

ZONING ORDINANCE NO. 13-11

AN ORDINANCE
REZONING PROPERTY LOCATED AT
631 GEORGE STREET
FROM OFFICE RESIDENTIAL (OR) DISTRICT
TO GENERAL COMMERCIAL (C1) DISTRICT
(ZP 11-34)

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 rezoning the following described property from Office Residential (OR) District to General Commercial (C1) District:

PCL A OF 2 CSM 619
(Parcel No. 21-1278-2)

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 All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.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 4th day of October, 2011.

APPROVED:

James J. Schmitt
Mayor

ATTEST:

Lauri A. Marenger
Clerk

ZONING ORDINANCE NO. 14-11

AN ORDINANCE
AMENDING THE STANDARDS AND RE-DELINEATING
THE BOUNDARIES OF ZONING ORDINANCE 05-05,
A PLANNED UNIT DEVELOPMENT DISTRICT (PUD) TO
PERMIT A U.S. DEPARTMENT OF VETERANS AFFAIRS CLINIC
LOCATED AT 2851 UNIVERSITY AVENUE
(ZP 11-36)

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development (PUD) District on the following described property:

LOT 1 OF 55 CSM 218 BNG PRT OF GOVT LOTS 2,
3 & 4 SEC 27 & BNG PRT OF GOVT LOT 4 SEC 28 ALL IN
T24N R21E (Tax Parcel No. 21-275)

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

- A. Scope of Project. Exhibits A and B (conceptual site plan and building plan elevations) are to serve as the general guidance for the layout of the site and building design. The intent of the PUD is to permit a U.S. Department of Veterans Affairs Clinic.
- B. Permitted Uses.
1. Principal Uses.
 - a. To permit the principal and accessory uses as a U.S. Department of Veterans Affairs Clinic.
 - b. Uses as allowed with the Office/Residential (OR) District and the Community Center Commercial (C3) District, Green Bay Zoning Code.
 2. Prohibited Uses. Any use not identified by this ordinance as a permitted principal or accessory use, or any use not determined by the Zoning Administrator to be substantially similar to a use that is permitted, shall be prohibited.

C. Site Requirements.

1. Setbacks.
 - a. Front Yard (University Avenue): 15 feet
 - b. Interior Side and Rear yards: 0 feet
2. Impervious Coverage. Impervious areas shall not exceed 80 percent of the lot area.
3. Height. No structure shall exceed 50 feet in overall height.

D. Architecture. Architecture and building facade design shall be reviewed and approved by the Community Development Review Team (CDRT) and shall minimally provide the following:

1. All colors, materials, finishes and building forms shall be coordinated in a consistent manner on all facades. If multiple structures are developed at staggered times or in phases, the first development shall set the general standard in regard to overall architectural consistency.
2. All exterior walls shall be finished with brick, natural stone decorative face concrete block and/or glass curtain walls. E.F.I.S. may be considered an acceptable accent material.
3. Exterior trim is required for all doors and windows and shall be either wood, stone, cast stone, molded fiberglass, molded high density polymer and other materials as approved by the CDRT during final site plan review.
4. Roof and Ground Mechanicals. All roof mounted and ground mechanicals shall be regulated under Section 13-1815, Green Bay Zoning Code.

E. Site Plan. A complete site plan shall be submitted and approved prior to any construction, change of use, or other activity that requires site plan approval under Section 13-1802, Green Bay Zoning Code.

F. Parking.

1. To permit up to a 1227 stall parking lot compliant with Sections 13-1700 and 13-1800, Green Bay Zoning Code.

2. All maintenance and upkeep of building(s), landscaping, internal drives and parking areas within the PUD are the sole responsibility of the developer/owner.
 3. Service, loading, and trash collection. Areas for service, loading, or trash collection shall not be visible from public rights-of-way and shall be incorporated into the overall design of the building and the landscaping or may be screened in compliance with Section 13-1813 Green Bay Zoning Code.
 4. Internal pedestrian circulation shall be established and approved during final site plan review with the underlying requirement of linking parking areas to the clinic entrances.
- G. Traffic Analysis. Submission of a Traffic Impact Analysis (TIA), subject to review and approval of the City Traffic Engineer.
- H. Landscaping. A detailed landscape plan shall be in general conformance to Exhibit C and approved by Green Bay's CDRT as part of the site plan approval process.
- I. Lighting. Lighting shall be regulated as specified in Sections 13-524, 13-525, 13-527 Outdoor Lighting Regulations, Green Bay Zoning Code.
- J. Signs. Except as provided herein, all signage shall be designed and installed in compliance with Section 13-2010, Table 20-2, Commercial Sign requirements, Green Bay Zoning Code.
- K. Stormwater Management and Grading Plan. A 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.
- L. Environmentally Sensitive Areas. All environmentally sensitive areas and wetlands shall be clearly delineated to determine any potential impact on the development. The environmentally sensitive areas shall be protected as set forth by Brown County, State of Wisconsin, and the United States Federal Government.
- M. Additional Applicable Regulations. Unless stated above, the development must comply with all other regulations of the Green Bay Municipal Code.

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

SECTION 4. This ordinance shall not take effect until a public hearing is held

thereon as provided by Section 13-1900, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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. 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 8. 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.

Dated at Green Bay, Wisconsin, this 4th day of October, 2011.

APPROVED:

James J. Schmitt
Mayor

ATTEST:

Lauri A. Marenger
Clerk

