptdata\Pubworks\Execsupport\CT3Desk2\Council\EASEMENTS\2015\Permanent_Limited_Easement_200Blk_Northland_Av.Docx1.15.2015 (NMarkelz)

RESOLUTION TO ACCEPT SIDEWALKS AND ISSUE ASSESSMENTS
January 20, 2015

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

That the following sidewalks built on the following streets by Martell Construction Inc., under its contract duly awarded on May __, 2014, be and are hereby accepted and that the City Clerk be and is hereby instructed to give the usual thirty (30) days notice relative to the payment of said sidewalks.

AND, BE IT FURTHER RESOLVED, that the City Clerk be and is hereby instructed to issue certificates payable to the City of Green Bay against the abutting property according to the final assessments on file, and a schedule of assessments shall be payable annually extending for a period not to exceed five (5) years, and shall be charged to the particular property against which assessments have been made.

Adopted _____, 2015

Approved _____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

mms

BERNER ST
WEBSTER TO CLAY

20-163 LEROY J MIELKE JR 2041 TUNIS RD GREEN BAY, WI 54311	1013 BERNER ST EASTMANS ADD LOT 10 BLK 59 & 1/2 VAC ALLEY LYG ADJ		
	25.0 Square Feet	@ $5.25 Sq/Ft	$131.25
	Project (5051) Total		$131.25

BOND ST
STEVEN TO WESTPLAIN

6-1953 CRAIG S FLETCHER 1415 E RAVINE CT GREEN BAY, WI 54313-4105	1819 BOND ST SCHMITTS ST MARYS PLAT LOT 1 BLK 1		
	800.0 Square Feet	@ $5.25 Sq/Ft	$4,200.00
	Project (5042) Total		$4,200.00

BUCHANAN ST N
MINAHAN TO DESNOYERS

18-934 RANDALL L & CYNTHIA J COOPMANS 916 N BUCHANAN ST GREEN BAY, WI 54303-4006	916 N BUCHANAN ST SUBD OF BLKS 4, 5 & 6 PLAT OF COLONIAL VILLAGE LOT 9 BLK 5		
	150.0 Square Feet	@ $5.25 Sq/Ft	$787.50
	Project (5024) Total		$787.50

CHERRY ST
JACKSON AND VAN BUREN

10-68 ROBERT J DETRIE JR 701 PINE ST GREEN BAY, WI 54301-4928	809 CHERRY ST NAVARINO PLAT E 1/2 OF LOT 557 & W 13 1/4 FT OF LOT 558		
	75.0 Square Feet	@ $5.25 Sq/Ft	$393.75
	Project (5006) Total		$393.75

COPPENS RD
S END OF CUL-DE-SAC TO GALLGHER

18-836-A JACOB D DELMONT 927 COPPENS RD GREEN BAY, WI 54303-3819	927 COPPENS RD MORROWS SUBD OF LOT 7 OF WH ITNEY OR LAVENTURE CLAIM THAT PRT OF LOT 18 AS DES I N 349 D 256 BCR		
	100.0 Square Feet	@ $5.25 Sq/Ft	$525.00
	Project (5037) Total		$525.00

CITY OF GREEN BAY

DEBRA LN
BELLEVUE TO IRENE

21-1111-P-5 RICKY A & MARY E PERONTO 1643 DEBRA LN GREEN BAY, WI 54302-2211	1643 DEBRA LN STONES ADDITION LOT 5 BLK 1		
	25.0 Square Feet	@ $5.25 Sq/Ft	$131.25
	Project (4972) Total		$131.25

DOUSMAN ST
DOUSMAN TO DIVISION

5-855 DEBRA V HAZAERT 1158 DOUSMAN ST GREEN BAY, WI 54303-3053	1158 DOUSMAN ST CENTENNIAL PARK SUBD OF LOT S 5-6-7-8-9-10 DOUSMAN & ELMORES 2ND ADD S 100 FT OF LOT 1 BLK 2		
	50.0 Square Feet	@ $5.25 Sq/Ft	$262.50
	Project (4984) Total		$262.50

ETHEL AV
MATHER TO MINAHAN

18-859 KRYSTYNA MAZUR 724 ETHEL AV GREEN BAY, WI 54303-3908	724 ETHEL AV PLAT OF COLONIAL VILLAGE LOT 6 BLK 1		
	25.0 Square Feet	@ $5.25 Sq/Ft	$131.25
	Project (5019) Total		$131.25

FERN LN
WAYFARER TO ST BERNARD

21-2475-D-15 JUDITH L SKOCIR 2022 FERN LN GREEN BAY, WI 54302	2022 FERN LN ST BERNARD HEIGHTS LOT 15		
	25.0 Square Feet	@ $5.25 Sq/Ft	$131.25
21-2475-D-16 CHARLES A & RITA S MAYFIELD 2030 FERN LN GREEN BAY, WI 54302-4026	2030 FERN LN ST BERNARD HEIGHTS LOT 16		
	50.0 Square Feet	@ $5.25 Sq/Ft	$262.50
	Project (5049) Total		$393.75

FISK ST S
NINTH TO RUSSELL

6-1208 HOWARD N & BETTY J BELLMORE 1303 S FISK ST GREEN BAY, WI 54304-3003	1303 S FISK ST CARL MENNEN SUBD #1 LOT 2		
	50.0 Square Feet	@ $5.25 Sq/Ft	$262.50
	Project (5029) Total		$262.50

FOURTEENTH AV
HICKORY HILL TO EIGHTH

1-1462 JAMES V & ELLYN K GREENLAN 1148 FOURTEENTH AV GREEN BAY, WI 54304-2532	1148 FOURTEENTH AV J C DOCTERS 2ND ADD LOT 5 B LK 2		
	25.0 Square Feet	@ $5.25 Sq/Ft	$131.25
	Project (5000) Total		$131.25

FRANCIS AV
BLESCH TO HUBBARD

3-50 CLIFFORD C & SUSETTE L HEISER 156 FRANCIS AV GREEN BAY, WI 54303-2823	156 FRANCIS AV BLESCHS ADD W 85 FT OF LOT 8		
	200.0 Square Feet	@ $5.25 Sq/Ft	$1,050.00
	Project (4974) Total		$1,050.00

GRAY ST
MINAHAN TO DESNOYERS

18-959 WILFRED J & BETTY L ERIEAU 829 GRAY ST GREEN BAY, WI 54303-3973	829 GRAY ST SUBD OF BLKS 4, 5 & 6 PLAT OF COLONIAL VILLAGE LOT 16 BLK 6		
	50.0 Square Feet	@ $5.25 Sq/Ft	$262.50
	Project (5022) Total		$262.50

GRIGNON ST
CLAY TO ROOSEVELT

17-187 MARY A RACINE 1151 GRIGNON ST GREEN BAY, WI 54301-3018	1151 GRIGNON ST PLAT OF ASTOR LOT 20 BLK 112		
	75.0 Square Feet	@ $5.25 Sq/Ft	$393.75
	Project (4977) Total		$393.75

GROSS AV
HICKORY HILL TO EIGHTH

1-120	1139 GROSS AV		
RICHARD BARIBEAU	WARREN & CADYS SUBD OF LOT		
1139 GROSS AV	41 OF TANKS SUBD OF PC 2-9		
GREEN BAY, WI 54304-2555	LOT 55 BLK B		
	75.0 Square Feet @ $5.25 Sq/Ft	$393.75	✓
1-121	1143 GROSS AV		
DEAN E & ELIZABETH L	WARREN & CADYS SUBD OF LOT		
HAEN	41 OF TANKS SUBD OF PC 2-9		
1143 GROSS AV	LOT 56 BLK B		
GREEN BAY, WI 54303-2555			
	125.0 Square Feet @ $5.25 Sq/Ft	$656.25	✓
	Project (4999) Total	$1,050.00	

HARVARD ST
KELLOGG TO ELMORE

5-381	410 HARVARD ST		
ECUMENICAL PARTNERSHIP	KENILWORTH ADD LOT 12 BLK 1		
FOR HOUSING INC			
PO BOX 524			
GREEN BAY, WI 54305-0524			
	30.0 Square Feet @ $5.25 Sq/Ft	$157.50	✓
	Project (5009) Total	$157.50	

IRWIN AV N
ST GEORGE AND IRWIN

7-181	931 N IRWIN AV		
THERESA R RICH	EASTMANS ADD N 70 FT OF LOT		
931 N IRWIN AV	S 13 & 14 BLK 11 EX WLY 50		
GREEN BAY, WI 54302-1444	FT OF NLY 70 FT OF LOT 13		
	100.0 Square Feet @ $5.25 Sq/Ft	$525.00	✓
	Project (5041) Total	$525.00	

LAWE ST
JEFFERSON AND MADISON

16-49	402 LAWE ST		
LISA M REINSCH	PLAT OF ASTOR W 85 FT OF LO		
& KEVIN W DITTMAN	TS 15 & 16 BLK 65		
402 LAWE ST			
GREEN BAY, WI 54301-3714			
	350.0 Square Feet @ $5.25 Sq/Ft	$1,837.50	✓
	Project (5007) Total	$1,837.50	

CITY OF GREEN BAY

LIBERTY ST
SERVAIS TO LIBERTY

6-1307 MARY A MEUNIER 1338 LIBERTY ST GREEN BAY, WI 54304-3159	1338 LIBERTY ST BRIQUELET SUBD #1 LOT 1 & T HE E 10 FT OF LOT 2 BLK 1	
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50 ✓
	Project (5038) Total	$262.50

LIME KILN RD
E MASON AND AUGUST

21-1355-4 EVELYN M LINDSLEY 733 LIME KILN RD GREEN BAY, WI 54302-3805	733 LIME KILN RD ASTORS SUBD OF PC 3 TO 7 E PRT LOT 24 COM NE COR S 26 DEG W 148 FT TO BEG S 26 DE G W 244.2 FT N 63 DEG 45 MIN 30 SEC W 219.08 FT N 11 DEG 4 MIN 30 SEC E 209.32 S 72 DEG 32 MIN 10 SEC E 278.05 FT TO BEG EX PRT DESC IN 936 R 181	
	100.0 Square Feet @ $5.25 Sq/Ft	$525.00 ✓
	Project (4988) Total	$525.00

LOCUST ST S
LOCUST TO FISK

6-820 MARILYN A SALSCHEIDER 8313 CHILDS RD WYNDMOOR, PA 19038-7501	1412 S LOCUST ST SCHMITT PLAT #5 LOT 9 BLK 1	
	75.0 Square Feet @ $5.25 Sq/Ft	$393.75 ✓
	Project (5012) Total	$393.75

LOST LN
LOST TO E MASON

21-2487 JACK J & DENISE M KORPAL 1790 LOST LN GREEN BAY, WI 54302-3244	1790 LOST LN SCHOEN SUBD LOT 12 BLK 1	
	100.0 Square Feet @ $5.25 Sq/Ft	$525.00 ✓
	Project (5014) Total	$525.00

24e

CITY OF GREEN BAY

MAPLE AV N
MAPLE TO ASHLAND

18-489 JOSEPHINE A ROWE 929 N MAPLE AV GREEN BAY, WI 54303-3551	929 N MAPLE AV ELMORES ADD TO ELMORES PARK ADD N 55 1/2 FT OF LOTS 9 & 10 BLK 2		
	75.0 Square Feet	@ $5.25 Sq/Ft	$393.75 ✓
	Project (5016) Total		$393.75

MAPLE AV S
FIFTH TO SIXTH

2-895 CHONG THAO & ZA YEE CHENG 900 S MAPLE AV GREEN BAY, WI 54304-2722	900 S MAPLE AV FREYTAGS ADDN LOT 1 BLK 83		
	150.0 Square Feet	@ $5.25 Sq/Ft	$787.50 ✓
	Project (4993) Total		$787.50

MASON WAY
CROOKS TO MASON

21-4735 DAVID L & ERIN K LEWIS 1679 MASON WY GREEN BAY, WI 54302-2732	1679 MASON WY DIAMOND ESTATES LOT 2		
	275.0 Square Feet	@ $5.25 Sq/Ft	$1,443.75 ✓
	Project (4981) Total		$1,443.75

MORROW ST
NEWHALL TO ELIZABETH

19-166 NORBERT W & JUDITH K FISHER 1575 MORROW ST GREEN BAY, WI 54302-1734	1575-1577 MORROW ST J M SMITHS ADD LOT 84		
	50.0 Square Feet	@ $5.25 Sq/Ft	$262.50 ✓
19-167 TINA M BURKART 1573 MORROW ST GREEN BAY, WI 54302	1573 MORROW ST J M SMITHS ADD LOT 85		
	25.0 Square Feet	@ $5.25 Sq/Ft	$131.25 ✓
19-168 JAYNE M KLUGE 1569 MORROW ST GREEN BAY, WI 54302-1734	1569 MORROW ST J M SMITHS ADD LOT 86		
	25.0 Square Feet	@ $5.25 Sq/Ft	$131.25 ✓

24f

19-169	1565 MORROW ST		
ADAM S WOLGRAM	J M SMITHS ADD LOT 87		
1565 MORROW ST			
GREEN BAY, WI 54302-1734			
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50	✓
19-171	1557 MORROW ST		
THREE S PROPERTIES LLC	J M SMITHS ADD LOT 89		
2064 ALLOUEZ AV			
GREEN BAY, WI 54311-6230			✓
	25.0 Square Feet @ $5.25 Sq/Ft	$131.25	
19-172	1553 MORROW ST		
CHRISTINE SARKIS	J M SMITHS ADD LOT 90		
1553 MORROW ST			
GREEN BAY, WI 54302			
	75.0 Square Feet @ $5.25 Sq/Ft	$393.75	✓
19-196	1550 MORROW ST		
TERRENCE L DE JARDIN	J M SMITHS ADD LOT 112		
1550 MORROW ST			
GREEN BAY, WI 54302-1733			
	75.0 Square Feet @ $5.25 Sq/Ft	$393.75	✓
19-197	1554 MORROW ST		
CHIA XAY & CHIA Y KONG	J M SMITHS ADD LOT 113		
1554 MORROW ST			
GREEN BAY, WI 54302-1733			
	25.0 Square Feet @ $5.25 Sq/Ft	$131.25	✓
19-204	1582 MORROW ST		
JEFFREY J SUSKI	J M SMITHS ADD LOT 120		
1582 MORROW ST			
GREEN BAY, WI 54302-1733			
	25.0 Square Feet @ $5.25 Sq/Ft	$131.25	✓
	Project (5028) Total	$1,968.75	

OAK GROVE AV
DECKNER AND CROOKS

21-2411	332 OAK GROVE AV		
JULETTE M CALDIE	OAK GROVE SCHOOL RESERVE		
332 OAK GROVE AV	LOT 49		
GREEN BAY, WI 54302-2814			✓
	75.0 Square Feet @ $5.25 Sq/Ft	$393.75	
	Project (4983) Total	$393.75	

OAKLAND AV N
OAKLAND TO FRANCIS

4-36	203 N OAKLAND AV		
DIANA K SIMONSON	OATLEYS ADD LOT 1 & E 27.5		
203 N OAKLAND AV	FT OF LOT 2		
GREEN BAY, WI 54303-2833			
	225.0 Square Feet @ $5.25 Sq/Ft	$1,181.25	✓
	Project (5030) Total	$1,181.25	

CITY OF GREEN BAY

ONEIDA ST N
DOUSMAND AND DIVISION

5-873 MARY K GROGAN SELEEN & WILLIAM C SELEEN 319 N ONEIDA ST GREEN BAY, WI 54303-3040	319 N ONEIDA ST CENTENNIAL PARK SUBD OF LOT S 5-6-7-8-9-10 DOUSMAN & ELMORES 2ND ADD S 50 FT OF THE N 100 FT OF LOTS 17 & 18 BLK 2 EX 313 D 232		
	135.0 Square Feet	@ $5.25 Sq/Ft	$708.75 ✓
	Project (4987) Total		$708.75

PARKLAND WA
DOUSMAN TO PARKLAND

6-2251 TINA M PETERSON 1843 PARKLAND WY GREEN BAY, WI 54303-3353	1843 PARKLAND WY WEST PARKLAND SUBD 1ST ADDN LOT 28		
	250.0 Square Feet	@ $5.25 Sq/Ft	$1,312.50 ✓
	Project (4985) Total		$1,312.50

PORLIER ST
WEBSTER TO CLAY

17-51 TERENCE M MALONEY 2030 N 700 W WEST BOUNTIFUL, UT 84087-1105	1028 PORLIER ST PLAT OF ASTOR LOT 1 BLK 94		
	140.0 Square Feet	@ $5.25 Sq/Ft	$735.00 ✓
	Project (5052) Total		$735.00

PREBLE AV
HENRY TO NEWTOLS

21-1376 WELLS FARGO BANK C/O DELOITTE TAX LLP PO BOX 2609 CARLSBAD, CA 92018-2609	1826 PREBLE AV J C BASTEN SUBD LOT 15		
	250.0 Square Feet	@ $5.25 Sq/Ft	$1,312.50 ✓
21-2178 WALTER S DETTMAN 1280 S B K LINE RD LUXEMBURG, WI 54217-9361	1833 PREBLE AV NEWBERRYS ADDN SUBD #1 ELY 69.75 FT OF WLY 139.5 FT OF SLY 160.5 FT OF NLY 321.5 F T OF LOT 52 LYG S OF FARLIN		
	325.0 Square Feet	@ $5.25 Sq/Ft	$1,706.25 ✓
	Project (4997) Total		$3,018.75

CITY OF GREEN BAY

RADINZ RD
ROBINSON TO PECAN

21-5164 JAMIE K PETERSON 2580 RADINZ RD GREEN BAY, WI 54311-5539	2580 RADINZ RD SUNBIRD LOT 9	
	125.0 Square Feet @ $5.25 Sq/Ft	$656.25 ✓
	Project (5036) Total	$656.25

ROCKDALE ST
GROSS TO ONEIDA

1-2097 ALICE C PAULSEN 1065 ROCKDALE ST GREEN BAY, WI 54304-3364	1065 ROCKDALE ST HARDTKES SUB #1 LOT 10	
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50 ✓
1-2421 DARYL R & JESSICA A ZEUTZIUS 1127 ROCKDALE ST GREEN BAY, WI 54304-3311	1127 ROCKDALE ST WALTER BASTENS SUB #2 LOT 4 BLK 2	
	75.0 Square Feet @ $5.25 Sq/Ft	$393.75 ✓
	Project (4994) Total	$656.25

ROOSEVELT ST S
EMILIE AND GRIGNON

17-261 JUDI L CROPSEY 1129 S ROOSEVELT ST GREEN BAY, WI 54301-3103	1129 S ROOSEVELT ST PLAT OF ASTOR S 50 FT OF N 160 FT OF LOTS 27 & 28 BLK 115	
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50 ✓
	Project (4991) Total	$262.50

ROOSEVELT ST S
PORLIER AND ELIZA

17-314 STEVEN T KING 905 S ROOSEVELT ST GREEN BAY, WI 54301-3408	905 S ROOSEVELT ST PLAT OF ASTOR S 60 FT OF N 120 FT OF LOTS 12-13 & 14 BLK 117	
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50 ✓
	Project (5034) Total	$262.50

2 of 1

ST BERNARD DR
WAYFARER TO ST BERNARD

21-2475-D-4 LARI J & SHARON WAGNITZ 3744 DUTCHMAN RD GREEN BAY, WI 54311-9629	490-498 ST BERNARD DR ST BERNARD HEIGHTS LOT 4		
	155.0 Square Feet @ $5.25 Sq/Ft	$813.75	✓
	Project (5050) Total	$813.75	

SUSAN LN
STEVEN TO WEST PLAIN

6-2490 DAFFINSON PROPERTIES #5 LLC 635 BREVOORT LN GREEN BAY, WI 54301-2627	1821-1823 SUSAN LN PHEASANT RUN SUBD LOT 7		
	100.0 Square Feet @ $5.25 Sq/Ft	$525.00	✓
	Project (5043) Total	$525.00	

SUSAN LN
SUSAN TO ADLER

6-2489 EZRA M LASECKI 1820 SUSAN LA GREEN BAY, WI 54303-4622	1818-1820 SUSAN LN PHEASANT RUN SUBD LOT 6		
	25.0 Square Feet @ $5.25 Sq/Ft	$131.25	✓
	Project (5044) Total	$131.25	

THRUSH ST
THRUSH TO PLATTEN

18-1116 MEARL J & ROGENE MAUS 1101 THRUSH ST GREEN BAY, WI 54303-4335	1101 THRUSH ST PLAT OF MATHER HEIGHTS S 1/2 OF LOTS 10 & 11 BLK 8		
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50	✓
	Project (5047) Total	$262.50	

TWELFTH AV
ELEVENTH AND TWELFTH

1-263 WILLIAM P PIGEON & M COURCHAINE PIGEON 1131 TWELFTH AV GREEN BAY, WI 54304-2672	1131 TWELFTH AV PINE CREST ADDN LOT 6 BLK 8		
	100.0 Square Feet @ $5.25 Sq/Ft	$525.00	✓
	Project (4990) Total	$525.00	

24j

CITY OF GREEN BAY

UNIVERSITY AV
HENRY TO NEWTOLS (W)

21-2176-1 WELLS FARGO BANK C/O DELOITTE TAX LLP PO BOX 2609 CARLSBAD, CA 92018-2609	1819 UNIVERSITY AV NEWBERRYS ADDN SUB #1 THAT PRT OF LOT 51 LYG S OF PREBLE AVE & N OF WILLOW EX 902 R 539 BCR		
	485.0 Square Feet	@ $5.25 Sq/Ft	$2,546.25 ✓
	Project (4996) Total		$2,546.25

WEST PLAIN DR
ADLER TO BOND

6-2484 RANDALL J & MARGARET L SMITH 966 CHANNEL TUNNEL CT GREEN BAY, WI 54313	526 WESTPLAIN DR PHEASANT RUN SUBD LOT 1		
	100.0 Square Feet	@ $5.25 Sq/Ft	$525.00 ✓
6-2485 CHI MENG M LOR & DALA A SYSOUVANH 522 WESTPLAIN DR GREEN BAY, WI 54303-3351	522 WESTPLAIN DR PHEASANT RUN SUBD LOT 2		
	50.0 Square Feet	@ $5.25 Sq/Ft	$262.50 ✓
	Project (4971) Total		$787.50

WEST PLAIN DR
CONOVER AND WESTPLAIN

6-2652 SEE T & MAI C LEE 353 WESTPLAIN DR GREEN BAY, WI 54303-3367	353 WESTPLAIN DR STURZL SUBD #2 LOT 11		
	55.0 Square Feet	@ $5.25 Sq/Ft	$288.75 ✓
	Project (4980) Total		$288.75

WEST PLAIN DR
DOUSMAN TO PARKLAND

6-2275 JON B BEIROWSKI 2534 PARK FRONT WY GREEN BAY, WI 54301-1755	246-250 WESTPLAIN DR WEST PARKLAND SUBD 1ST ADDI TION LOT 52		
	150.0 Square Feet	@ $5.25 Sq/Ft	$787.50 ✓
	Project (4986) Total		$787.50

24k

CITY OF GREEN BAY

WEST PLAIN DR
NANCY TO SUSAN

6-2491 INEZ V SNELLER 416 WESTPLAIN DR GREEN BAY, WI 54303-3349	414-416 WESTPLAIN DR PHEASANT RUN SUBD LOT 8		
	25.0 Square Feet @ $5.25 Sq/Ft	$131.25	✓
6-2501 TIMOTHY J & JULIE A ARBOUR 421 WESTPLAIN DR GREEN BAY, WI 54303-3348	421 WESTPLAIN DR PHEASANT RUN SUBD LOT 18		
	100.0 Square Feet @ $5.25 Sq/Ft	$525.00	✓
6-2649 MICHAEL J & NICOLE A GENIESSE 417 WESTPLAIN DR GREEN BAY, WI 54303-3348	417 WESTPLAIN DR STURZL SUBD #2 LOT 8		
	150.0 Square Feet @ $5.25 Sq/Ft	$787.50	✓
6-2650 ROSEMARY R BOROWITZ 411 WESTPLAIN DR GREEN BAY, WI 54303-3348	411 WESTPLAIN DR STURZL SUBD #2 LOT 9		
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50	✓
6-2651 JAMES N FOX & JANE A SMITH 405 WESTPLAIN DR GREEN BAY, WI 54303	405 WESTPLAIN DR LOT 10 STURZL SUBD #2		
	200.0 Square Feet @ $5.25 Sq/Ft	$1,050.00	✓
	Project (5026) Total	$2,756.25	

WEST PLAIN DR
PARKLAND TO NANCY

6-2495 KATHLEEN M DONEY 340 WESTPLAIN DR GREEN BAY, WI 54303-3352	340 WESTPLAIN DR PHEASANT RUN SUBD LOT 12		
	100.0 Square Feet @ $5.25 Sq/Ft	$525.00	✓
6-2496 JOSHUA M MARTELL & JANELLE L TEGTMAN 334 WESTPLAIN DR GREEN BAY, WI 54303	334 WESTPLAIN DR PHEASANT RUN SUBD LOT 13		
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50	✓
6-2653 CHAO THAO MOUA 345 WESTPLAIN DR GREEN BAY, WI 54303-3367	345 WESTPLAIN DR STURZL SUBD #2 LOT 12 EX SL Y 2 FT		
	125.0 Square Feet @ $5.25 Sq/Ft	$656.25	✓

6-2654	335-339 WESTPLAIN DR	
ORP REAL ESTATE HOLDINGS LLC PO BOX 278 DOUSMAN, WI 53118	STURZL SUBD #2 LOT 13 & SLY 2 FT OF LOT 12	
	75.0 Square Feet @ $5.25 Sq/Ft	$393.75
	Project (5033) Total	$1,837.50

WEST PLAIN DR
SUSAN TO ADLER

6-2486	516 WESTPLAIN DR	
KAREN J SELDEN 516 WESTPLAIN DR GREEN BAY, WI 54303-3351	PHEASANT RUN SUBD LOT 3	
	175.0 Square Feet @ $5.25 Sq/Ft	$918.75
6-2487	510 WESTPLAIN DR	
FREDERICK J WALINSKI 510 WESTPLAIN DR GREEN BAY, WI 54303-3351	PHEASANT RUN SUBD LOT 4	
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50
6-2488	504 WESTPLAIN DR	
TINA YORK N43W25019 LINDSAY RD PEWAUKEE, WI 53072	PHEASANT RUN SUBD LOT 5	
	25.0 Square Feet @ $5.25 Sq/Ft	$131.25
	Project (5045) Total	$1,312.50

WEST PLAIN DR
WEST PLAIN TO MANCHESTER

6-2261	317 WESTPLAIN DR	
RICHARD & MERCEDES CRAMER 317 WESTPLAIN DR GREEN BAY, WI 54303-3367	WEST PARKLAND SUBD 1ST ADDITION LOT 38	
	50.0 Square Feet @ $5.25 Sq/Ft	$262.50
6-2499	505 WESTPLAIN DR	
GREGORY L & MARIAN BLANCHARD 505 WESTPLAIN DR GREEN BAY, WI 54303-3350	PHEASANT RUN SUBD LOT 16	
	45.0 Square Feet @ $5.25 Sq/Ft	$236.25
	Project (5053) Total	$498.75

CITY OF GREEN BAY

WILSON AV
RICHARDSON TO THOMAS

18-219	1110 WILSON AV		
DANE J & MICHELLE J BRUENING 1110 WILSON AV GREEN BAY, WI 54303-4207	VAN DYCKES CO'S ADDN LOT 13 BLK 7		
	50.0 Square Feet	@ $5.25 Sq/Ft	$262.50 ✓
		Project (5035) Total	$262.50
		****** Grand Total ******	$41,448.75

241

RESOLUTION AUTHORIZING
JURISDICTIONAL OFFER FOR
1418 LAWE STREET

January 20, 2015

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

That the City of Green Bay hereby authorizes James Mueller, City Attorney, to execute a jurisdictional offer for property located at 1418 Lawe Street in an amount not to exceed $63,500.00 for the expansion of East River Optimist Park.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

bc

Attachment (jurisdictional offer)

JURISDICTIONAL OFFER

TO: Mr. and Mrs. Jon R. Schnell
377 Echo Hill Drive
Green Bay, WI 54302-4223

PLEASE TAKE NOTICE that this document is the Jurisdictional Offer of the City of Green Bay, Brown County, Wisconsin, in accordance with the provisions of Section 32.06(3), Wis. Stats., as follows:

1. That on January 20, 2015, the Common Council of the City of Green Bay adopted a resolution of necessity, thereby determining it necessary to acquire the property located at 1418 Lawe Street (Parcel No. 17-736) for the expansion of East River Optimist Park. The City of Green Bay in good faith intends to use the property sought to be condemned for such public purpose.

2. That the City of Green Bay intends to acquire fee simple interest in the property located at 1418 Lawe Street, Green Bay, Wisconsin, which is more particularly described as follows:

> Lot Ten (10), Block One Hundred Forty-two (142), according to the recorded Plat of Astor, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

3. That the City of Green Bay's proposed date of occupancy of the property described in paragraph 2 above is thirty (30) days from acceptance of the Jurisdictional Offer or thirty (30) days subsequent to the rendering of the decision of the County Condemnation Commission.

4. That the City of Green Bay hereby offers as compensation for the property described in paragraph 2 above Sixty Three Thousand Five Hundred and 00/100 Dollars ($63,500.00). Said sum represents the fair market value of land, including improvements and fixtures, actually being acquired.

5. Compensation for additional items set forth in Section 32.19 Wis. Stats. may be claimed under Section 32.20, Wis. Stats., and will be paid if shown to exist.

6. The appraisal of the real property on which the offer of the City of Green Bay is based is available for inspection and copying by persons having an interest in the real property sought to be acquired from 8:00 a.m. to 4:30 p.m. weekdays at 100 N. Jefferson Street, Room 608, Green Bay, Wisconsin.

7. That the owners have twenty (20) days from the date of mailing of this Jurisdictional Offer in which to accept or reject the Jurisdictional Offer.

8. That if the owner has not accepted this Jurisdictional Offer within said twenty (20) day period, the owner has forty (40) days from the date of mailing of this Jurisdictional Offer in which to commence a Court action to contest the right of condemnation as provided in Section 32.06(5), Wis. Stats., provided that acceptance and retention of any compensation resulting from an award made prior to the commencement of such action shall be an actual bar to such action.

9. That if this Jurisdictional Offer is not accepted within twenty (20) days from the date of mailing of this Jurisdictional Offer, the City of Green Bay may petition for a determination of just compensation by the County Condemnation Commission of Brown County and either the City of Green Bay or the owner may appeal from the award of said County Condemnation Commission to the Brown County Circuit Court within sixty (60) days, as provided for in Section 32.06(10), Wis. Stats.

10. Subject to Section 32.05(9)(a) and 32.05(11), Wis. Stats., the owners have two (2) years from the date of taking of the property by award in which to appeal for greater compensation without prejudice to the right to use the compensation given by the award.

DATED this ____ day of January, 2015.

City of Green Bay

By: _____
James L. Mueller, City Attorney

This Jurisdictional Offer is accepted / rejected this ____ day of _____, 2015.

_____
Jon R. Schnell

_____
Jean M. Schnell a/k/a Jean Wright Schnell

RETURN ACCEPTANCE / REJECTION TO:
City of Green Bay
Attn: Cheryl Renier-Wigg
100 N. Jefferson Street, Room 608
Green Bay, WI 54301

GENERAL ORDINANCE NO. 1-15

AN ORDINANCE
AMENDING SECTION 29.211,
GREEN BAY MUNICIPAL CODE,
RELATING TO PENALTIES FOR
PARKING VIOLATIONS

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

SECTION 1. Sections 29.211 (1), (2), and (3), Green Bay Municipal Code, are hereby amended as follows:

29.211 PENALTIES FOR PARKING VIOLATIONS. (Amd. GO 50-03) A violation of the parking provisions in this chapter shall result in the following forfeitures and be subject to the following procedures:

(1) Payment or Contest within Five Days. If payment or notice to contest is provided to the Parking Division within five calendar days after the violation, the penalty shall be:

(a) (Amd. GO 39-08) ~~Ten dollars ($10)~~ **Fifteen dollars ($15)** for a violation of Sec. 29.202, Green Bay Municipal Code (Class "A" Parking Violations).

(b) ~~Twenty dollars ($20)~~ **Twenty-five dollars ($25)** for a violation of Sec. 29.203, Green Bay Municipal Code (Class "B" Parking Violations), or any other parking violation not specifically enumerated in Sections 29.202 through 29.205, Green Bay Municipal Code.

(c) ~~Thirty dollars ($30)~~ **Thirty-five dollars ($35)** for a violation of Sec. 29.204, Green Bay Municipal Code (Class "C" Parking Violations).

(d) Sixty dollars ($60) for a violation of Sec. 29.205, Green Bay Municipal Code (Class "D" Parking Violations).

(e) One Hundred dollars ($100) for violation of Sec. 29.206, Green Bay Municipal Code (Class "E" Parking Violations).

(2) Payment after First Notice. If the citation is not contested or paid within five days, the Division shall send by first class mail a notice to the registered owner including all relevant information. If the citation is paid or contested after the first notice has been mailed, but before the final notice is mailed, ~~four dollars ($4)~~ **five dollars ($5)** shall be added to the amount due pursuant to subsection (1).

(3) Payment after Final Notice. If the citation is not contested or paid within 21 days of the date of the citation, the Division shall, by first class mail, send a final notice to the registered owner of the vehicle including all relevant information. If the citation is paid or contested after the final notice is mailed, ~~eleven dollars ($11)~~ **fifteen dollars ($15)** shall be added to the amount due pursuant to subsection (1).

SECTION 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2015.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

bc

01/20/15

ZONING ORDINANCE NO. 1-15

AN ORDINANCE
ZONING CERTAIN LAND GENERALLY LOCATED
NORTH OF FINGER ROAD, WEST OF NORTHVIEW ROAD,
SOUTH OF CATALINA DRIVE, AND EAST OF ERIE ROAD
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 14-37)

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 (PUD) District on the following described property:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 1, T23N-R21E; THENCE N00°26'02"E, 635.02 FEET ALONG THE WEST LINE OF THE SW1/4–NW1/4 OF SAID SECTION 1, THENCE S89°32'54"E, 983.85 FEET; THENCE N00°26'04"E, 690.00 FEET; THENCE S89°32'54"E, 1,664.20 FEET; THENCE S00°07'58"W, 1,079.77 FEET; THENCE S89°46'12"E, 400.00 FEET; THENCE N00°08'01"E, 180.00 FEET; THENCE N89°46'07"W, 100.00 FEET; THENCE N00°09'51"W, 239.43 FEET; THENCE N81°16'35"E, 552.07 FEET; THENCE N08°43'25"W, 253.00 FEET; THENCE N89°45'35"E, 524.42 FEET; THENCE S00°00'09"W, 994.57 FEET; THENCE S00°04'03"E, 1,770.48 FEET; THENCE S89°55'51"W, 1,004.06 FEET; THENCE N00°07'58"E, 434.18 FEET; THENCE S89°55'51"W, 334.10 FEET; THENCE S00°07'58"W, 916.33 FEET; THENCE N89°32'54"W, 604.18 FEET; THENCE S00°05'12"W, 371.43 FEET; THENCE N87°22'26"W, 303.29 FEET; THENCE N00°07'04"E, 329.98 FEET; THENCE N89°05'24"W, 169.93 FEET; THENCE S00°07'04"W, 329.98 FEET; THENCE N87°23'43"W, 251.57 FEET; THENCE N00°28'38"E, 305.90 FEET; THENCE N88°04'59"W, 287.60 FEET; THENCE N08°57'38"W, 465.99 FEET; THENCE N77°25'18"W, 248.99 FEET: THENCE S29°15'01"E, 163.87 FEET; THENCE 65.32 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S26°43'13"W, 61.53 FEET; THENCE N78°53'21"W, 382.13 FEET; THENCE 129.88 FEET ALONG THE ARC OF A 55 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N52°44'23"W, 101.74 FEET; THENCE N30°23'35"W, 180.30 FEET; THENCE N15°59'51"W, 397.37 FEET; THENCE N88°55'28"W, 119.75 FEET TO THE WEST LINE OF THE NW1/4–SW1/4 OF SECTION 1, T23N-R21E; THENCE N00°06'09"E, 1,304.09 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

Parcel Numbers: 21-10, 21-11, 21-11-1, 21-12, 21-12-1, 21-13-1, 21-16-1-5, 21-17, 21-20, 21-21-A, 21-4

Parcel contains 11,675,610 square feet / 268.0 acres
Parcel is subject to easements and restrictions of record

SECTION 2. This ordinance is enacted pursuant to Wis. Statutes Sections 62.23 and 66.1027. Its purpose is to allow the optional development and redevelopment of land in Green Bay consistent with the design principles of traditional neighborhoods.

A. INTENT. The intent the PUD is to develop the subject area with elements of a traditional neighborhood, these themes include:
   1. Is compact and is designed for the human scale.
   2. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
   3. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes.
   4. Incorporates a system of relatively narrow, interconnected streets with sidewalks, as well as access to bicycle and transit routes; offering multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
   5. Incorporates significant environmental features into the design.
   6. Is consistent with the City of Green Bay Comprehensive Plan.

B. APPLICABILITY. This ordinance applies as an alternative set of standards for development or redevelopment on sites of 5 acres or more if it is within the Urban Service or Urban Expansion Districts and is contiguous to existing development and 15 acres or more if it is within the Urban Service or Urban Expansion Districts and is noncontiguous to existing development.

C. INTERPRETATION. Development shall be planned, reviewed, and carried out in conformance with all municipal, state, and other laws and regulations. However, if there is a conflict between the provisions of this subchapter and other provisions of the zoning or subdivision sections of the Green Bay Municipal Code, this subchapter shall take precedence.

SECTION 3. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. PERMITTED, CONDITIONAL, AND ACCESSORY USES. The only uses that may be established and/or maintained on the subject property, in conformance with Exhibit D – Grandview Place Land Use Plan, are as follows:

   1. Permitted Uses: In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A traditional neighborhood development shall consist of the following components: a residential area, a mixed-use area, and open space, as specified below.
      a. Residential areas: The PUD shall include a residential area in which the following uses are permitted.

(1) Single-family detached dwellings.
(2) Multifamily dwellings, including senior housing, at a density of at least 10 and no more than 20 units per net acre.
(3) Required mix. A minimum of two housing types from this list must be present in the PUD. Single-family detached dwellings shall constitute a maximum of 70 percent of the dwelling units.

b. Mixed-use areas: The PUD shall include a mixed use area containing commercial, civic, residential, and open space uses as identified below. The total land area devoted to nonresidential development, including ground floor commercial or office uses, civic buildings, and parking areas, shall not exceed 25 percent of the gross acreage of the PUD.
(1) Commercial Uses:
A. Food services (grocery stores, butcher shops, bakeries, and other specialty food stores, ice cream, candy shops, and restaurants, not including bars, taverns, and similar uses).
B. General retail.
C. Services, such as daycare centers, music, dance or exercise studios, offices, including professional and medical offices, barber, hair salon, dry cleaning, repairs of small goods, such as shoes, electronics, or similar items.
D. Accommodations, including bed and breakfast establishments, small hotel, or inn.
(2) Residential uses, including those listed above, with the exception of single-family detached dwellings and also including the following:
A. Residential units located above or to the rear of commercial uses.
B. Live-work units that combine a residence and workplace.
(3) Civic or institutional uses, including the following:
A. Municipal offices, fire and police stations, libraries, museums, community meeting facilities, and post offices.
B. Transit shelters.
C. Places of worship.
D. Educational facilities.
(4) Open space uses:
A. Central square.
B. Neighborhood park.
C. Playground.
D. Natural/open space area.

2. Conditional Uses: The following uses may be established with approval of a conditional use permit:
a. Single-family attached dwellings
b. Community living arrangements and assisted living facilities. The density and housing type shall be determined based on the findings for the conditional-use permit.
c. Commercial uses, identified above, greater than 10,000 square feet.
d. Commercial uses with drive-through facilities.

27 b

3. Accessory Uses: The only accessory uses that may be established and/or maintained on the subject property, in conformance with permitted uses listed above, are as follows:
   a. Residential areas: Chapter 13-600 Section 2, Green Bay Municipal Code.
   b. Mixed-use areas: Chapter 13-700 Section 2 uses and standards listed under the Neighborhood Commercial (NC) District, Green Bay Municipal Code.

4. Open Space:
   a. At least 20 percent of the gross acreage of the PUD shall be designated as open space, which may include undevelopable areas, such as steep slopes and wetlands and stormwater detention and retention basins. Open space areas may include:
      (1) Environmental corridors, greenways.
      (2) Protected natural areas.
      (3) Neighborhood and community parks, squares, plazas, and playing fields.
      (4) Streams, ponds, and other water bodies.
      (5) Open spaces do not include required setback areas and rights-of-way but may include (1)-(4) above.
   b. Common open space. At least 25 percent of the open space area must be common open space available for public use. At least 90 percent of all dwellings shall be located within one-half mile of such common open space.
   c. Conservancy and open space areas shall be dedicated to the City at the time of platting.

B. DIMENSIONAL AND LOT AREA REQUIREMENTS. The following dimensional and area requirements shall apply to all lots within the development based on the land use plan listed in Exhibit D.
   1. Block and lot size diversity. Street layouts should provide for perimeter blocks that are generally in the range of 200-400 feet deep by 400-800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
   2. Lot widths. Lot widths should create a relatively symmetrical street cross-section that reinforces the public space of the street as a simple, unified public space. Similar lot sizes and housing types should generally be located on opposite sides of a street.

3. Dimensional Standards.

	Min. lot size	Min. lot width	Front yard setback	Rear yard setback [a]	Side yard setback [b, e]	Height [d]	Max Impervious Surface
			Min - Max	Minimum	Minimum	Min - Max	
Single-family detached	5,000 SF	50	10 - 25	25	6 (two) or 10 (one – ZLL)	1 – 2.5 stories / 35'	60%
Two-family/attached residences	2,000 SF/unit	25 per unit	10 - 25	25	10 (end units)	1 – 2.5 stories / 35'	60%
Multifamily residences	1,500/unit, min 4,000 SF	80	5 - 25	15	10	2-4 stories / 45'	70%
Nonresidential or mixed use	5,000	50	0 - 10	n/a	6[c]	2-4 stories / 45'	80%
Civic (institutional, rec.) buildings	5,000	50	0 - 25	n/a	10	2-4 stories / 45'	80%

Notes:

a. Where an alley is present, half of the alley's right-of-way width shall be counted toward the rear setback.

b. A minimum side yard setback of 6 feet shall be provided for single-family detached dwellings or a single side yard of 10 feet for semi-detached single-family dwellings. A minimum side yard setback of 10 feet shall be provided for end-unit attached dwellings. For semi-detached single-family dwellings, a reciprocal access easement shall be recorded for both lots. All semi-detached single-family dwellings, townhouses, and other attached dwellings shall have pedestrian access to the rear yard through means other than the principal structure.

c. No side yards are required along interior lot lines, except as otherwise specified in the building code, except that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property.

d. See Chapter 13-1429 (1), Green Bay Municipal Code, for exceptions to maximum height.

e. Corner properties: The side façade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon

the same public street. If no structure exists on the adjacent property, no less than half of the front setback applies.

f. Multifamily and commercial buildings or a portion of such buildings shall be oriented to the public right of way with parking located in the rear or side yard to ensure the uses are integrated into the block structure.
g. Townhomes must be rear or alley loaded with no driveways accessing a public street.
h. Single family detached lots greater than 7,500 square feet shall have a maximum impervious surface coverage of 50%

4. Standards for garages and other accessory structures: Garages may be placed on a single-family detached residential lot either within the principal building or an accessory building, meeting the following requirements:
   a. Attached accessory structures shall be consider attached and integral part of the principal structure when it is connected by an enclosed passage way. Such structures are subject to Section 13-615(b), Green Bay Municipal Code.
   b. Detached accessory structures shall be permitted in residential districts in accordance with the Section 13-615(c), Green Bay Municipal Code. An attached garage shall be recessed a distance of at least 5 feet behind the primary facade of the house.

C. ARCHITECTURE STANDARDS. A variety of architectural and design features and building materials is encouraged to give each building or group of buildings a distinct character, as well as sensitivity to the surrounding context.
1. Commercial Use building height. To create a visually unified streetwall, buildings should be no more than 30 percent taller or shorter than the average building height on the block.
2. Entries and facades.
   a. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street.
   b. The front or principal facade of the principal building on any lot shall face a public street and shall not be oriented to face directly toward a parking lot.
   c. Buildings of more than 30 feet in width shall be divided into smaller regular increments through articulation of the façade. This can be achieved through variations in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.
   d. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.
   e. Porches, pent roofs, roof overhangs, hooded front doors, or similar architectural elements shall be used to define the front entrance to all residences or multifamily buildings.
   f. No single family detached structure shall have the same front façade as an adjoining parcel.

3. Residential uses at street level should generally be set back far enough from the street to provide a private yard area between the sidewalk and the front door. Landscaping, steps, porches, grade changes, and low ornamental fences or walls may be used to provide increased privacy and livability for first floor units. A list of permitted residential architectural styles is listed under exhibit A.
4. For commercial or mixed-use buildings, a minimum of 30 percent of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
5. Additions to existing structures shall maintain setbacks, building proportions, roof and cornice lines, façade divisions, rhythm and proportion of openings, building materials, and colors that are similar to and compatible with the existing structure.
6. Materials: A 50% mix of materials is required for the front facade of residential structures. 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. Vinyl
   h. Wood with prior approval of sample
   i. Other materials, such as cementious sidings, stucco and polyurethane or PVC detailing, masonry veneer shall only begin at the first floor exterior window sill plane and continue to the roofline.
7. Commercial 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.
8. Any signage, lighting and awnings must be integrated into the design.
9. 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.
10. Functional entries are allowed and encouraged on second street facades.
11. Side façade at adjoining property lines may be "blank" and must meet fire separation codes.
12. 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.

D. SITE DESIGN STANDARDS.

1. Lighting. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet. Generally, smaller lights, as opposed to fewer high-intensity lights, should be used. Street lighting design shall meet the minimum standards developed by the Department of Public Works. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties, per Chapter 5, General Regulations.
2. Exterior signage. Sign number, size, height, and location in the PUD shall meet the requirements of the Neighborhood Center District. A comprehensive sign program shall be developed for the entire PUD that establishes a uniform sign theme. Signs shall share a common palette of sizes, shapes, materials, and lettering styles.
3. Landscaping and screening standards.
   a. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger well-placed contiguous planting areas shall be preferred to smaller disconnected areas.
   b. Height and opacity. Where screening is required by this ordinance, it shall be at least 3 feet in height unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year.
   c. Components. Required screening shall be satisfied by one or a combination of the following:
      (1) A decorative fence not less than 50 percent opaque behind a continuous landscaped area.
      (2) A masonry wall.
      (3) A hedge.
      (4) Mixed use and commercial building foundation landscaping shall be in accordance with Section 13-1823, Green Bay Municipal Code.
4. Street trees. Street trees shall be required in accordance with Chapter 14, Green Bay Municipal Code. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.

E. PARKING. Parking areas for shared or community use should be encouraged. In addition:

1. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided, as specified in Chapter 13-1432, Green Bay Municipal Code.
2. A parking lot or parking garage shall not be located adjacent to or opposite a street intersection.
3. In the mixed-use area, a commercial use shall provide one parking space for every 300 square feet of gross floor area or portion thereof. Parking may be provided in shared or community lots within 1,000 feet of the site.
4. Shared parking and cross access easements are highly encouraged to better facilitate movement throughout the development area.

5. In the mixed-use and residential areas, 1.5 off-street parking spaces shall be provided for each dwelling unit, with the exception of senior housing and secondary dwelling units, which shall provide one space per unit, and live-work units, which shall provide two spaces per unit.
6. On-street parking directly adjacent to a building may apply toward the minimum parking requirements for that building.
7. Surface parking lots or garages shall provide at least one bicycle parking space for every 10 motor vehicle parking spaces. Bicycle parking shall consist of a rack of acceptable design in a well-lit location, preferably sheltered.
8. Service access. Direct access to service and loading dock areas for service vehicles should be provided, while avoiding movement through parking areas to the greatest extent possible. Alleys may be used to provide service access.
9. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for remote parking lots or those used infrequently.
10. A preliminary development site and parking plan is included as Exhibits G-H.

F. LANDSCAPING AND PARKING MAINTENANCE. All parking and loading areas fronting public streets and sidewalks shall be landscaped in accordance with the requirements of Chapter 13-1800, Green Bay Municipal Code. All parking and loading areas abutting residential districts shall be landscaped in accordance with Chapter 13-1800, Green Bay Municipal Code. Parking area interior landscaping shall conform to the requirements of Chapter 13-1800, Green Bay Municipal Code. Parking area landscaping can include turf grass, native grasses, or other perennial flowering plants, vines, shrubs, or trees. Such spaces may also include architectural features, such as benches, kiosks, or bicycle parking.

G. 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).

H. STORM WATER MANAGEMENT AND GRADING PLAN. The design and development of the PUD should minimize off-site stormwater runoff, promote onsite filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the requirements of Chapter 30, Green Bay Municipal Code. A conceptual stormwater 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 and

shall be approved as part of the platting process in accordance with the phasing Exhibit F listed above.

A complete stormwater management plan for proposed Phase 1 listed on Exhibit F shall be submitted in according with the requirements of Chapter 30, Green Bay Municipal Code. A complete stormwater management plan for the remaining development area listed on Exhibit F shall be submitted in accordance with the requirements of Chapter 30, Green Bay Municipal Code, prior to any further platting or land divisions.

Any proposed amendments to the land use plan within the PUD described in Exhibit D as a result of the complete stormwater management plan shall be approved according to Section 3.D of this ordinance.

I. 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.

J. ACCESS AND CIRCULATION STANDARDS. Access and circulation for automobile and pedestrian traffic established through permanent access easements, and in substantial conformity with what is depicted on the attached Exhibit E. The attached circulation standards allow for multiple modes of transportation. They provide functional and visual links within the residential, mixed-use, and open space areas of the PUD and provide multiple connections to existing and proposed external development. The circulation standards provide for adequate traffic capacity and multiple connections to pedestrian and bicycle routes, including off-street bicycle or multi-use paths. The standards also control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the PUD.

1. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the PUD. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 14-2. The following provisions also apply:
   a. Sidewalks in mixed use areas. Clear and well-lighted walkways at least 5 feet in width shall connect all building entrances to the adjacent public sidewalk and associated parking areas.
   b. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
   c. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving material at the edges or with striping.
2. Bicycle Circulation. Bicycle circulation shall be accommodated on streets and/or dedicated bicycle paths. Any existing or planned bicycle routes through the site shall be preserved or developed. Bicycle facilities may include off-street paths

(generally shared with pedestrians and other non-motorized uses) and/or separate striped 4-foot bicycle lanes on streets. If a bicycle lane is combined with a parking lane, the combined width should be 14 feet.

3. Transit access. Where public transit service is available or planned, convenient access to transit stops shall be provided. Transit shelters, where provided, shall be well-lighted and placed in highly visible locations that provide security through surveillance.
4. Motor vehicle circulation. Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, such as "queuing streets," curb extensions, traffic circles, and medians, may be used to encourage slow traffic speeds.
5. Street hierarchy. Each street within a PUD shall be classified according to the following hierarchy:
   a. Arterial streets should not bisect a PUD but may border a PUD.
   b. Collector. This street provides access to mixed-use areas and is also part of the City's major street network.
   c. Subcollector. This street provides primary access to residential properties and connects streets of higher and lower function, and it may provide access to community facilities, such as schools.
   d. Local street. This street provides primary access to residential properties.
   e. Alley. This street provides primary access to residential garages and commercial parking areas. It is typically used where street frontages are narrow, where the primary street width is narrow and limited on-street parking is provided, or to provide delivery access and access to commercial parking.
6. Street Design. The following table is a guide to street design in the PUD. Street and right-of-way widths shall be reviewed by City staff as part of the concept plan review and shall be approved as part of the platting process in accordance with the phasing exhibit listed above.
7. Concrete sidewalks. Concrete sidewalks shall be installed on both sides of all public streets within this PUD. Sidewalks shall be installed at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay. Once a block is built up with 50% of structures, the Common Council shall order in the sidewalks to complete the block network.

The applicant must submit to the Planning Department for review a Final Development Plan for each phase before development on it can begin. The Final Development Plan for each phase must include a written summary describing the following information.

1. Proposed subdivisions of land, including total number and type of dwelling units.
2. Planned utility improvements plan showing underground and above ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.
3. A site plan, including proposed topographic contours at 2-foot intervals, with the following information:
   a. The location existing and if know commercial and mixed use structures that will remain, with height and gross floor area noted.
   b. The location and function of proposed open space.
   c. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights of way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off street parking, and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways.
   d. Location of all trees, shrubs, and groundcover proposed or existing to remain on the site.
   e. The location of street and pedestrian lighting, including lamp intensity and height.
   f. If known, detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs; building materials; the location, height, and material for screening walls and fences, including outdoor trash storage areas; electrical, mechanical, and gas metering equipment; storage areas for trash and recyclable materials; and rooftop equipment.
4. Stormwater Management Plan as required by Chapter 30, Green Bay Municipal Code.
5. Ownership and maintenance of public space (see Section 3.N of this ordinance)
6. Any other information deemed necessary by the Zoning Administrator in order to evaluate plans.

N. AMENDMENTS TO PLANNED UNIT DEVELOPMENT. Requested amendments to the PUD or to individual phases of the PUD as subject to the following:
   1. Minor changes. Minor changes to the final plan adopted by the Plan Commission may be approved by the Planning Department, provided that the changes do not involve:
      a. Increases or decreases of less than ten percent (10%) in the floor area of structures or number of dwelling units or the area designated as open space.
      b. Changes to the street layout or circulation pattern that would eliminate a street or path segment or an intersection.
      c. Changes to primary architectural style(s) as shown.
      d. Alteration of any conditions attached or modifications to the conceptual plan

made by the Common Council.

e. Any other changes that, in the opinion of planning staff, depart from the original concept or intent of the conceptual plan.

2. Major changes. A major change to a final plan shall require approval by a majority vote of all members of the Common Council.

O. FINAL SITE PLAN APPROVAL.

1. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for single-family attached dwellings, including duplexes, townhouses, rowhouses shall receive approval of final site plans from the CDRT (Community Development Review Team).
2. Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for multifamily dwellings shall receive approval of final site plans from the Plan Commission.

SECTION 4. This PUD shall be recorded with any future plats or land divisions.

SECTION 5. 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 6. 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 7. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

SECTION 8. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 9. This ordinance supersedes any discrepancies between the standards herein and the Grandview Place Development Plan Report listed in exhibit A.

SECTION 10. 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 11. 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 12. The approval of this zoning is subject to:

a. Road realignment for the proposed Rocky Arbor Trail listed in Exhibit J.
b. Garage setback reduced from 10 feet to 5 feet.
c. Townhomes permitted as a conditional-use.

SECTION 13. 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 _____, 2015.

APPROVED:

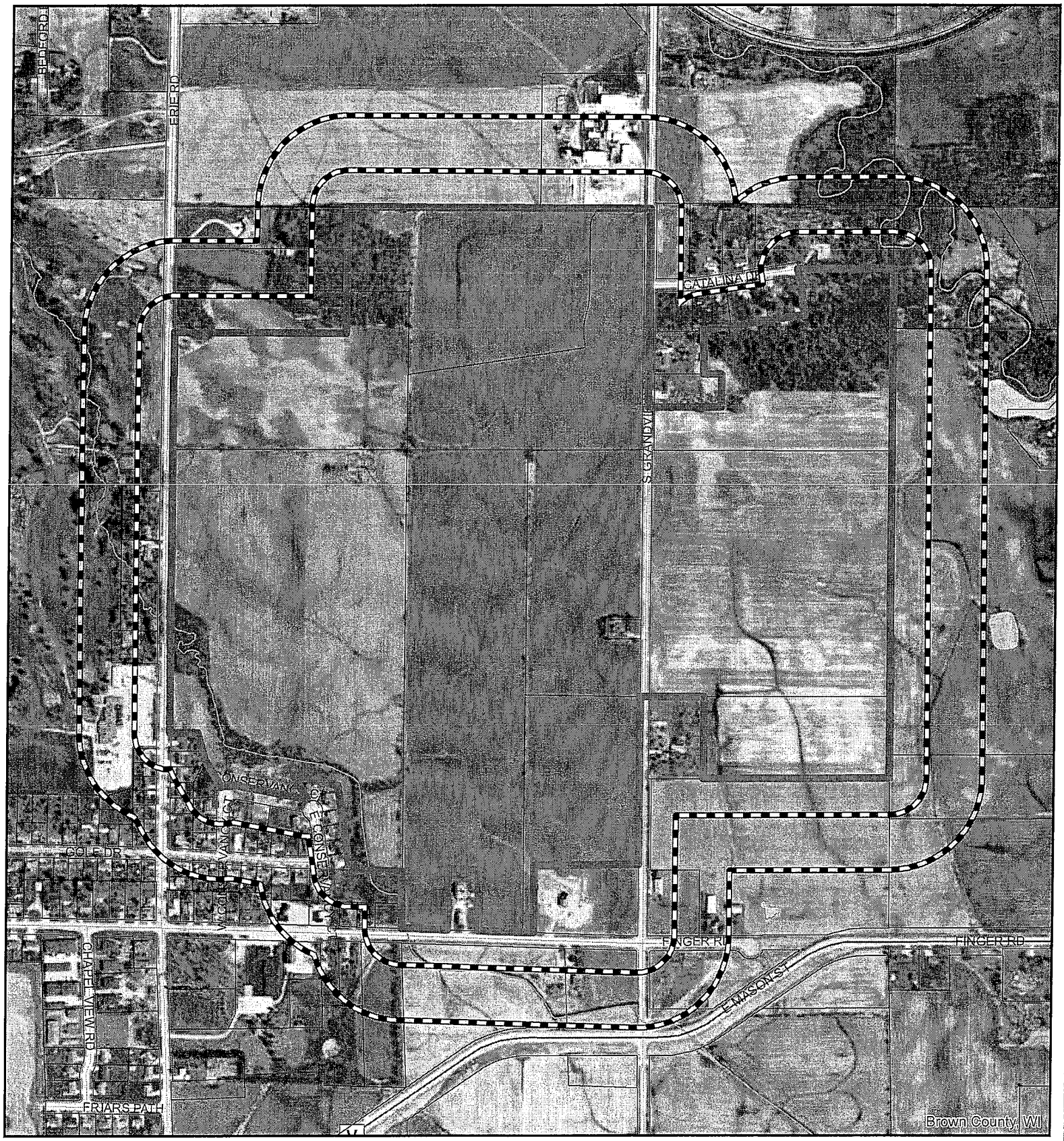
_____
Mayor

ATTEST:

_____
Clerk

01/20/15

Attachments:
Site Map
Exhibit A - Grandview Place Development Plan
Exhibit B - Grandview Place Natural Resources Inventory
Exhibit C - Grandview Place Existing Site Topography Map
Exhibit D - Grandview Place land Use Map
Exhibit E - Grandview Place Circulation Plan (sidewalks required)
Exhibit F - Grandview Place Phasing Map
Exhibit G - Grandview Place Development Site
Exhibit H - Grandview Place Development Site
Exhibit I - Grandview Place Conceptual Stormwater Management Plan



ZP 14-37

200' Notification Area

500' Notification Area

Request for a Traditional Neighborhood Development zoning designation in an area generally located north of Finger Road, west of Northview Road, south of Cataline Drive, and east of Erie Road. Submitted by Erie Road Development LLC and Humboldt Investments LLC

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.

580 * 290 0 580 1,160 1,740 2,320 Feet

GRANDVIEW PLACE DEVELOPMENT PLAN

WRITTEN BY:

TINA BUNKER

for

Humboldt Investments, LLC

Erie Development, LLC

Exhibit A

27p

TABLE OF CONTENTS

INTRODUCTION 3
EXISTING CONDITIONS IN THE GRANDVIEW PLACE 5
PROPERTY OWNERSHIPS 5
SERVICES 5
TOPOGRAPHY AND SOIL CONDITIONS 6
SITE ANALYSIS 7
EXISTING ZONING AND LAND USE 7
TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) CONCEPTS 8
GRANDVIEW PLACE DEVELOPMENT PLAN 9
OBJECTIVES AND POLICIES FOR THE GRANDVIEW PLACE 10
- Land Use Objectives and Policies 10
- Housing Objectives and Policies 10
- Transportation Objectives and Policies 10
- Park and Open Space Objectives and Policies 11

TND CONCEPT FOR GRANDVIEW PLACE 11
RECOMMENDED LAND USES 12
- Residential Uses 12
- Commercial Uses 13
- Park and Open Space 13

RECOMMENDED TRANSPORTATION FACILITIES 14
- Collector Streets 14
- Interior Circulation 14

RECOMMENDED CONCEPTUAL DEVELOPMENT PLAN 15
- Single-Family Dwellings 15
- Multiple-Family Dwellings 16
- Population Increase 16
- Property Phasing and Construction 16
- Community Retail/Offices 17
- Public Streets 17

TAX BASE 18
SUMMARY 19

272

INTRODUCTION

The purpose of Grandview Place is to design a traditional neighborhood, compact in design that allows for a mix of uses and housing styles to accommodate households of all ages and sizes. The design of Grandview Place blends a variety of density and housing applications within a walk able community incorporating relatively narrow, inter-connected streets with sidewalks and trails connecting to community resources, gathering places and commercial/retail spaces together.

There is a demographic shift coming in the housing market, we are just seeing signs of it now. Grandview Place looks to acknowledge this change and provide the necessary product available for builders and contractors as this change takes place. The shift will increase demand for three types of future housing; senior living, multifamily and smaller residential lots.

The population of our area is growing. According to David Egan-Robertson of the UW-Madison Applied Population Laboratory Brown County is slated to grow by 25.9% from 2010-2040. In addition as a whole, our population is aging and living longer. Due to advances to health and medicine the older population will continue to grow significantly in the future. This growth slowed somewhat during the 1990's because of the relatively small numbers of babies born during the Great Depression of the 1930's. The impact of retirement "boom" is just now being felt. For the next 20 years approximately 10,000 baby boomers a day will retire. According to statics (Provided by Linda Salchenberger, Associated Provost for Academic Planning, Marquette University), by the year 2020 more than 36% of the US population will be older than 65, the largest segment of this being the baby boomer population. In addition, the 85+ population is expected to triple from 5.7 million in 2011 to 14.1 million in 2040 (According to AOA, Administration on Aging). Throughout recent history, as the baby boom population evolved through different cycles of life the world was recreated around them. As our baby boomers age into retirement their housing needs will change and how the world views housing and retirement will likely change once again. This seasoned demographic will look to "down size" from the larger homes they raised their families in. They will look for smaller homes with less maintenance, condos and rental apartments. People want to live independently as long as possible which will call for a new design of homes with few steps and wheel chair assess-ability. Many will choose to rent to avoid the stress of regular maintenance.

Seniors will compete with young adults for rental properties. Young adults are represented in large part by the term Millennials, mainly considered children of boomers will likely represent the second largest segment of the market. Statistics show that young adults are delaying having children later in life, in many cases also delaying home ownership. The younger generation's home ownership dreams are often hindered by college debt. Some may prefer to rent over own as this next generation just coming of age to purchase homes has seen one of the largest declines in home values. Young potential home owners are weary purchasers as they have seen firsthand

how the housing crises affected family and friends. Another challenge affecting this demographic is raising college tuition costs. Students today are leaving school with greater student loan debt while wages have failed to keep up with the rise in costs; therefore the ability to save for a down payment is more difficult. Due to this changing demographic from both ends of the spectrum there will be a rise in the need for rental units of varying shapes and sizes as well as smaller homes. The challenge of Grandview Place is to provide a product that anticipates future housing needs.

One could argue that there are plenty of lots on the market today. This observation is a fair assessment however; the recorded covenants on the property don't appear to match the demand of what the current consumer is looking for. There is demand for smaller homes with smaller footprints. Although the footprint may be smaller in many cases the value is not smaller as many opt for high-end comfort features for their new homes.

The design of this community is centered on the family at all stages of life; traditional residential home sites; multi-family zoning for those who do not want to or cannot any longer care for their properties; condominium lifestyle for those that want the sense of ownership yet shared maintenance, senior living for those that can no longer care for themselves, mixed within a neighborhood to enable family to live near other family members that may be in a different stage in their lives.

Also central to Grandview place is the focus of a walk-able community. The community is highlighted by the South Branch of Baird Creek to the South and a 22.8 acre park to the North. A series of sidewalks and walking trails lead to the park and commercial area to promote pedestrian traffic. The commercial area is designed for neighborhood services that would be supported by both Grandview Place as well as the existing subdivision. Future growth of the business park and development of the School Site to the North of Grandview Place would also support neighborhood businesses. Examples of ideal neighborhood commercial services include: dentist office, daycare, deli or salon..

EXISTING CONDITIONS IN THE NEIGHBORHOOD

Grandview Place is bound by "The Woods Golf Course" to the West, the future Green Bay Public School Site to the North, undeveloped farm lands to the East and an existing subdivision (South Branch Estates), with sewer and water to the South. South Branch Estates was developed in the mid 2000's a cul de sac with approximately 8 home sites. The neighborhood south of The Woods Golf Course and South Branch Estates is an older existing subdivision from the mid 1970's there is a mix of single story and split-level homes. There is an active Farm (DaRan Dairy) just north of the site. The subdivision to the South of the boundary and rural homes within the boundary are isolated and car dependent. Current pedestrian traffic is limited. Narrow streets with ditches detract pedestrian traffic. There are no sidewalks or wide streets for safe pedestrian travel.

PROPERTY OWNERS

Grandview Place comprises about 263 acres located within the City limits of Green Bay. For school purposes, all of the land is located in the Green Bay Public School District. The following is a breakdown of acreage and percentage ownership within the TND area:

Humboldt Development (143.8 Acres)

Erie Road Development (97.49 Acres)

City of Green Bay (22.8 Acres)

Kenneth Drevs (21-12-1 0.44 Acres)

SERVICES

The nearest shopping facility is Huron Marketplace 1.5-2 miles away. The nearest grocery store or hardware store is over 5 miles away. The nearest park for children to play is McAuliffe Park over 2.5 miles away. Current trail access to Baird Creek Parkway also about 2 miles away. The current neighborhood is disconnected from all shopping and open space. The Woods Golf Course is located directly west of the Development and both Aurora Baycare Hospital and the VA Hospital are located within 4 miles of the site.

TOPOGRAPHY AND CONDITIONS

The topography of Grandview Place is relatively level with gently rolling hills. According to Whitson, A.R. (Andrew R.), 1870-1945.; Geib, W.J. (Warren Jacob), b. 1880.; Edwards, M.J.; Whitson, M.B.; Born, C.E.; Bandoli, Harold / *Soil survey of Brown County, Wisconsin* [Bulletin No. 62A] ([1933]) The soils of Brown County are classed in the broad group of soils of the United States known as the gray-brown podzolic soils. Most of the soils of the county are podzolic, and a few small spots of sandy soil in the northwestern part of the county are true podzols. The soils mapped are characteristic of soils developed in a cool humid climate with a moderate rainfall. The predominating soils are developed under forest cover from highly calcareous material. The county lies within the physiographic division covered by the late Wisconsin glaciation. The relief is largely that of a gently rolling till plain. The parent material from which the soils are derived consists largely of glacial debris deposited at a very recent glacial period. Even the most mature soils of the county are so young that the calcium carbonate has been leached to a depth of only about 2 feet in the heavier soil materials. The difference in-the parent materials of the soils has had an unusually strong influence on the development of different soil profiles within the county. Soil profiles that are strikingly similar in the A horizons have been developed on the different well-drained soils, although they are derived from a variety of parent materials.

The South Branch of Baird Creek borders the property on the Southeast corner. There are a few low pockets noted on the "*Site Natural Resources Inventory Map*" as low. These sites are probable wetlands and therefore more ideally used as green space. The Northeast and Northwest areas offer small pockets of wooded area. These areas are also ideally used as parkland or green space and incorporated into the future trail system.

The soil is made up of mainly reddish-brown in color. The dominant soil is loamy or clayey with a silt loam surface, with moderately slow permeability, and high available water capacity. The clay soil makes this property ideal for development with full basements below the frost line.

SITE NATURAL RESOURCES INVENTORY MAP, exhibit B

Attached please find the site Natural Resources Inventory Map

SITE TOPOGRAPHY MAP, exhibit C

Attached please find a site topography map, Exhibit B indicating the gently rolling terrain.

274

SITE ANALYSIS

Several features including the South Branch of Baird Creek can identify the boundaries of Grandview Place. Power lines run from East to West on the North end of the site. The property is located approximately 2 miles East of I43, 3 miles North of Hwy 29 and 3 miles South of Hwy 54/57 offering easy highway access to a majority of the area's highways. Just South and Southwest of the property near I43 you'll find the City's Business Park, nearly full and looking to expand Eastward. If the business park would "officially" extend eastward Grandview Place's residents would greatly expend their "walk to work" ability. Just north of the property you'll find a few home sites on acreage served with well and septic and a large farm run by DaRan Dairy. The North the City's School Site is also gently rolling. The majority of the property to the East of the property is undeveloped and currently farmed through the City limits of Green Bay and beyond into the Town of Humboldt. Directly West of the Site you'll find "The Woods" Golf Course, an 18-hole golf course open to the public for residents to enjoy.

EXISTING ZONING AND LAND USE

The current zoning of the property is residential. A large majority of the property is presently farmed. Green Bay as a whole is nearly 75% developed, yet 75% of the land East of I43 is undeveloped and underserved. Nearly all Green Bay's future growth (non re-development) will be on the East side of town as the West Side is bordered by existing incorporated municipalities including the Oneida Tribe of Indians.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) CONCEPTS

Recently, Traditional Neighborhood Development (TND) has been used as an alternative model for suburban development in some communities. Some have related the TND as a growth management tool because if the suburbs were built as concentrated towns instead of as urban sprawl, there would be less traffic congestion and smaller losses of lands.

Traditional neighborhoods pursue the following social objectives:

· Bring most of the activities of daily living, including dwelling, shopping and working within walking distance, the elderly and the young gain independence of movement.
· Reducing the number and length of automobile trips, traffic congestion is minimized and necessary road construction is limited.
· Provide appropriate building densities.
· Provide defined public spaces such as streets, sidewalks and parks citizens come to know each other and to watch over their collective security.
· Provide a full range of housing types and workplaces, age and economic class are integrated and the bonds of an authentic community are formed.
· Integrate the various functions of daily life within units (neighborhoods) of appropriate scale, meaningful involvement in local decision-making is facilitated.

Traditional neighborhoods also share the following conventions:

· The neighborhood is physically understood and limited in size.
· Residences, shops, workplaces, and civic buildings are located in the neighborhood, all in close proximity.
· A hierarchy of streets serve equitably the needs of the pedestrian and the automobile.
· Physically defined squares and parks provide places for informal social activity and recreation. Private buildings form a disciplined edge, delineating the public street space and the block interior with its private yards and gardens.

Traditional neighborhoods have been developed in the United States since colonial times and until the 1940s, the approximate time before the intensive use of the automobile and the advent of the interstate highway system. A typical New England town, with its grid pattern and main streets and its tree lined sidewalks and public squares, typifies a TND. In traditional neighborhoods, the streets are intended to accommodate internal circulation within the neighborhood rather than providing access to few individual lots. Thus, the street system is designed on a traditional grid pattern, which promotes and provides circulation among all uses within the neighborhood, as opposed to the curvilinear or loop streets and cul-de-sacs in suburban developments. Also, the streets are intended to be in scale with the abutting buildings and should not become barriers to pedestrian movement. In some commercial districts, on-street parking is encouraged rather than discouraged, and the commercial buildings are located close to the street lot line. On-street parking also serves as a buffer between pedestrians and vehicular traffic.

GRANDVIEW PLACE DEVELOPMENT PLAN

The initial development proposal for GRANDVIEW PLACE is similar to PUD (Planned unit developments) used in the past. The predominant land use was residential, with a mixture of housing types and housing densities. A neighborhood shopping center was proposed in the center to be easily accessed by the neighborhood. No large employment areas were suggested under this proposal; however, the I43 Business Park is in close proximity and poised to be expanded. The Plan proposes commercial areas, including some office uses as employment areas, a community shopping center instead of a neighborhood center, and some mixed uses, which could include residences together with retail or office uses. The perimeter of the TND boundary was transitioned by residential as much as possible. Within the TND the main commercial corridor was identified as Grandview Road and Copper Falls Way. The center was denoted as commercial with less intense uses as you transition away. The multifamily and majority of medium density were located to the North of the project to be close to the Park Property and future school site.

27 X

OBJECTIVES AND POLICIES FOR THE GRANDVIEW PLACE

Land Use Objectives and Policies

Objectives

1. Physically arrange land use activities in compact, efficient and functional districts to permit energy-efficient, convenient movement between residential, shopping and recreation areas.
2. Bring most of the needs of daily living within walking distance.
3. Maintain economically viable neighborhood commercial districts as a source of local employment, a focus of neighborhood activity, and a centralized convenience shopping and service center for residents of the surrounding area.

Policies

1. Plan commercial areas so that they are relatively compact and are properly located to serve the appropriate neighborhood, community, or regional market.
2. Design neighborhoods to minimize the need for the automobile for access to shopping, school and recreational facilities.
3. Locate dwellings, shops and workplaces, all limited in size, in close proximity to each other.

Housing Objectives and Policies

Objectives

1. Provide a full range of housing types.
2. Create and maintain adequate opportunities for people of all ages in most residential neighborhoods.

Policies

Locate multiple-unit housing on the basis of the site's potential for providing a safe, attractive and convenient living environment for apartment dwellers.

Transportation Objectives

Objectives

Create a flexible transportation system that provides several alternative modes of travel to most destinations within the immediate neighborhood and City and which minimizes conflicts among different forms of transportation, such as pedestrians, bicycles and automobiles.

Park and Open Space Objectives and Policies

Objectives

1. Provide adequate and accessible park, recreation, and open space facilities for the enjoyment and use of all segments of the City's population.
2. Take advantage of the City's natural resources.

27y

3. Provide circulation opportunities to allow people to traverse throughout the neighborhood.

Policies

1. Scale the type of recreation and open space facilities to the needs of the population (both present and future) in the service area.
2. Place more emphasis than presently exists on developing passive and active recreation areas in parks where appropriate.
3. Use natural open space as a framework for enhancing other land uses, linking parks and open spaces to the maximum extent possible.
4. Maximize the use of a greenway system to provide open space and recreation areas as well as to allow for infiltration and to carry storm water.

TND CONCEPT FOR GRANDVIEW PLACE

The Grandview Place Plan designates certain areas for living, shopping and working, all in relative close proximity to each other (see exhibit D). It also provides areas for civic functions and for recreation. The larger green space areas are centrally located within the neighborhood or amongst residences.

Grandview Road was identified at the North/South collector street due to the location of the future school site. Copper Falls Way was identified as the East/West Collector due to the limitation of the natural geography with consideration given to the South Branch of Baird Creek and Power lines. The center of the neighborhood was identified as the intersection of Grandview Road and Copper Falls Way. The highest use, Commercial was place in the center and as one moves away from commercial the density of housing reduces. Adjustments were made to the original plan to buffer existing residential with the commercial areas as much as possible. While determining placement of larger multi-family areas proximity to both the park and commercial areas were weighted heavily, thus the majority are located on the North end of Grandview Place, near the large park. Residential areas are located adjacent to the employment and shopping areas to afford more people to walk to work or to shop. Mixed-use areas are also provided to insure more residences to be located in close proximity to the employment and shopping areas. Development would occur in phases starting near the locations of sewer and water and extending outwards from there. The developer will look to sell off large parcels, use specific to project developers for particular uses.

Below please find a table of land uses for Grandview Place Development

Total Development	Acreage	Percent
	263	100.00%
R-1	132.7	50.39%
Med Density	18.67	7.09%
Multi-Family	38.74	14.71%
Senior Living	11.57	4.27%
Commercial	11.57	4.39%
Green Space	50.46	19.16%

272

2012 Persons per household from US Census Bureau= 2.61
The location and distribution of the different types of land uses also conform to the TND concept. The office and retail areas are centrally located.

Residential Uses

About 151 acres (or 57%) are proposed for residential use of low to medium density. Of this total, approximately 132 acres or about 50 percent are proposed for low density, single family detached residential, and the remaining 19 acres or approximately 7 percent (of overall development) for medium density residential of attached housing. Low density residential use (primarily single-family homes) would approximate about 3 dwelling units per acre, while medium density residential would approximate about 5 units per acre. Low density residential areas should generate a total of approximately 390 homes, while the medium density residential areas about 93 units.

Multifamily is designated in three separate parcels and is comprise approximately 39 acres for all three parcels or 14.71 percent of the project. Multifamily units shall have a maximum density of 12 units per acre. This average of units per acre this would result in approximately 465 units.

The Senior living component of the project is separated into two parcels consisting of a total of approximately 11.57 acres or 4 percent of the project.

The residential uses are mixed throughout the development. The residential areas are intended to provide a variety of housing types and price points from rental to owned located throughout much of the neighborhood. The Grandview Development plan will allow for a consistent, welcoming feel throughout the neighborhood.

Commercial Uses

Four commercial parcels are identified at the corner of Grandview and Copper Falls Way comprise the "Town Square" feel. The commercial area totals 11.57 acres or 4.39 percent. The ideal uses could include offices, retail and service, and also residential uses ideal for supporting the neighborhood and future Green Bay Public School Site.

Park and Open Space

The park and open space areas include an area park, a neighborhood park, greenways, and storm water detention areas. A 22.8 acre Neighborhood park to serve the Neighborhood and surrounding area is proposed on mostly level grounds on the North-Center end of the property. A two smaller parks will also be incorporated. The first area located along the South Branch of Baird Creek. This area will also allow for vehicular access the Parkway. The second area is to be located on the East side of Grandview Road near the retention pond of approximately 1.2 Acres. Park areas are ideal for neighbors to gather and for kids to play. Neighborhood open areas and greenways in the form of walkways are proposed adjacent to the storm water detention areas. Area and neighborhood open spaces are connected with a series of walking trails. Ideally, in the future, the park and trails associated with the South Branch of Baird Creek will be connected with the City's larger trail system including Baird Creek and East River Trails.

2744

Walking trails provided in and throughout Grandview Place invite residents traverse throughout the neighborhood promoting healthy lifestyles. Storm water detention areas are designated in several locations and also along drainage ways. Storm water detention areas shall be dedicated to the City of Green Bay prior upon recording of Grandview Place.

RECOMMENDED TRANSPORTATION FACILITIES

To provide for both external and internal circulation within the neighborhood and collector streets are designated on the neighborhood development plan.

Collector Streets

Two collector streets are proposed within Grandview Place. Grandview Road will serve as a north-south collector, linking the school and park property with County Road V, the main through-fair to I43. Copper Falls Way will be an east-west collector providing circulation from within the neighborhood to Grandview and Erie Roads. Sidewalks shall be provided on both sides of the street for the majority of the neighborhood. Areas with lower density or an adjacent pedestrian trail would have sidewalks on one side of the street. For those lots, which have sidewalks, they would be required for occupancy of the premises with the exception of winter construction. Green space noted though out the plan shall be dedicated to the City of Green Bay.

Interior Circulation

A variety of internal streets are proposed in a grid like pattern. The majority of the roads run East-West ideal for Solar Passive design of residential homes. Optimal solar passive design allows for large south facing glass on the home to catch the suns low winter rays and warm the home. Overhangs in the summer shade windows to prevent overheating. Designing road pattern that allow for solar passive design incorporates a "green" component to development.

ATTACHED PLEASE FIND EXHIBIT F, THE CIRCULATION PLAN OF GRANDVIEW PLACE

2766

RECOMMENDED CONCEPTUAL DEVELOPMENT PLAN

The recommended Land Use Plan for the GRANDVIEW PLACE incorporates many TND concepts, especially in terms of the allocation, distribution and location of the different land uses. TND concepts can also be implemented through a conceptual development plan together with design standards for both buildings and site development. The following is a discussion of the conceptual development plan for the GRANDVIEW PLACE, including the design standards for each of the designated land uses for the area.

Low Density Single-family Dwellings

Single-Family Dwellings to maintain the TND concept, the streets in the single-family areas are generally shown in a grid pattern. Also, to provide an ideal site for solar access and solar passive design, the streets are mainly oriented in an east-west direction. Single-family dwellings are shown in a mix of both detached in low density or attached in medium density. Single family building dwellings shall contain the following covenants as described as the "Grandview Place Building Style"

- Buildings would be limited to a maximum of 2 ½ stories
- Low density units shall have a minimum above grade SF of 1000 SF.
- Medium density units shall have a minimum above grade SF of 900 SF
- There shall be no flat roofs
- Building materials shall not include the following:
    - Steel Siding
- Steel roofing is permitted
- Building colors should be harmonious and consistent with the area.
- Grandview Place Housing Style shall be described a comfortable and welcoming with an assortment of housing facades to provide variety with conformity for the subdivision the list of housing types shall include but not be limited to: Craftsman, Bungalow, Classic, Traditional, Cottage, Country, Farmhouse, Southern and Ranch. All single family detached homes shall have a covered front porch. The following styles are viewed not to conform: Modern, Contemporary, Mediterranean, Log, Southwestern.
- There are 7 low-density lots noted duplex on corners. These seven units shall conform to the single-family standards for size and materials. In addition each unit shall face a different road

3726

Multiple-Family Dwellings

All types of multiple-family dwellings are encouraged, including apartments and townhouses or row-houses. The zoning requirements of the R3 Residence District could apply, except in the case of row-houses or townhouses, where no side yards are required except at the ends of buildings.

The following include the design standards for all multiple-family dwellings:

- Architectural design, including style and motif, should be consistent and compatible with adjacent developments. Colors, material, texture, roofline, and window openings of buildings should complement or be compatible with adjacent buildings
- Landscape design should be consistent and compatible with adjacent developments
- Building materials on the exterior shall not include:
    - Steel Siding
- Steel roofs shall be permitted

Population Increase

The population of our area is growing. According to David Egan-Robertson of the UW-Madison Applied Population Laboratory Brown County is slated to grow by 25.9% from 2010-2040.

Grandview Place will add approximately 959 (non-senior living) dwelling units to the East side of Green Bay to meet this future need. Applying the US Census bureau 2012 estimate of 2.61 persons per dwelling units would result in an approximate addition of approximately 2474 persons. The size and mix of both population and housing type of Grandview Place is similar to the property located in an area between I43/East Mason/Huron Road and Sitka Street. The benefit of zoning on a larger scale with the TND is promoting consistency on a larger scale. The goal of Grandview place is to provide thoughtful design to overall layout of the area meeting the overall future housing needs of the community as a whole.

27 dd

Community Retail/Office

A community shopping center is proposed at the community center along Grandview Road. The following Community Commercial standards shall be required:

- Buildings should be restricted to no more than three stories.
- Individual buildings per use shall be encouraged, yet not required.
- No building single use tenant space shall exceed 10,000 SF.
- The color, material, texture, roofline and window opening of the buildings should be compatible with the adjacent buildings.
- A variety of architectural features and building materials are encouraged to give each building or group of buildings a distinct character.
- Buildings that face the road shall have a minimum of two variations in building material types
- The architectural features, materials and the articulation of a façade of a building shall be continued on all sides visible from a public street.
- The primary front façade shall not be orientated to face directly toward a parking lot
- A minimum of 50% of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing for view.
- New structures, other and bordering civic uses, shall follow similar design guidelines as the opposite side of the same street.
- Building materials shall not include the following:
    - Steel Siding
    - Stucco/Dryvit
    - Hardboard

Public Streets

The streets within this neighborhood will be either a local street or a collector street. The local street, which is common to all new subdivisions, will have a right-of-way width of 60-feet and a 32-foot wide pavement providing for two traffic lanes and a parking lane. The collector street will be Grandview Road and Copper Falls Way.

The creative use of street trees and street signage would aid in identifying different areas within the neighborhood and also instilling a feeling of identity. The larger specimen trees with similar shapes should be planted on Grandview and Copper Falls Way to create a formal appearance to the major approaches into this neighborhood. However, smaller specimen trees with similar shapes should be planted in the convenience center and mixed-use areas. Different types of specimen trees could be planted in the residential areas. Trees selected shall be native trees from Wisconsin. For a detailed list visit the UW Extension website for a list of native Wisconsin trees. Cottonwood trees shall be prohibited.

The City currently has several types of street lighting standards. One type of standard could be used for the residential areas, another type for the convenience center and mixed-use areas.

77ee

Property Phasing and Construction

The City of Green Bay anticipated development for this area and brought sewer to the property in approximately 2010. The original developer would look to subdivide by use, smaller parcels with common restrictions providing variety with consistency with regards the overall look of the development. They Development would begin where utilities exist and extend outward from there.

Please see Exhibit F attached as the phasing plan.

The timing of development is much more difficult to determine. The overall broader economy and local housing market will determine the pass. By providing a product which people demand, in terms of mix and size one should see things progress over a number of years.

Tax Base

Increased tax levy can be key to balancing the expenditures of a growing city. When fully built, Grandview Place Estates could potentially add roughly $176 million to the tax base for the City of Green Bay. Anticipated detached single-family homes would likely list between $170,000-275,000, with an average of $200,000 per dwelling for a total of over $78 million in added tax base. Medium density housing would likely list between $110,000-$200,000 with an average sale price of $140,000 and approximated added tax base of over $13 million. Multi-family units would add value of approximately $80,000 per unit with an approximate tax base increase of $37 million. Due to the considerable investment into long-term care, Senior Care sites would have the greatest impact on the tax levy. The approximate value added for 11.24 acres would have the potential to add $30 million in tax levy for the two sites. Commercial tax base will vary with the end user and the extent of each tenant's build out. We have approximated 18 buildings and applied a $1 million value per building. Commercial is anticipated to add approximately $18 million to the tax base. With a mill rate of 23, annual revenue once fully built should exceed $4 million annually. Over a five-year time frame received revenues are anticipated at over $20 million. The table below provides a breakdown of tax base and estimated tax revenue.

Total Dev	Acreage	Percent	Units/Acre	Units	People Per Unit	Avg Cost	Tax Base added	Annual Revenue
	263.36	100.00%			2.61			0.023
R-1	132.7	50.39%	3	390	1018	$200,000	$78,000,000	$1,794,000
Med Density	18.67	7.09%	5	93	243	$140,000	$13,020,000	$299,460
Multi-Family	38.74	14.71%	12	465	1213	$80,000	$37,190,400	$855,379
Senior Living	11.24	4.27%					$30,000,000.00	$690,000
Commercial	11.57	4.39%	1	12			$18,000,000.00	$414,000
Green Space	50.46	19.16%						
TOTAL				959	2474		$176,210,400	$4,052,839

27 ff

SUMMARY

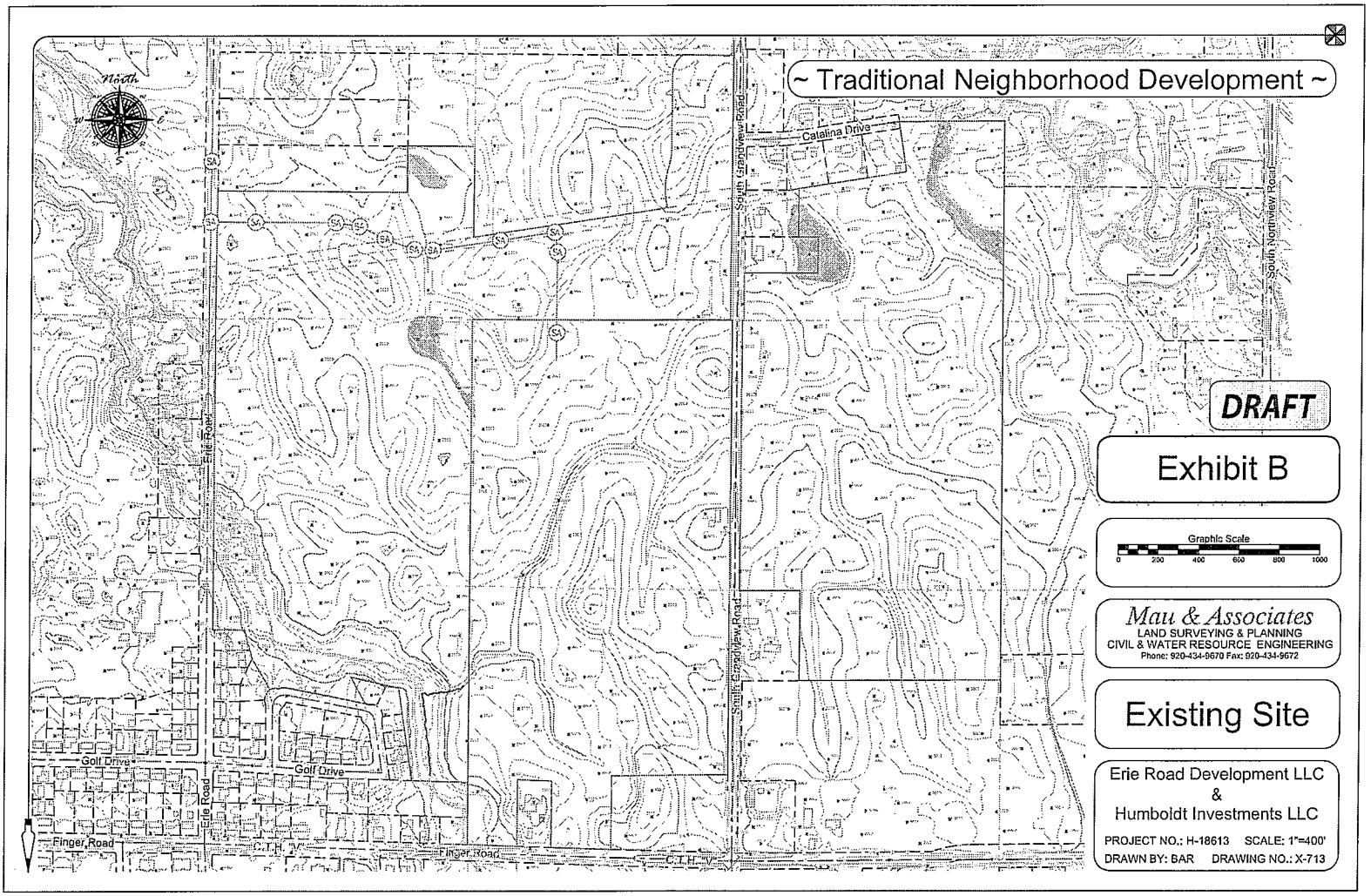
Brown County is a growing county projected to reach a population peak in 2040 with an increase population from 2010-1040 of 25.9% according to David Egan-Robertson of the UW-Madison Applied Population Laboratory. The challenge of local governments among other things will be to provide the necessary housing and services to meet this growth. As mandated by the State the City developed a Smart Growth plan in the early 2000's. The plan adopted in and around 2003 designated this property Traditional Neighborhood Development or TND that calls for a mix of zoning types.

The Grandview Place Plan is the result of two years of planning and research in every aspect of development plan. The TND concept and layout was based upon the guidance and recommendations of City planning staff following TND City Ordinances as best as possible. The developer researched the TND concept, demographics and future population growth projections as well as current market inventory. Based upon the demographics which include an aging population and other housing trends found, the developer determined an optimal mix of uses to meet the future housing needs for the East side of Green Bay.

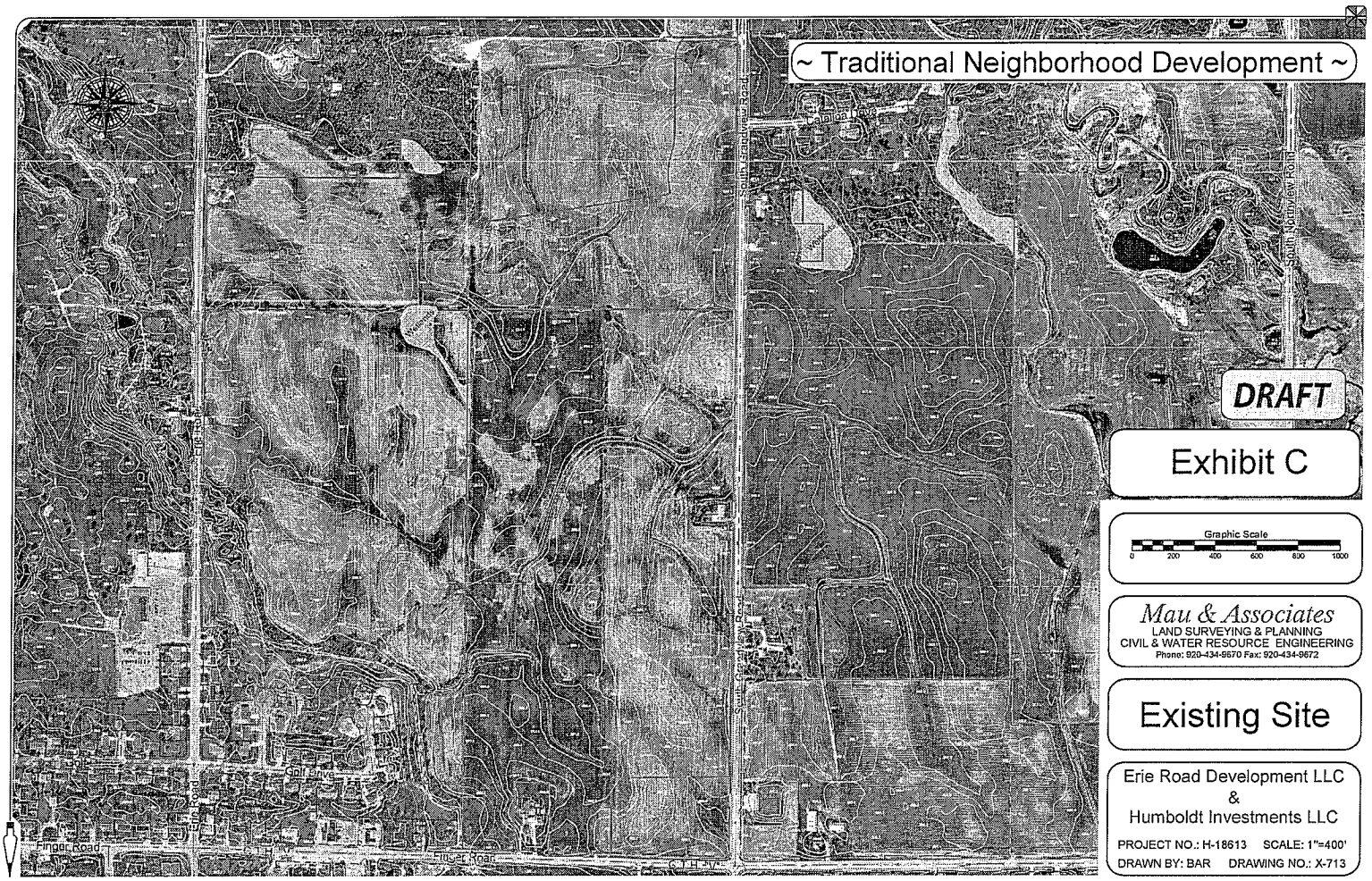
Grandview Place has provided a vision for a traditional neighborhood that has been carefully designed to allow for a mix of uses and housing styles to accommodate households of all ages and sizes to meet the demands of our changing demographics as Green Bay continues to grow. Grandview Place has taken inventory of the natural features within its boundary and provided access to those within Grandview Place promoting a walk able community to bring people and families together. Grandview Place will bring services to a presently under-served area of the City and provide housing to complement future growth in the area including the future Green Bay School Site and likely extension of the I43 Business Park. The growth of Grandview Place will mostly depend on the economy and growth of the overall housing market for the area. Grandview Place has the capacity to provide approximately 1000 housing units and add over $176 Million to the tax base potentially providing over $4 Million annually to the City.

The Grandview Development Plan has been revised multiple times. The Plan was significantly revised after the neighborhood meeting and again after the initial Plan Commission meeting. Each time neighbor's questions and concerns were addressed to the best ability possible given the natural confines of the property, preserving the overall goals of TND Development. Overall, density has been reduced significantly twice and adjacent existing property owners have been buffered primarily with residential zoning.

2799


~ Traditional Neighborhood Development ~
North
Catalina Drive
South Sandview Road
South Northview Road
Erie Road
Golf Drive
Finger Road
C.T.H. "V"
DRAFT
Exhibit B
Graphic Scale
0 200 400 600 800 1000
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Existing Site
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

27 hh


~ Traditional Neighborhood Development ~
DRAFT
Exhibit C
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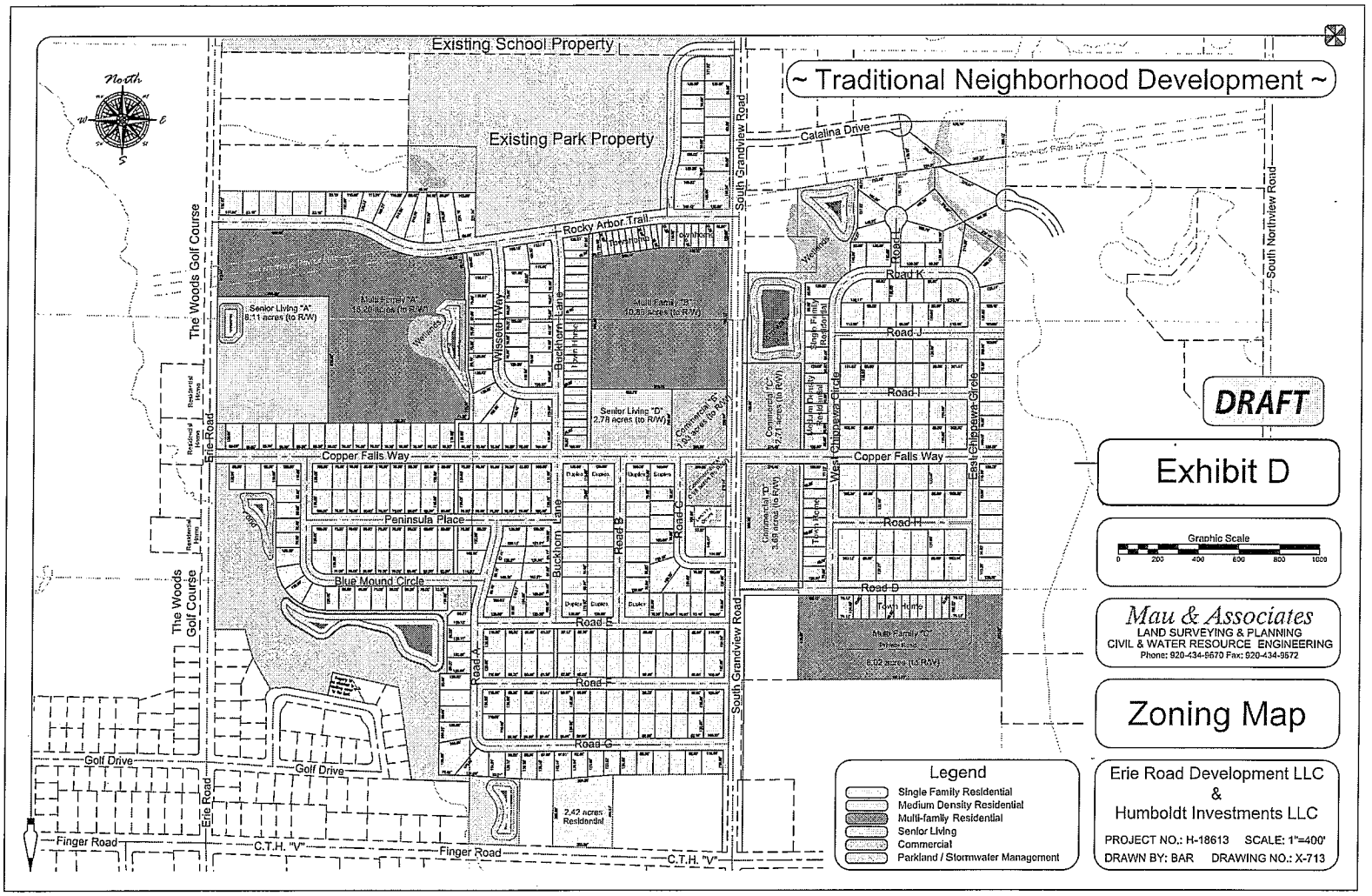
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Existing Site
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713
Finger Road
Golf Drive
South Grandview Road
South Northview Road

2711


~ Traditional Neighborhood Development ~
Existing School Property
Existing Park Property
North
Rocky Arbor Trail
Catalina Drive
South Grandview Road
South Northview Road
The Woods Golf Course
Erie Road
Copper Falls Way
Peninsula Place
Blue Mound Circle
Golf Drive
Finger Road
C.T.H. "V"
Wissota Way
Buckhorn Lane
Road A
Road B
Road C
Road D
Road E
Road F
Road G
Road H
Road I
Road J
Road K
West Chippewa Circle
East Chippewa Circle
Senior Living "A"
8.11 acres (to R/W)
Senior Living "D"
2.78 acres (to R/W)
Commercial "C"
2.71 acres (to R/W)
Commercial "D"
2.68 acres (to R/W)
Multi-Family "C"
6.02 acres (to R/W)
2.42 acres
Residential
Legend
Single Family Residential
Medium Density Residential
Multi-family Residential
Senior Living
Commercial
Parkland / Stormwater Management
DRAFT
Exhibit D
Graphic Scale
0 200 400 600 800 1000
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9572
Zoning Map
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
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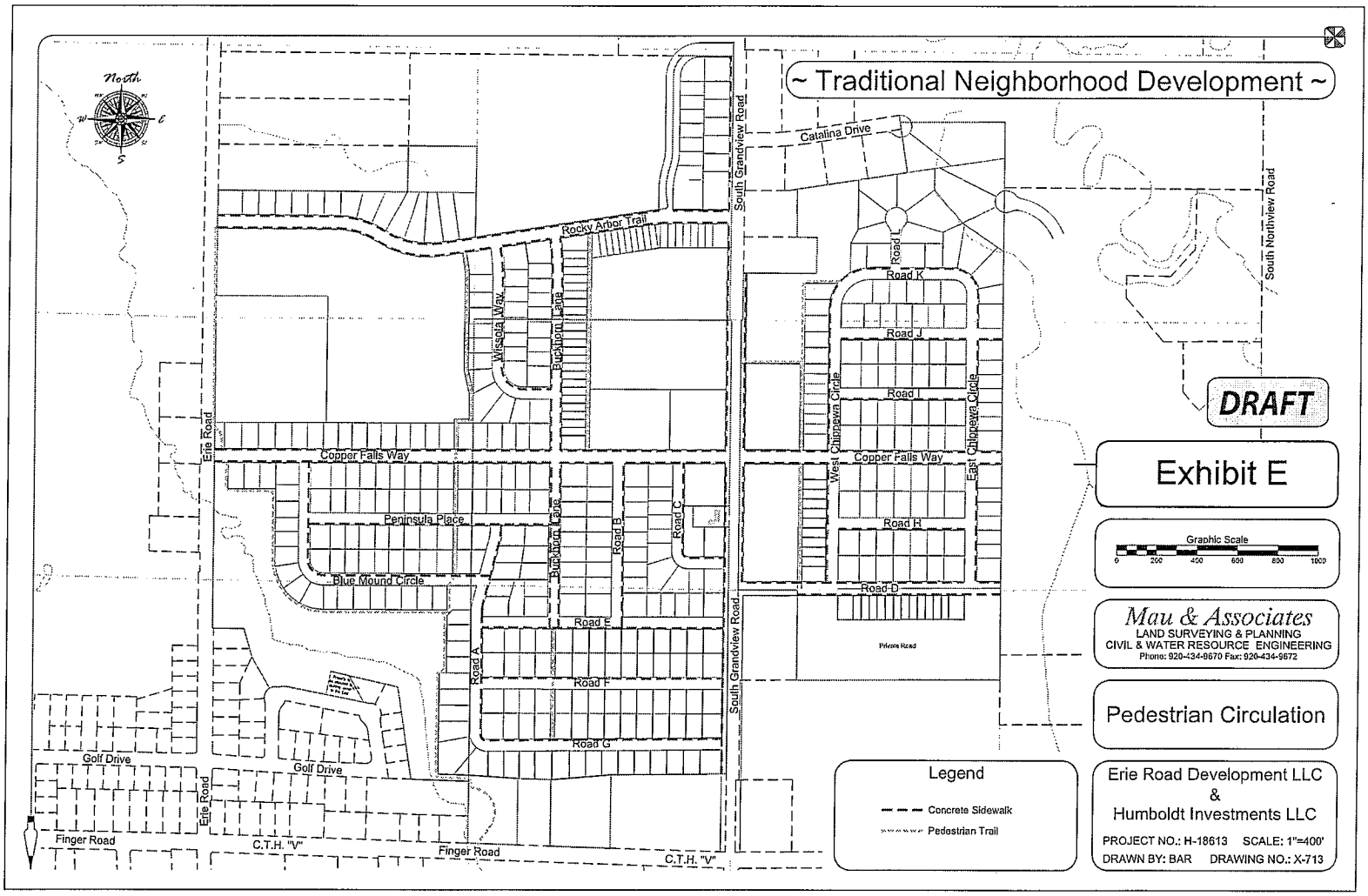
27 jj


~ Traditional Neighborhood Development ~
North
Catalina Drive
South Grandview Road
South Northview Road
Rocky Arbor Trail
Wisota Way
Buckhorn Lane
Road L
Road K
Road J
Road I
Road H
Road D
West Chippewa Circle
East Chippewa Circle
Copper Falls Way
Erie Road
Peninsula Place
Blue Mound Circle
Road A
Road B
Road C
Road E
Road F
Road G
Private Road
Golf Drive
Finger Road
C.T.H. "V"
DRAFT
Exhibit E
Graphic Scale
0 200 400 600 800 1000
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Pedestrian Circulation
Legend
Concrete Sidewalk
Pedestrian Trail
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
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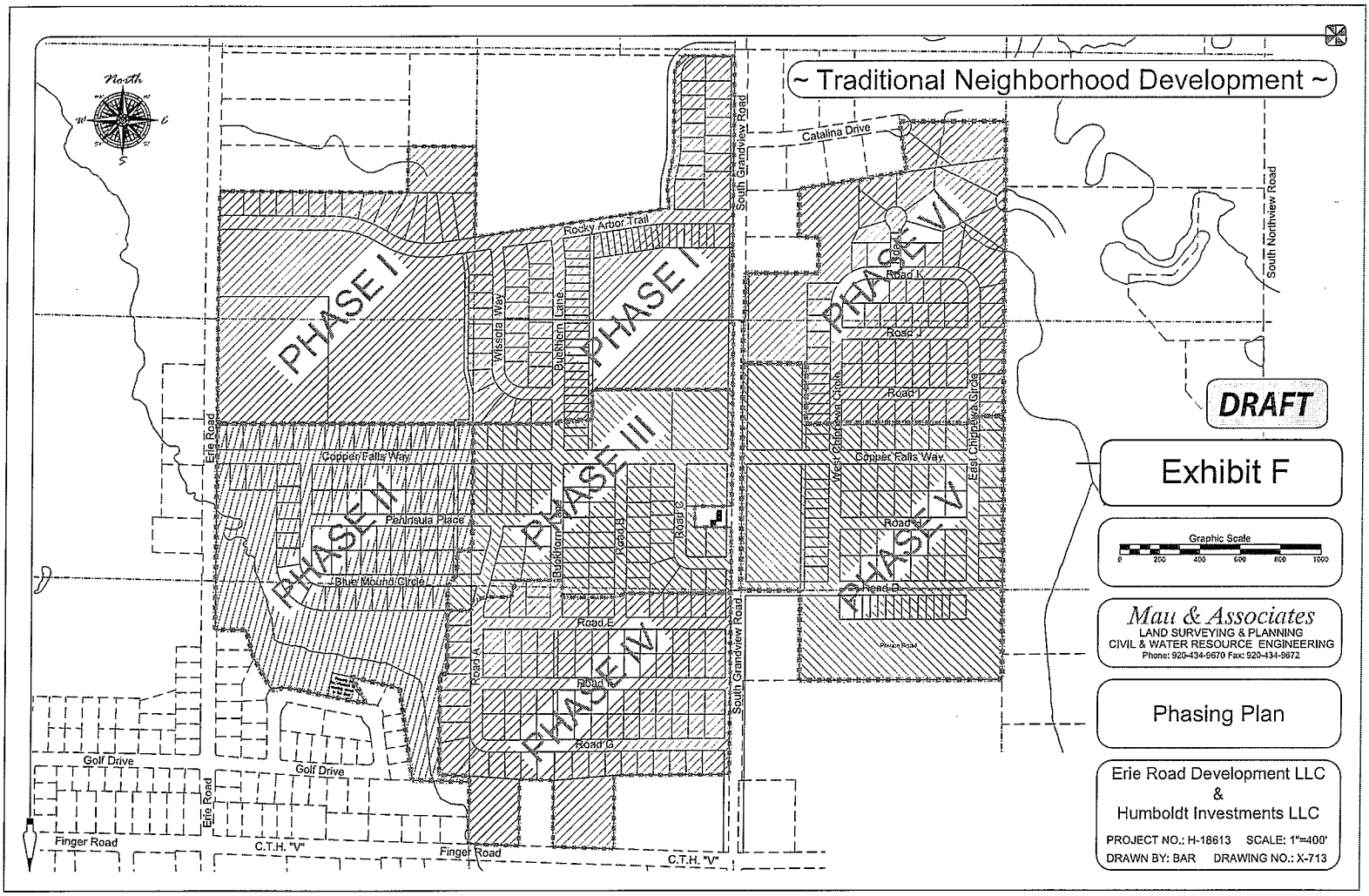
~ Traditional Neighborhood Development ~
North
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
PHASE VI
Catalina Drive
Rocky Arbor Trail
South Grandview Road
South Northview Road
Wissota Way
Buckhorn Lane
Erie Road
Copper Falls Way
Peninsula Place
Blue Mound Circle
Road A
Road B
Road C
Road D
Road E
Road F
Road G
Road I
Road J
Road K
West Chippewa Circle
East Chippewa Circle
Golf Drive
Finger Road
C.T.H. "V"
DRAFT
Exhibit F
Graphic Scale
0 200 400 600 800 1000
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Phasing Plan
Erie Road Development LLC
&
Humboldt Investments LLC
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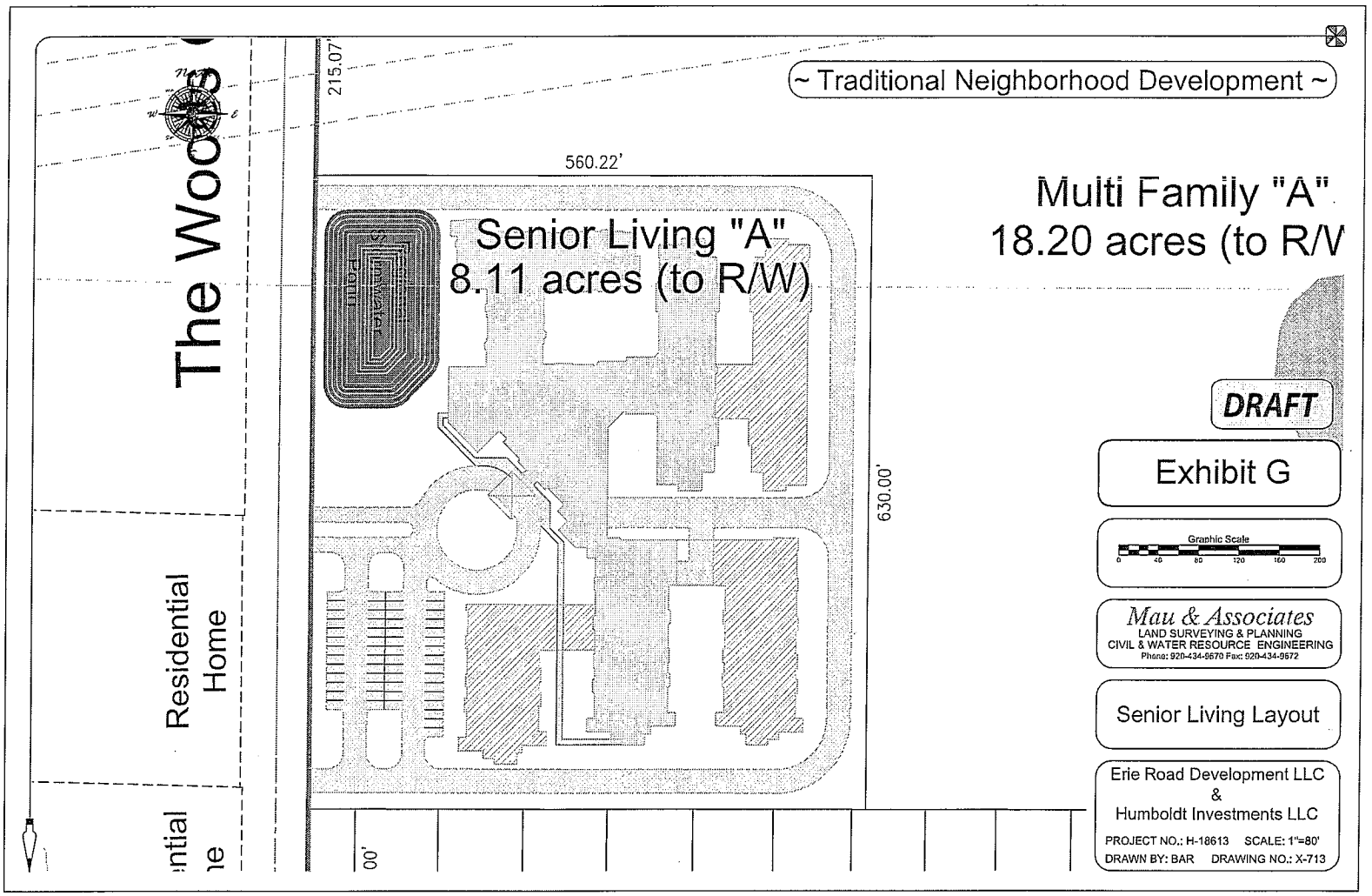
27LL


~ Traditional Neighborhood Development ~
215.07'
560.22'
Senior Living "A"
8.11 acres (to R/W)
Multi Family "A"
18.20 acres (to R/W
630.00'
The Woods
Residential
Home
DRAFT
Exhibit G
Graphic Scale
0 40 80 120 160 200
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Senior Living Layout
Erie Road Development LLC
&
Humboldt Investments LLC
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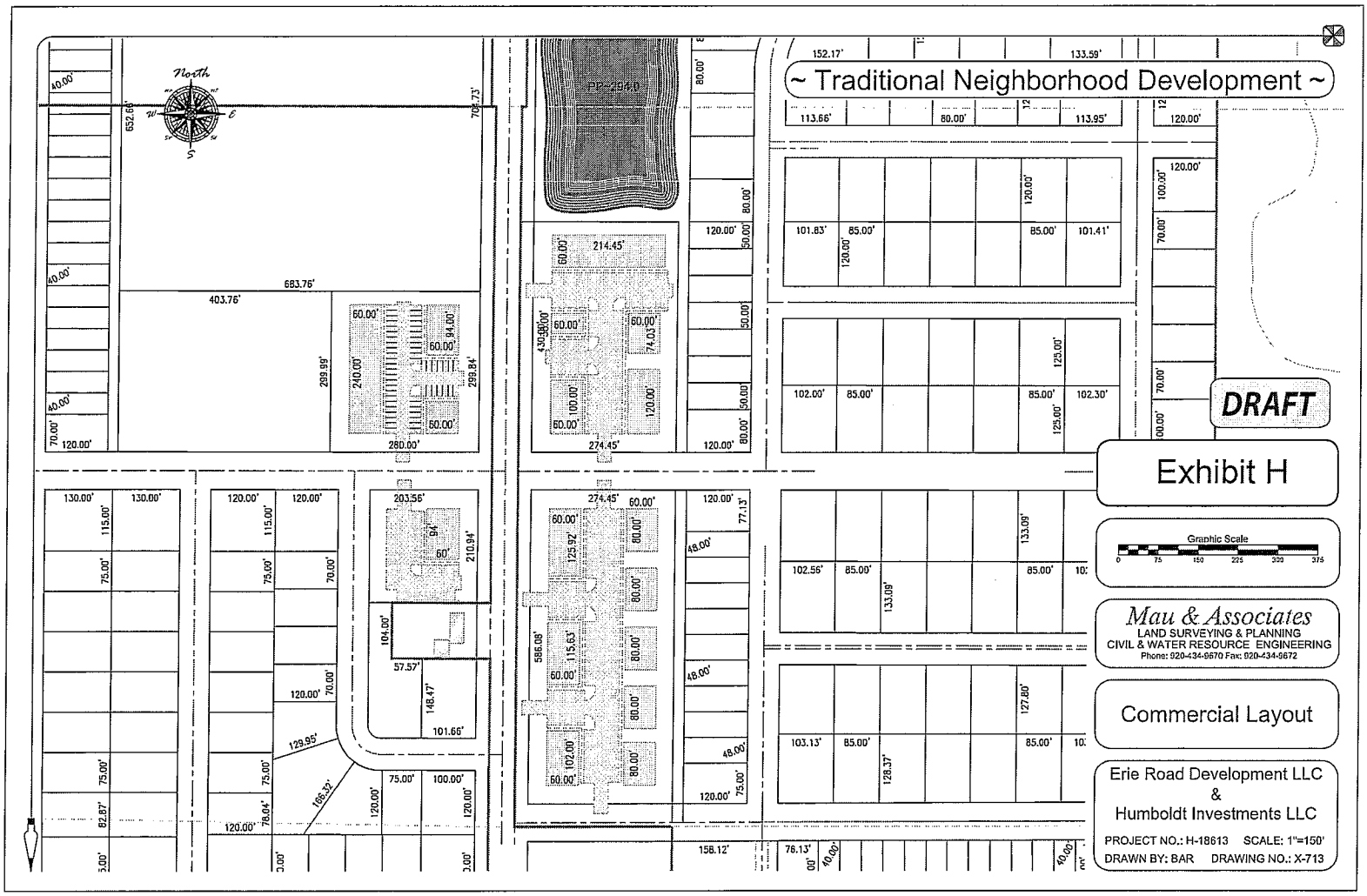
27 MM


~ Traditional Neighborhood Development ~
DRAFT
Exhibit H
Graphic Scale
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Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Commercial Layout
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=150'
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North
PP-2940
683.76'
403.76'
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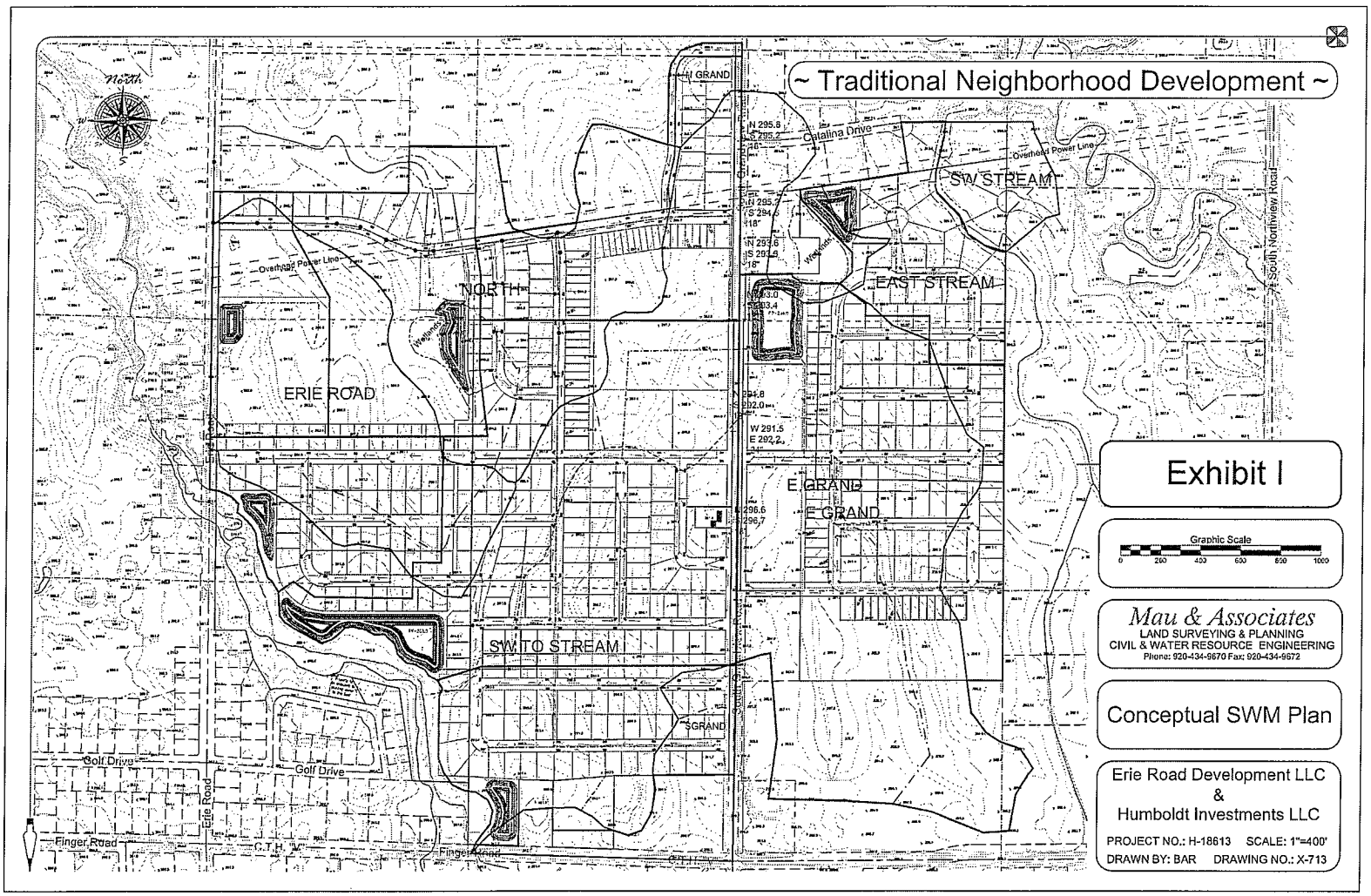
274.45'
158.12'

2700


~ Traditional Neighborhood Development ~
Catalina Drive
Overhead Power Line
SW STREAM
EAST STREAM
NORTH
ERIE ROAD
E GRAND
SW TO STREAM
Golf Drive
Finger Road
C.T.H. "A"
Erie Road
South Northview Road
Exhibit I
Graphic Scale
0 200 400 600 800 1000
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Conceptual SWM Plan
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

2700

Exhibit J

27pp

GENERAL ORDINANCE NO. 26-14

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 adding thereto the following NO PARKING zone:

> FIFTH STREET, north side, from Broadway to a point 80 feet west of Broadway

SECTION 2. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 3. 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

12/02/14