AGENDA OF THE COMMON COUNCIL

TUESDAY, MARCH 3, 7:00 P.M.
COUNCIL CHAMBERS
ROOM 203, CITY HALL

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the February 16, 2015, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

PUBLIC HEARING

General Ordinance No. 5-15
An ordinance amending Chapter 13-904 of the Code regarding outdoor storage and display in the Business Park (BP) District (Amending General Ordinance No. 16-14).

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 Advisory Committee.

3. Report of the Finance Committee.

4. Report of the Improvement & Service Committee.

5. Report of the Park Committee.

6. Report of the Personnel Committee.

7. Report of the Protection & Welfare Committee Meeting of February 12, 2015.

8. Report of the Protection & Welfare Committee Meeting of February 23, 2015.

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

RESOLUTIONS

10. Resolution authorizing and providing for the sale and issuance of $6,795,000 General Obligation Refunding Bonds, Series 2015A, and all related details.

11. Resolution drawing final orders.

12. Resolution authorizing refund/cancellation of personal property taxes.

13. Resolution approving air rights easement at 345 N. Broadway right-of-way.

14. Resolution approving air rights easement at 715 S. Broadway right-of-way.

15. Resolution designating the Redevelopment Authority as agent of the City of Green Bay for the creation of TIF District No. 18, University Avenue Redevelopment Area.

16. Resolution declaring all Transportation Network Companies be regulated under the Green Bay Taxicab Ordinance.

ORDINANCE - FIRST READING

17. General Ordinance No. 6-15
An ordinance amending Section 2.03(1) of the Code relating to appointment of Standing Committees.

ORDINANCES - THIRD READING

18. General Ordinance No. 4-15
An ordinance amending Section 29.208 of the Code relating to parking regulations.

19. General Ordinance No. 5-15
An ordinance amending Chapter 13-904 of the Code regarding outdoor storage and display in the Business Park (BP) District (Correcting General Ordinance No. 16-14).

20. Zoning Ordinance No. 1-15 (Tabled at the February 3 Meeting)
An ordinance zoning certain land generally located north of Finger Road, west of Northview Road, south of Catalina Drive, and east of Eerie Road as a Planned Unit Development District.

NOTE-Due to a Protest Petition on file with the City Clerk, three-fourths of the members of the Council voting on the proposed change is required for adoption of this ordinance.

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, MARCH 3, 2015

7:00 P.M.

PETITIONS & COMMUNICATIONS

IMPROVEMENT & SERVICE COMMITTEE

Applications for Concrete Sidewalk Builder's Licenses by the following:

A. Jim Fischer, Inc.
B. Holtger Bros., Inc.
C. Martell Construction, Inc.

Applications for Tree & Brush Trimmer Licenses by the following:

A. Beaver Tree Specialists.
B. Big Boy's Landscape & Snow Services.
C. Yesterday's Trees.

PROTECTION & WELFARE COMMITTEE

Request by the owners of Pearly Gates, 3551 Finger Road, to hold an outdoor event on July 11 and to allow music until midnight.

Notice of the change of agent for El Patron Entertainment, LLC at 1464 University Avenue.

Appeal by William Daniels III to the denial of his Public Vehicle Operator License application.

REPORT OF THE ADVISORY COMMITTEE
March 3, 2015

The members of the Advisory Committee, having met on Thursday, February 19, 2015, considered all matters on its agenda and wish to report and recommend the following:

1. To receive and place on file **#A**. and **#B**. and **#C.** of Ald. Tim DeWane's request to consider: a. Terminating our animal contract with Packerland Veterinary Clinic and b. Awarding the animal contract back to Bay Area Humane Society and c. Contracting out our Animal Control division.

2. To hold Ald. Zima's request to review the rental housing market until the next Advisory Committee meeting.

3. To hold Ald. Zima's request to review rules regarding autonomy of the RDA until the next Advisory Committee meeting.

4. To receive and place on file Ald. Zima's request to review rules regarding minutes and actions taken by the Common Council in closed session.

5. To refer to staff to research how many members Council can have on RDA and EDA and to bring this back to the Advisory Committee.

6. To refer to the IT Department for a cost and feasibility study Ald. Zima's request that the City video tape all meetings of the City (including closed sessions) and that those recordings be kept as a permanent record for historical reference by the City Clerk.

7. To approve Ald. Zima's request that the President of the Common Council, with input from the Vice President, be allowed to appoint members of all standing committees of the Common Council.

8. To approve Ald. Zima's request to prohibit the use of cell phones for calls or texting while City vehicles are in motion, with the exception of emergency vehicles, under emergency conditions.

9. To refer to the IT Department for a feasibility and cost study, the request by Ald. Wery to consider recording all City committees and commissions and airing them on the newly acquired public access channel.

10. To receive and place on file the request by Ald. Zima that the Advisory Committee review for possible action the subject of Traffic Commission Reports.

11. To approve Ald. Wery's request to reformat the City Council page on the City website to include years of service, committees served on, chair and vice chair of the committees and a brief bio of the aldermen. Alders to provide a bio.

12. To refer to Ald. Zima's request to review the policy regarding storage of garbage and recycling carts to I&S, to review the provisions of the garbage can ordinance.

REPORT OF THE FINANCE COMMITTEE
MARCH 3, 2015

The Finance Committee, having met on Monday, February 23, 2015 considered all matters on its agenda and wishes to report and recommends the following:

1. To approve the request by the Assessor's office to cancel certain real and personal property tax bills.

2. To receive and place on file the request by Ald. Nicholson to review and discuss warranty issues the City is having with the new Dodge Charger police squads, including dollar value of warranty work, age of the vehicles and history of why the City moved to the Dodge Chargers.

3. To approve the request by the Fire Chief to purchase replacement records management and inspection software not to exceed $100,000. Staff to review 2015 Budget for available funds before including in the City's 2015 bonding request

4. To approve the request to award the purchase of twelve 2015 Police Squad Cars from Chrysler World for $316,560.

5. To approve the request to award the purchase of three Philips HeartStart MRx Cardiac Monitors/Defibrillators to SOS Technologies for $64,248.

6. To receive and place on file the request by Ald. Nicholson to review the total number of lawsuits since 2002 broken down by year that shows the cost of each lawsuit per year, brief description of the lawsuit, the amount paid in attorney fees, and the cost of the lawsuit.

7. Hold until next meeting the request by Ald. Wery that the Mayor and staff provide documentation for "approval and purchase" of the Clarion Hotel, showing when public debate and vote were held and the purchase price.

8. Refer to DPW staff for advice on how to move forward with the request by Ald. Andy Nicholson to purchase the southwest corner of University and Irwin Avenues.

9. Refer back to staff the request by Ald. Tom DeWane for a Financial update on the Watermark with a complete chronological records of all financial records.

REPORT OF THE
IMPROVEMENT AND SERVICE COMMITTEE
March 3, 2015

The Improvement and Service Committee, having met on February 25, 2015 considered all matters on its agenda and wishes to report and recommend the following:

1. To refer to Department of Public Works staff the request by Ald. Wery to amend Ordinance No. 9.02(7) to allow storage of garbage/recycling carts next to a house/garage, or in front of a garage without a fence or shrub screen to solicit comment from the Alderpersons regarding potential changes to relevant sections of the Solid Waste Collection Regulations Ordinance, and bring back findings for the first meeting in April. Motion carried.

2. To approve the request by Department of Public Works to award a sole source contract to Coenen Mechanical Contractors for the fabrication and installation of brush/log guards at the Quincy Street storm sewer lift station in the amount of $21,150. Motion carried.

3. To approve the request by Department of Public Works to award a sole source contract to DLT Solutions for AutoCAD licensing using the government services pricing contract in the amount of $10,146.92. Motion carried.

4. To approve the Pedestrian Crosswalk Maintenance Agreements with Wisconsin Department of Transportation and authorize the Director of Public Works to execute the agreements. Motion carried.

5. To approve the report of the Purchasing Manager:

   A. To award the purchase of Streetlight Luminaires and Brackets from Neher Electric for $16,428.

   Motion carried.

6. To approve the request by Creative Sign (contractor) on behalf of Encompass Child Care, Inc (owner) to allow the existing awnings and lights and a new sign in the right-of-way adjacent to 345 N Broadway contingent upon executing a Hold Harmless Agreement, placing on file with the City applicable insurance, obtain all necessary City approvals, and authorize the Mayor and City Clerk to execute the agreement. Motion carried.

7. To approve the request by Jeff Hunter (tenant) on behalf of Paul D Jacob (owner) to allow the existing awning and new sign in the right-of-way adjacent to 715 S Broadway contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance, obtain all necessary City approvals, and authorize the Mayor and City Clerk to execute the agreement, and at such time that fifty percent or more of the value of the existing awnings is necessary for maintenance and/or repair, the awning needs to be brought into strict compliance with the applicable ordinances at that time. Motion carried.

8. To approve the following plat of right-of-way: "Sewer Easement from Franz Avenue to Baird's Creek", and have it referred to the Plan Commission for review and to the Law Department to file a Lis Pendens. Motion carried.

9. To approve the applications for Concrete Sidewalk Builder's License by the following:

A. IEI General Contractors, Inc.
B. Ken's Concrete LLC.
C. Louie's General Construction & Concrete

Motion carried.

10. To approve the application for Tree & Brush Trimmer Licenses by the following:

A. A to Z Tree Service LLC.
B. Best Stump Grinding
C. Carl's Tree Service
D. S & D Tree Services LLC.

Motion carried.

REPORT OF THE PARK COMMITTEE
March 3, 2015

The Park Committee, having met on Wednesday, February 25, 2015, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request by Ald. Wery to have the Green Bay Swim Club and the Friends of Colburn Pool host an exhibition swim meet at Colburn Pool in August 2015 for a Friends fundraising event contingent upon:

    - All proper insurances and permits being obtained;
    - Final plans for the event must be approved by staff;
    - All costs of the event are the responsibility of the Green Bay Swim Club and Friends of Colburn Pool;
    - All revenue and proceeds raised minus expenses go directly to the Friends of Colburn Pool.

2. To refer to staff to have additional discussions with Brown County and the Army Corp. of Engineers for a possible easement to Renard Island, gather information, and report back to the Park Committee.

3. To approve the purchase of new Honeywell software, including installation and training to upgrade the City Hall HVAC Control System for $25,150.

4. To authorize staff to trade the un-used Pardeeville miniature train for two new gondola style passenger cars from Diamond Car Works at no additional cost to the City.

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

REPORT OF THE PERSONNEL COMMITTEE
March 3, 2015

The Personnel Committee, having met on Monday, February 23, 2015 considered all matters on its agenda and reports and recommends the following:

1. To approve the minutes from the meeting held on January 28, 2015.

2. To approve the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.
    a. Tractor Operator (Street) – Public Works
    b. Sewer Laborer – Public Works
    c. Clerk Typist III – Public Works

3. To approve the request by Human Resources to approve out-of-state travel for Peggy Barden to attend the Tyler Connect 2015 Conference, May 3-6, 2015 in Atlanta, Georgia.

4. To approve Personnel Policy, Chapter 31, Employee Safety Recognition Program – Safety Spot Award for up to $2,000 with a report back to the committee following an evaluation of the program in six months.

5. To approve eligibility for pass through overtime for Assistant Fire Chief and Division Fire Chiefs.

6. To receive and place on file the request by Ald. Moore for a review of the Hook & Ladder Program for expansion and review of the fee structure and expansion to all City hospitals.

7. To receive and place on file the monthly report on the progress of the traffic unit within the Green Bay Police Department with Chief Molitor providing a report on the number of speeding citations for 2014 at the next Personnel Committee meeting.

8. To approve bringing everyone up to the control point over the next 2-years of the proposed Engineering Division Classification and Salary Study.

9. To hold for 30-days the request by Ald. Zima to approve contracting for an attorney to advise the Council on any issue at a contract salary of $30,000 per year.

10. To proceed as discussed in closed session with Bus Mechanic labor negotiations.

11. To receive and place on file the Report of Routine Personnel Actions for regular employees.

12. To receive and place on file the scheduling of Personnel and Finance Committee meetings.

G.

SPECIAL MEETING
PROTECTION & WELFARE COMMITTEE REPORT
March 3, 2015

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

1. To refer back to the City Attorney's Office to generate a report regarding regulation and enforcement of UBER and similar companies as it applies to the current taxi ordinance.

2. To review, with possible action, the prior taxi cab ordinance to determine if it shall become re-adopted.

For all licensing issues, the Committee may potentially convene in closed session pursuant to §19.85 (1)(b) and/or §19.85 (1)(f) Wisconsin Statutes, for the purpose of considering information with respect to licensing for a person. The applicant has the right to demand that the meeting be held in open session. The applicant may also request that the meeting be held in closed session. The Committee may, thereafter, reconvene in open session pursuant to §19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

If there are any questions regarding the agenda, please call Dawn, City Clerk's Office, at 448-3010.

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

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

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

PROTECTION & WELFARE COMMITTEE REPORT
MARCH 3, 2015

The Protection & Welfare Committee, having met on Monday, February 23, 2015, considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the request by the owners of Anduzzi's, 900 Kepler Drive, to hold an outdoor event July 24 to 26 and to allow music until 1:00 A.M. on July 24 and 25. The approval of the request is subject to complaint.

2. To approve the appeal by Patrick Ronsmans to the denial of his Public Vehicle Operator License application.

3. To refer back to staff, Green Bay Municipal Ordinance 15.65 relating to waiting periods for permits to raze a building.

4. For Uber and all other transportation network companies to desist and become regulated under Green Bay Ordinance 6.21 relating to Taxi Licensing.

5. To refer to staff to amend the Green Bay Taxi Ordinance as follows:
    1. To repeal Ordinance 6.21(4)(b) relating to the hospitality training requirement,
    2. To repeal Ordinance 6.21(3)(f)(5)(d) relating to displaying all fare rates on the exterior of the vehicle,
    3. To add Ordinance 6.21(3)(f)(6)(c) relating to displaying all fare rates on the interior of the vehicle,
    4. To amend the language in Ordinance 6.21(6) that the Common Council may require the complainant to post <u>surety</u> of up to $500; amending to the Common Council <u>may fine a complainant</u> up to $500,
    5. To add language in Ordinance 6.21 to recognize Transportation Network Companies,
    6. To add language in Ordinance 6.21(3)(f) exempting all Transportation Network Companies from displaying anything on the interior and exterior of the vehicle,
    7. To add language in Ordinance 6.21(5)(b) exempting all Transportation Network Companies from providing receipts to customers upon demand.

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
March 3, 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

Alberts, Sophia M
Anderson, Samuel V
Baker, Samantha L
Brempell, Anthony M
Bunker, Dustin D
Fish, BryAnne R
Haller, Jessica K
Halloran, Anthony D
Herron, Jasmine N
Isenhart, BreAnna MJ
Kronwall, Beth M
Larrabee-Schmunck,
Lefebvre, Josie L
Lenski, Zakarie J
Lones, Trelinda S
Lutzow, Brandon L
Malinski, Debra R
Mattern, Vincent M
Remaker, Krystal L
Robb, Adam L
Sanchez-Sanchez, Hugo

9.

FINAL PAYMENTS RESOLUTION
March 3, 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. PAVEMENT REPAIR 2014
Fischer Ulman Construction, Inc.

TOTAL AMOUNT EARNED:	$	402,061.84
LESS AMOUNT RETAINED:	$	0.00
	$	402,061.84
LESS AMOUNT PREVIOUSLY PAID:	$	391,322.04
AMOUNT DUE THIS ESTIMATE:	**$**	**10,739.80**

ACCOUNT NUMBERS
401500E-55301-61014: $10,739.80
PO #105635

2. SEWERS 2-14 PART A
Dorner Inc.

TOTAL AMOUNT EARNED:	$	288,322.45
LESS AMOUNT RETAINED:	$	0.00
	$	288,322.45
LESS AMOUNT PREVIOUSLY PAID:	$	281,114.39
AMOUNT DUE THIS ESTIMATE:	**$**	**7,208.06**

ACCOUNT NUMBERS
403500-55355-63044: $6,874.31
412500E-55355-63044: $333.75
PO #105712

Adopted _____, 2015

Approved _____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

jld

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RESOLUTION AUTHORIZING REFUND/CANCELLATION
OF PERSONAL PROPERTY TAXES

March 3, 2015

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

That, as per the recommendation of the Finance Committee at its meeting of February 24, 20153, the following personal property taxes shall be refunded or cancelled:

Account		Amount
8463	Ambiance Hair Studio (Tax Year 2014)	$ 66.20
21824	Vita Rawstaurant (Tax Year 2013)	368.30
21824	Vita Rawstaurant (Tax Year 2012)	346.90
23507	Jackson Hewitt Tax Service (Tax Year 2014)	132.20
24143	EP Direct (Tax Year 2014)	280.00

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

bc

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RESOLUTION APPROVING
AIR RIGHTS EASEMENT
AT 345 N BROADWAY
RIGHT-OF WAY
March 3, 2015

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

To approve the request by Creative Sign (contractor) on behalf of Encompass Child Care, Inc (owner) to allow the existing awnings and lights and a new sign in the right-of-way adjacent to 345 N Broadway contingent upon executing a Hold Harmless Agreement, placing on file with the City applicable insurance, obtain all necessary City approvals, and authorize the Mayor and City Clerk to execute the agreement.

Adopted _____, 2015

Approved_____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

jld

RESOLUTION APPROVING
AIR RIGHTS EASEMENT
AT 715 S BROADWAY
RIGHT-OF WAY
March 3, 2015

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

To approve the request by Jeff Hunter (tenant) on behalf of Paul D Jacob (owner) to allow the existing awning and new sign in the right-of-way adjacent to 715 S Broadway contingent upon obtaining all necessary approvals, executing a Hold Harmless Agreement, placing on file with the City applicable insurance, obtain all necessary City approvals, and authorize the Mayor and City Clerk to execute the agreement, and at such time that fifty percent or more of the value of the existing awnings is necessary for maintenance and/or repair, the awning needs to be brought into strict compliance with the applicable ordinances at that time.

Adopted _____, 2015

Approved_____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

jld

RESOLUTION DESIGNATING THE
REDEVELOPMENT AUTHORITY AS
AGENT OF THE CITY OF GREEN BAY
FOR THE CREATION OF TIF DISTRICT NO. 18,
UNIVERSITY AVENUE REDEVELOPMENT AREA

March 3, 2015

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

That, pursuant to Wis. Stats. §66.1105, the Redevelopment Authority is designated as agent of the City of Green Bay to perform all acts, including the preparation of a TIF Plan, for the creation of TIF District No. 18, University Avenue Redevelopment Area.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

bc

RESOLUTION DECLARING ALL
TRANSPORTATION NETWORK COMPANIES
BE REGULATED UNDER THE
GREEN BAY TAXICAB ORDINANCE

March 3, 2015

WHEREAS, the transportation network company, Uber, has been operating in the City of Green Bay since October, 2014; and

WHEREAS, discussion ensued at the Protection and Welfare Committee on February 23, 2015, to determine the appropriate regulations regarding Uber and similar companies; and

WHEREAS, after discussion and recommendations from the Protection and Welfare Committee, the Common Council of Green Bay has determined the appropriate regulations for Uber.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay proclaims that Uber and all other transportation network companies are hereby determined to be "taxicab businesses", and the vehicles operated by such businesses shall be determined to be "taxis" and, therefore, shall be regulated under Green Bay Municipal Code, Section 6.2,1 pertaining to taxicab licensing.

BE IT FURTHER RESOLVED that the Common Council of the City of Green Bay proclaims that Uber and all other transportation network companies immediately desist from operation until they are in full compliance with Green Bay Municipal Code, Section 6.21.

Adopted _____

Approved _____

_____
Mayor

_____
Clerk

PJL:bc

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16

GENERAL ORDINANCE NO. 6-15

AN ORDINANCE
AMENDING SECTION 2.03(1),
GREEN BAY MUNICIPAL CODE,
RELATING TO APPOINTMENT OF
STANDING COMMITTEES

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

SECTION 1. Section 2.03(1), Green Bay Municipal Code, is hereby amended as follows:

2.03 **STANDING COMMITTEES**.

(1) APPOINTMENT OF. All committees shall be appointed by the ~~Mayor~~ **Council President, in consultation with the Council Vice President**, subject to confirmation by the Council, unless otherwise directed by the Council; and all standing committees shall be appointed at the first meeting after election. Each standing committee shall elect its chairman and vice chairman, without confirmation by the Common Council.

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

03/03/15

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17.

GENERAL ORDINANCE NO. 4-15

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

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

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

ELIZA STREET, north side, from Clay Street to Roosevelt Street

SECTION 2. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following NO PARKING zones:

CHESTNUT AVENUE, west side, from and including the cul-de-sac south of Dousman Street to Mather Street

NINTH STREET, south side, from a point 100 feet west of Ridge Road to a point 100 feet east of Ridge Road

SECTION 3. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING zones:

CHESTNUT AVENUE, west side, from and including the cul-de-sac south of Dousman Street to James Street

MARY QUEEN ROAD, at the west terminus

SECTION 4. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following NO PARKING BUS LOADING ONLY 7:00 AM – 4:00 PM SCHOOL DAYS zone:

NINTH STREET, south side, from a point 200 feet west of Ridge Road to a point 100 feet west of Ridge Road

SECTION 5. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING 7:00 AM – 4:00 PM SCHOOL DAYS zone:

NINTH STREET, south side, from a point 200 feet west of Ridge Road to a point 100 feet west of Ridge Road

SECTION 6. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO STOPPING OR STANDING zone:

NINTH STREET, south side, from a point 100 feet west of Ridge Road to a point 100 feet east of Ridge Road

SECTION 7. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 8. 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

02/16/15

GENERAL ORDINANCE NO. 5-15

AN ORDINANCE
AMENDING CHAPTER 13-904,
GREEN BAY MUNICIPAL CODE,
REGARDING OUTDOOR STORAGE AND DISPLAY
IN THE BUSINESS PARK (BP) DISTRICT
(CORRECTING GENERAL ORDINANCE NO. 16-14)
(TA 14-06)

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

SECTION 1. Section 13-904, Green Bay Municipal Code, is hereby amended as follows:

13-904. Outdoor storage and display.

(a) Outdoor storage and display is permitted in the Business Park (BP) District, subject to the following standards.

~~a.~~ **(1)** Outdoor storage areas shall not exceed 25% of the lot area and shall be contiguous.

~~b.~~ **(2)** A fence 90% impervious to sight is required to enclose all outdoor storage areas from view. The fence shall not exceed eight ft. in overall height and shall consist of wood, vinyl or masonry material.

~~c.~~ **(3)** No material/product may be stored higher than the required fencing.

~~d.~~ **(4)** A five-foot-wide landscaped area shall be provided along all fenced areas with ground cover, shrubs or trees planted at an average spacing of 30 ft. on center.

~~e.~~ **(5)** All outdoor storage areas shall be surfaced compliant with Chapter 13-1714.

~~f.~~ **(6)** No outdoor storage shall encroach within a required setback.

(b) In the Light Industrial and General Industrial districts, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park, or residential property, in compliance with Chapter 13-1820, Site Plan Review. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Chapter 13-1814, Site Plan Review.

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

SECTION 3. 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

bc

02/16/15

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 11,471,961.6 square feet / 263.36 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.

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~~ **35**	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

20d

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.~~

g. 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. All garages shall be set back 20' from the public right-of-way.

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 30% 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.

	Collector	Sub-Collector	Local Street	Alley
Typical Average Daily Trips	750 or more	250 – 750	Less than 250	N/A
Right-of-way	76-88 feet	48 -72 feet	50 - 60 feet	12-16 feet
Auto travel lanes	2 or 3 @ 12 feet	2 @ 10 feet	2 @ 10'	2 @ 8 feet or 1 @ 12 feet (1-way)
Bicycle lanes (may be required where needed)	6 feet next to parking lane	4 feet without parking or 6 feet next to parking lane	None	None
Parking	Both sides, 9 feet	One or both sides, 9 feet	One or both sides, 9 feet	None (access to drives and garages)
Curb and gutter	Required	Required	Required	Not required
Planting strips	Both sides, min. 6 feet	Both sides, min. 6 feet	Both sides, min. 6 feet	None
Sidewalks	Both sides @ 5 feet min.	Both sides @ 5 feet	Both sides @ 5 feet	None

K. SUBDIVISION OF LAND. If the PUD involves the subdivision of land as defined in the subdivision ordinance, the applicant shall submit all required land division documents in accordance with the requirements of the Chapter 14, Green Bay Municipal Code, and Wisconsin Statutes Chapter 236. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this ordinance, the provisions of this ordinance shall apply.

L. OWNERSHIP AND MAINTENANCE OF PUBLIC SPACE. Provisions shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a PUD by dedication to the City or management by an entity, such as a homeowners association or neighborhood association approved by the Common Council.

M. PROPOSED SCHEDULE OF DEVELOPMENT PHASING. The section allows for phased construction with the knowledge that subsequent phases will be developed consistently with earlier phases and under the review of the Planning Commission in accordance with the provisions of Chapter 13, Green Bay Municipal Code. Phasing of this PUD shall be permitted, provided that each individual phase is designed and developed to exist as an independent unit and that the construction and improvement of common open space and site amenities shown on the development plan proceeds at the same rate as the construction of dwellings and other permitted land uses. Any violation of this provision shall authorize the City Council to hold a public hearing to review the status of the PUD and impose any remedies it deems appropriate, including, but not limited to, revocation of permits, issuance of construction orders, or issuance of citations for failure to comply with such orders.

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.
3. **Following the adoption of this ordinance and prior to the issuance of building permits, the petitioner for duplexes, townhouses, and rowhouses shall receive approval of final site plans from the CDRT and Plan Commission as part of the conditional-use permit.**

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.

JD M

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

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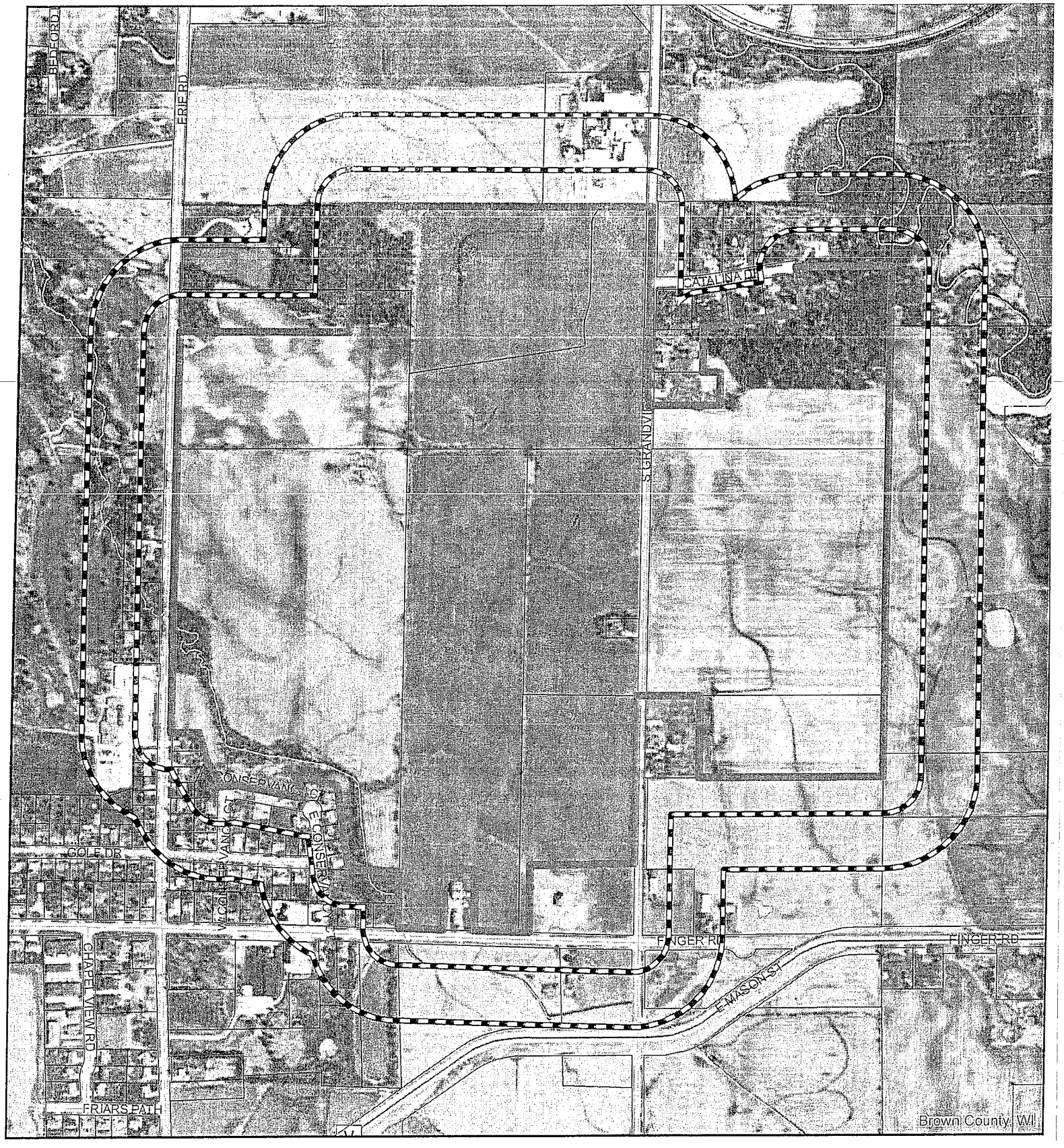
Exhibit I - Grandview Place Conceptual Stormwater Management Plan
Exhibit J - Road realignment for proposed Rocky Arbor Trail
Exhibit K - Map depicting area where garages shall not protrude past the front façade of a home or single-family lots



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

20A

GRANDVIEW PLACE DEVELOPMENT PLAN

WRITTEN BY:

TINA BUNKER

for

Humboldt Investments, LLC

Erie Development, LLC

Exhibit A

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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..

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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.

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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.

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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.

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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.

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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.

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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.

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%

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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.

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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

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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

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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.

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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.

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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

2099

SUMMARY

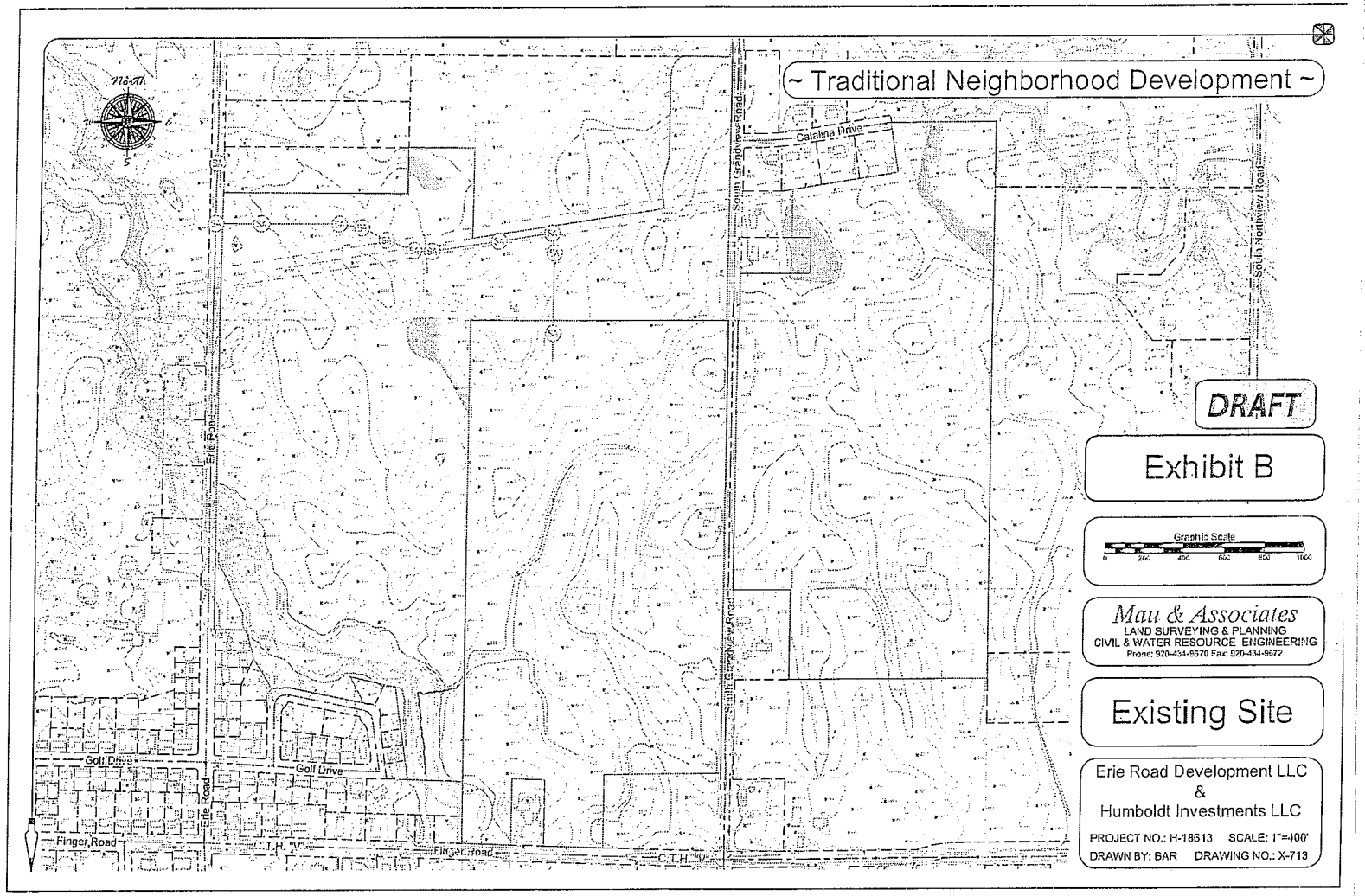
Brown County is a growing county projected to reach a population peak in 2040 with an increase population from 2010-1040 of 25.9% according to David Egan-Robertson of the UW-Madison Applied Population Laboratory. The challenge of local governments among other things will be to provide the necessary housing 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.

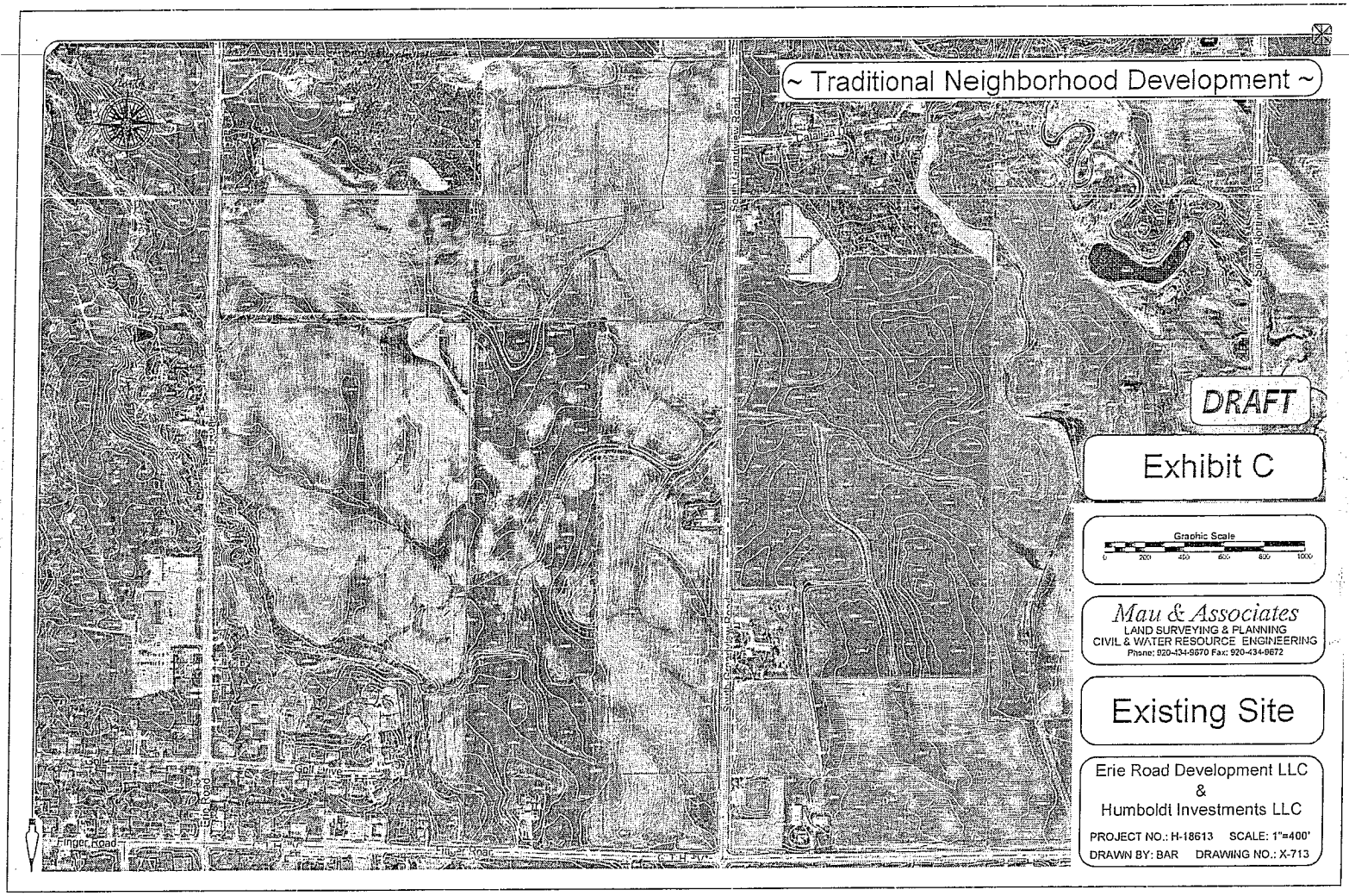
Grandview Place has provided a vision for a traditional neighborhood that has been carefully designed to allow for a mix of uses and housing styles to accommodate households of all ages and sizes to meet the demands of our changing demographics as Green Bay continues to grow. Grandview Place has taken 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.

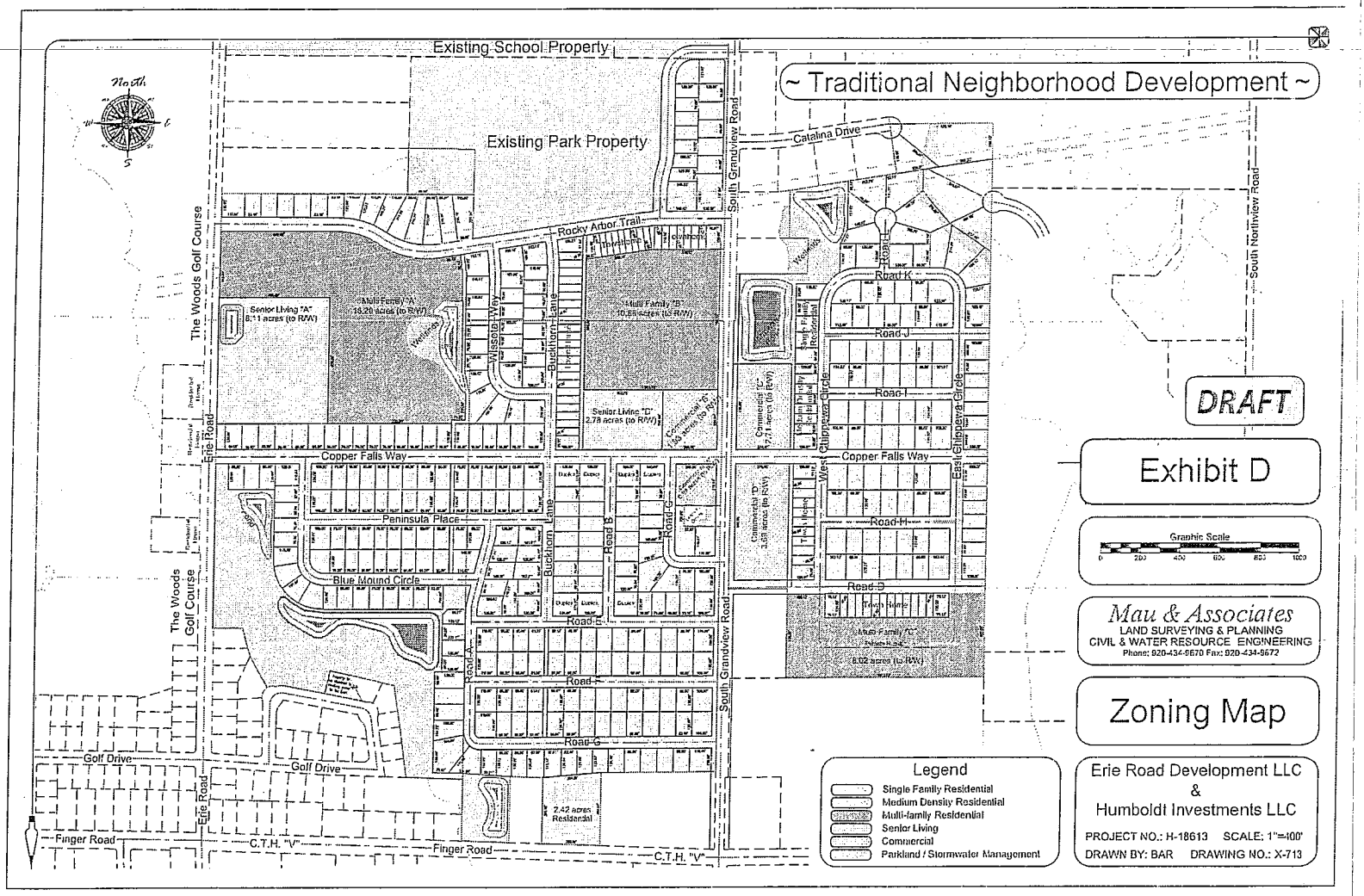
20 hh


~ Traditional Neighborhood Development ~
North
Catalina Drive
South Grandview 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: 920-434-6670 Fax: 920-434-6672
Existing Site
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

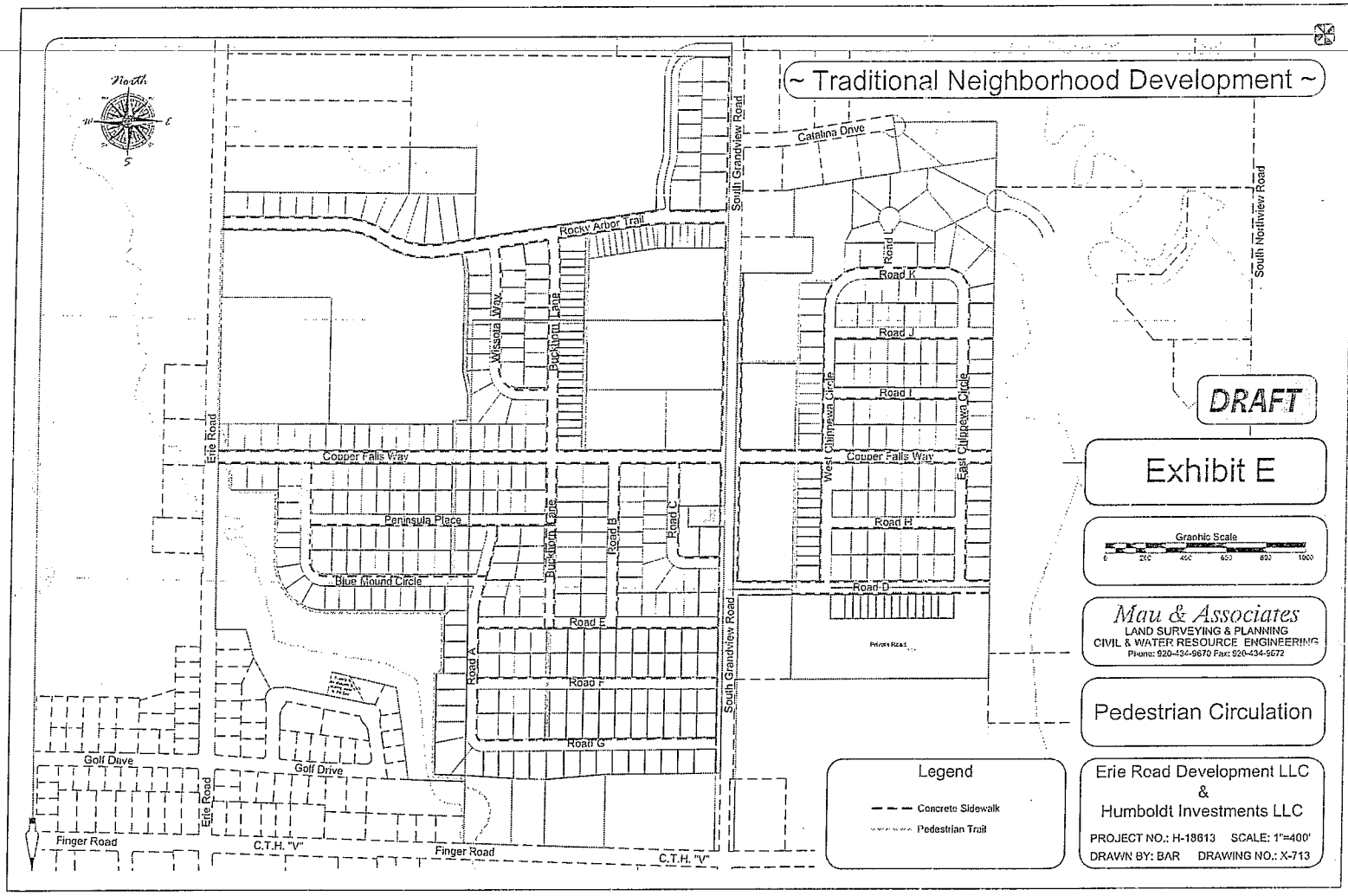
2011


~ Traditional Neighborhood Development ~
DRAFT
Exhibit C
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
Finger Road
Finger Road

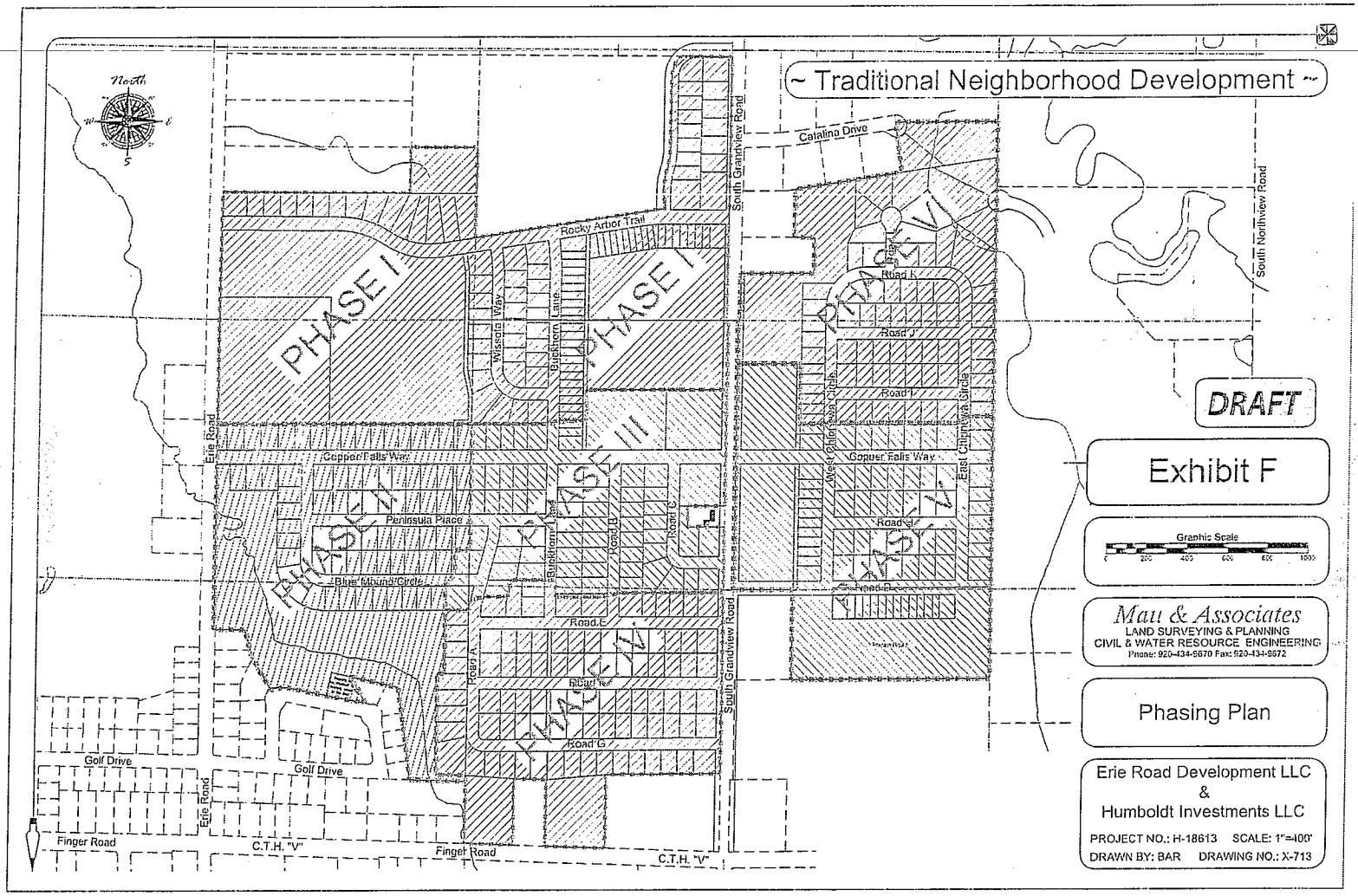
2 of jj


~ Traditional Neighborhood Development ~
Existing School Property
Existing Park Property
North
Catalina Drive
Rocky Arbor Trail
South Grandview Road
South Northview Road
The Woods Golf Course
Erie Road
Senior Living "A"
8.11 acres (to R/W)
Multi Family "A"
10.20 acres (to R/W)
Multi Family "B"
10.55 acres (to R/W)
Senior Living "D"
2.78 acres (to R/W)
Commercial "C"
1.55 acres (to R/W)
Commercial "D"
1.68 acres (to R/W)
Multi Family "C"
8.02 acres (to R/W)
2.42 acres
Residential
Copper Falls Way
Peninsula Place
Blue Mound Circle
Golf Drive
Finger Road
C.T.H. "V"
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
Legend
Single Family Residential
Medium Density Residential
Multi-family Residential
Senior Living
Commercial
Parkland / Stormwater Management
DRAFT
Exhibit D
Graphic Scale
0
200
400
800
1000
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Zoning Map
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

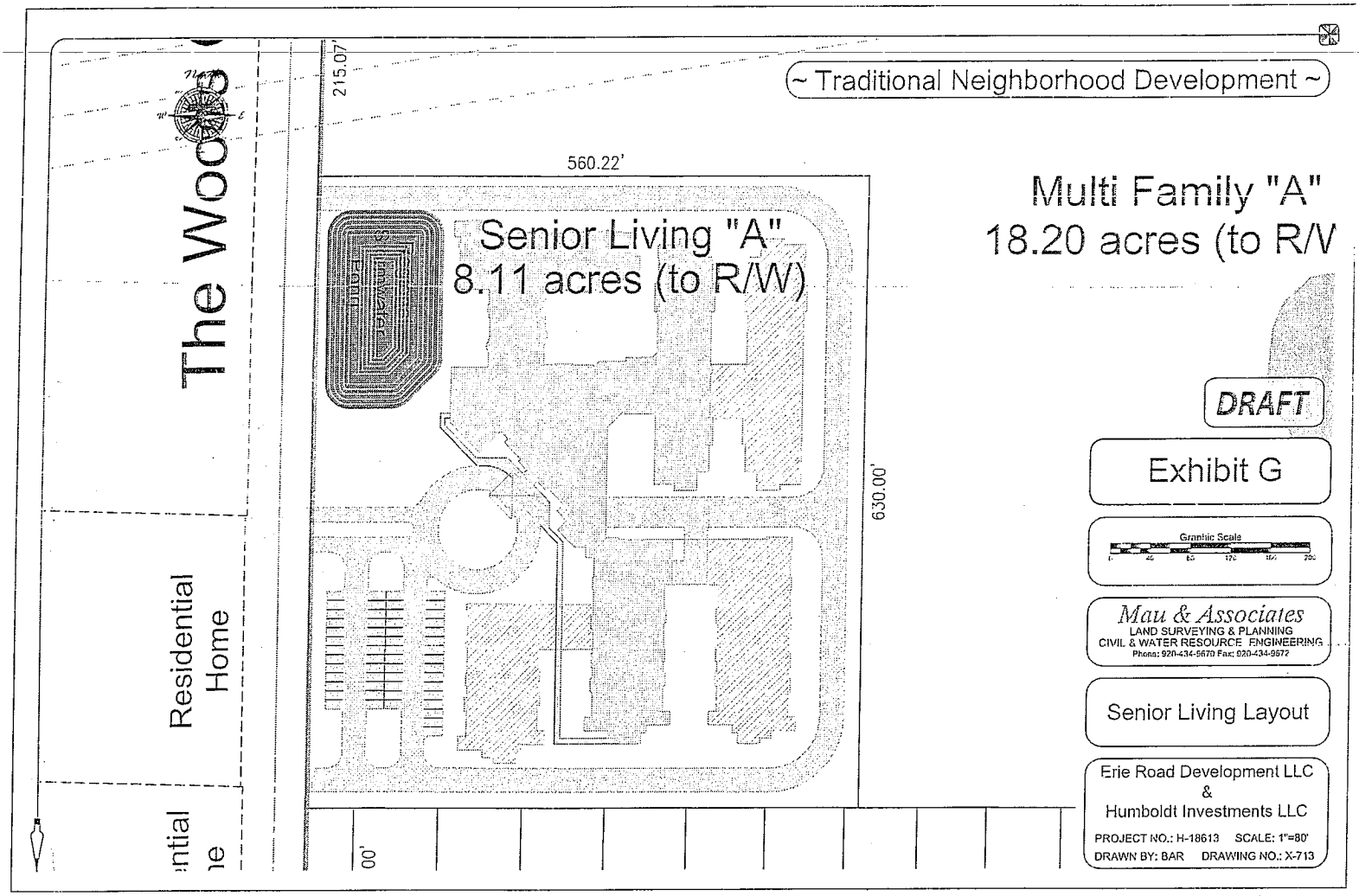
20 KK


~ Traditional Neighborhood Development ~
North
Catalina Drive
South Grandview Road
South Northview Road
Rocky Arbor Trail
Road K
Road J
Road I
Wilsona Way
Buckhorn Lane
West Chippewa Circle
East Chippewa Circle
Erie Road
Copper Falls Way
Peninsula Place
Blue Mound Circle
Road H
Road D
Road E
Road F
Road G
Road A
Road B
Road C
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'
DRAWN BY: BAR DRAWING NO.: X-713

2011


~ Traditional Neighborhood Development ~
North
PHASE I
PHASE II
PHASE III
PHASE IV
PHASE V
PHASE VI
Rocky Arbor Trail
Catalina Drive
South Grandview Road
South Northview Road
Wissota Way
Buckhorn Lane
Road J
Road I
Road H
Road G
Road F
Road E
Road D
Road C
Road B
Road A
Copper Falls Way
Peninsula Place
Blue Mound Circle
West Chippewa Circle
East Chippewa Circle
Erie Road
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
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

20 MM


~ Traditional Neighborhood Development ~
215.07'
560.22'
630.00'
Senior Living "A"
8.11 acres (to R/W)
Multi Family "A"
18.20 acres (to R/W
Residential
Home
DRAFT
Exhibit G
Graphic Scale
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
PROJECT NO.: H-18613 SCALE: 1"=80'
DRAWN BY: BAR DRAWING NO.: X-713

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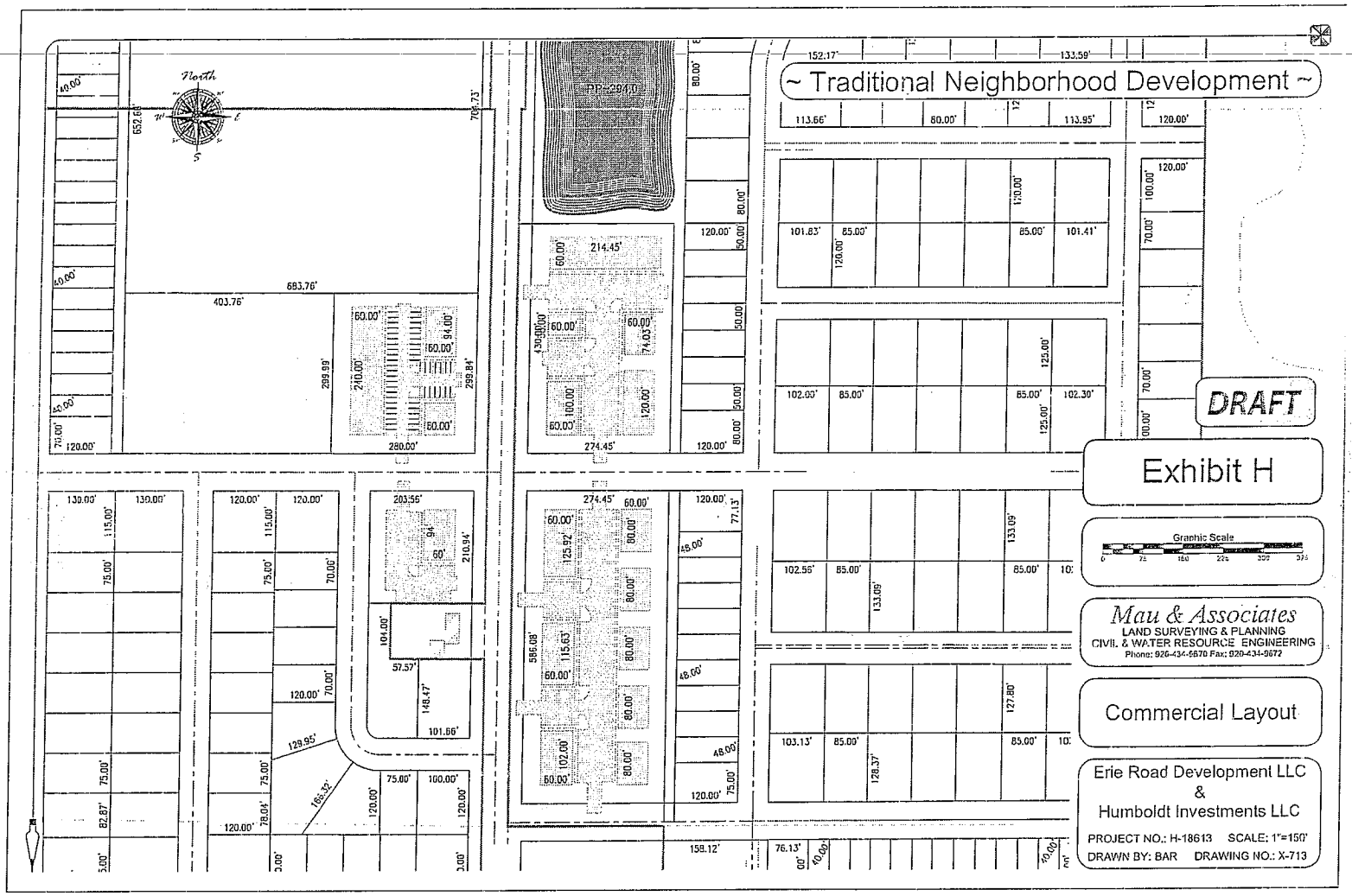
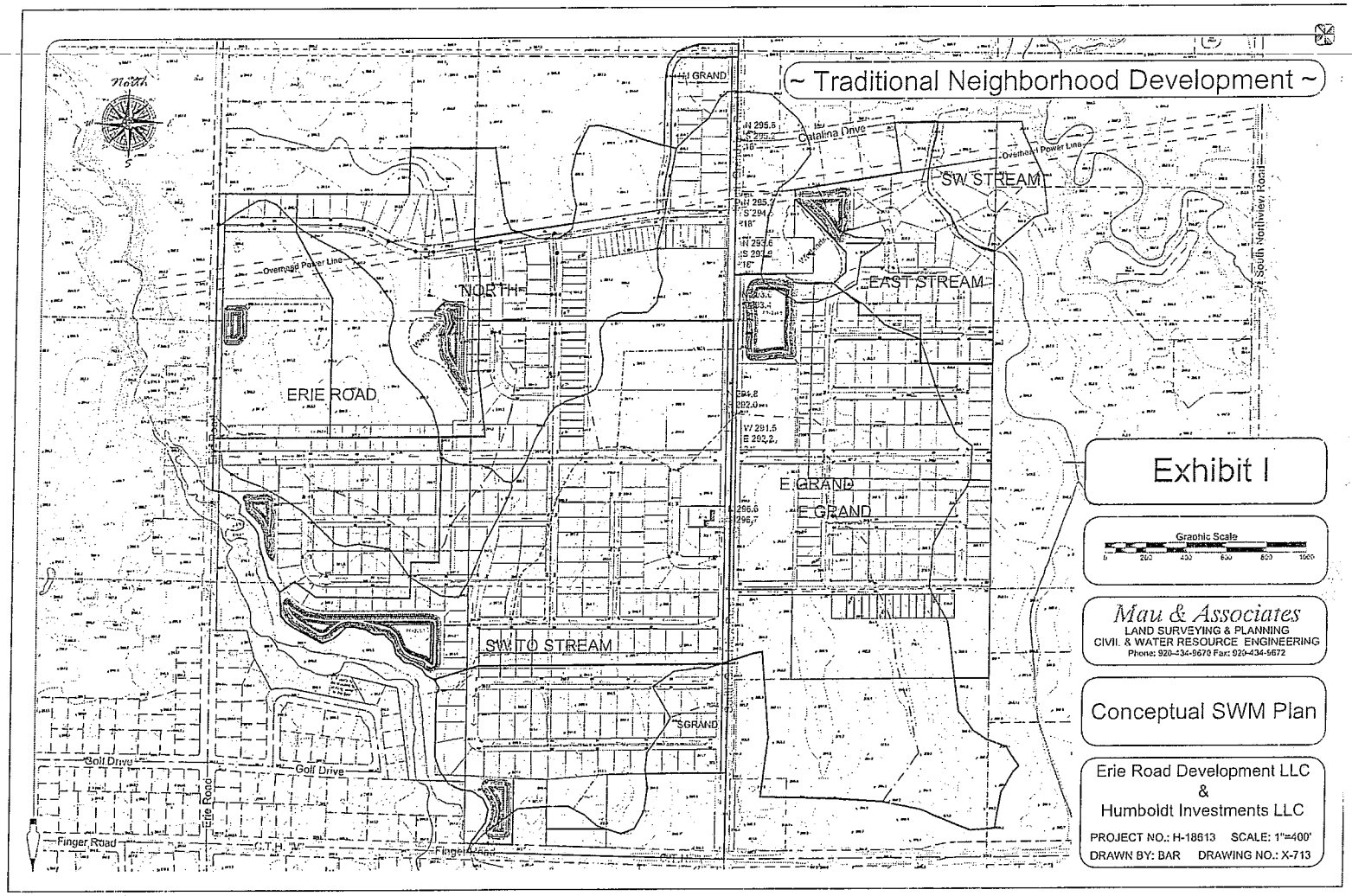

~ Traditional Neighborhood Development ~
DRAFT
Exhibit H
Graphic Scale
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672
Commercial Layout
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=150'
DRAWN BY: BAR DRAWING NO.: X-713
North
PP-294.0

20.00


~ Traditional Neighborhood Development ~
North
I GRAND
Catalina Drive
Overhead Power Line
SW STREAM
EAST STREAM
NORTH
ERIE ROAD
E GRAND
SW TO STREAM
S GRAND
Golf Drive
Erie Road
Finger Road
C.T.H. "W"
South Northview Road
Exhibit I
Graphic Scale
0 200 400 600 800 1600
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-5672
Conceptual SWM Plan
Erie Road Development LLC
&
Humboldt Investments LLC
PROJECT NO.: H-18613 SCALE: 1"=400'
DRAWN BY: BAR DRAWING NO.: X-713

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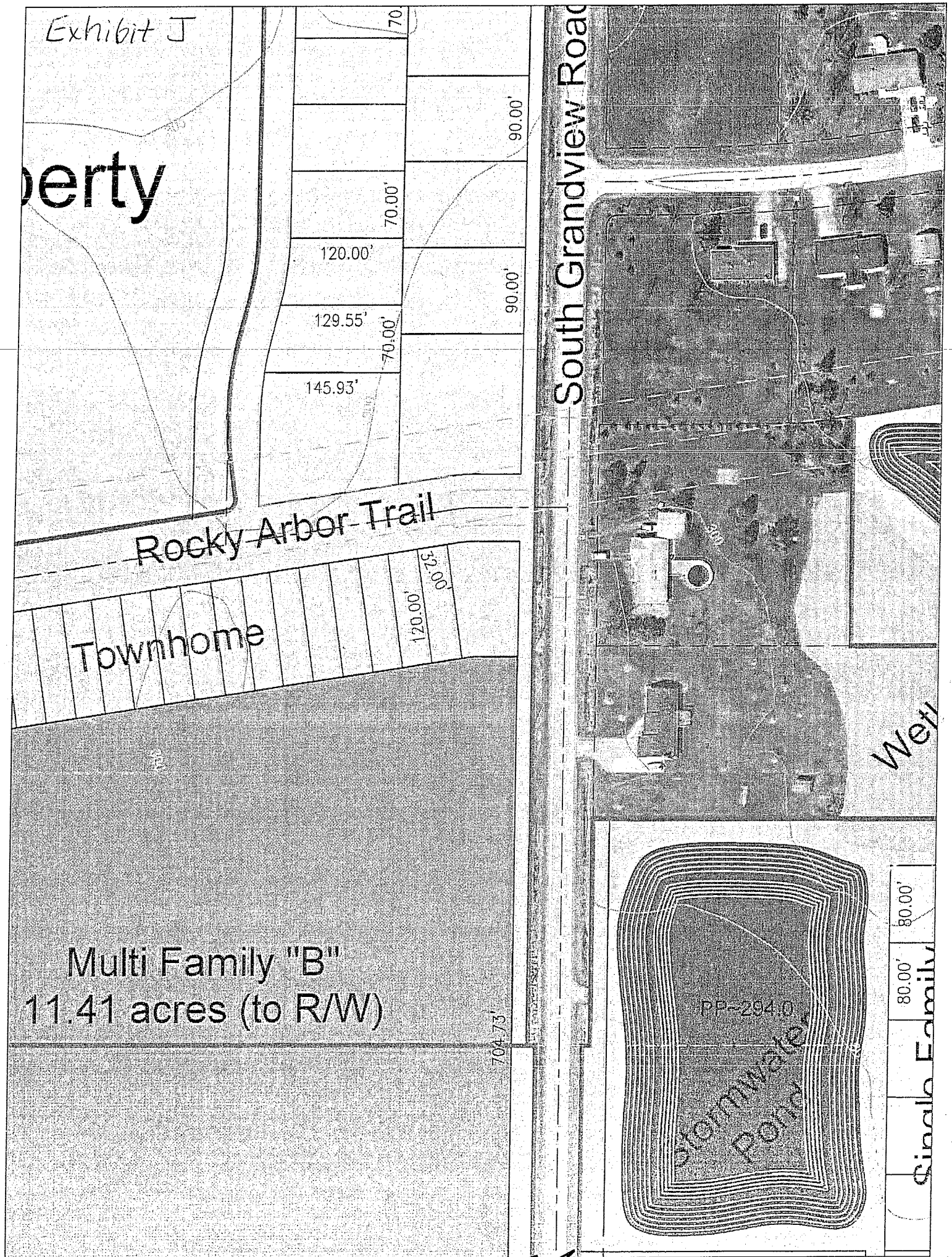
Exhibit J
perty
South Grandview Road
90.00'
70.00'
120.00'
90.00'
129.55'
70.00'
145.93'
Rocky Arbor Trail
32.00'
120.00'
Townhome
Multi Family "B"
11.41 acres (to R/W)
704.73'
PP~294.0
80.00'
80.00'

2098