



AGENDA OF THE COMMON COUNCIL

**TUESDAY, OCTOBER 15, 2019, 6:00 PM
COUNCIL CHAMBERS
ROOM 203, CITY HALL**

A. Roll Call.

B. Pledge of Allegiance.

C. Invocation.

- I. The invocation will be led by Alder Christopher Wery.

D. Approval of Minutes.

- I. Approval of the minutes of the October 1, 2019 Common Council meeting.

E. Approval of the Agenda.

F. Report by the Mayor.

G. Announcements.

H. Appointments.

I. New Appointments:

Downtown Business Improvement District Board
Jim DuBois, 118 S. Washington St., Green Bay, WI 54301
Term to expire: December 01, 2019

Economic Development Authority
Glen Sherman, 924 Emilie Street, Green Bay, WI 54301
Term to Expire: June 1, 2020

I. Public Hearings.

- I. Resolution authorizing conditional-use approval at 621 South Clay Street.

2. Zoning Ordinance 8-19
An Ordinance amending Zoning Ordinance 7-16, relating to a Planned Unit Development (PUD) Overlay District for Properties located in the 2400 Block of Sturgeon Bay Road (2400 Block of University Avenue).

J. Ordinances - Second Reading for Adoption.

1. General Ordinance No. 21-19
An ordinance to repeal section 15.54 and to create section 15.83(1)(a) of the Green Bay Municipal Code, relating to building code.
2. Zoning Ordinance 8-19
An Ordinance amending Zoning Ordinance 7-16, relating to a Planned Unit Development (PUD) Overlay District for Properties located in the 2400 Block of Sturgeon Bay Road (2400 Block of University Avenue).

K. Report of the Redevelopment Authority (October 8, 2019).

1. To approve the Gorman & Company proposal and have staff draft a planning option or term sheet to be brought back at the next meeting for redevelopment of the parking lot located on the 200 block of North Monroe Avenue.

The Council may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

2. To approve Development Agreement 19-03 with Miller Land Investments, LLC, for One Astor Park at 100 E. Mason Street, 120 E. Mason Street, and Washington Street (Tax Parcels 15-168-A, 15-2, and 15-168), subject to minor legal and technical revisions.

The Council may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

3. To approve the projects ranked and recommended by the Public Arts Commission for use of the \$27,000 CDBG beautification projects balance.

L. Report of the Improvement & Services Committee (October 9, 2019).

1. To receive and place on file the request by Ald. Brunette on amending the City's ordinance on landscaping, weeds, vegetation, and gardens on residential lots (held from the September 25, 2019 Improvement and Services Committee meeting).
2. To direct staff to develop a plan to address improving flooding issues by removing dirt in ditches and around culverts on Hillcrest Drive specifically near Westway Drive and report back at the October 23, 2019 meeting of the Improvement and Services Committee.
3. To receive and place on file the request by Ald. Dorff that the Department of Public Works, when it is developing its 2020 services plan, prioritizes all areas in the City where residential flooding is occurring and that in-depth research and planning continues to be done to prevent future flooding with the understanding that this will be an extensive and expensive plan when completed.

4. To refer to the Mayor's Office the request by Ald. Dorff that the Department of Public Works and Improvement and Services consider the proposal from Brown County to partner with the City of Green Bay to change and improve drainage in the Nicolet Drive and Beach Lane areas and to include the necessary funding in the 2020 budget.
5. To receive and place on file the request by Ald. Galvin to reconstruct on Congress Street and Spring Street.
6. To refer to the Traffic, Bicycle, and Pedestrian Commission the request by Ald. Galvin to put in a crosswalk lighting system on East Mason Street at Hartung Street, similar to crosswalk lighting on South Webster Avenue at the hospitals, for the East River Trail crossing.
7. To receive and place on file the request by Ald. Vander Leest on behalf of Kennedy School and parents of students that City plow crews plow Chantel Street from 9th Street to 7th Street in front of Kennedy School during school hours and after school hours as buses and parents pick up and drop off students, and to continue to give consideration to primary routes, including schools and bus routes.
8. To approve the report of the Purchasing Manager:
 - A. To award a 3-year contract to Garrow Oil Company for diesel and unleaded fuel for the estimated amount of \$5,201,316 (\$1,733,772/YR), with options for two 1-year renewals.
9. To approve the award of the contract SEWERS 5-19 STORM LIFT STATION 110 to the low responsive bidder, Staab Construction, in the amount of \$1,123,000.
10. To approve the applications for Concrete Sidewalk Builder Licenses by the following:
 - A. A & M Concrete and Construction, Inc.
 - B. Al Dix Concrete, Inc.
 - C. Delrar, Inc.

M. Report of the Protection & Policy Committee (October 7, 2019).

1. To deny an appeal by the Lang residence at 970 Elmore St. regarding their reinspection fees, previously held at the September 9, 2019 Protection & Policy meeting.
2. To approve a request by Titledown Tobacco, LLC at 159 N. Broadway to amend their licensed premises to include a sidewalk café pursuant to and in accordance with the sidewalk café permit issued by the City of Green Bay Department of Public Works on February 11, 2019.
3. To approve a request by Ricci Bosley (Pepper) at 114 S. Broadway to amend their licensed premises to include a sidewalk café pursuant to and in accordance with the sidewalk café permit issued by the City of Green Bay Department of Public Works on September 30, 2019.

4. To approve a request by Braggin Bar, LLC at 219 N. Washington St. to extend the issuance of the liquor license until February 1, 2020 (license granted at the August 20, 2019 Common Council meeting).
5. To hold a request by Ald. Brunette for discussion with possible action on creating an ordinance allowing golf carts on city streets.
6. To receive a place on file the Liquor Violation Report from the Police Department for October 7, 2019.

N. Report of the Protection & Policy Committee Granting Operator Licenses.

1. Report of the Protection & Policy Committee granting Operator Licenses.

O. Report of the Plan Commission (October 7, 2019).

1. To amend Zoning Ordinance 16-13 to adjust the boundaries of the NWTC Campus PUD and adjusted campus signage plan, subject to:
 - a. The amended Planned Unit Development District Ordinance (PUD).
2. To rezone property located at 154 Berger Street from Low Density Residential (R-1) to Varied Density Residential (R-3).
3. To hold over the request to vacate an unimproved right-of-way located near Hillcrest Drive until the next scheduled Plan Commission Meeting on October 21, 2019.
4. To approve Jim DuBois to the Downtown Business Improvement District (BID) Board as nominated by the BID and Mayor Eric Genrich.

P. Report of the Park Committee (October 9, 2019).

1. To approve the installation of a tot playground at Baird Park, separate from the school playground, on City property adjacent to the tennis courts.
2. To approve the purchase of mobile and portable radios from Nielson Communications, Inc. for \$45,822.
3. To receive and place on file the request by Ald. Brunette to make changes to alleviate parking concerns at the Resch Aquatic Center.

Q. Report of the Personnel Committee (October 8, 2019).

1. To approve the request to fill the following replacement position and all subsequent vacancies resulting from internal transfers.
 - a. Park Maintenance Worker - Parks, Recreation and Forestry
2. To approve the increase to the dental insurance premiums by 3%.
3. To approve to create City of Green Bay Policy Chapter 32 Employee Resource Groups.

R. Report of the Sustainability Commission (October 9, 2019).

1. To forward the Green Tier Legacy Community Resolution to Protection and Policy for approval.

S. Report of the Tax Incremental Districts Joint Review Committee (September 27, 2019).

1. INFORMATIONAL ONLY: To adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown.
2. INFORMATIONAL ONLY: To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
3. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
4. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.
5. INFORMATIONAL ONLY: To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.
6. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.
7. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.
8. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.
9. INFORMATIONAL ONLY: To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.
10. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt an Affordable Housing Extension Resolution for TID Twelve (12), I-43 Commercial Development.
11. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.
12. INFORMATIONAL ONLY: To adopt a Resolution amending the Project Plan for TID Thirteen (13), Downtown Redevelopment. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.
13. INFORMATIONAL ONLY: To adopt a Territory Amendment Resolution and amend the Project Plan for TID Fourteen (14), North Broadway Redevelopment. The proposal seeks to add parcels that are generally east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street.

14. INFORMATIONAL ONLY: To table until the next meeting the consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.
15. INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.
16. INFORMATIONAL ONLY: To adopt a Creation Resolution to establish TID Number Twenty-Two (22), The Shipyard, and adopt the Project Plan.
17. INFORMATIONAL ONLY: To adopt a Creation Resolution to establish TID Number Twenty-Three (23), Legends District, and adopt the Project Plan.

T. Receive and Place on File.

1. Building Permit Report for September 2019.
2. Municipal Court Report for September 2019.

U. Resolutions.

1. Resolution drawing final orders to contractors for October 15, 2019.
2. Resolution accepting dedication of right-of-way and public improvements in Pine Acres Subdivision.
3. Resolution authorizing conditional-use approval at 621 South Clay Street.
4. Resolution regarding commitment to redevelopment of the Pulliam Plant.

V. Ordinances - First Reading.

1. Zoning Ordinance No. 9-19
An Ordinance amending Zoning Ordinance No. 16-13 for Northeast Wisconsin Technical College Campus Planned Unit Development to adjust the Campus boundary and amend the signage plan (2740 West Mason Street).
2. Zoning Ordinance 10-19
An Ordinance rezoning property located at 154 Berger Street from Low Density Residential (R-1) to Varied Density Residential (R-3).

W. Referral of Petitions & Communications.

X. Adjournment.

- 1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at www.greenbaywi.gov/Meetings.

- 2) **ACCESSIBILITY:** Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) **QUORUM:** Please take notice that a majority or quorum of the Common Council will attend this committee meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.

**RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 621 SOUTH CLAY STREET
(ZP 19-18)**

October 15, 2019

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

That, pursuant to Zoning Petition 19-18 and the recommendation of the Plan Commission on September 23, 2019, the City of Green Bay does authorize a conditional-use permit for a two-family dwelling on the following described property at 621 South Clay Street:

PLAT OF ASTOR S 1/4 OF LOTS 12-13 & 14 BLK 108 (Tax Parcel No. 14-1115)

Said conditional-use permit shall be granted subject to:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a two-family dwelling.

Adopted _____

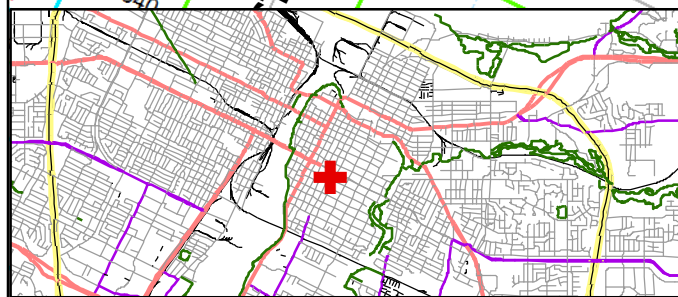
Approved _____

Mayor

Clerk

pn

Attachment – Map



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. The 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 PN

ZONING ORDINANCE NO. 8-19

AN ORDINANCE
AMENDING ZONING ORDINANCE 7-16, RELATING TO
A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT
FOR PROPERTIES LOCATED IN THE 2400 BLOCK OF
STURGEON BAY ROAD (2400 BLOCK UNIVERSITY AVENUE)
(ZP 19-20)

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

SECTION 1. Section 2 of Green Bay Zoning Ordinance number 7-16 is hereby
amended as follows:

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

- A. Purpose and Intent. The purpose and intent of the Planned Unit Development (PUD) is to permit the construction of a Festival Foods and Kwik Trip as the primary anchors and act as a commercial gateway to University Avenue. Due to the proximity to residential properties, appropriate buffering is desired to minimize new construction yet, enhance the commercial corridor and its redevelopment. The general appearance and design of the site shall generally comply with the attached Exhibits A to [G I](#).
- B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:
1. Grocery Store
 2. Convenience store, fueling area
 3. Car wash with hours of operation limited to 7:00 am to 9:00 pm
 4. Other uses as permitted within the General Commercial (C3) District.
- C. Dimensional and Area Requirements. Dimensional and area requirements for principle structures on the subject property shall be as required as follows:
1. Festival Foods/Kwik Trip:
 - a. Front yard: 15 feet
 - b. Corner side yard setbacks: 10 feet
 - c. Interior side yard: 0 feet.
 - d. Rear yard setback: 15 feet and shall comply with the requirements found in Chapter 13-1820(c), Green Bay Zoning.
 - e. Buildings shall not exceed 35 feet in height, the front façade of the Festival Foods building shall not exceed 45 feet in height. The fuel island canopy shall not exceed 20 feet in overall height.

- f. Impervious coverage: Festival Foods shall not exceed 86% of the site and may include interior lot landscaping as part of the calculation.
- g. Impervious coverage: Kwik Trip shall not exceed 70% of the site may include interior lot landscaping as part of the calculation.
- h. Setback areas shall exclude paving and buildings except, where accessed is deemed necessary for deliveries and Fire Department access.
- i. If any part of the development is adjacent to residential uses, the setback shall be compliant with Chapter 13-1820, Green Bay Zoning.

2. Multi-Tenant Commercial Development – Proposed Lot 3:

- a. University Way: 5 feet
- b. Sturgeon Bay Road: 15 feet
- c. Interior yard: 0 feet.
- d. The building shall not exceed 25' height.
- e. Impervious coverage shall not exceed 80% of the site.
- f. Setback areas shall exclude paving and buildings.

3. ~~Commercial~~ Retail Development – Proposed Lot 4:

~~No formal development has been proposed future Lot 4, any future proposals shall be brought to the Plan Commission for review and approval as an amendment to this ordinance.~~

- a. Front Yard (University Ave.): 15 feet.
- b. Side Yard (west & East): 6 feet.
- c. Rear Yard (south): 15 feet landscaped buffer yard complying with the requirements found in § 13-1820(c), Green Bay Zoning.
- d. The building shall not exceed 25 feet height.
- e. Impervious surface coverage shall not exceed 70% of the site area.
- f. Setback areas shall exclude paving and buildings.

D. Architecture. All building elevations shall generally comply with Exhibits C & D and subject to the following requirements:

- 1. Ground floor facades that face public streets or pedestrian walkways shall have features, such as arcades, display windows, entry areas, awnings, or other such features for no less than forty percent (40%) of the horizontal length of the façade.
- 2. Wall articulation. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty (30) feet without including at least one (1) of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.

3. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front. Front building facades shall contain windows at the ground floor or first floor in order to create visual interest.
 4. Proposed Lot 3: The exterior of the building shall contain a full masonry exterior and shall be similar in color to the proposed Festival Foods. All four-sides of the proposed building shall include but, not limited to similar architectural design, building material, glazing, roof-lines, doors and building façade materials.
 5. Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design, unless the entire building is being renovated.
- E. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-500, Green Bay Municipal Code. All canopy lighting shall be recessed. No pole light shall exceed 25 feet in overall height and shall be shielded when adjacent to a property line or right-of-way line.
- F. Signage. All signage for the current project shall be regulated as follows:
1. All signs shall be constructed and in compliance with Chapter 13-2004 Green Bay Zoning.
 2. Proposed Lots 1 & 2 each are permitted one pylon sign not to exceed 20 feet in overall height. Each pylon sign may be illuminated and shall not exceed 125 square feet per sign face and shall resemble the style and materials of the principal structures. Reader-boards or electronic message centers are permitted and shall not exceed 30% of the sign face.
 3. Proposed Lot 3 is permitted wall signage on only the front elevation and the rear elevation (University Way frontage) compliant with Chapter 13-2010, Table 20-2, Community Center Commercial (C3); no monument or pylon signs are permitted.
 4. Proposed Lot 4 shall be permitted one illuminated monument sign not to exceed 8 feet in overall height; each sign face shall not exceed 100 square feet. Reader-boards or electronic message centers are permitted and shall not exceed 30% of the sign face.
 5. Wall signs are permitted as allowed in Chapter 13-2010, Table 20-2, Community Center Commercial (C3).
 6. Directional signs are not to exceed 12 square feet per sign face.
 7. No signage, except for directional signage, shall face a residentially zoned parcel.

8. The existing billboard currently located at 2419 University Avenue may be relocated to proposed Lot 1. Prior to the issuance of a sign permit the following conditions shall be met:
 - a) Written approval or permit is provided from WisDOT.
 - b) The proposed sign may be two-sided and contain a static message panel not to exceed 672 square feet per panel.
 - c) The proposed sign shall be no higher than 30 feet and shall have a 10 foot under-clearance.
 - d) The proposed sign shall not project over the public right-of-way and remain 10 feet from any interior property line and 50 feet from any residentially zoned parcel.
 - e) A detailed site plan and sign permit application is submitted to the Planning Department.
 - f) The billboard be relocated within the development property with the location to be agreed upon by Developer, City Staff and Billboard owner.

G. Site Plan Review & Standards

1. A site plan shall be submitted and review per Chapter 13-1800.
2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Zoning but, may not encroach closer than 10 feet to a public right-of-way.
3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Zoning.
4. **Loading area associated with proposed Lot 4 shall be permitted to be located between the principal building and the street right-of-way.**

H. Parking/Pedestrian Access.

1. All parking shall be regulated as required in Chapter 13-1700.
2. Proposed drives along future Clement Street may be no less than 90' measured from centerline to centerline.
3. No direct access from the site is permitted to Van Dueren Street from proposed Lot 1 and Lot 2.
4. Pedestrian access shall be provided from all public streets adjoin the development and connected via an internal pedestrian network to the primary entrance of the principal buildings.
5. A bus shelter shall be provided and the developer shall coordinate with Green Bay Transit for its placement.
6. Bike parking facilities provided adjacent to each principal building in close proximity to a primary entrance.
7. **To facilitate the movement of delivery truck traffic, the curb-cut/drive entrance for proposed Lot 4 shall be permitted to be 40 feet wide at the property line and 50 feet wide at the curb line, in substantial conformity with Exhibit H.**

I. Landscaping/Transitional Yard

1. A detailed landscape plan shall be submitted identifying the type and placement of all plant materials.
 2. A minimum 4' high but, not to exceed 8' high impervious fence is required along the southern limits of the Kwik Trip, proposed Lot 1, and Festival Foods proposed Lot 2. **In the event the existing 6-foot high fence along the southern lot line of proposed Lot 4 becomes dilapidated, in disrepair, is removed or otherwise falls into a state that it no longer serves as a visual barrier between properties, a new 6-foot high impervious fence shall be installed along the entire length of the southern lot line of proposed Lot 4, at the property owners expense.**
 3. All street terrace areas shall be vegetated and/or covered with a natural material.
 4. **Internal parking lot landscaping within the development of proposed Lot 4 shall be no less than 5% of the interior area of the parking lot.**
- J. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.
- K. The proposed Certified Survey Map (CSM) be approved and recorded in accordance with Chapter 14 Green Bay Subdivision & Platting.
- L. The pending Traffic Impact Analysis (TIA) be completed and agreed to by the City of Green Bay and the developer.
- M. As of the drafting of this PUD not all properties had been acquired by the developer, any area not acquired shall be excluded from this PUD.
- N. The approval of the PUD is subject to the approval of previous action items taken by the Plan Commission and Common Council including but not limited to: SV15-02, ED 16-01, VR 16-02 and ZP 15-17a.
- O. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

SECTION 2. 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 3. 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 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

Clerk

Attachments:

Exhibit A – Proposed Certified Survey Map (CSM)

Exhibit B – Conceptual Site Plan

Exhibit C – Conceptual Building Elevations-Festival Foods

Exhibit D – Conceptual Building Elevations-Multi-Tenant Building, Lot 3

Exhibit E – Conceptual Building Elevations-Kwik Trip Building

Exhibit F – Conceptual Building Elevations-Kwik Trip Fuel Island Canopy

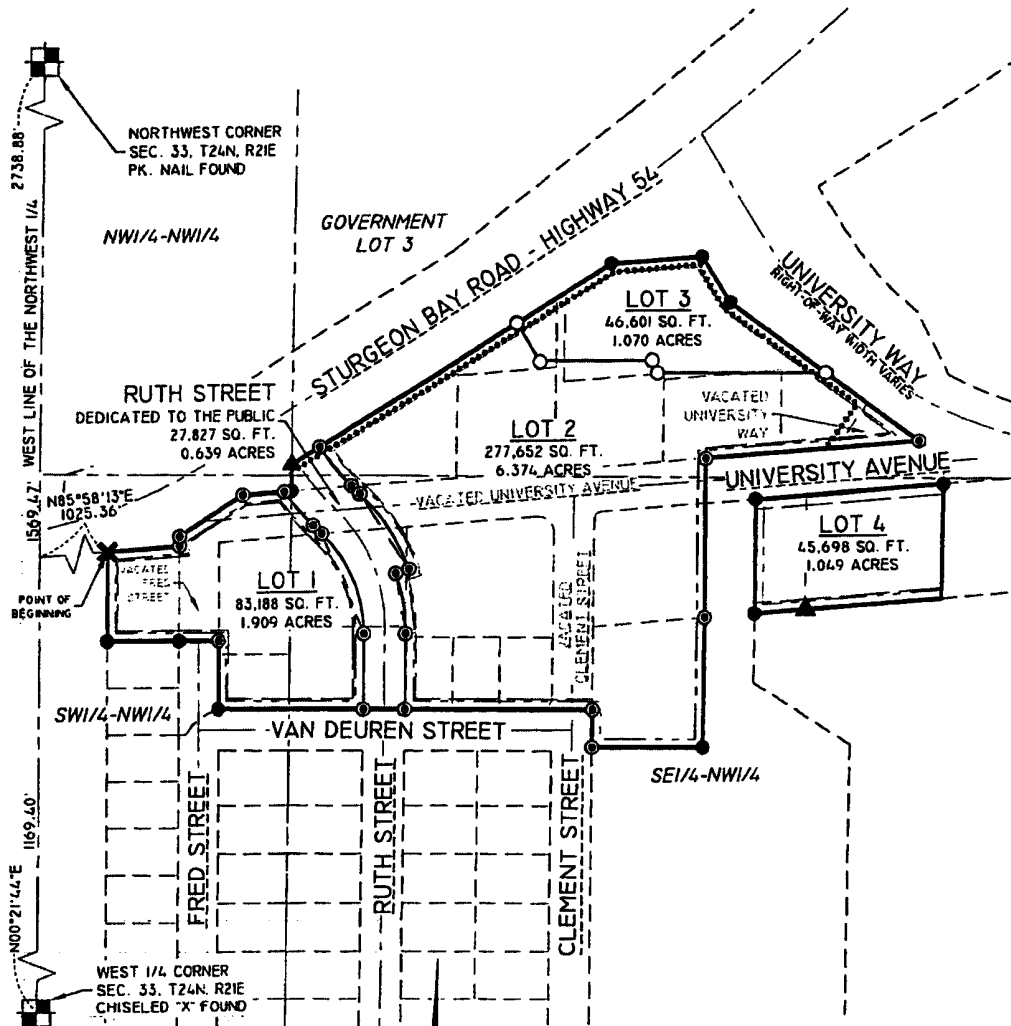
Exhibit G – Conceptual Building Elevations-Kwik Trip-Car Wash

Exhibit H – Conceptual Site Plan-Retail Development, Lot 4

Exhibit I – Conceptual Building Elevations-Retail Building, Lot 4

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
BROWN COUNTY CERTIFIED SURVEY MAP
 MAP NO. _____ VOLUME _____ PAGE _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LOT 32 OF GEIMER ADDITION, RECORDED IN VOLUME 9 OF PLATS, ON PAGE 9, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 277, MAP NUMBER 1135, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 333, MAP NUMBER 1163, ALL OF LOT 1, VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 378, MAP NO. 4642, SAID MAPS BEING PART OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 33, PART OF GOVERNMENT LOT 3, ALL OF LOT 2 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NUMBER 5538, ALL OF LOT 1 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NO. 5538, ALL OF PARCELS A AND B, VOLUME 2, CERTIFIED SURVEY MAPS, PAGE 261 MAP NUMBER 480, SAID MAPS BEING A PART OF SAID GOVERNMENT LOT 3, PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION THIRTY-THREE 33, ALL OF LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6, ACCORDING TO THE RECORDED PLAT OF SCHELLER ADDITION, AND ALL OF LOTS 1 AND 2, ACCORDING TO THE RECORDED PLAT OF GEIMER ADDITION AND PART OF SAID WEST 1/3 OF THE EAST 1/2 OF THE NORTHWEST 1/4, INCLUDING PART OF VACATED FRED STREET, ALL OF VACATED UNIVERSITY AVENUE, ALL OF VACATED CLEMENT STREET, AND ALL OF VACATED UNIVERSITY WAY, ALL IN SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.



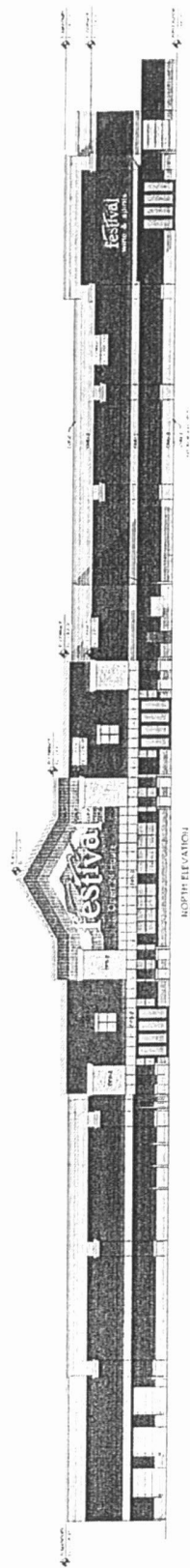
LEGEND	
✕	- CHISELED "X" FOUND
●	- 1 1/4 IN. O.D. IRON PIPE FOUND
○	- 1 1/4 IN. O.D. X 10 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
▲	- MAG NAIL FOUND
●	- #10 X 18" BAR WEIGHING 4.303 LBS./LIN. FT. SET
.....	- RESTRICTED ACCESS
126.00'	- MEASURED BEARING/LENGTH
(126.00')	- RECORDED BEARING/LENGTH

NOTES:
 1. BEARINGS ARE BASED ON THE BROWN COUNTY COORDINATE SYSTEM NAD83 (2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST MEASURED TO BEAR NORTH 00°21'44" EAST.
 2. EXISTING BUILDINGS ON THE SUBJECT PROPERTIES ARE TO BE RAZED AND ARE NOT SHOWN.
 3. CURRENT ZONING IS C1 AND C2.

209

EXHIBIT A

201

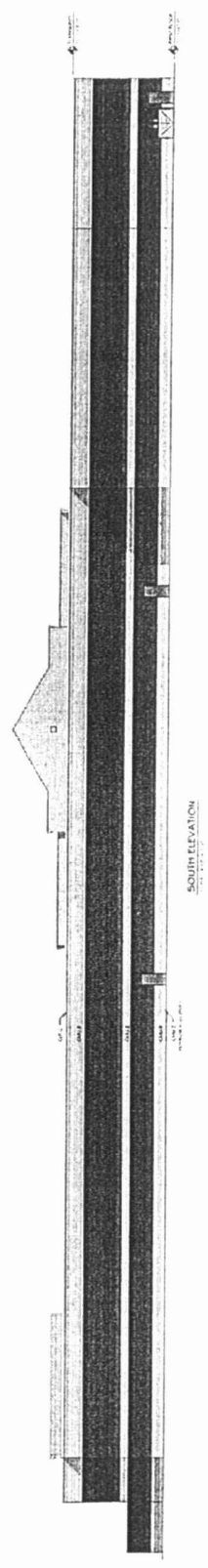


NORTH ELEVATION

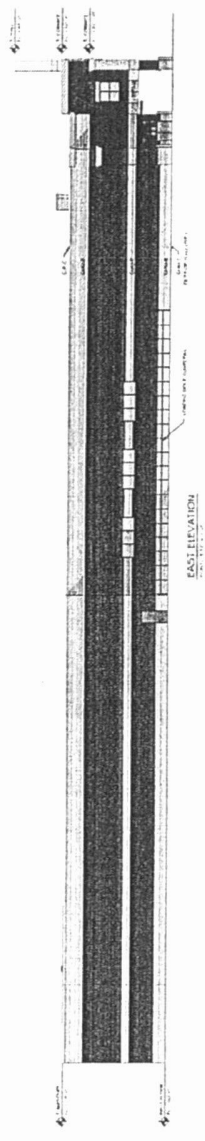
EXHIBIT C

A301a

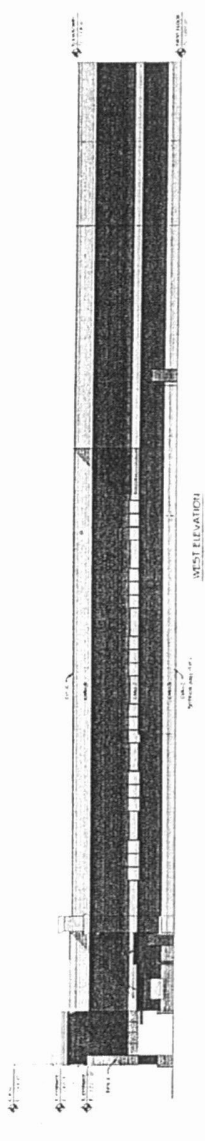
SKOGEN'S FESTIVAL FOODS
NORTH ELEVATION
DATE: 10/1/10
BY: [signature]



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR MATERIAL LEGEND	
1001	BRICK, RED, 8" x 8" x 16" (COMMON BRICK)
1002	BRICK, RED, 4" x 8" x 16" (COMMON BRICK)
1003	BRICK, RED, 2" x 8" x 16" (COMMON BRICK)
1004	BRICK, RED, 1" x 8" x 16" (COMMON BRICK)
1005	BRICK, RED, 1/2" x 8" x 16" (COMMON BRICK)
1006	BRICK, RED, 1/4" x 8" x 16" (COMMON BRICK)
1007	BRICK, RED, 1/8" x 8" x 16" (COMMON BRICK)
1008	BRICK, RED, 1/16" x 8" x 16" (COMMON BRICK)
1009	BRICK, RED, 1/32" x 8" x 16" (COMMON BRICK)
1010	BRICK, RED, 1/64" x 8" x 16" (COMMON BRICK)
1011	BRICK, RED, 1/128" x 8" x 16" (COMMON BRICK)
1012	BRICK, RED, 1/256" x 8" x 16" (COMMON BRICK)
1013	BRICK, RED, 1/512" x 8" x 16" (COMMON BRICK)
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1015	BRICK, RED, 1/2048" x 8" x 16" (COMMON BRICK)
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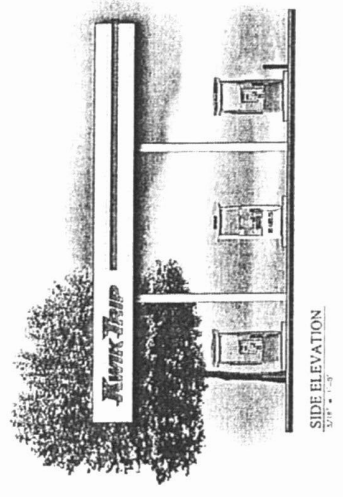
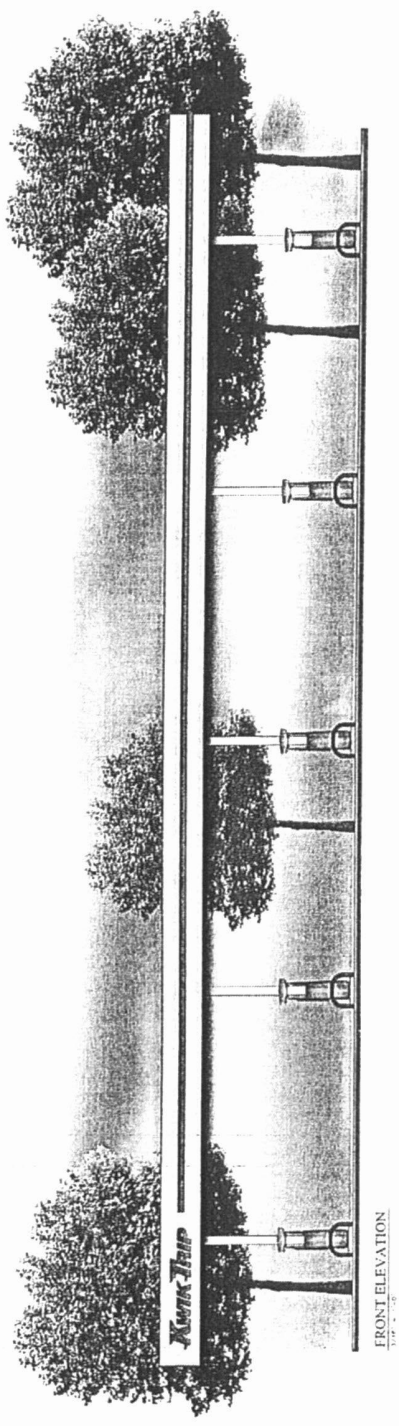
design matters
somerville
ARCHITECTS

Architectural drawing of the Kwik Trip building facade. The drawing shows a long, low-profile building with a gabled roof. The roof is covered in a dark, textured material, possibly asphalt shingles. The gable end features a large, white, triangular sign with the "Kwik Trip" logo in black, stylized lettering. The building's exterior walls are light-colored with horizontal siding. A series of windows runs along the side of the building. The drawing includes architectural details such as roof pitches, eaves, and a small entrance area on the right side.

EXHIBIT E

20 k

706



Flat Canopy
10 MPD

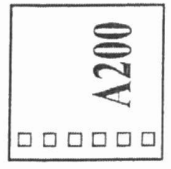


EXHIBIT F



DB CW

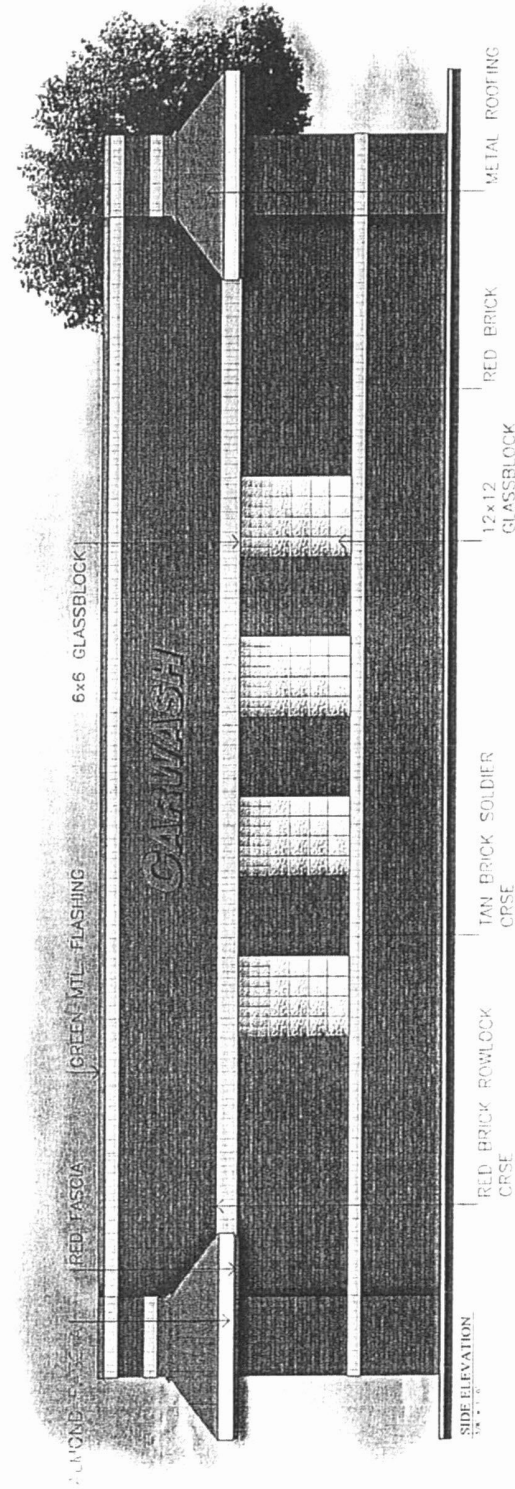
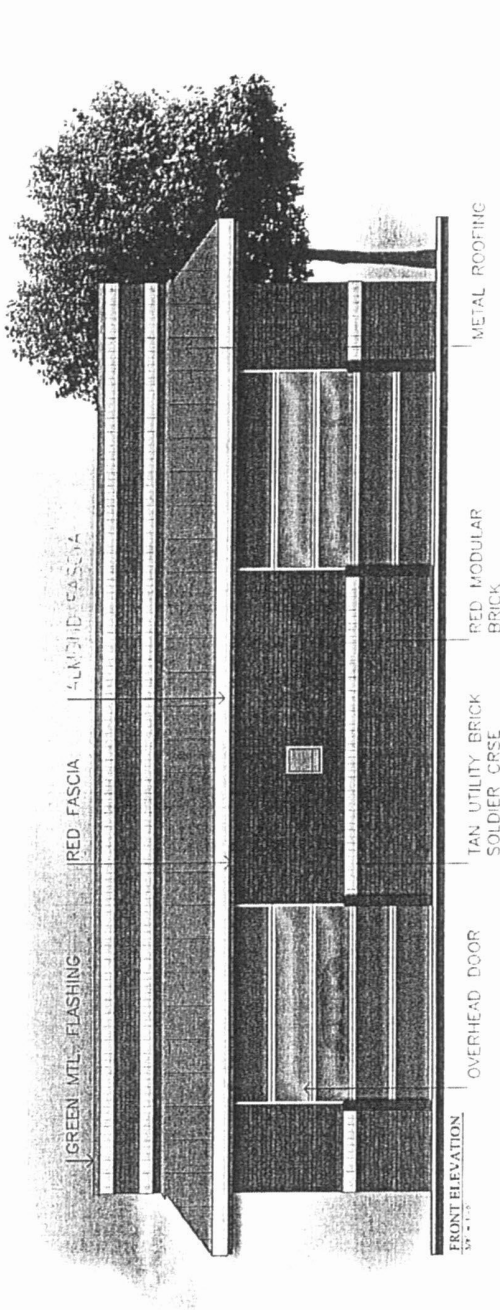
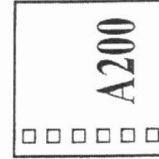
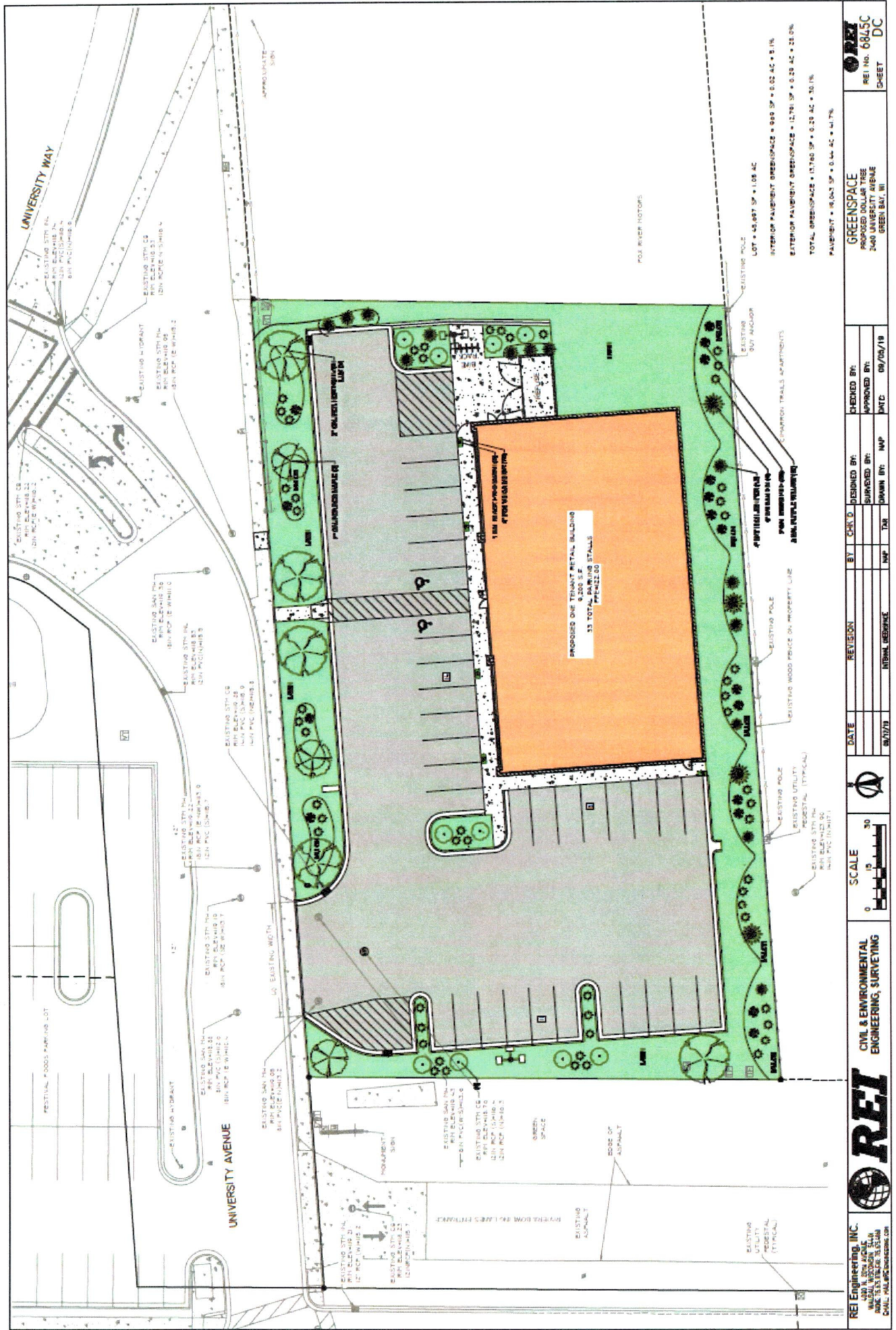
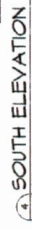
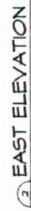
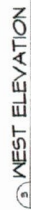
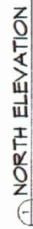
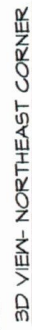


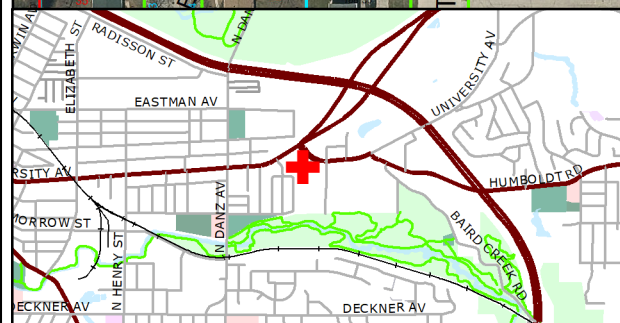
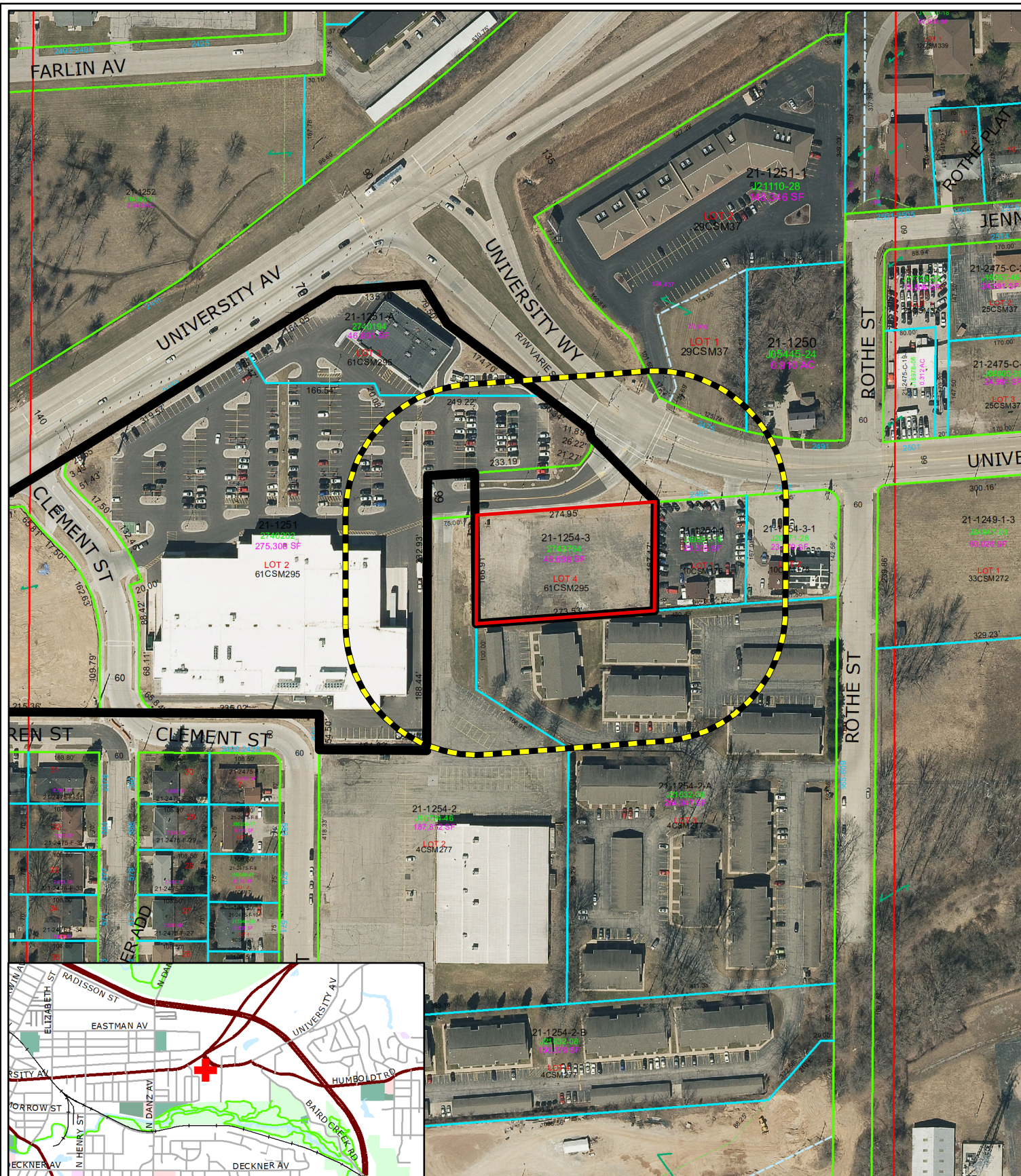
EXHIBIT G

20M

EXHIBIT H







- Subject Property
- 200' Notice Area

Zoning Petition (ZP 19-20)
Request for a Planned Unit Development
(PUD) Amendment to to incorporate
development plans for a retail business
at 2460 University Ave.



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. The 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 DB



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # J.I.

General Ordinance No. 21-19

An ordinance to repeal section 15.54 and to create section 15.83(1)(a) of the Green Bay Municipal Code, relating to building code.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. MEMORANDUM - Chapter 15 Revisions 9-19-19
2. DRAFT GO 21-19 - Repeal 15.54 and Create 15.83(1)(a) Relating to Buildin...



City of Green Bay
Department of Community and Economic Development

MEMORANDUM

TO: Protection and Policy Committee

FROM: Paul Van Calster, P.E. - Chief Building Official

RE: BACKGROUND & CONCLUSION INFORMATION: Regarding consideration with possible action on General Ordinance No. 21-19, an ordinance to repeal section 15.54 and to create section 15.83(1)(a) of the Green Bay Municipal Code, relating to building code

DATE: September 19, 2019

BACKGROUND AND SUPPORT SYNOPSIS

The two sections, 15.54 and 15.83 adversely affect homes and many times, because of the ordinances, results in illegal and unsafe alterations done without permits because the community knows they will not get a permit under the current municipal code. I have already spoken with my team to determine why these were incorporated and they do not recall the exact cause.

Section 15.54 the Inspection Division has legally not been enforcing because the 7'6" requirement is stricter than the adopted UDC code of 7'. Per State statute, the City code cannot be stricter than the State statutes. In conjunction with that 7'6" height, I have also talked with the fire department to see if that was added at their request and to their knowledge they said no. When it comes to these older home, the fire department knows these older homes have lower ceilings and are prepped for that before entering that house. In order to meet the 7' ceiling height requirement, those owners who still insist and can afford to do a legal basement alteration then obtain an engineered design where they sister the floor joist with a narrower joist(s) and then trim out the taller joist to match that of the sister-ed joist(s). Although engineered and structurally sound, the fire department stated they would prefer that approach not be taken as the fire characteristics of the trimmed wood of the old joist is better than that of the new sister-ed joist (i.e. the old wood burns slower making it safer for them).

CONCLUSION

The proposed exclusion to add under Section 15.83 will result in a safer community with basements being legally done on houses that were built prior to June 1, 1980. Typically, these remodels are done to create additional bedroom(s) in the basement. With current code, the majority of the time they are done without permits and typically done without licensed professionals (because those professionals know they cannot do it under current code). Additionally, they are completed without an egress window because installation of one would draw too much attention to project and it needs to be noted that an egress window is one of the biggest, if not the biggest, life safety issues associated with these projects.

These revisions result in a win-win-win-win for the homeowner-fire department-inspection department-City overall via community safety/value.

pvc

Enclosure: General Ordinance No. 21-19

cc: Cheryl Renier-Wigg - Assistant Development Director
Kevin Vonck, Ph.D. - Development Director

GENERAL ORDINANCE NO. 21-19

**AN ORDINANCE
REPEALING SECTION 15.54
AND CREATING SECTION 15.83(1)(a),
GREEN BAY MUNICIPAL CODE,
RELATING TO BUILDING CODE**

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

SECTION 1. Section 15.54, Green Bay Municipal Code, is hereby repealed.

SECTION 2. Section 15.83(1)(a), Green Bay Municipal Code, is hereby created to read:

(a) *Exemption.* Any one- or two-family dwelling units built prior to the State of Wisconsin's adoption of the Uniform Dwelling Code on June 1, 1980, are exempt from the basement room height requirement in Wis. Admin. Code SPS Ch. 321.

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

SECTION 4. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

Clerk

LJM

10/01/2019

ZONING ORDINANCE NO. 8-19

AN ORDINANCE
AMENDING ZONING ORDINANCE 7-16, RELATING TO
A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT
FOR PROPERTIES LOCATED IN THE 2400 BLOCK OF
STURGEON BAY ROAD (2400 BLOCK UNIVERSITY AVENUE)
(ZP 19-20)

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

SECTION 1. Section 2 of Green Bay Zoning Ordinance number 7-16 is hereby
amended as follows:

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

- A. Purpose and Intent. The purpose and intent of the Planned Unit Development (PUD) is to permit the construction of a Festival Foods and Kwik Trip as the primary anchors and act as a commercial gateway to University Avenue. Due to the proximity to residential properties, appropriate buffering is desired to minimize new construction yet, enhance the commercial corridor and its redevelopment. The general appearance and design of the site shall generally comply with the attached Exhibits A to [G I](#).
- B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:
1. Grocery Store
 2. Convenience store, fueling area
 3. Car wash with hours of operation limited to 7:00 am to 9:00 pm
 4. Other uses as permitted within the General Commercial (C3) District.
- C. Dimensional and Area Requirements. Dimensional and area requirements for principle structures on the subject property shall be as required as follows:
1. Festival Foods/Kwik Trip:
 - a. Front yard: 15 feet
 - b. Corner side yard setbacks: 10 feet
 - c. Interior side yard: 0 feet.
 - d. Rear yard setback: 15 feet and shall comply with the requirements found in Chapter 13-1820(c), Green Bay Zoning.
 - e. Buildings shall not exceed 35 feet in height, the front façade of the Festival Foods building shall not exceed 45 feet in height. The fuel island canopy shall not exceed 20 feet in overall height.

- f. Impervious coverage: Festival Foods shall not exceed 86% of the site and may include interior lot landscaping as part of the calculation.
- g. Impervious coverage: Kwik Trip shall not exceed 70% of the site may include interior lot landscaping as part of the calculation.
- h. Setback areas shall exclude paving and buildings except, where accessed is deemed necessary for deliveries and Fire Department access.
- i. If any part of the development is adjacent to residential uses, the setback shall be compliant with Chapter 13-1820, Green Bay Zoning.

2. Multi-Tenant Commercial Development – Proposed Lot 3:

- a. University Way: 5 feet
- b. Sturgeon Bay Road: 15 feet
- c. Interior yard: 0 feet.
- d. The building shall not exceed 25' height.
- e. Impervious coverage shall not exceed 80% of the site.
- f. Setback areas shall exclude paving and buildings.

3. ~~Commercial~~ Retail Development – Proposed Lot 4:

~~No formal development has been proposed future Lot 4, any future proposals shall be brought to the Plan Commission for review and approval as an amendment to this ordinance.~~

- a. Front Yard (University Ave.): 15 feet.
- b. Side Yard (west & East): 6 feet.
- c. Rear Yard (south): 15 feet landscaped buffer yard complying with the requirements found in § 13-1820(c), Green Bay Zoning.
- d. The building shall not exceed 25 feet height.
- e. Impervious surface coverage shall not exceed 70% of the site area.
- f. Setback areas shall exclude paving and buildings.

D. Architecture. All building elevations shall generally comply with Exhibits C & D and subject to the following requirements:

- 1. Ground floor facades that face public streets or pedestrian walkways shall have features, such as arcades, display windows, entry areas, awnings, or other such features for no less than forty percent (40%) of the horizontal length of the façade.
- 2. Wall articulation. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty (30) feet without including at least one (1) of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.

3. Four-sided design. All sides of the building shall include materials and design characteristics similar to and compatible with those on the front. Front building facades shall contain windows at the ground floor or first floor in order to create visual interest.
 4. Proposed Lot 3: The exterior of the building shall contain a full masonry exterior and shall be similar in color to the proposed Festival Foods. All four-sides of the proposed building shall include but, not limited to similar architectural design, building material, glazing, roof-lines, doors and building façade materials.
 5. Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design, unless the entire building is being renovated.
- E. Lighting. All lighting on the subject property shall be regulated as set forth in Section 13-500, Green Bay Municipal Code. All canopy lighting shall be recessed. No pole light shall exceed 25 feet in overall height and shall be shielded when adjacent to a property line or right-of-way line.
- F. Signage. All signage for the current project shall be regulated as follows:
1. All signs shall be constructed and in compliance with Chapter 13-2004 Green Bay Zoning.
 2. Proposed Lots 1 & 2 each are permitted one pylon sign not to exceed 20 feet in overall height. Each pylon sign may be illuminated and shall not exceed 125 square feet per sign face and shall resemble the style and materials of the principal structures. Reader-boards or electronic message centers are permitted and shall not exceed 30% of the sign face.
 3. Proposed Lot 3 is permitted wall signage on only the front elevation and the rear elevation (University Way frontage) compliant with Chapter 13-2010, Table 20-2, Community Center Commercial (C3); no monument or pylon signs are permitted.
 4. Proposed Lot 4 shall be permitted one illuminated monument sign not to exceed 8 feet in overall height; each sign face shall not exceed 100 square feet. Reader-boards or electronic message centers are permitted and shall not exceed 30% of the sign face.
 5. Wall signs are permitted as allowed in Chapter 13-2010, Table 20-2, Community Center Commercial (C3).
 6. Directional signs are not to exceed 12 square feet per sign face.
 7. No signage, except for directional signage, shall face a residentially zoned parcel.

8. The existing billboard currently located at 2419 University Avenue may be relocated to proposed Lot 1. Prior to the issuance of a sign permit the following conditions shall be met:
 - a) Written approval or permit is provided from WisDOT.
 - b) The proposed sign may be two-sided and contain a static message panel not to exceed 672 square feet per panel.
 - c) The proposed sign shall be no higher than 30 feet and shall have a 10 foot under-clearance.
 - d) The proposed sign shall not project over the public right-of-way and remain 10 feet from any interior property line and 50 feet from any residentially zoned parcel.
 - e) A detailed site plan and sign permit application is submitted to the Planning Department.
 - f) The billboard be relocated within the development property with the location to be agreed upon by Developer, City Staff and Billboard owner.

G. Site Plan Review & Standards

1. A site plan shall be submitted and review per Chapter 13-1800.
2. All service, loading and refuse areas shall be screened per Chapter 13-1813, Green Bay Zoning but, may not encroach closer than 10 feet to a public right-of-way.
3. Any ground-mounted and/or roof-mounted mechanicals shall be screened compliant with Chapter 13-1815, Green Bay Zoning.
4. **Loading area associated with proposed Lot 4 shall be permitted to be located between the principal building and the street right-of-way.**

H. Parking/Pedestrian Access.

1. All parking shall be regulated as required in Chapter 13-1700.
2. Proposed drives along future Clement Street may be no less than 90' measured from centerline to centerline.
3. No direct access from the site is permitted to Van Dueren Street from proposed Lot 1 and Lot 2.
4. Pedestrian access shall be provided from all public streets adjoin the development and connected via an internal pedestrian network to the primary entrance of the principal buildings.
5. A bus shelter shall be provided and the developer shall coordinate with Green Bay Transit for its placement.
6. Bike parking facilities provided adjacent to each principal building in close proximity to a primary entrance.
7. **To facilitate the movement of delivery truck traffic, the curb-cut/drive entrance for proposed Lot 4 shall be permitted to be 40 feet wide at the property line and 50 feet wide at the curb line, in substantial conformity with Exhibit H.**

I. Landscaping/Transitional Yard

1. A detailed landscape plan shall be submitted identifying the type and placement of all plant materials.
 2. A minimum 4' high but, not to exceed 8' high impervious fence is required along the southern limits of the Kwik Trip, proposed Lot 1, and Festival Foods proposed Lot 2. **In the event the existing 6-foot high fence along the southern lot line of proposed Lot 4 becomes dilapidated, in disrepair, is removed or otherwise falls into a state that it no longer serves as a visual barrier between properties, a new 6-foot high impervious fence shall be installed along the entire length of the southern lot line of proposed Lot 4, at the property owners expense.**
 3. All street terrace areas shall be vegetated and/or covered with a natural material.
 4. **Internal parking lot landscaping within the development of proposed Lot 4 shall be no less than 5% of the interior area of the parking lot.**
- J. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.
- K. The proposed Certified Survey Map (CSM) be approved and recorded in accordance with Chapter 14 Green Bay Subdivision & Platting.
- L. The pending Traffic Impact Analysis (TIA) be completed and agreed to by the City of Green Bay and the developer.
- M. As of the drafting of this PUD not all properties had been acquired by the developer, any area not acquired shall be excluded from this PUD.
- N. The approval of the PUD is subject to the approval of previous action items taken by the Plan Commission and Common Council including but not limited to: SV15-02, ED 16-01, VR 16-02 and ZP 15-17a.
- O. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the PUD.

SECTION 2. 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 3. 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 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

Clerk

Attachments:

Exhibit A – Proposed Certified Survey Map (CSM)

Exhibit B – Conceptual Site Plan

Exhibit C – Conceptual Building Elevations-Festival Foods

Exhibit D – Conceptual Building Elevations-Multi-Tenant Building, Lot 3

Exhibit E – Conceptual Building Elevations-Kwik Trip Building

Exhibit F – Conceptual Building Elevations-Kwik Trip Fuel Island Canopy

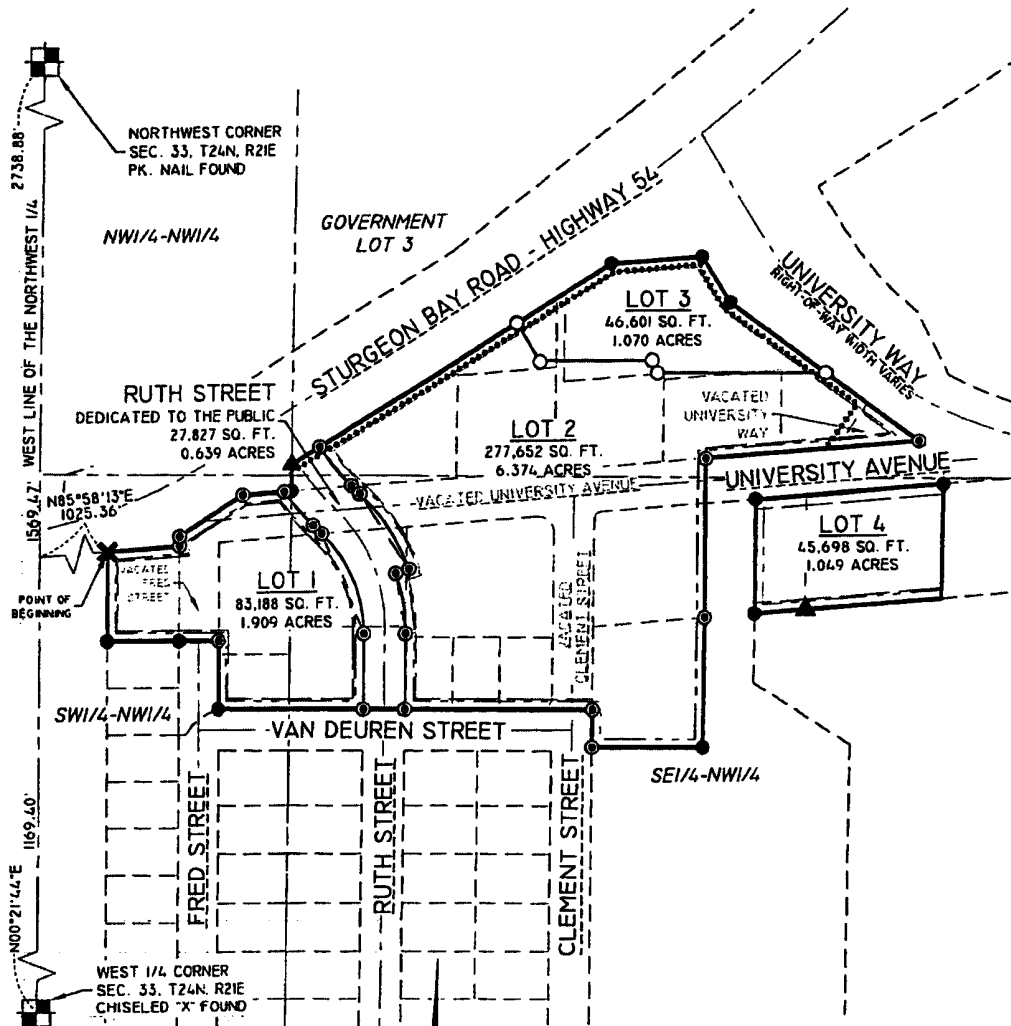
Exhibit G – Conceptual Building Elevations-Kwik Trip-Car Wash

Exhibit H – Conceptual Site Plan-Retail Development, Lot 4

Exhibit I – Conceptual Building Elevations-Retail Building, Lot 4

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
BROWN COUNTY CERTIFIED SURVEY MAP
 MAP NO. _____ VOLUME _____ PAGE _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LOT 32 OF GEIMER ADDITION, RECORDED IN VOLUME 9 OF PLATS, ON PAGE 9, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 277, MAP NUMBER 1135, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 333, MAP NUMBER 1163, ALL OF LOT 1, VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 378, MAP NO. 4642, SAID MAPS BEING PART OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 33, PART OF GOVERNMENT LOT 3, ALL OF LOT 2 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NUMBER 5538, ALL OF LOT 1 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NO. 5538, ALL OF PARCELS A AND B, VOLUME 2, CERTIFIED SURVEY MAPS, PAGE 261 MAP NUMBER 480, SAID MAPS BEING A PART OF SAID GOVERNMENT LOT 3, PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION THIRTY-THREE 33, ALL OF LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6, ACCORDING TO THE RECORDED PLAT OF SCHELLER ADDITION, AND ALL OF LOTS 1 AND 2, ACCORDING TO THE RECORDED PLAT OF GEIMER ADDITION AND PART OF SAID WEST 1/3 OF THE EAST 1/2 OF THE NORTHWEST 1/4, INCLUDING PART OF VACATED FRED STREET, ALL OF VACATED UNIVERSITY AVENUE, ALL OF VACATED CLEMENT STREET, AND ALL OF VACATED UNIVERSITY WAY, ALL IN SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

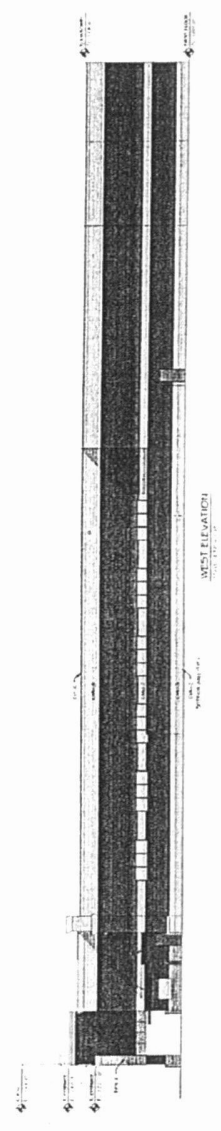
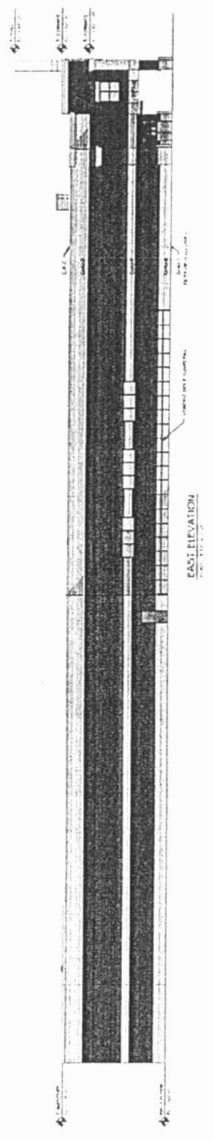
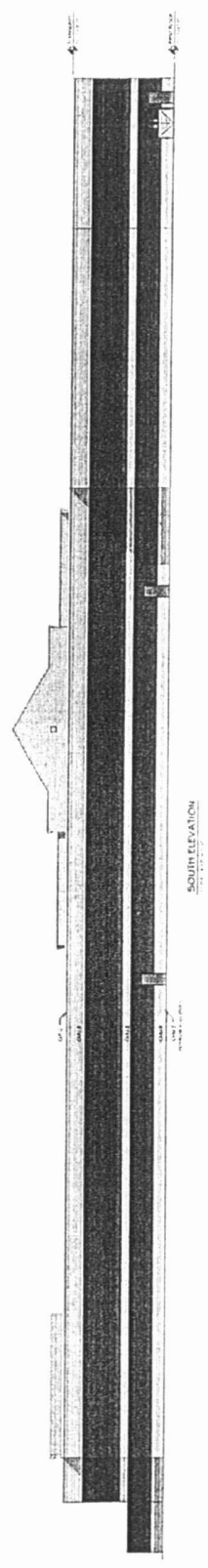


LEGEND	
✕	- CHISELED "X" FOUND
●	- 1 1/4 IN. O.D. IRON PIPE FOUND
○	- 1 1/4 IN. O.D. X 10 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
▲	- MAG NAIL FOUND
●	- #10 X 18" BAR WEIGHING 4.303 LBS./LIN. FT. SET
.....	- RESTRICTED ACCESS
126.00'	- MEASURED BEARING/LENGTH
(126.00')	- RECORDED BEARING/LENGTH

NOTES:
 1. BEARINGS ARE BASED ON THE BROWN COUNTY COORDINATE SYSTEM NAD83 (2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST MEASURED TO BEAR NORTH 00°21'44" EAST.
 2. EXISTING BUILDINGS ON THE SUBJECT PROPERTIES ARE TO BE RAZED AND ARE NOT SHOWN.
 3. CURRENT ZONING IS C1 AND C2.

209

EXHIBIT A



EXTENSIONARY POLICE LEGISLATION	
DATE	DESCRIPTION
1911	PROSECUTION ACTS 1. The Criminal Justice Act, 1911. 2. The Criminal Justice Act, 1912. 3. The Criminal Justice Act, 1913. 4. The Criminal Justice Act, 1914. 5. The Criminal Justice Act, 1915. 6. The Criminal Justice Act, 1916. 7. The Criminal Justice Act, 1917. 8. The Criminal Justice Act, 1918. 9. The Criminal Justice Act, 1919. 10. The Criminal Justice Act, 1920.
1912	PROSECUTION ACTS 1. The Criminal Justice Act, 1912. 2. The Criminal Justice Act, 1913. 3. The Criminal Justice Act, 1914. 4. The Criminal Justice Act, 1915. 5. The Criminal Justice Act, 1916. 6. The Criminal Justice Act, 1917. 7. The Criminal Justice Act, 1918. 8. The Criminal Justice Act, 1919. 9. The Criminal Justice Act, 1920.
1913	PROSECUTION ACTS 1. The Criminal Justice Act, 1913. 2. The Criminal Justice Act, 1914. 3. The Criminal Justice Act, 1915. 4. The Criminal Justice Act, 1916. 5. The Criminal Justice Act, 1917. 6. The Criminal Justice Act, 1918. 7. The Criminal Justice Act, 1919. 8. The Criminal Justice Act, 1920.
1914	PROSECUTION ACTS 1. The Criminal Justice Act, 1914. 2. The Criminal Justice Act, 1915. 3. The Criminal Justice Act, 1916. 4. The Criminal Justice Act, 1917. 5. The Criminal Justice Act, 1918. 6. The Criminal Justice Act, 1919. 7. The Criminal Justice Act, 1920.
1915	PROSECUTION ACTS 1. The Criminal Justice Act, 1915. 2. The Criminal Justice Act, 1916. 3. The Criminal Justice Act, 1917. 4. The Criminal Justice Act, 1918. 5. The Criminal Justice Act, 1919. 6. The Criminal Justice Act, 1920.
1916	PROSECUTION ACTS 1. The Criminal Justice Act, 1916. 2. The Criminal Justice Act, 1917. 3. The Criminal Justice Act, 1918. 4. The Criminal Justice Act, 1919. 5. The Criminal Justice Act, 1920.
1917	PROSECUTION ACTS 1. The Criminal Justice Act, 1917. 2. The Criminal Justice Act, 1918. 3. The Criminal Justice Act, 1919. 4. The Criminal Justice Act, 1920.
1918	PROSECUTION ACTS 1. The Criminal Justice Act, 1918. 2. The Criminal Justice Act, 1919. 3. The Criminal Justice Act, 1920.
1919	PROSECUTION ACTS 1. The Criminal Justice Act, 1919. 2. The Criminal Justice Act, 1920.
1920	PROSECUTION ACTS 1. The Criminal Justice Act, 1920.

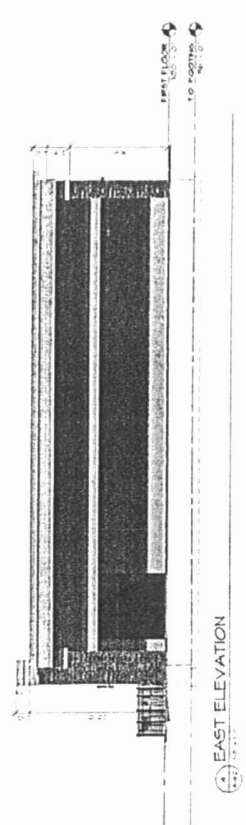
A-4.2

DATE	DESCRIPTION

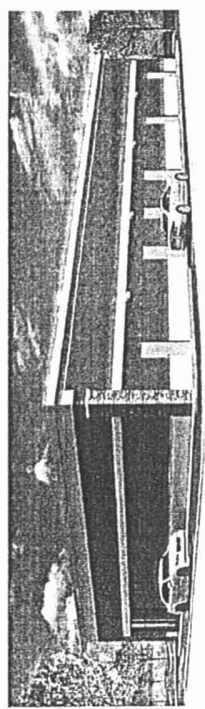
A NEW RETAIL BUILDING FOR:
AIG PROPERTIES
GREEN BAY, WISCONSIN

CHCS
Architectural Group Inc.
1000 Wisconsin Avenue, Suite 1000
Green Bay, WI 54303
Phone: 920.833.1234
Fax: 920.833.1235
www.chcsinc.com

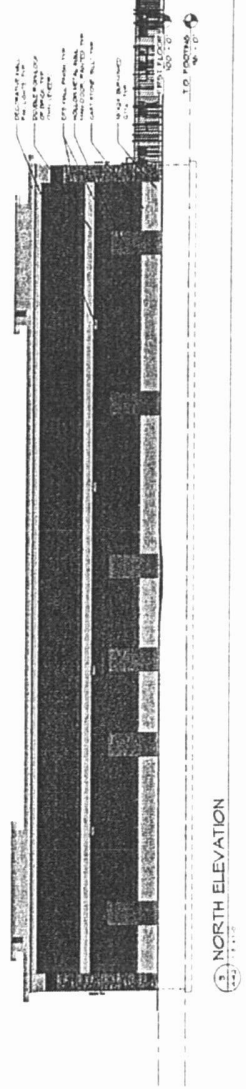
EXHIBIT D



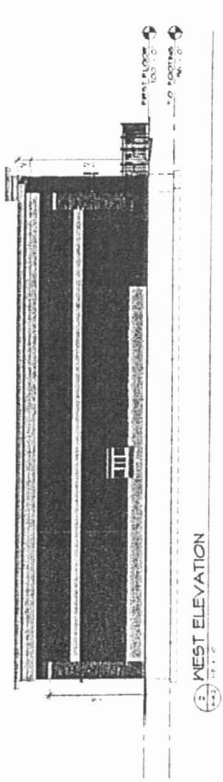
1. EAST ELEVATION



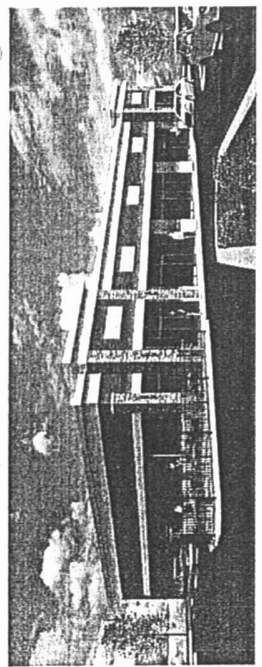
2. 3D VIEW - NORTHEAST CORNER



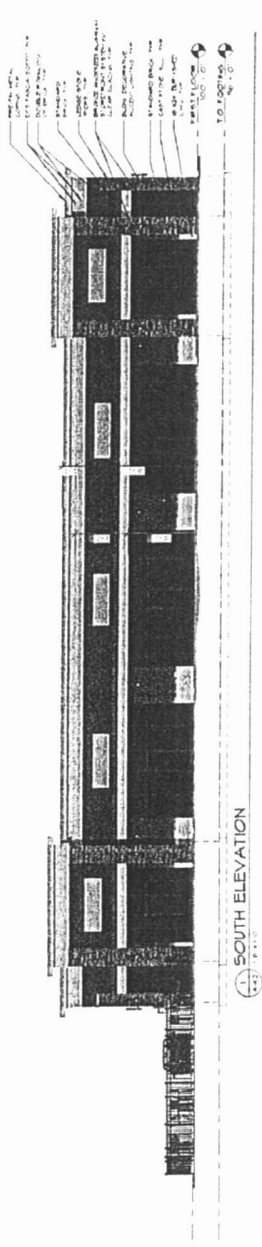
3. NORTH ELEVATION



4. WEST ELEVATION



5. 3D VIEW SOUTHWEST CORNER



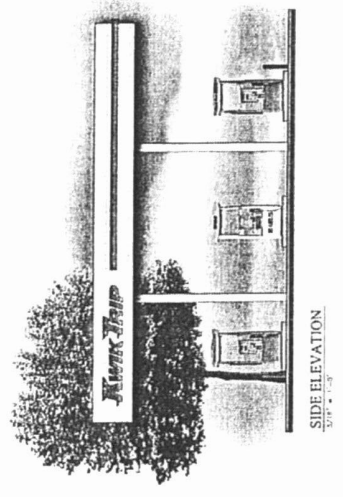
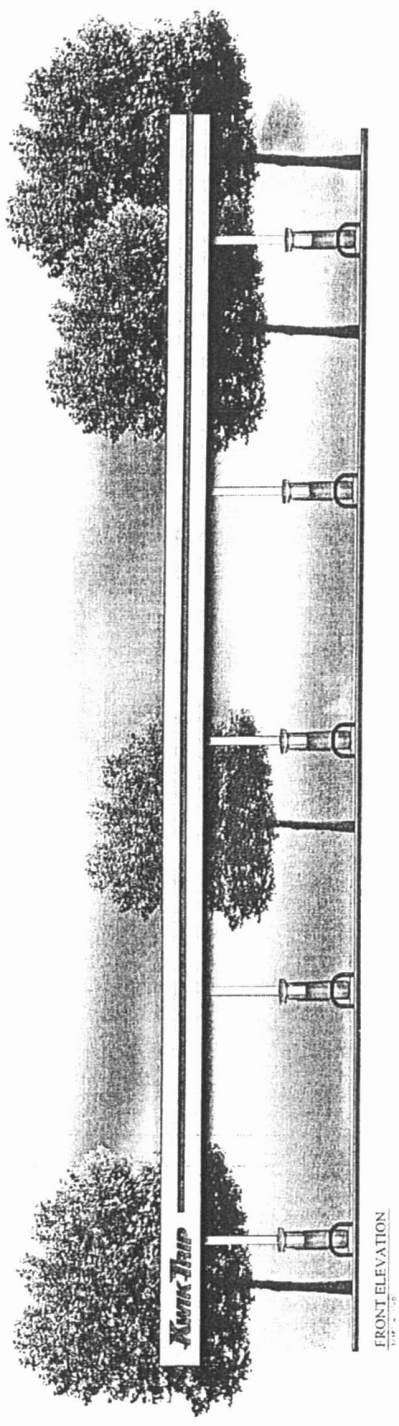
6. SOUTH ELEVATION

JOE

EXHIBIT E

20 k

706



Flat Canopy
10 MPD

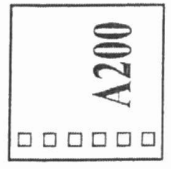


EXHIBIT F



DB CW

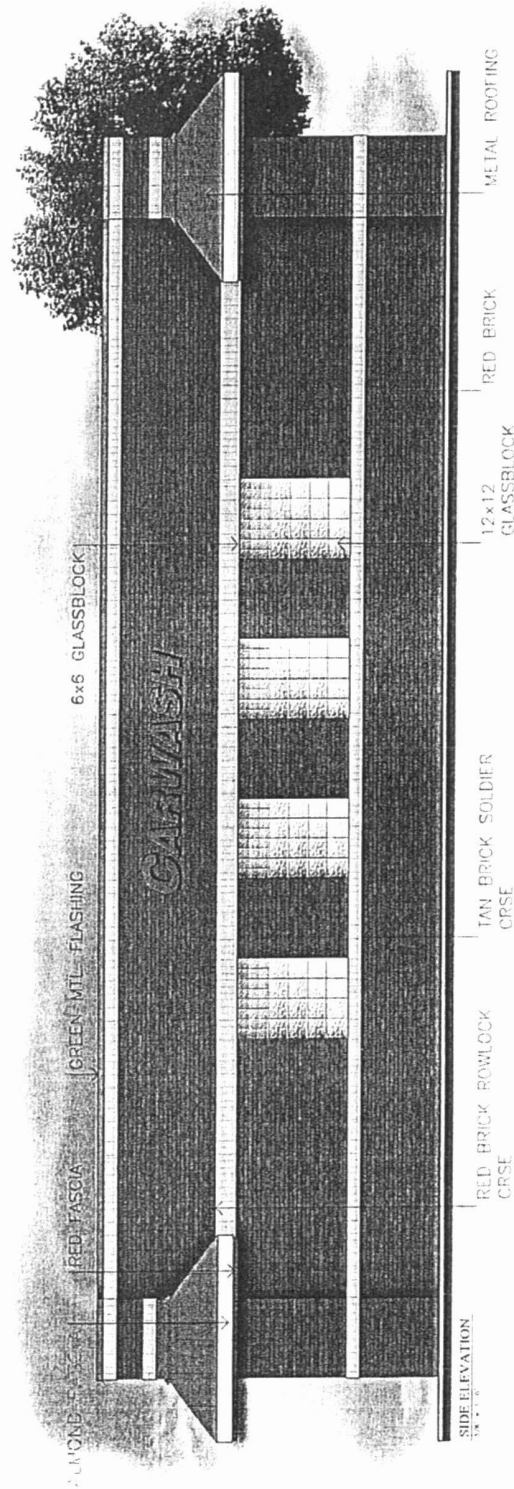
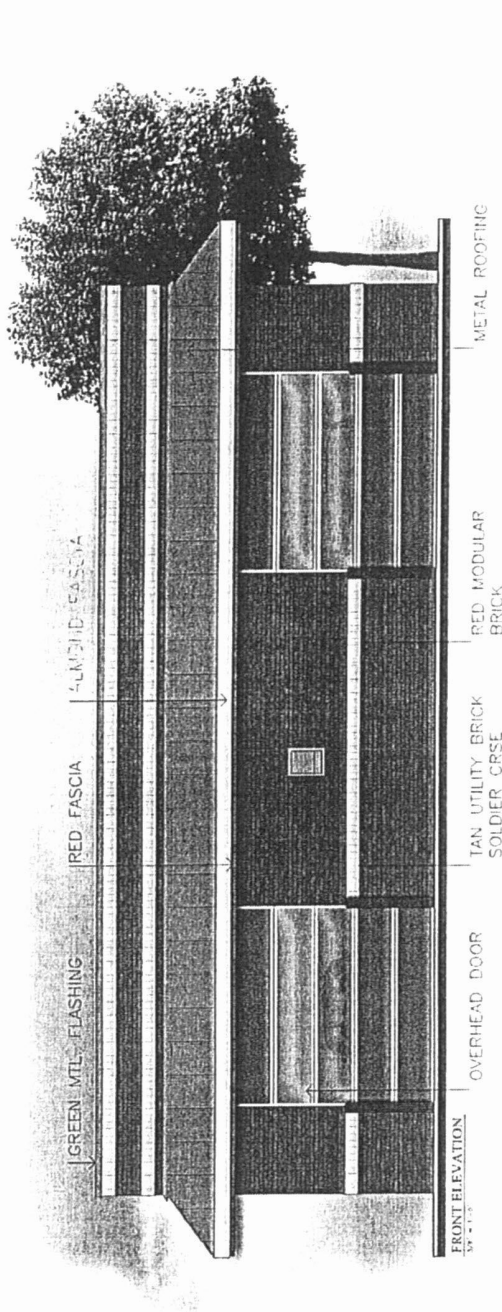
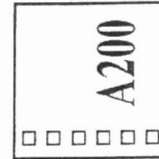
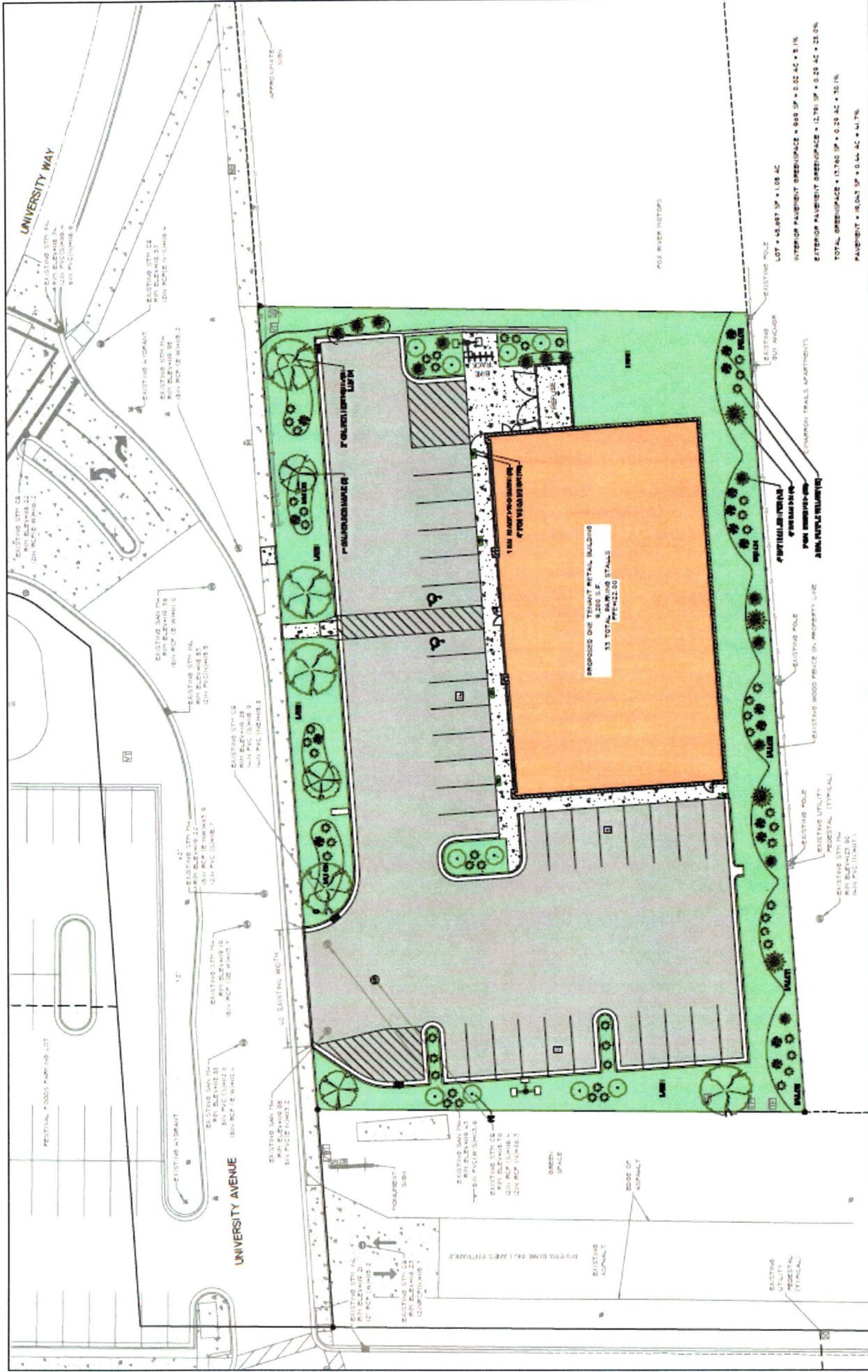
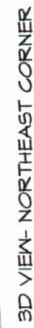


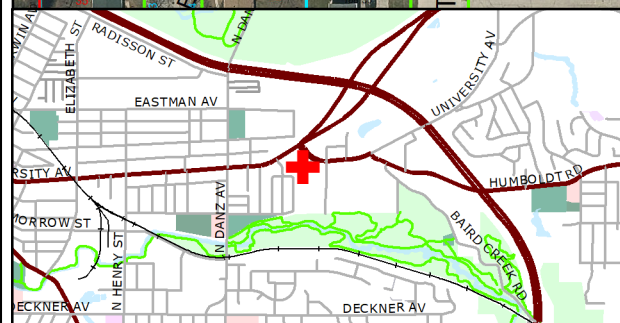
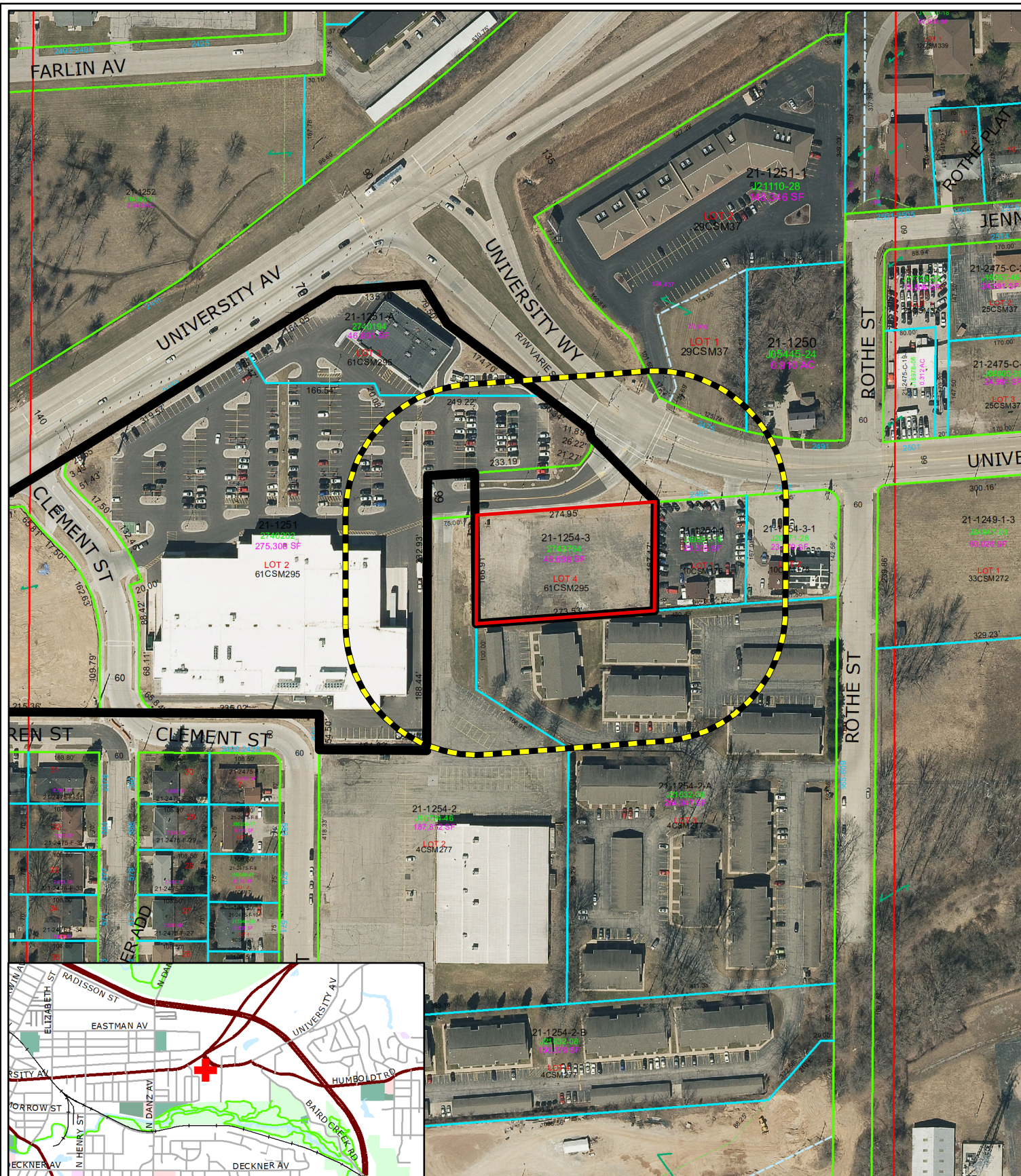
EXHIBIT G

20M

EXHIBIT H







- Subject Property
- 200' Notice Area

Zoning Petition (ZP 19-20)
Request for a Planned Unit Development
(PUD) Amendment to to incorporate
development plans for a retail business
at 2460 University Ave.



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. The 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 DB



Report to the
Real Estate Subcommittee of the Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Ken Rovinski, Staff

AGENDA ITEM # K.I.

To approve the Gorman & Company proposal and have staff draft a planning option or term sheet to be brought back at the next meeting for redevelopment of the parking lot located on the 200 block of North Monroe Avenue.

The Council may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

This site was recently purchased by the RDA and is currently used as a surface parking lot. Staff has drafted a Request for Proposals that coincides with the recommendations as provided by the City's 2014 AuthentiCity Plan. The plan recommends this site to be used for mixed use development with a requirement that the first floor be commercial.

Staff received two proposals for the site by the September 13, 2019 deadline from T. Wall Enterprises, Mgt. LLC and Gorman & Company. The RDA real estate subcommittee gathered to interview each developer and discussed the proposals submitted. Staff recommended awarding the RFP to Gorman & Company. The real estate subcommittee concurred with Staff and is recommending that the RDA select the Gorman & Company proposal and to have staff work to negotiate a Development Agreement with the developer.

RECOMMENDATION

To select the Gorman & Company proposal and to have staff work to negotiate a Development Agreement for redevelopment of the parking lot located on the 200 block of North Monroe Avenue.

FISCAL IMPACT

ATTACHMENTS

1. 11-160_Request_for_Proposals
2. Gorman & Company 22 N. Monroe Street Response
3. T. WALL - 200 Block N. Monroe Ave Green Bay
4. Staff Recommendation
5. Subcommittee Minutes 10-01-19



City of Green Bay
Department of Community and Economic Development

Request for Proposals

200 Block N. Monroe Ave.



Redevelopment Authority of the City of Green Bay

Released July 16, 2019

Request for Proposals: 200 Block N. Monroe Ave.

I. Introduction

A. Project Overview

The Redevelopment Authority of the City of Green Bay (RDA) is seeking proposals for the purchase and redevelopment of the 200 block of N. Monroe Ave. (tax parcels 11-191, 11-160, 11-156, 11-157, 11-158, and 11-159).

B. Project Goals

The property is on the edge of the Downtown district, along a major corridor. This is a block of transition from Downtown density to the Whitney Park and Navarino neighborhoods.

The RDA's goals for this property include the following:

1. Positively utilize the site for economic growth by incorporating mixed-use development
2. Generate tax base
3. Work with the City of Green Bay and Downtown Green Bay, Inc. to positively promote the development during the design process.
4. Facilitate a development that corresponds with the City's 2014 AuthentiCity Plan



C. Property Summary

Location: 200 Block of N. Monroe Ave.

Property Ownership: RDA

Parcel(s): 11-191, 11-160, 11-156, 11-157, 11-158, 11-159

Site Size: 2.42 acres (105,282 square feet)

Type of Project: Preference will be given to a medium-high density housing development or a mixed-use development with an emphasis on housing creation. If the development is mixed-use, at least thirty (30) percent of the first story facing Monroe Ave. must have a commercial user(s).

Land Value: \$736,100

D. Property Background

The site is currently a parking lot. Previously, the site was low to medium density residential and then automobile services on parcel 11-191.

E. Environmental Condition

The City will initiate a Phase I Environmental Site Assessment (ESA) and Phase II ESA if necessary.

II. Proposal Requirements

A. Content and Organization

To achieve a uniform review process and a degree of comparability, the proposals should be organized in the following order and contain all of the following information:

1. Title Page

Show the proposal title, the name of firm, address, telephone number(s), name and email address of contact person, the date, and other relevant company information.

2. Alignment with Strategy

Please provide a narrative of the project that shows how it aligns with our community and economic development strategy to generate innovative ideas, cultivate ideas into businesses, and retain and attract skilled people. The City supports projects that make our community more:

1. safe; projects that
 - 1.1. remove blighted and neglected properties with high complaint and/or police call volumes
 - 1.2. remediate environmental contamination and/or enhance the physical (soil, water, air) landscape
 - 1.3. strengthen and/or expand public water, sewer, stormwater, and other utility infrastructure
 - 1.4. eliminate and/or reduce transportation hazards
2. productive; projects that
 - 2.1. rehabilitate and/or build new structures with high-performance designs, systems, and finishes
 - 2.2. create a significantly higher per acre property value than adjacent properties and the City average
 - 2.3. generate property taxes greater than the cost of providing infrastructure and services
 - 2.4. generate job opportunities for smart and skilled individuals
3. accessible; projects that
 - 3.1. rehabilitate and/or build new structures for individuals of all ages and abilities
 - 3.2. are located in places easy to reach on foot, bicycle, or transit
 - 3.3. strengthen and/or expand non-motorized transportation networks
 - 3.4. generate job opportunities for individuals of all ages, abilities, and incomes
4. innovative; projects that
 - 4.1. expand our range of (residential, commercial, and industrial) real estate products
 - 4.2. are designed and built with options for conversion to alternative uses in the future
 - 4.3. create and/or enhance unique public spaces, amenities, and art
 - 4.4. support disruptive startups and high-growth, second-stage companies

3. Design and Use

Describe the project and provide a scope of work. Include a preliminary site plan with the proposed building footprint, parking, and circulation. Also submit massing diagrams or elevations showing how the proposed development relates to the surrounding buildings.

Discuss the occupancy of the completed project. Provide a detailed explanation of the end user(s) for this property. Offer an idea of the target market for the proposed concept and how the property will be marketed. The Developer should provide a timeline for tenancy and include any challenges that may be perceived.

Long-Range Planning. This site is in an area highlighted in Downtown district plans adopted by the City (see Appendix). It is along the Monroe corridor, which carries an annual average daily traffic count of 10,700 vehicles. The block is part of the area indicated as a catalytic development opportunity site, meaning it is a priority in new or redevelopment, and it should drive the momentum in Downtown growth. The plan recommendation for this site is residential development, with taller, high-density residential facing Monroe and medium-density residential or townhouses facing Quincy.

Form. Parcels 11-160 and 11-191 are zoned Downtown One (D1). Parcels 11-159, 11-158, 11-156, and 11-157 are zoned Office Residential (OR). The building must be designed to comply with OR and D1 zoning requirements, with flexibility if shown necessary in the proposal. The north-south alley must remain in use without structures built above. The building must complement the established Downtown neighborhood character:

Architectural Character	Sensitivity to context. Identifiable and distinct.
Articulation	Emphasis on building corners at intersections. Buildings greater than thirty (30) feet wide are divided into smaller increments through variations in materials or through architectural elements.
Alignment	The front façade and main entrance may have slight variations to the zero (0) foot setback (if mixed-use) to enhance building entrances or streetscape elements; i.e. outdoor café seating, entrances. First story is distinct from upper stories, through change in building materials or textures or through sign bands, awnings, arcades, etc.
Building Materials	Brick and stone; other material for accent features only. Rear façade may have concrete masonry units with color treatment.
Color	Reflect the existing and desired context
Fenestration	Minimum of fifty percent (50%) of the first story (street-facing) façade is transparent (if mixed-use). Upper story windows: punched openings, reflective glass discouraged.
Modulation	No blank facades. Variation in treatments. Pedestrian scale. Modulation rhythm through setbacks, façade widths, heights, colors, materials, and architectural features
Height	This may vary between the east and west portions of the site. East: between two (2) and four (4) stories. West: between three (3) and four (4) stories.

Mixed-Income Housing. While market-rate housing is suitable for this development, higher points will be attainable for a project that incorporates affordable residential units.

Commercial Use. Preference for a mixed-use project is one that that incorporates a large commercial tenant, ideally grocery but would consider other users such as restaurant or retail.

Parking. The project must provide sufficient parking to comply with the relevant requirements of City Code 13-1700. Parking must be in the rear yard, underground, or parking structure. **New parking requirements will be considered by the Common Council within the timeline of this RFP.*

Public Art. One percent (1%) of the overall project budget shall be dedicated toward public art in the City. This may be through incorporating new art on the project site, funding art around the site or Downtown area, holding a percentage of funds for art maintenance, donation to the Green Bay Public Arts Commission, or a combination.

4. Investment

Provide an analysis of expected increase in tax base generated by this project. Discuss project costs, including acquisition cost. The value of the property is estimated to be \$736,100. Proposals should identify planned sources of financing for the project. Attach proof of funding sources; i.e. loan approvals, financial statements, letters of credit etc.

5. Capacity and Experience

Provide a timetable for construction, including start and completion dates, as well as a final goal for attaining occupancy of the property. Briefly discuss other projects (if any) that may limit the Developer's ability to complete this project in a timely manner.

Explain the Developer's qualifications and related experience in development. Provide résumés of project team members, any examples of previous projects that may relate to this type of development, and a list of contractors/ subcontractors to be used for this project.

B. Submittal Requirements

Proposals must be received by the RDA by Friday, September 13, 2019, no later than 4:00 p.m. CDT. Submissions must include one (4) original copies, and one (1) electronic copy (CD, DVD, or flash drive).

Please send proposals to:

City of Green Bay
Department of Community & Economic Development
Attn: Ken Rovinski
100 N Jefferson St, Room 608
Green Bay, WI 54301

The staff recommendation along with developer interviews will be presented to the RDA Real Estate subcommittee on Tuesday, October 1, 2019. Final RDA approval will be made at the Tuesday, October 8, 2019 meeting. Both meetings will be held at 1:30 p.m. CDT in Room 604 of City Hall on their respective dates.

III. Selection Process and Criteria

A. Selection Criteria

Proposals will be reviewed by an evaluation committee and scored against the stated criteria. The committee may review references. The RDA's intention is to procure the most functionally complete and suitable solution to meet our desires for the site. The total price for the proposed purchase of the site will be considered in the final analysis, but this will not be used as the primary consideration in the selection of the "best" solution. Ultimately, the RDA will award the project to the responsive and responsible developer whose overall proposal offers the best value for the City, as evaluated pursuant to the evaluation criteria as set forth herein. The RDA reserves the right to award in part or whole. Selection will be based on the following criteria. A Vendor's submission of a proposal constitutes their acceptance of the evaluation technique and their recognition and acceptance the evaluators will use their judgment in making a determination based on several criteria.

Selection Criteria (Continued)

FACTOR
ALIGNMENT WITH STRATEGY
makes the City safer makes the City more productive makes the City more accessible makes the City more innovative
DESIGN AND USE
overall form and character density and intensity of structure quality of use types mix of use types integration of mixed-income residential integration of public art
INVESTMENT
scope of work estimated property value at completion estimated hard construction costs total cash offer for all parcels amount of requested public funding proposed sources of financing
CAPACITY AND EXPERIENCE
project team qualifications proposed time to complete proposed time to attain occupancy demonstrated success on similar projects

B. Questions and Comments

All questions shall be submitted in written form to the contact information provided below by Friday, August 30, 2019. Answers will be provided, via the City website (www.greenbaywi.gov), as a part of addenda to the RFP as they become available. Multiple addenda may be released.

Mail to: City of Green Bay
Department of Community & Economic Development
Attn: Ken Rovinski
100 N Jefferson St, Room 608
Green Bay, WI 54301
OR

Email to: kennethro@greenbaywi.gov

C. Selection Process

The developer selection process will involve the following primary steps:

1. *Proposal review*
2. *Staff Recommendation of selected developer*
3. *Developer interviews with RDA Real Estate subcommittee*
4. *Final RDA approval of selected developer*
5. *Finalize / execute Development Agreement*

D. Timeline

Final questions due: Friday, August 30, 2019
Proposals due: Friday, September 13, 2019
RDA subcommittee: Tuesday, October 1, 2019 at 1:30 p.m.
RDA selection: Tuesday, October 8, 2019 at 1:30 p.m.

E. Rules Governing Competitive Evaluation**1. Examination of Request for Proposals**

Applicants should carefully examine the entire RFP, any addenda, and all related materials and data referenced in the RFP. Applicants should become fully aware of the nature of the work and the conditions while performing the work.

2. Contract Negotiations

The highest-ranked Developer will enter into negotiations with the RDA. If an agreement cannot be met, the RDA will notify the Developer and stop negotiations. Then the second highest Developer will enter into negotiations. This process may continue until a successful negotiation(s) occurs. The RDA reserves the right to cease any negotiations with any Developer should it be in the RDA's best interest.

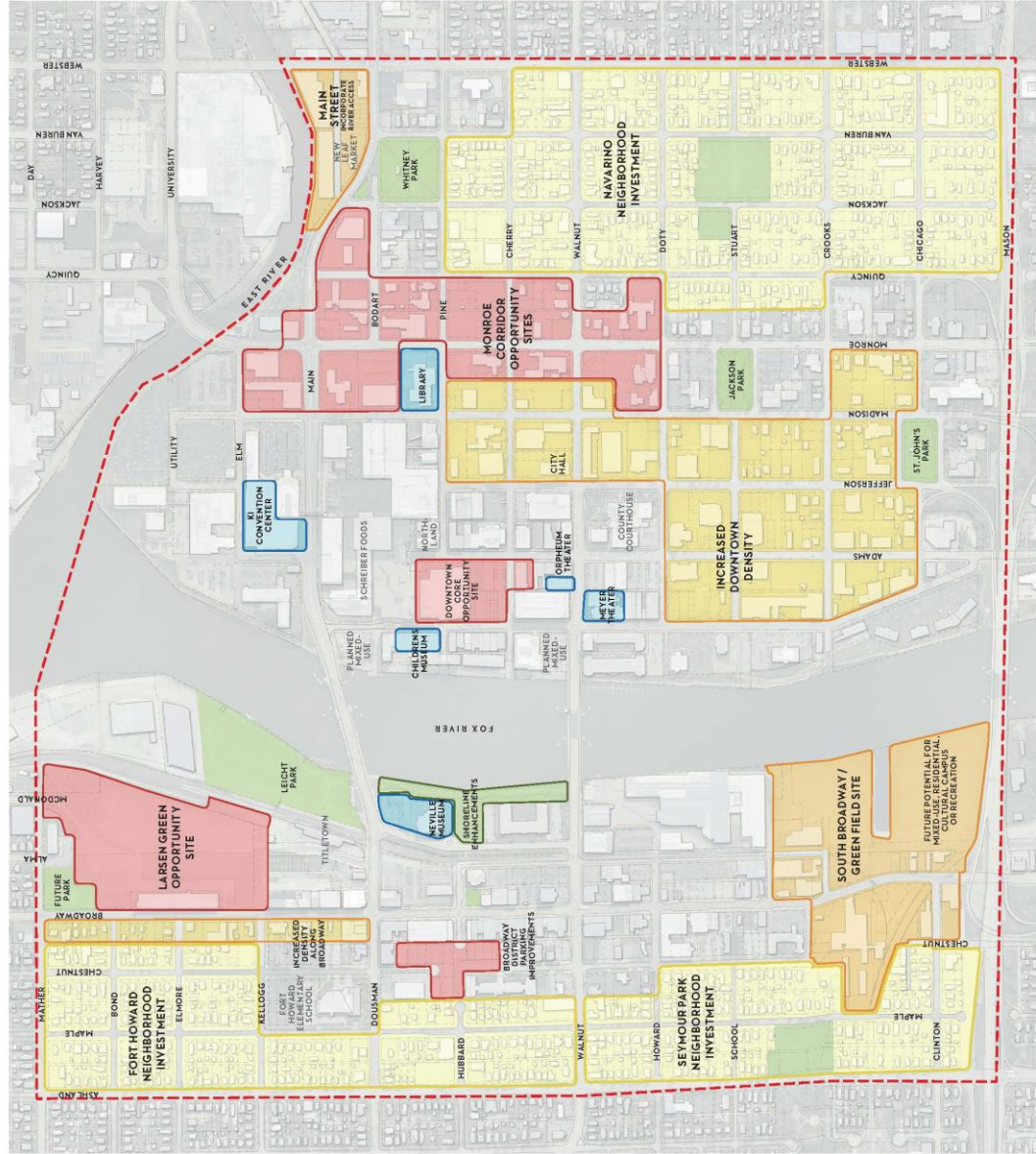
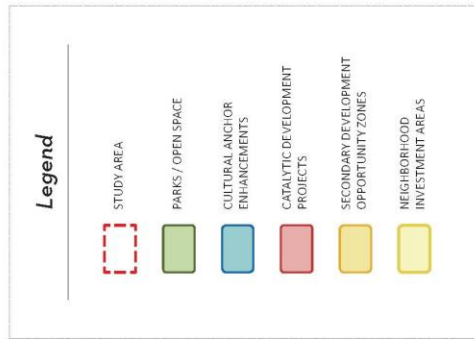
3. Completeness, Addenda, Rejection, Cancellation, Preparation Cost

This Request for Proposals (RFP) has been prepared by the RDA and does not purport to be all-inclusive or to contain all of the information a prospective purchaser or developer may desire. No legal liability is assumed or shall be implied with respect to the accuracy or completeness of this RFP.

The RDA reserves the right to revise any part of this RFP by issuing an addendum at any time prior to the submittal deadline. The RDA reserves the right to accept or reject, in whole or part, all proposals submitted and/or to cancel this announcement if any such action is determined to be in the RDA's or the City's best interest. All materials submitted in response to this RFP become the property of the RDA.

The RDA will not be responsible for costs associated with preparing proposals. By submitting a proposal, each Developer agrees to be bound in this respect and waives all claims regarding such costs and fees.

IV. Appendix



Map 1: Land Use Framework

Monroe Corridor

Monroe Avenue is an important corridor for Green Bay's downtown. As a transportation corridor, it acts as STH 57 and connects USH 172 to the south with STH 54 (Mason Street), STH 29 (Walnut Street) and USH 141 (Main Street). Monroe Avenue carries a significant amount of traffic, close to 10,000 cars a day, and is one of the primary thoroughfares within downtown. As an important corridor, Monroe Avenue has the potential to act as a seam that unites downtown with the Navarino neighborhood. In its current state, however, Monroe Avenue acts more as a barrier, creating an eastern border separating downtown from the Navarino neighborhood. This is mostly due to its physical form and its prioritization of moving vehicular traffic quickly through the area rather than providing destinations within it. Additionally, the large amount of surface parking that is present along the corridor gives the impression that the corridor functions as the edge of downtown, where people park their cars and walk into downtown, rather than being a part of downtown itself.

Investments are currently being made to upgrade Monroe Avenue and this provides the opportunity to redefine and rebrand the corridor. This project can also build on energy created by the new School for Academically Gifted Learners, a magnet school drawing people to the corridor. Through the public engagement process it was expressed that Monroe Avenue should be redeveloped with a mix of uses and well-designed density (see Figure 3: Monroe Corridor Development Concept). The concept for this corridor allows for a range of

uses, including retail, restaurant, office, mixed-use, and residential – all as standalone uses or in mixed-use developments. Community input expressed a desire for Monroe Avenue to look and feel more like downtown with taller buildings and activated first floors that create a pedestrian-friendly environment along the corridor, rather than looking like a suburban corridor comprised of single-story, single use buildings with large setbacks and surface parking lots (see Figures 4 and 5: Monroe Avenue Perspectives).



Retail buildings should be constructed of high quality materials and reinforce a pedestrian-oriented environment.



Townhomes should be used to buffer and transition retail uses along Monroe Street to the single-family neighborhood.

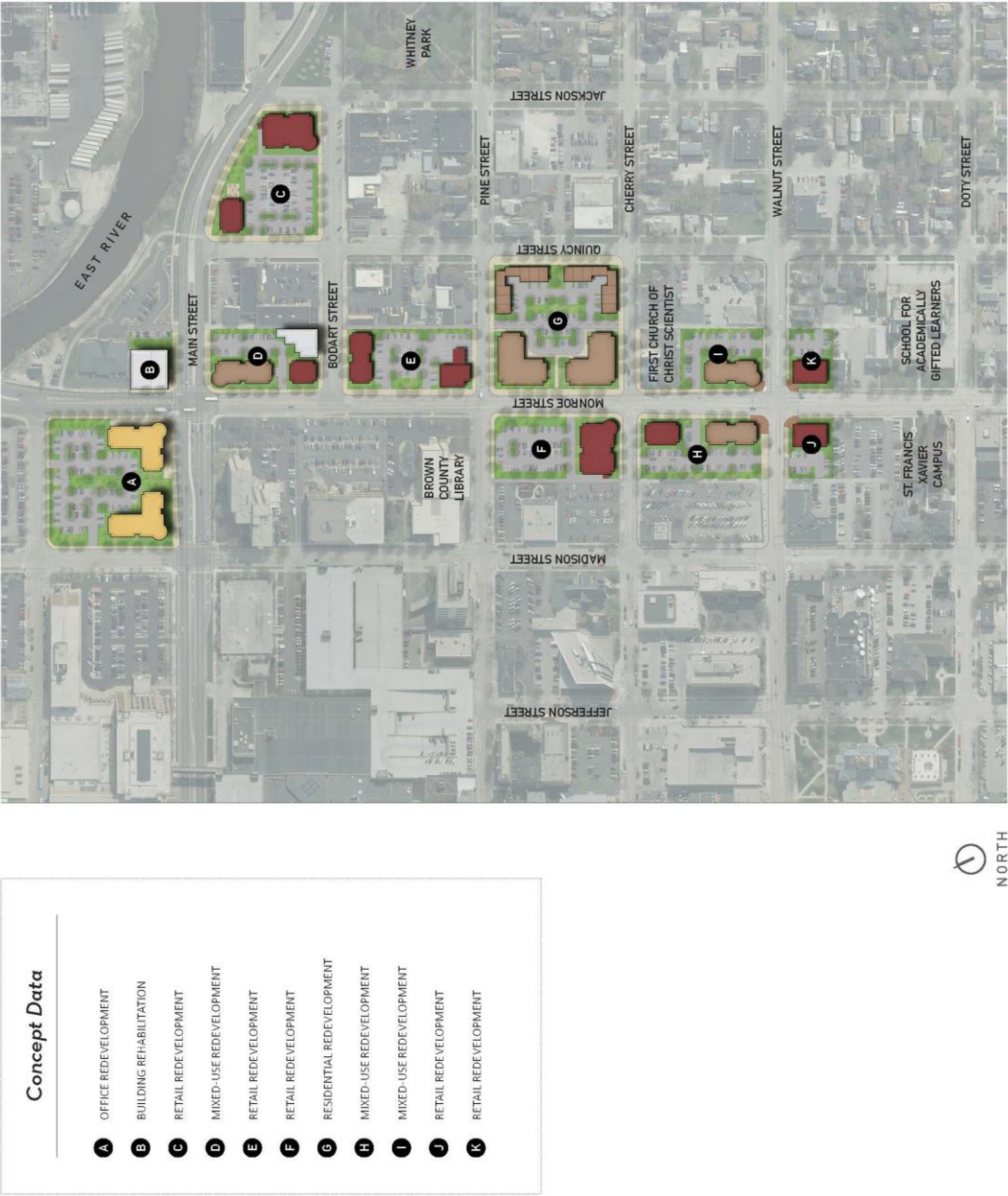


Figure 3: Monroe Corridor Development Concept

**Redevelopment Authority of the
City of Green Bay**
RESPONSE TO REQUESTS FOR PROPOSALS
200 Block N. Monroe Avenue



SEPTEMBER 13, 2019

Contact: Ted Matkom
tmatkom@gormanusa.com

414-617-9997

2. ALIGNMENT WITH STRATEGY

THE PROPOSAL

In response to this RFP, Gorman & Company is proposing a mixed-use, mixed-income development. The commercial component will front Monroe Avenue and is comprised of an approximately 24,000 square foot independent grocery store. The residential component features 80 apartment homes for mixed income individuals and families.

For the grocery component, Gorman is partnering with Maurer's Market, an independent grocer with experience in adapting to the specific needs of the community it serves. Maurer's Market is Wisconsin-based with locations in Janesville, Wisconsin Dells, and Milwaukee. The family-owned company's focus is on smaller, full-service grocery stores that meet the unique needs of residents, workers, and students, with fresh, nutritious and high-quality groceries that are competitively priced and geared toward a diverse clientele. Maurer's Market is focused always on creating the best experience for the customer and surrounding community.

This Proposal aligns with priorities for the downtown Green Bay community, identified in the RFP:

SAFE

The redevelopment of this property will replace the existing surface parking lot with a multi-use mixed income development. The 200 Block of North Monroe Avenue presents an opportunity to provide a catalytic development that will transform the area into one which is more pedestrian friendly. The addition of a grocery store and 80 housing units will activate the currently vacant site and encourage additional pedestrian traffic in the downtown.

PRODUCTIVE

Gorman & Company has 35 years of experience developing, designing, and building affordable housing that include high performance designs and finishes. Examples of our work are included in the Capacity and Experience tab. Our proposed development will have a total development cost of over \$24 million and will generate a significant tax increment for the city. We anticipate that this tax increment, once stabilized, would be approximately \$160,000 per year. In addition to creating construction jobs, we anticipate that our proposed mixed income housing and our partnership with Maurer's Market will provide the area with 10-12 full-time and 30-40 part time permanent jobs once stabilized. Gorman & Company will act as general contractor for the project. Our standard practice is to use local subcontractors whenever possible since we do not self-perform any trades.

ACCESSIBLE

Our proposed development will incorporate the principles of universal design, ensuring that our building caters to the needs of individuals of all ages and abilities. By replacing a parking lot with a mixed use development we are in line with the 2014 AuthentiCity Plan's goal of changing the impression of the Monroe Street Corridor from a place where people park their cars to walk to amenities within downtown Green Bay, to a part of downtown itself. With the addition of a full service independent grocery store to downtown Green Bay we believe our proposal will increase the walkability of downtown. A grocer in this location will attract patrons from both the downtown area and the

neighboring Navarino and Whitney Park neighborhoods. The proposed building is designed to include extensive frontage on Monroe Avenue, which will support the transition of Monroe Avenue to a more pedestrian-oriented district. Our nonprofit partner for the residential component will be Neighborworks, who will provide resident services consistent with their core mission.

INNOVATIVE

A key community benefit of this proposal is the inclusion of Maurer's Market, an independently owned and operated grocery store with an engaged owner that will be able to adapt to the community. Maurer's understands that the grocery store needs to be an integral part of the community. To facilitate this, the northwest corner of our site plan includes an outdoor event space, providing a unique public amenity.

This development will also help to address Green Bay's demand for affordable high-quality housing and amenities for individuals and families in the community. Gorman & Company has extensive experience in designing, constructing, and managing mixed-use, mixed-income developments. Local plans call for a range of real estate types and variety of housing options to accommodate the needs of residents of all income levels and age groups. This proposal aims to accomplish this by providing 80 total housing units, 56 of which are affordable units reserved for individuals and families earning no more than 60% of the County Median Income. That income limit encompasses jobs with the school district, child care providers, restaurants, retailers, warehouses, bank tellers, customer service representatives, and more. A portion of the affordable units will be targeted to low-income veterans and individuals with a disability or special need.

3. DESIGN AND USE

PROJECT DESCRIPTION & SCOPE

This proposal envisions the following:

- 24,000 square foot grocer on Monroe Street
- 80 unit multi-family development with affordable and market rate apartment units, and townhomes on Quincy Street
 - 56 affordable and 24 market rate units
- 70 underground parking stalls for apartment residents
- Surface parking – 85 stalls
 - Grocery customers and employees
 - Apartment guests, employees, and overflow

The anchor of this proposal is an approximately 24,000 SF first floor grocery store, to be operated by Maurer's Market. The overall design and site plan prioritizes the efficiency and long-term operational feasibility of the grocery store. Located alongside the grocery store and fronting Monroe Avenue will be approximately 80 multifamily apartment units including townhomes facing Quincy Street.

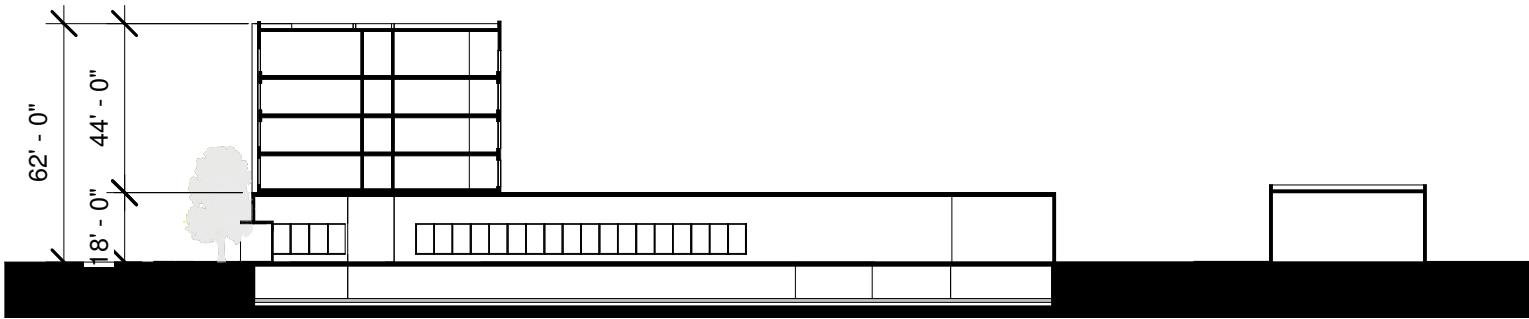
OCCUPANCY

The first floor grocery space will be occupied by Maurer's Market, a Wisconsin-based grocery store with locations in Janesville, Wisconsin Dells, and Milwaukee. The family-owned company's focus is on smaller, full-service grocery stores that meet the unique needs of residents, workers and students, with fresh, nutritious and high-quality groceries that are competitively priced and geared toward a diverse clientele.

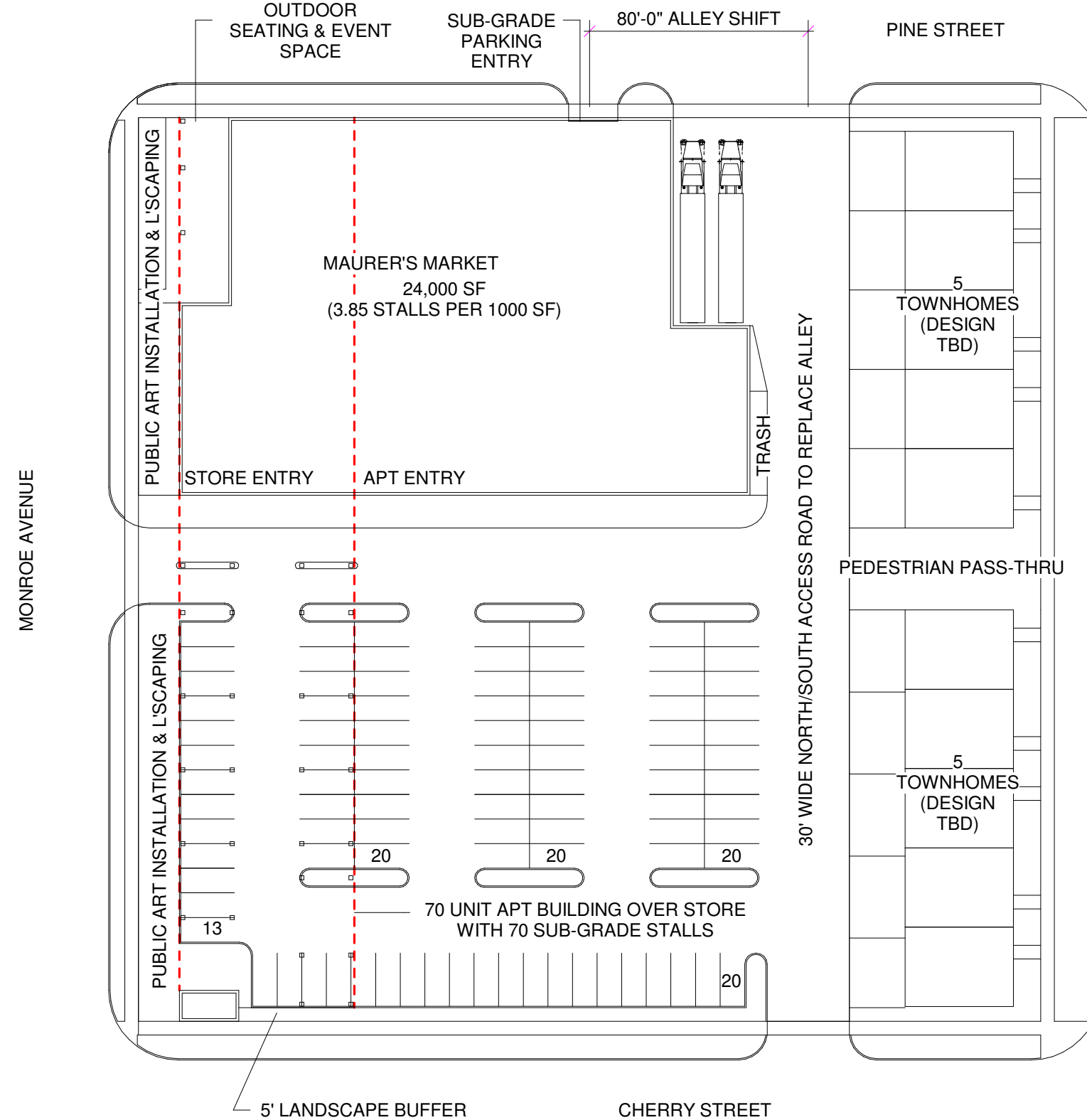
We envision the housing component being financed in part with WHEDA tax credits, and therefore a majority of the units will be reserved for residents who make sixty percent (60%) or less of the County Median Income (CMI); remaining units will be market rate. We believe this would be an excellent site for multi-family affordable housing; residents would be ideally located on the edge of the Downtown district with easy access to nearby amenities such as the library, parks, and schools.

Gorman & Company aims to achieve lease up of all units within a 6-8 month timeframe. Our marketing strategy includes a proactive preleasing strategy alongside an interactive website featuring floor plans and photos; advertising via online rental platforms; and local market outreach to community organizations.

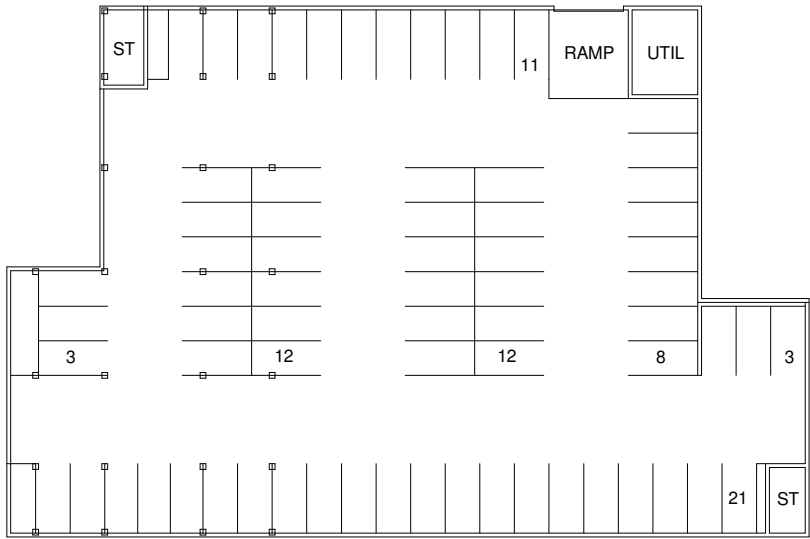
With an estimated construction start of April 2021, we anticipate the project will be placed in service in July 2022. We will begin our preleasing activities January 2022. We project the development will be fully leased up by February of 2023. We foresee no challenges in attracting residents to this project due to the prime location and easy access to amenities, services, and integration with a new grocery store.



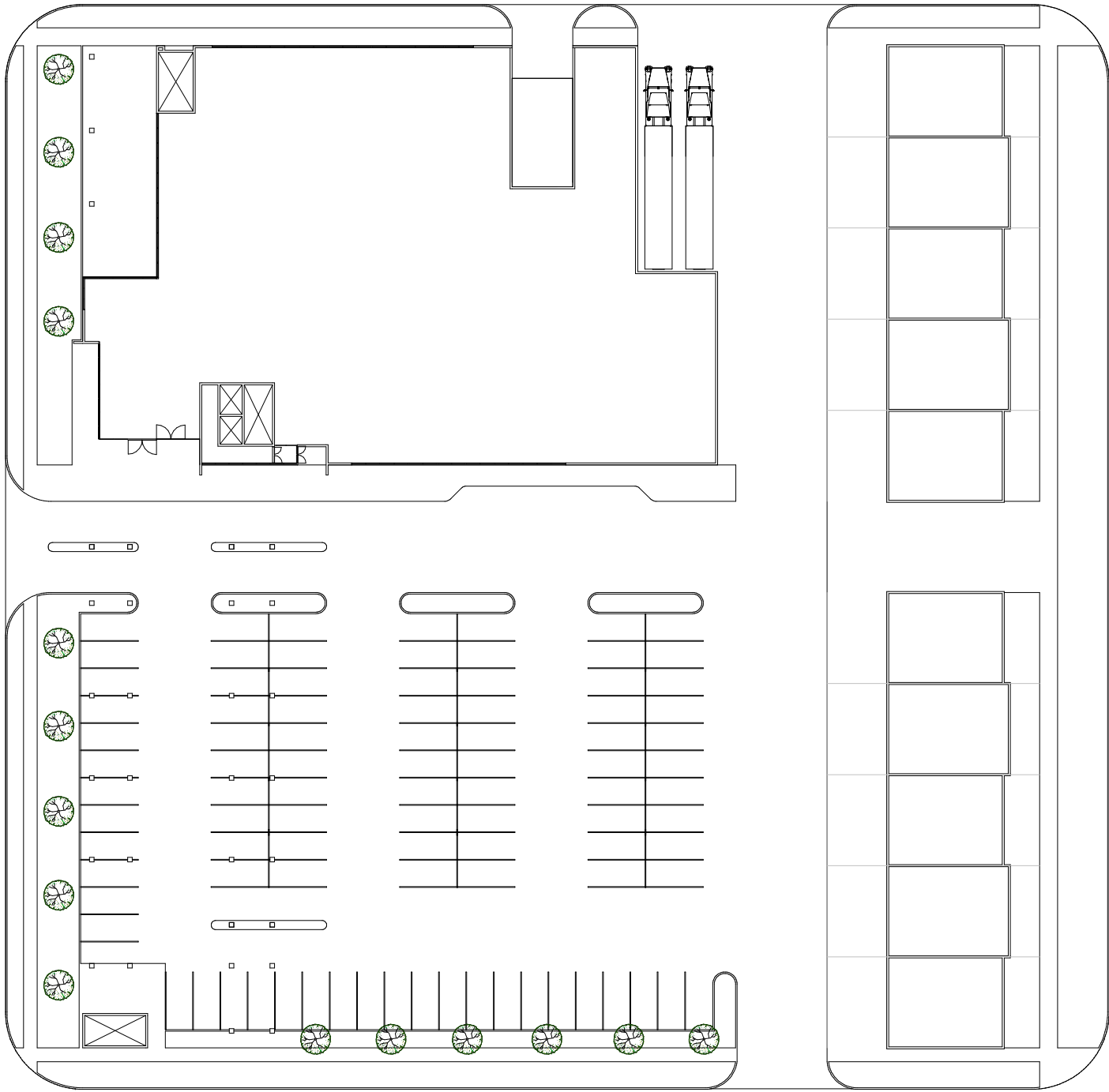
1 Section 1
1" = 50'-0"



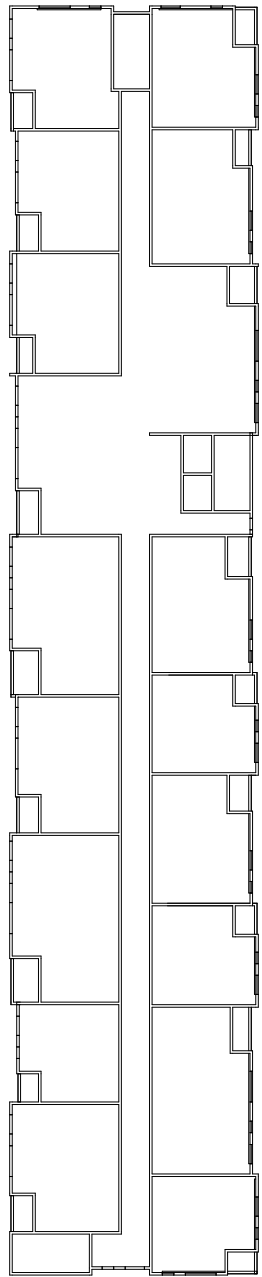
2 SITE PLAN
1" = 50'-0"



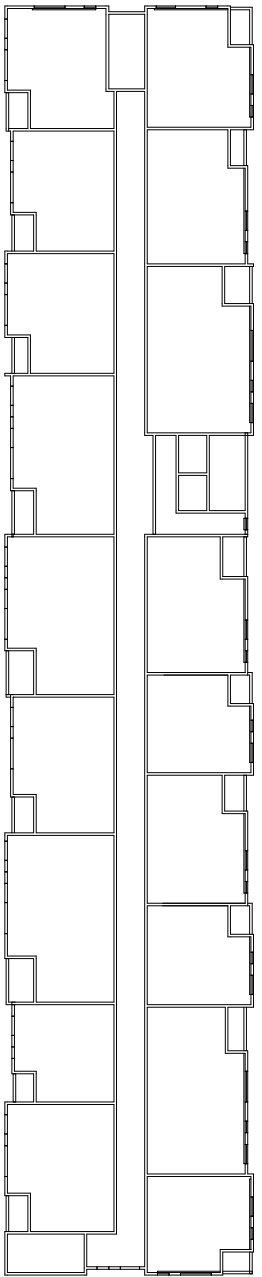
1 UNDERGROUND PARKING
1" = 50'-0"



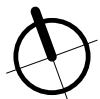
2 Level 1
1" = 50'-0"

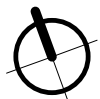


3 Level 2
1" = 50'-0"



4 Level 3-5
1" = 50'-0"





4. INVESTMENT

Based on the included financial summary we expect a total project cost for the housing component of approximately \$18.5 million, which would be financed by a mix of traditional mortgage debt , 9% Low Income Housing Tax Credit Equity, FHLB Chicago AHP funds and deferred developer fee. Our proposed grocery component is estimated to have a total project cost of \$5.6 million financed through a mix of traditional debt, New Market Tax Credits and Tax Increment Financing. Combined, these two components would total over \$24 million and generate approximately \$160,000 in real estate taxes.

SOURCES & USES – RESIDENTIAL COMPONENT

Sources		Uses	
First Mortgage	\$6,270,000	Acquisition	\$1
FHLB AHP	\$840,000	Hard Costs	\$14,000,052
LIHTC	\$10,904,115	Soft Costs	\$4,025,741
Deferred Developer Fee	\$467,440	Reserves	\$455,761
Total	\$18,481,555	Total	\$18,481,555

Please note that we have not requested any financial assistance from the City on the residential component, with the exception of a land cost of \$1.00. We structured the residential component to be competitive within the WHEDA scoring matrix based on the scores of last round's successful applicants. We have enclosed a letter from Walter Dunlop to confirm the First Mortgage amount and terms that are in the proposal.

SOURCES & USES – COMMERCIAL COMPONENT

Sources		Uses	
First Mortgage	\$3,289,353	Land Acquisition	\$1
New Market Tax Credits	\$850,000	Core and Shell	\$3,792,000
TIF	\$800,000	Tenant Improvements	\$1,320,000
Private Equity	\$683,848	Soft Costs	\$511,200
Total	\$5,623,201	Total	\$5,623,201

Please note we have a TIF request within the grocery component of \$800,000 which, along with the New Market Tax Credit Equity, will subsidize construction costs to enable Maurer's Market to operate at a \$10 per square foot rental rate to ensure its long term financial viability at the site. We have confirmed that this tract is New Market Tax Credit eligible.

Public Art: We have reserved 1% of our total development budget to be allocated toward public art and spaces.

WALKER & DUNLOP

142 E. Capitol Drive, Suite 200
Hartland, WI 53029-2104
Direct Dial: 262-912-7075
Fax: (262) 436-2162

Thursday, September 12, 2019

Nicole Solheim
Director of Development
Gorman & Company, LLC
200 W. Main Street
Oregon, WI 53575

Re: Freddie Mac 9% LIHTC Forward – Green Bay RFP

Dear Nicole:

Below is a summary outline of the Freddie Mac terms that Walker & Dunlop expects to provide for the permanent financing for the housing component of your proposed mixed-use development in Green Bay, Wisconsin. Please note that the terms below are as of the date of this proposal and are subject to change at any time with fluctuations in the capital markets.

Loan Amount:	\$6,270,000
Fixed Rate Term:	15 years
Amortization:	35 years
Forward Term:	18 months
Rate:	4.35%. Calculated with a 10-year US Treasury (currently 1.78%) and an estimated spread of 280 bps.
Loan to Value:	85%
DCR:	1.15x based on a 35-year amortization
Required Escrows/Reserves:	Tax and insurance escrows, and a monthly replacement reserve.
Recourse:	Non-recourse with standard industry carve-outs for fraud and environmental.
Carve-Out Guarantor:	Applicable Gorman & Company Entity
Assumability:	One (1) time for a fee of 1%
Prepayment:	Yield Maintenance
Financing Fee:	1% of the Loan Amount
Third Party Reports:	Appraisal, Phase I, Property Condition, Survey, and Zoning Report
Funding:	On or about September 30, 2022

jnelson@walkerdunlop.com

Gorman & Company

Project & Feasibility Summary: Housing

Project Name <u>Downtown Green Bay Apartments</u>	Developer: <u>Gorman & Company</u>	Date: <u>9/13/2019</u>
Address <u>200 N. Monroe</u>	Development Stage: <u>Initial Feasibility Model</u>	
City <u>Green Bay</u>	County <u>Brown</u>	State <u>Wisconsin</u>
Occupancy: <u>Family</u>	Development Type <u>New Construction</u>	Building Type: <u>Multi-story Elevator</u>
Project Type <u>LIHTC only</u>	LIHTC Type <u>9%</u>	Located in QCT or otherwise eligible for basis boost: <u>Yes</u>
Additional Project Information (assumption, description, notes, or version details)		

Unit Mix, Rent, & Building Summary

Unit Mix Summary					Building Area Summary		Sq. Ft.
Residential	# Units	%	Sq. Ft.	%			
LIHTC/Affordable	56	70.0%	55,875	69.1%	Total Residential Living Area		80,875
Market Rate	24	30.0%	25,000	30.9%	Common Space (community room, offices, hallways)		13,749
Total Residential	80		80,875		Net Residential Area		94,624
					Structured Parking		
LIHTC Applicable Fraction		69.1%			Gross Floor Area (SF):		94,624

Other Income

Type	Monthly	Annual
Misc Fees - Application, Pet, etc.	\$1,010	\$12,120
Parking \$50 per space	\$4,000	\$48,000

Summary by AMI

AMI	Units	%
30%	16	29%
40%		
50%	32	57%
60%	8	14%
	56	100%

LIHTC/Affordable Units

# Bed room(s)	Description (optional)	Set Aside	# Units	Area (Sq. Ft.)	Utility Allowance	Net Rent	Monthly Rent
1		30%	4	600	\$88	\$372	\$1,488
1		50%	5	600	\$88	\$640	\$3,200
1		60%	2	600	\$88	\$785	\$1,570
2		30%	8	950	\$101	\$451	\$3,608
2		50%	14	950	\$101	\$775	\$10,850
2		60%	2	950	\$101	\$950	\$1,900
3		30%	4	1,225	\$115	\$523	\$2,092

Gross Rent	Sec 42 Limit	% of Limit
\$460	\$460	100.0%
\$728	\$767	94.9%
\$873	\$921	94.8%
\$552	\$552	100.0%
\$876	\$921	95.1%
\$1,051	\$1,105	95.1%
\$638	\$638	100.0%

Market Rate Units

# Bed room(s)	Description (optional)	Set Aside	# Units	Area (Sq. Ft.)	Utility Allowance	Net Rent	Monthly Rent
1			3	600		\$1,095	\$3,285
2			11	950		\$1,245	\$13,695
3			8	1,225		\$1,395	\$11,160
4			2	1,475		\$1,595	\$3,190
			24				\$31,330

Gorman & Company

Project & Feasibility Summary: Housing

Net Operating Income, DCR, Cash Flow, & Operating Expenses					
Net Operating Income, DCR, Cash Flow			Monthly	Annual	
Gross Rental Income			\$72,403	\$868,836	
Other Income			\$5,010	\$60,120	
Total Gross Income			\$77,413	\$928,956	
Less Residential Vacancy	7.0%			(\$60,819)	
Less Other Vacancy	7.0%			(\$4,208)	
Effective Gross Income				\$863,929	
Operating Expenses				\$462,400	
Net Operating Income				\$401,529	
Total Annual Hard Debt Service				\$349,121	
Debt Service Coverage (DCR) - Year 1				1.150	
Cash Flow				\$52,408	
Operating Expenses			Annual	Per Unit	
Operating Expenses			\$354,000	\$4,425	
Real Estate Taxes			\$84,400	\$1,055	
Subtotal			\$438,400	\$5,480	
Replacement Reserves			\$24,000	\$300	
Total			\$462,400	\$5,780	
LIHTC & PERMANENT DEBT DETAIL					
Tax Credit Equity					
Credit Type	Annual Credit	Years	Pricing	Owner %	Total Equity
LIHTC	\$1,225,304	X 10	X \$0.890	X 99.99%	= \$10,904,115
Permanent Debt Information					
Source	Amount	Interest	Term	Amort	Annual Pmt
First Mortgage	\$6,270,000	4.35%	15	35	\$349,121
AHP	\$840,000		15	40	
Deferred Developer Fee	\$467,440				

Gorman & Company

Project & Feasibility Summary: Housing

SOURCES & USES SUMMARY

SOURCES	FINANCING	PER UNIT	%
First Mortgage	\$6,270,000	\$78,375	33.9%
AHP	\$840,000	\$10,500	4.5%
Deferred Developer Fee	\$467,440	\$5,843	2.5%
LIHTC Equity	\$10,904,115	\$136,301	59.0%
Total	\$18,481,555	\$231,019	100.0%

USES	COST	PER UNIT	%
Acquisition (land + building)	\$1	\$0	0.0%
Hard Construction Costs	\$14,000,052	\$175,001	75.8%
Soft Costs	\$4,025,741	\$50,322	21.8%
Reserves	\$455,761	\$5,697	2.5%
Total	\$18,481,555	\$231,019	100%

Gap Analysis	TOTAL
Total Sources of Funds	\$18,481,555
Total Development Costs	\$18,481,555
Oversourced / (Undersourced)	

Gorman & Company

Grocery Component

Green Bay, Wisconsin

9/13/2019

Grocery Assumptions

Total Square Feet	24,000
Net Leasable Square Feet	24,000
<u>Development Cost Assumptions (PSF)</u>	
Core & Shell Construction	\$158 PSF
Tenant Improvements (TI)	\$55 PSF
Soft Costs (25%)	\$21 PSF

Rent (PSF)

Other Commercial/Retail Space	\$0 PSF
Grocery NNN (\$/SF)	\$10 PSF

Sources & Uses

Sources

First Mortgage	\$3,289,353
New Market Tax Credit Equity	\$850,000
TIF	\$800,000
Private Equity	\$683,848
Total Sources	\$5,623,201

Uses

Core and Shell	\$3,792,000
Tenant Improvements	\$1,320,000
Soft Costs	\$511,200
Other	\$0
Reserves	\$0
Land Acquisition	\$1
Total Uses	\$5,623,201

Financing Gap/Surplus \$0

Grocery Income & Expenses

<u>Commercial Rent</u>	<u>Income</u>	<u>Per mo.</u>
Commercial Space Rent	\$0	-
NNN - Grocery	\$240,000	\$20,000
Retail Space	\$0	-
Reserved	\$0	-
TOTAL	\$240,000	20,000

Commercial Vacancy	0%
	\$0

Effective Commercial Income **\$240,000**

Operating Expenses	(52,000)
Management Fee	0
Real Estate Taxes	(80,000)
Total Operating Expenses	(\$132,000)

Tenant Reimbursement \$132,000

Net Commercial Income **\$240,000**

Permanent Commercial Debt

Lender	TBD
Amount	\$3,289,353
Amortization	30
Interest Rate	4.50%
Monthly Debt Service	\$16,667
Annual Debt Service	\$200,000
DCR	1.200

Gorman & Company

Grocery Component

Green Bay, Wisconsin

9/13/2019

Grocery 10-Year Cash Flow Pro Forma

Year	1	2	3	4	5	6	7	8	9	10
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Grocery Income - Triple Net (NNN)*	\$10	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$264,000	\$264,000	\$264,000	\$264,000
Less Vacancies	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income (EGI)		\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$264,000	\$264,000	\$264,000	\$264,000
Operating Expenses	3%	(\$52,000)	(\$53,560)	(\$55,167)	(\$56,822)	(\$58,527)	(\$60,283)	(\$62,091)	(\$63,954)	(\$65,873)
Management Fee	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real Estate Taxes		(\$80,000)	(\$80,000)	(\$80,000)	(\$80,000)	(\$80,000)	(\$88,000)	(\$88,000)	(\$88,000)	(\$88,000)
Total Operating Expenses		(\$132,000)	(\$133,560)	(\$135,167)	(\$136,822)	(\$138,527)	(\$148,283)	(\$150,091)	(\$151,954)	(\$155,849)
Grocery Tenant Reimbursement		\$132,000	\$133,560	\$135,167	\$136,822	\$138,527	\$148,283	\$150,091	\$151,954	\$155,849
Grocery Net Operating Income (NOI)		\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$264,000	\$264,000	\$264,000	\$264,000
First Mortgage Debt Service		(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)
Other Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total must-pay debt		(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)	(\$200,000)
Debt Coverage Ratio - (DCR)		1.20	1.20	1.20	1.20	1.20	1.32	1.32	1.32	1.32
Cash Flow		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$64,000	\$64,000	\$64,000	\$64,000

*Rent is flat in years 1-5, then increases by 10% in year 6 and held flat until year 10; however, this assumption is subject to lease negotiation with grocer.

5. CAPACITY AND EXPERIENCE

PROCESS/TIMELINE

Due to timing of this RFP response, award of the RFP, and City approvals for zoning, we anticipate the following timeline:

Date	Task
September 13, 2019	RFP Response Submitted
October 1, 2019	Staff Recommendation, Developer Interviews
October 8, 2019	RDA Approval
Fall/Winter 2019-2020	Finalize Development Agreement, building plans, financing partners, commence due diligence
December 2019	Submit 2019 WHEDA LIHTC Application
April 2020	LIHTC Award Announcement
April 2021	Financial Closing and Construction Begins
July 2022	Construction Completion
February 2023	Lease Up

DEVELOPMENT TEAM

MAURER'S MARKET is a Wisconsin-based grocery store with locations in Janesville, Wisconsin Dells, and Milwaukee. The family-owned company's focus is on smaller, full-service grocery stores that meet the unique needs of residents, workers and students, with fresh, nutritious and high-quality groceries that are competitively priced and geared toward a diverse clientele.

Kristie Maurer serves as Vice President of Maurer's Market. Kristie understands that this critical redevelopment can be a viable part of the community and the market study research she has done supports that notion. The building site needs to be thoughtful and the retailer needs to be prepared to take a multi-step approach to retailing. The grocery store needs to be part of the community, and help solve the food needs of the community.

After completing her MBA in 2010, Kristie moved to Madison to work at Fresh Madison Market. At Fresh Madison Market she had many different roles and eventually became Store Director for several years. Under her supervision, Fresh Madison Market was involved in a number of community organizations including: Family Business Center, DMI, Gilda's Club, Boys & Girls Club, March of Dimes and Gio's Garden. Fresh Madison Market was recently sold and is no longer a part of the Maurer's Market portfolio.

Maurer's Market currently has three stores in Wisconsin Dells, Janesville and Milwaukee. The Wisconsin Dells and Janesville stores are 25,000 to 35,000 square feet and are positioned to be more traditional. The consumer in this market is much more price conscious. The demand for fresh

perishable items is high, yet the sensitivity to price is at a premium. Maurer's Market has to balance being a fresh food destination as well as keeping the "center store" grocery items as low priced as possible. Kristie also has extensive experience in owning and managing urban grocery stores. The newly opened Maurer's Urban Market, located in downtown Milwaukee, as well as her time at Fresh Madison Market, gives Kristie the necessary experience in the urban food retailing market. Having a grocery store in a downtown market is different than the suburbs or rural areas and a retailer has to be aware of factors like walking, biking, home bound trips, and bus routes.

Maurer's Market is focused always on creating the best experience for the customer and surrounding community. It's important to have an atmosphere that makes the store easy to shop. At Maurer's, the "experience" of being in the store is a priority.

Independent is best

Independent Grocers have long held a strong presence in Wisconsin. At Maurer's Market, we believe this site needs an independent grocer who is actively involved in the business and community. An engaged owner will be able to easily adapt to the community needs and the constantly changing urban footprint. Each store needs to have its own autonomy and personality. The store in this market would have its own reflections of the community and area it represents. This store needs a retailer that is willing to be creative, challenge the preconceived notions and represent the community that it supports.

MEHMERT STORE SERVICES specializes in architecture and design for supermarkets. The firm is based out of Pewaukee and will serve as architect for the grocery store component this proposal.

NEIGHBORWORKS GREEN BAY (trade name of Neighborhood Housing Services of Green Bay, Inc.) is a nonprofit community development corporation serving the Greater Green Bay Area since 1982. The resident-led nonprofit has helped 3,332 families become homeowners and has built or renovated 406 homes and apartments. The agency has developed LIHTC Projects and is experienced with multiple forms of public and private project financing and related compliance. NeighborWorks Green Bay is an effective partner in addressing housing and community development challenges leveraging modest resources into \$441.9 million of investment throughout the Greater Green Bay Area. NeighborWorks Green Bay's leadership team has decades of construction and finance experience in for-profit and non-profit enterprises.

GORMAN & COMPANY, LLC will serve as primary developer for the development. Gorman has been in business since 1984 and brings a fully integrated company that includes development, construction, architectural, and property/asset management experience. In our 35 years in business, Gorman has been awarded tax credits from the Wisconsin Housing and Economic Development Authority (WHEDA) for over 30 affordable housing projects within the state. This experience will be critical in this proposed mixed-use development. Gorman General Contractors, LLC will serve as General Contractor and Gorman & Company will also serve as Master Architect on both components of the development. The company believes that the best way to ensure high quality, sustainable developments is to build our projects with our own construction company and our own architects. With accountability of design, construction, and long term management within the Gorman umbrella, it provides a greater attention to detail and we are better able to support each phase of the development.

GORMAN & COMPANY

Edward (Ted) Matkom – Wisconsin Market President

Ted Matkom has held the role of Wisconsin Market President over the past ten years with Gorman & Company and has also served as General Counsel. Ted has a wealth of experience in developing both residential and commercial real estate developments. Ted served five years on the board of directors for Menomonee Valley Partners, the non-profit development entity designated to revitalize Milwaukee's Menomonee Valley industrial park. Ted has been President of The Corridor, Inc., a nonprofit organization that has been charged with helping to redevelop the "30th Street Corridor" in the heart of Milwaukee for the past seven years. He has also been appointed for the past five years to the Board of Directors for the Milwaukee Area Workforce Investment Board, Inc. Ted has a Bachelor of Arts in International Relations and Political Science from the University of Wisconsin-Madison, and a Doctorate of Law from Marquette University.



During his time with Gorman Ted has directly developed over 1,300 apartments totaling more than \$200M. In addition, Ted Matkom has secured more competitive low income housing tax credits in the State of Wisconsin than any other developer over the past seven years. He created the Milwaukee Builds training program with Northcott Neighborhood House that we use with our Northside Housing Initiative Project.

As the Wisconsin Market President Ted leads a full team that includes development, design, construction, property management and asset management. He is responsible to a project from inception through the full compliance period.

Brian Swanton – President/CEO



Brian Swanton serves as President and Chief Executive Officer for Gorman & Company, having previously served as Gorman & Company's Arizona Market President. During his tenure as Arizona Market President, Mr. Swanton led a multi-disciplinary team that developed, designed and constructed RAD redevelopments for both the Maricopa County Housing Authority and the City of Phoenix. Prior to joining Gorman, Mr. Swanton held various leadership positions in the non-profit sector, where he directed the preservation and construction of over 2,300 units of housing in 29 residential communities across Arizona and successfully refinanced and/or repositioned 1,702 units of existing affordable housing. Mr. Swanton also spent eight years of his career in the public sector, having served as the Housing Development Manager for the City of Scottsdale, as well as other positions in housing and community development with the City of Glendale, AZ, the Arizona Department of Housing, and the City of Quincy, MA.

Mr. Swanton holds a Master of Public Administration and a Bachelor of Science in Urban Planning, both from Arizona State University where he has taught graduate and undergraduate courses in housing finance and neighborhood revitalization. Brian is also certified as a Housing Development Finance Professional by the National Development Council. Brian is the past Chairman of the Board of Directors

for the Arizona Housing Alliance, Arizona's only statewide affordable housing advocacy organization, guiding that organization through a merger with the Arizona Coalition to End Homelessness in 2017. Brian continues to serve on the Board of the newly merged organization, the Arizona Housing Coalition.

Tom Capp – Chief Strategy Officer



Tom Capp has directed Gorman & Company's real estate development since 1994. Tom has led Gorman & Company's focus on PHA Partnerships and championed RAD as a primary tool. Under his direction, the company has focused on urban revitalization, mixed-income housing, historic preservation and the preservation of affordable housing.

Prior to joining Gorman & Company, Mr. Capp was a Senior Associate at Camiros, Inc., an urban planning firm based in Chicago. Mr. Capp is a former public official having served as mayor of Fitchburg, Wisconsin, where he also served as chairman of the city's Planning Commission and chairman of its Economic Development Commission. As executive assistant to Dane County Executive Rick Phelps from 1993-1994, he directed land use and development policy for Dane County (Madison, Wisconsin and surrounding areas).

Mr. Capp has a degree in Economics and Political Science from the University of Illinois at Champaign-Urbana. Tom has served on many industry boards and commissions. He currently serves on the Board of Directors of the National Housing and Rehabilitation Association. In 2007 he was appointed by the White House as a Panel Expert for the Preserve America Summit, an initiative created by executive order to modernize our nation's approaches to historic preservation. He is a frequent speaker and presenter at conferences sponsored by state housing authorities, planning associations, and housing industry groups such as NCSHA, NH&RA, and IPED.

Ron Swiggum – Director of Construction



Ron has over 20 years of experience in project management, encompassing cross-functional projects, price/cost management, budgetary and competitive estimating, coordination of design professionals, space planning, life cycle costing, contract administration, development and training of personnel, strategic business planning, risk management, proformas, staff leadership, P&L oversight, and customer relations. Ron recently directed construction for the largest "Green Communities" Public Housing Authority development to date east of the Mississippi River and is currently overseeing construction GC for an innovative "workforce housing" development in Monroe County, Florida (Florida Keys). Ron also served as Construction Project Manager for award winning Gorman & Company affordable housing development in Glendale, AZ. Ron has led the construction efforts and compliance for all

of our past work with Housing Authorities around the country.

Nicole Solheim – Director of Development



Nicole Solheim serves as Director of Development for Gorman & Company in the Wisconsin Market. Ms. Solheim works with the WI Market President to identify potential projects, secure funding and entitlements, coordinate real estate closings, and track projects from inception through completion. Previous to her employment with Gorman & Company, Ms. Solheim worked for a commercial real estate development firm and for an economic development nonprofit organization in Madison, Wisconsin. Ms. Solheim has a BBA in Real Estate and Urban Land Economics and a Master's Degree in Urban and Regional Planning from the University of Wisconsin-Madison.

Jin Park-Higbee – Development Coordinator



Jin Park-Higbee serves as Development Coordinator for Gorman & Company in the Illinois and Wisconsin Markets. Previous to her employment with Gorman & Company, Ms. Park-Higbee worked for a regional economic development organization in Madison, Wisconsin. Ms. Park-Higbee has a BA in International Relations from Boston University, and a Master's Degree in Urban Planning.

Duane Buscher – Financial Analyst

Duane Buscher serves as Financial Analyst for Gorman & Company, focusing primarily on underwriting Low-Income Housing Tax Credit projects. Mr. Buscher works closely with the Market Presidents and Construction Accounting team at all stages of the development process to evaluate project feasibility and conduct proforma analysis. Mr. Buscher joined the team at Gorman & Company in September 2014, having most recently worked in a similar role as an Underwriter for the Missouri Housing Development Commission. Mr. Buscher has a BA in Psychology and a Master's Degree in Urban Planning from the University of Kansas.

FINANCIAL CAPACITY

While Gorman & Company has earned a national reputation as an innovative developer, perhaps our greatest value in a partnership comes from our financial acumen, financial strength, and our unique access to the capital markets. Gorman & Company typically serves as the sole guarantor in all of our development partnerships. While we are open to different models and approaches, we are perfectly willing and able to offer our full guarantee for any project we undertake. Gorman & Company closely monitors its net worth and liquidity to ensure that we meet all financial performance benchmarks of our lenders and investors. Our financials have been reviewed and approved by nearly all of the largest lenders and investors across the United States, including, but not limited to, BMO Harris, US Bank, CitiBank, Associated Bank, and Chase Bank.

LEASING AND MANAGEMENT EXPERIENCE

Gorman & Company's property management division has earned high marks from local communities and state agencies for its professional criteria in resident selection, as well as its capacity to work with complicated compliance issues. In Wisconsin alone, Gorman manages over 30 LIHTC properties encompassing over 2,400 units. Controlling our management company within the Gorman & Company umbrella allows us to customize our tenant selection criteria to our specific target population while conforming to investor and Section 42 compliance regulations. It is particularly valuable to have our property management team involved in development of a property from the very beginning. They offer insight on design and programming which helps to ensure the development operates efficiently for the long-term.

Laura Narduzzi | Vice President of Operations



Laura received her degree in Hotel and Restaurant Management from the University of Wisconsin – Stout in 1989. She began her hotel career with The North Central Group, a hotel management and development company. She held various positions in her 20-year tenure with that company including the Vice President of Operations. In that role, she was responsible for a \$90 million highly reputable hotel portfolio of Hilton and Marriott brands, which received several brand awards. She joined Gorman & Company in 2009 and now is the Director of Property Management.

Laura directly oversees the operations of Gorman & Company's management division as well as supervises several corporate functions including Human Resources, Facilities, Marketing, Training and Compliance. She works closely with the third party management companies insuring Gorman & Company's standards are synonymous across all markets. Laura works closely with Development, Design and Construction in the development process to ensure strong viability and long-term sustainability.

Dan Clark | Director of Property Management



Dan Clark is responsible for Gorman's management division. His primary focuses is on meeting operational objectives to drive positive business results of multifamily and commercial real estate within the company's portfolio. In his role, working with external and internal partners, his responsibilities include multi-state oversight of in-house and third party management companies, financial/ capital planning, and market strategies. Mr. Clark joined Gorman & Company in 2017, previously serving as Senior Regional Portfolio Manager at The ConAm Group of Companies where he was responsible for Southern California's regional operations and investment performance of affordable and market-rate housing developments. He brings over 25 years of real estate asset management, property management and facilities management experience on high density, mixed use and urban infill projects.

Kyle Culotta | Director of Asset Management



Kyle joined Gorman & Company in 2018 as the Director of Asset Management. In his role he is responsible for developing and maintaining strategic asset management, financial management and risk management activities for the company's portfolio. In his role, he oversees portfolio performance, stakeholder reporting, and insurance administration. Working with external and internal partners, his responsibilities include multi-state oversight of third party management companies, capital planning, and refinancing/disposition of assets. Prior to joining Gorman, Mr. Culotta most recently worked at WHEDA, where he was responsible for overseeing the Authority's Tax Exempt Bond Portfolio. He has over 10 years of experience in asset management, valuation, development, acquisition/disposition and the aggregation and deployment of capital for high density multifamily, office, hotel and retail properties. Mr. Culotta received his bachelor's degree in Economics as well as his MBA with an emphasis in Commercial Real Estate Finance from the University of Colorado's Leeds School of Business

PROJECT EXAMPLES

MAURER'S MARKET - WISCONSIN DELLS & JANESVILLE, WI

Maurer's Market opened a 20,000 SF store in 2016 in Wisconsin Dells, and in 2018 opened a new 28,000 SF location in Janesville, in a former Sentry. Both locations focus on catering to the local community's needs and providing fresh, affordable, products.

MAURER'S URBAN MARKET - 777 N. VAN BUREN STREET MILWAUKEE, WI

Maurer's Urban Market is a full-service supermarket emphasizing fresh, responsibly sourced products and serving residents, workers and businesses in downtown's East Town neighborhood. It is located on the ground floor of Northwestern Mutual's new 7SEVENTY7 apartment tower. The 10,500-square-foot supermarket, offers a full grocery selection, with the freshest produce, a wide selection of meats and seafood, an in-house bakery, a fresh deli and sushi bar, a large dairy and cheese assortment, frozen foods and other snacks and staples. Urban Market also features chef-prepared meals, including grab-and-go and ready-to-heat options. The store has in-store and outside patio seating, plentiful and convenient free parking, catering services and online ordering for pick-up and delivery.



PROJECT EXAMPLES

Developments closed by Gorman & Company from 2016-2018 in Wisconsin. For a review of our full portfolio please visit www.gormanusa.com.

CARBON AT UNION CORNERS



Address: 2418 & 2518 Winnebago St, Madison WI
Type: 4-story new construction; Mixed-use; Family
Unit Mix: 90 units: 76 affordable, 14 market rate
LIHTC: 2015 WHEDA 9% Award - \$850,000 credit
Construction Start: April 2016
Completion: Sept 2017

Carbon at Union Corners is an integral part of the overall Union Corners master development. Other phases on the site include a UW Health clinic, neighborhood retail, intergenerational housing targeted to grandfamilies, and market rate apartments. The 90-unit development is part of a mixed-use residential and neighborhood retail complex that includes two buildings connected by a pedestrian plaza, 19,000 SF of ground floor retail space, 76 affordable and 14 market-rate units, and 93 underground parking stalls. First floor tenants include a brewpub and office user. Amenities at Carbon include a community room, fitness room, on-site management, and a meeting room for neighborhood groups/meetings.

The master development planning and design process for Union Corners has included significant input from the community, neighborhood associations, and stakeholders. A large pedestrian plaza extends through the entire site, designed for neighborhood gatherings, farmers markets, and pedestrian connectivity. Several bike paths weave through the site and connect to Madison's bicycle network.

ELEVEN41 MAIN



Address: 1141 W. Main St, Sun Prairie
Type: New construction; family
Unit Mix: 64 units, 55 affordable (30-60% AMI), 9 market rate
(21) One-BR, (31) Two-BR, (12) Three-BR
LIHTC: 2018 WHEDA 9% Award - \$804,454 credit
Construction Start: Jan 2019
Completion: April 2020

Eleven41 Main is a new construction development consisting of a mix of affordable and market-rate units for families. The project will include 64 units total within a three- and four-story building. Amenities include underground parking, community room, and fitness center. The development is located within the Main Street Corridor of Sun Prairie, a community that has historically been one of the fastest growing communities in Dane County and the state. Sun Prairie has a strong record of economic development and growth, leading to increased demand for quality workforce housing for employees. Eleven41 Main is a partnership with the Dane County Housing Authority, who is a Co-Developer. The project includes units targeted to Veterans and residents with disabilities.

GENERATIONS AT UNION CORNERS



Address: 2507 Winnebago St, Madison WI
Type: 3-story new construction; family and senior
Unit Mix: 60 units: 56 affordable, 4 market rate
(37) Two-BR, (23) Three-BR
LIHTC: 2017 & 2018 WHEDA 9% Award - \$891,863 credit
Construction Start: Sept 2018
Completion: Dec 2019

Generations at Union Corners is a new construction development consisting of a mix of affordable and market-rate units for families. Specifically, this development will target grandfamilies (grandparents raising grandchildren) and kinship families (family members raising other family members' children). The project will include 60 units total between two buildings, both three stories in height. The buildings will have access to underground parking with apartments above as well as a community room, supportive service office and programming space, and fitness center. Outdoor space will include a large pedestrian plaza, playground, open green space, and community gardens. The project is the third phase on the Union Corners site; previous phases include the UW Health Clinic and Carbon, a 90-unit, multi-family, mixed-income development.

Generations at UC features a partnership with Lutheran Social Services (LSS) to provide on-site supportive services. LSS also has an ownership interest in the development and is a long-term stakeholder. Space on the first floor has been designed to accommodate their office and services on-site. Gorman and LSS are working with Dane County Kinship Care, among other service groups, to lease units to kinship families in the community.

VALOR ON WASHINGTON



Address: 1326 E. Washington Avenue, Madison, WI
Type: Multi-story new construction; veterans and family
Unit Mix: 59 units: 50 affordable, 9 market rate
(35) Two-BR, (24) Three-BR
LIHTC: 2019 WHEDA 9% Award - \$1,023,714 Credit
Construction Start: December 2019
Completion: Summer 2021

Valor on Washington project is a new construction development consisting of a mix of affordable and market-rate units for families. Specifically, this development will target veteran families and includes a partnership with Dryhooch to provide Veteran services. Dryhooch is a nonprofit organization, formed with the mission of creating safe, comfortable places where Veterans can gather informally in a drug- and alcohol-free environment. Dryhooch will be located on the first floor and will provide a variety of veteran services and support on-site for both residents and non-residents at Valor on Washington.

Valor is located on an urban infill site in downtown Madison and is in close proximity to schools, parks, grocery store, and bus service. Valor received a 2019 WHEDA 9% tax credit award and has secured gap financing from Dane County, City of Madison, FHLB AHP, and the Dane Co Housing Authority.

WASHINGTON PARK TOWNHOMES



Address: 1542 N. 32nd Street, Milwaukee, WI
Type: New construction townhomes; family
Unit Mix: 40 units; (26) Two-BR, (14) Three-BR
LIHTC: 2016 WHEDA 9% Award - \$515,502 Credit
Construction Start: October 2017
Completion: October 2018

Washington Park Townhomes (WPTH) represents an additional development in Gorman & Company, Inc.'s "Northside Housing Initiative", which has proven to help stabilize and revitalize housing stock and neighborhoods on Milwaukee's Northside. WPTH will include 40 newly-constructed two- and three-bedroom townhome units with a centrally located community center on the site. WPTH will be a catalyst to the neighborhoods around the 30th Street Corridor. The site is within a priority investment area as designated by the City of Milwaukee and has also been a targeted investment area through the Transform Milwaukee Initiative by the State of Wisconsin. The WPTH project is a key component of the Washington Park Comprehensive Plan, Strong Neighborhood Investment Plan, and Transform Milwaukee. This project is clearly an integral part of an overall redevelopment strategy for the surrounding community. Amenities include a community room, leasing office, and green space.



T. Wall Enterprises^{LLC}
Creating Places Where People Interact



**ADAMS STREET PARKING LOT
200 BLOCK N. MONROE AVENUE**

SEPTEMBER 13, 2019



September 13, 2019

City of Green Bay, Attn: Ken Rovinski
Dept. of Community & Economic Development
100 N. Jefferson St. Room 608 Green Bay, WI 54301

Dear Selection Committee;

T. Wall Enterprises, Mgt. LLC is pleased to provide the following response to your RFP for the 200 Block North Monroe Avenue parking lot to provide a high-quality, multi-family development.

We understand the City of Green Bay desires a successful development that will create an appealing transition between Downtown and the Whitney Park and Navarino neighborhoods. We plan to achieve this by building two and three-story owner-occupied zero-lot line townhomes that will step down from three stories on N. Monroe St. to two stories on N. Quincy St.

We believe that through our proposal we can provide a development that will generate economic growth in the near-Downtown area and bring in millions of dollars in disposable income that will help support existing and new retail and restaurants.

This development will improve an underutilized piece of property in the near-Downtown and add additional vibrancy to the Whitney Park and Navarino neighborhoods.

CONCEPT SUMMARY

As you can see in the attached conceptual plans, we are proposing 33 owner-occupied zero-lot line townhomes (with the exact townhome count depending on the final layout) and 108 parking stalls provided via covered garage and surface level lot stalls.

We are proposing a 3.2:1 parking stall / townhome ratio, which we feel is more than adequate, and feel that the urban setting of this site will lend itself to alternative forms of transportation too. There may come a time where some of the stalls can be used by visitors and guests.



As part of this proposal, we will request 100% TIF increment and free land. This development, as proposed, could take two years to fully sell. Therefore, we'd request an agreement with the City to assess the property and physical real estate improvements and land, while under construction and during stabilization, at \$1.00 until the townhomes are 95% sold. This agreement would give us the ability to apply the tax savings to the property's operations and sales expenses during stabilization.

We believe with confidence that our concept works and that this new product will result in lower price-points for those seeking real estate ownership.

Sincerely,

T. WALL ENTERPRISES, LLC Terrence R. Wall, President & CEO



Office Address: 1818 Parmenter Street, Middleton, WI 53562 Mailing
Address: P.O. Box 620037, Middleton, WI 53562 Direct: 608-444-5552
Authorized Agent: Terrence R. Wall, President Email:
terrence@twallenterprises.com Website: twallenterprises.com



COMPANY PROFILE

With 35 years of experience, T.Wall would be responsible for the overall development of this project, including: overseeing project financing, equity, planning, architecture, engineering, construction, delivery and turnover, and property management.

T.Wall Enterprises is a Wisconsin-based real estate development company specializing in multi-family and commercial development.

HISTORY

Terrence R. Wall began developing in 1989 (and real estate analysis, leasing, and marketing since 1979).

The T. Wall team has developed over 1,200 multi-family units, five retail centers, 45 office buildings and an industrial park.

Specifically, the T. Wall team developed retail centers included a Target, Verizon, Bed Bath & Beyond, and Ashley Furniture stores. T. Wall also has developed the largest office portfolio in the state, at 3.5 million square feet.



ALIGNMENT WITH STRATEGY

We understand the importance of developing communities that are visually appealing and desirable as a lifestyle decision since our buildings will become the resident's home. We also believe in developing these communities in an environmentally sustainable and sensitive manner. We understand and have demonstrated our commitment with CityDeck Landing, that the City of Green Bay is looking for a developer who will create a new residential community that aligns with the greater downtown community and economic development strategy.

SAFE

T. Wall Enterprises Mgt. LLC has a history of strong compliance with all codes and regulations. We always implement strong security measures, including security cameras on the exterior and interior of the building and parking garage, secured fob access at pedestrian and garage entrances, well-lit parking garage and building corridors and common area, as well as well-lit building exteriors provide additional safety measures.

PRODUCTIVE

Environmental Sustainability

T. Wall is a leader in environmentally sustainable development and the only developer to win the *Governor's Award for Energy Efficiency* as well as *Friend of the Environment Award*. Terrence Wall founded and taught the first sustainable development university level course in the country at the University of Wisconsin – Madison.

T. Wall partners with *Focus on Energy* to have an 'Energy Usage Analysis' completed at each of our properties. We incorporate energy efficient fixtures and appliances, such as low flow lavatories and faucets and LED lighting and motion detection systems which are more efficient than those required by code to further reduce our 'footprint'. The exterior of the buildings we develop will be covered primarily with a combination of stone, bricks, smart-sidings



and/or HardiPlank, all of which are long-lasting sustainable materials.

ACCESSIBLE

If selected to re-develop this underutilized site in the City's near-downtown, our proposed redevelopment would transform this property into the highest and best use; providing varying price levels for community members at different stages in their lives, high quality amenities which promote social interaction for the use of the residents, and close proximity to the City's downtown retail and restaurants which would be easily accessible by foot or bike.

INNOVATIVE

Renewable Energy

We have contracted with SunPeak to complete four solar installations on four of our established multi-family properties for a total of 1,624 solar panels. *T. Wall has put in place more solar capacity than any other multi-family developer in the state of Wisconsin.* These solar installations mark a milestone for renewable energy in Wisconsin. Utilizing renewable energy through the incorporation of solar arrays at new and existing properties is yet another way T. Wall continues to be a leader in environmentally sustainable development.



DESIGN & USE

- Four separate 2-3 story buildings
- 33 owner-occupied, zero lot-line townhomes
- 108 parking stalls (covered and uncovered at grade)
- Pool and grilling area

OCCUPANCY

We've had dozens of people call us over the last two years in regard to condo availability, i.e. the ability to have ownership without the hassle of maintenance and yard work. So, there is a lot of demand for exactly the owner-occupied zero lot-line unit we are proposing. The key factors are owner occupied in a downtown location.

Zero lot-line townhomes offer the ability of ownership without the hassle of yard work and maintenance (taken care of through a homeowner's association). Zero lot-line townhomes will allow buyers to avoid the difficult-to-navigate condominium financing regulations currently put in place by the federal government and townhomes are offered at a much more affordable price than a regular home.

ARCHITECTURAL CHARACTER

We believe that we can turn this parking lot into a beautiful owner-occupied housing development and create pedestrian connectivity and improve the pedestrian experience by incorporating walk-up units. Our buildings are designed and built to last, and should last, at least one hundred years.

We believe that walk-up units are critical to the design for a downtown property. We want to make access as convenient as possible so our residents may easily walk out of their homes to grab coffee or dinner at local downtown businesses. These walk-up units add an important element of pedestrian connectivity to the sidewalk and street and allow more natural interaction between the building and the pedestrian experience at street level. The scope of work, preliminary site plan, building footprint exhibits as



well as parking and circulation exhibits are attached. These were carefully designed by JLA Architects as led by Architect Joe Lee, an experienced multi-family architect. Massing diagrams are also included.

The beautifully landscaped interior courtyard would include outdoor seating, maybe a lounge pool (if there is room), grilling areas, fire pit, and other amenities. See the Veritas Village courtyard as an example. This will be the place people want to live so they can simply walk out their door to enjoy all the downtown events Green Bay has to offer.

Articulation: Our proposed redevelopment for this site would provide an appropriate transition between Downtown and the Whitney Park and Navarino neighborhoods. We plan to achieve this by building 2 and 3-story owner-occupied zero-lot line townhomes that will step down from 3 stories on N. Monroe St. to 2 stories on N. Quincy St. We are committed to a quality design using quality materials and appropriate detailing. The exteriors facing the public streets will be comprised of mostly brick and some accent stone, the interior facades facing the courtyards will be comprised of a combination of HardiPlank, brick and/or some stone or block.

Building Materials: Our development will be designed and built to last because we use all sustainable materials that will last a hundred years or more. On the exterior we will feature some brick and stone accented with fiber cement board, as compared to other developers who may use smart siding, vinyl, or aluminum siding. We also like to avoid using metal panels because those don't fit in with downtown and they tend to become dented and discolored over time. Most importantly, we never use EIFS or stucco, which will streak, become discolored and will also crack and bubble within five years. All materials we use will last virtually indefinitely. The roof will be a flat roof since that is the style of most downtown buildings, and a flat roof will enable us to install solar panels as well.

Color: Will vary by facade and reflect the existing and desired context of the surrounding neighborhood. See our Middleton Center photos on our website. Likewise, look at CityDeck Landing and how the colors of the materials, in particular the brick, mimics or reflects other buildings in downtown.



Fenestration: The arrangement of the windows and doors will vary, just like other buildings and storefronts in downtown vary. There will be no exterior reflective glass, which is particularly important for the retail storefronts; customers need to see inside to be attracted inside. The exterior will be mostly brick and stone as mentioned above, but the window and door treatments on the first floor will vary, while there will be similarity above, the mullions will be appropriate for downtown.

Modulation: The overall building massing will be broken down into parts by:

- Undulating the building profile with varying parapet heights;
- Using architectural elements (balconies, punched openings, storefront arcades, etc.);
- Establishing a palette of building material (brick, cast stone accents, composite panel, etc.) that will blend with the downtown's traditional aesthetic.

Overall, the goal is to both use the principles of composition in order to create a unique result that recognizes its context.

Height: The townhome buildings will be two and three-stories in height. The height of the floors will typically be 11 feet, which is one foot higher than all other developers. We insist that the interior have that extra one foot of height to give a feeling of home, with wide hallways (six feet) and other condominium-like qualities.

PARKING

We will provide enough parking spaces to provide a 3.2:1 parking ratio for our tenants.

When evaluating parking it is critically important to understand that providing just enough parking; not too little nor too much, is key to success. Too much parking stresses the financials of the project with too much cost and creates a lack of demand, whereas just the right amount means that the residents are anxious to lease the parking rather than take a chance that they won't get a space.



PUBLIC ART

Unlike most developers, we are well known for purchasing and displaying art throughout the interior and exterior of our developments. We have purchased and display sculptures as well, so we support the idea of art at the property as required.



INVESTMENT

First, this development would require TIF. As we anticipated with the development of CityDeck Landing, there is a significant gap in the value versus the high construction costs in the marketplace versus rents needed to support a new development downtown, which has a significant number of unique challenges not found in a green field site. These challenges can include the need for: road shoring, removal of old foundations, de-watering, and building a 'bathtub' to prevent groundwater from flooding the site (both while under construction as well as during on- going operations). We also need to anticipate the following: the chances of finding buried structures and/or debris, just-in-time delivery of materials, off-site storage for materials, off-site parking for construction workers, and dozens of other unique challenges downtown projects present.

Other developers are not used to these challenges and don't plan for them. We witnessed that with the construction of the Metreau apartment building downtown when their site flooded with water. These challenges require TIF to help offset those additional extraordinary costs.

Second, this market rent gap creates a problem with obtaining high enough appraised values for the intended development. Without high enough appraised values, there won't be any construction loan, that's why TIF is required. But understanding this appraised value issue is critically important as it is the key to everything. Unlike other developers, we were able to overcome this challenge at CityDeck Landing, and more importantly, we have the values at CityDeck Landing that we can disclose to the appraiser. Most other developers would not have this information, allowing us to once again overcome this challenge.

The other important aspect to understand is that when a developer who is not experienced in developing downtown has difficulty, they frequently panic and discount their rents or selling prices. This panic of discounting undermines refinancing valuations (appraisals) and making new development a greater challenge because the appraisers will use the discounted rents or prices in



their appraisals. This discounting also then erodes the values for the TID and the city assessments for all of downtown. Therefore, it's so important that any TIF agreement prohibit the developer from discounting.

Third, we also have been successful at securing more grants from the state for cleaning up brownfield sites than any other developer. We will pursue another grant from WEDC for this site.

The overall investment in this site will also require the developer to have enough equity (we have over 600 equity investors who partner with us) and the ability to secure a large loan. Also, we're currently in the unique situation of being able to buy-out our investor group in one of our Middleton, Wisconsin Developments. This means a large pool of our investors and capital will be available for re-investment into this new development.

At CityDeck Landing we ran into a roadblock with local bank lenders, who were biased against the downtown and against the idea that we could obtain higher- than-market rents for a new development, which we did. Any lender for this new development, given its larger size and phasing, will require experience in development in downtowns and in downtown Green Bay in particular. In the case of CityDeck Landing, we were forced to go outside Green Bay to secure a lender. Fortunately, we have a large stable of lenders for the proposed development, with over a dozen lender choices and we have strong relationships with. As one lender put it, we are one of their top five customers.

Assuming roughly 33 townhomes, the overall investment in this new development may exceed \$8 million depending on the number of townhomes that we can obtain approval for from the city.



CAPACITY

This development will be built in back-to-back “rolling” phases, with approvals between now and spring 2020 with construction starting in either the spring or fall of 2020 and finally opening in the spring of 2022. The precise timing is dependent upon the city delivering on the approvals in time.

We only work on three to five developments per year, and this would be one of those and would be considered a top priority development for us. One reason this would be a top priority is that presently at City Deck Landing we are forced to use an outside management company for on-site leasing and property management and maintenance (although all marketing, rent collections, accounting and other activities are conducted from our home office). With this new development, we would have the ability to hire a full-time property manager and later an assistant property manager as the last phases are completed. We would also hire a full-time shared maintenance person on site. It is very important to have on-site management for a property of this size, the townhomes will have shared management and maintenance that company will provide, with that management being directly managed by and overseen by the owner. Third party management always skimps in order to make a profit, whereas the owner-manager can invest the time and effort needed to provide top quality service for our high-end residents.

Included in this proposal is our company overview including our team's qualifications. We have developed over half a billion dollars in various properties, as well as the largest office portfolio in Wisconsin. Having retail experience is also critically important, having developed five retail centers with hundreds of retail tenants.

Our philosophy is to stay lean and efficient, keeping bureaucracy out of our organization, with our top managers working closely on just a handful of developments at a time in order to provide outstanding customer service.

T. Wall has developed and owned thousands of multi-family apartments over the last two decades. With his successful development experience in the greater Madison area, Middleton,



Verona, and Green Bay, as well as our commitment to high-quality results, T. Wall is a partner who stays committed and has a proven track record of working with others to achieve a common goal. More importantly, T. Wall, his construction/owner's representative, and his Development Manager all have family in Green Bay and are in the city on a regular basis. We're not some out of town firm that won't come back after the building is open. At CityDeck Landing, Terrence Wall always stops in and inspects the property each time he is staying in town as his home in Howard (Helen Wall grew up in Green Bay).

The engineering firm we use is Vierbicher Associates and the architect is Joe Lee of JLA Architects, both of whom really understand what the client wants and work collaboratively to exceed the project's goals. Lee is not out to win an award; he believes in having his designs fit in appropriately with their surroundings and providing the exact right floor plans and amenities as discussed with the developer.

We have also been chosen as the development partner for several banks, the City of Middleton, the City of Madison (and that's not easy!), along with receiving recognition from area organizations, alders, and from a prior Governor for our green initiatives. We are a proven and established development firm, with a proven track record of the largest and tallest buildings in greater Madison (east and west) including buildings ranging from in height from six to 11 stories. With the T.Wall team you won't have a rookie on the job.

And best of all, when all other developers shied away from towns smaller than Madison or Milwaukee, we made a specific commitment to build in smaller communities that need more housing but couldn't overcome the challenges.

With political risk on the line, it's always better to go with a developer that has a proven track record in downtown Green Bay and has a strong personal interest in making sure that Green Bay and downtown remain a successful place to live, work, shop and play.

PROJECT TEAM



1818 Parmenter Street
Middleton, WI 53562
608-826-4000
terrence@twallenterprises.com
www.twallenterprises.com



2418 Crossroads Drive, Suite 2300
Madison, WI 53718
608-241-9500
jlee@jla-ap.com
www.jla-ap.com



999 Fourier Drive Suite 201
Madison, WI 53717
608-826-0532
www.Vierbicher.com

PROJECT TEAM



TERRENCE WALL

CEO & PRESIDENT

Terrence@TWallEnterprises.com

P: 608.345.0701

Terrence has been involved with real estate analysis, leasing and marketing since 1979. He began developing in 1989. He has developed in a wide range of markets including:

- Over 500 multi-family units
- Five retail centers (including Target, Verizon, Bed Bath & Beyond, Michael's Craft, Ashley Furniture, American TV, and many more)
- A 160-acre industrial park with multiple buildings
- Largest portfolio of office buildings in the state of Wisconsin with over 45 office buildings at 3.5 million square feet of space
- Planned and developed five major mixed-use centers that included office space, hotels, retail, and residential
- Presently developing a master planned community which includes seven neighborhoods and a town center, known as The Community of Bishops Bay, in Middleton, Wisconsin

Education

BA in Economics
UW-Madison

*Masters in Real Estate Appraisal
and Investment Analysis*
UW-Madison

Completed coursework at:

*Harvard University Executive
Education Program, Loyola
University, and Kellogg School
of Management (Chicago)*

Philanthropy

- Terrence Wall has previously raised donations for and developed the Dane County Children's Zoo Carousel Building, Boy Scout's Glacier's Edge Council Office and Store and the John Wall Family Pavilion at Tenney Park.
- He has also been a major donor to Edgewood High School, American Family Children's Hospital, James A. Graaskamp Real Estate Center, Congress Park, High Crossing Park, Madison Central Library, Madison Children's Museum, Middleton's Soccer Field, Asset Builders of America, and Domestic Abuse Intervention Services.

PROJECT TEAM



JON HEPNER

Jon Hepner is a Development Manager performing project cost & feasibility modeling, development due diligence, and site planning. Jon coordinates and leads projects through entitlement approvals, financing, and beginning of construction while maintaining productive relationships with property owners, alders, and other members of municipal governments.

Jon earned his BBA from Edgewood College where he double majored in Business Management and Business Marketing. During his collegiate career Jon gained substantial professional working experience interning with a residential mortgage broker, the United Way of Dane County, and at the Wisconsin State Capitol for the Governor.



ERICA KOCH

Erica Koch is the Director of Operations & Property Management for all multi-family communities. She has spent the last 20 years in the multi-family housing industry in Wisconsin with various roles and responsibilities including managing all aspects of the company's operations, customers and properties.

Erica earned her BBA at the University of Wisconsin-Whitewater with a major in Marketing. She is also a licensed real estate salesperson in Wisconsin.

PROJECT TEAM



SCOTT TEBON

Scott Tebon is the Director of Construction responsible for management and coordination of construction activities within the portfolio. He has over 20 years experience in the construction industry and has overseen in excess of \$200 million of projects encompassing over 2 million square feet of space and managed build-outs for over 250 commercial customers.

Scott earned his BBA at the University of Wisconsin-Whitewater with majors in Economics and Finance with a Real Estate emphasis.



TAYLOR BRENGEL

Taylor Brengel joined T. Wall Enterprises in 2012. As general counsel, Taylor oversees the company's legal activities, including real estate negotiation and purchases, development financing, project entitlement coordination, landlord tenant issues and commercial lease negotiation, lender relations, entity organizational structuring and corporate governance.

Taylor earned his Juris Doctorate from Marquette University Law School and his Bachelor of Arts from Lawrence University. His prior experiences include working for the in-house legal department of a Fortune 100 company and working for the Honorable John Coffey of the U.S. Seventh Circuit Court of Appeals.

PROJECT TEAM



JLA
ARCHITECTS

COMPANY OVERVIEW

With offices in Madison and Milwaukee, JLA Architects provides a full range of planning & architectural services for various project types. With a focus on providing creative, real-world solutions to meet project goals they maintain client satisfaction as their highest priority. Founded in 2007 by Joseph Lee, JLA believes the firm's success is dependent on the happiness of their clients and their success of each completed project.

KEY TEAM MEMBERS



JOSEPH LEE | President / Principal

Joe's role on this project will be to serve as general oversight throughout all phases of the project. Joe will collaborate on design concepts & lend his experience throughout the entitlement process. As the project progresses, Joe will maintain involvement & assist the project team as needed. He will help to ensure that the process is smooth & enjoyable. Throughout the process Joe will be a visible & 'reachable' member of the JLA Team.



JOHN SCHMIED | Project Manager

John would serve project manager. He has worked with T. Wall for several years as a project manager on several of their developments. He will be responsible for the daily management & coordination of the project throughout the entire process. He will be intimately involved at all phases ensuring consistency & continuity throughout the project & will serve as the primary daily contact for the development team, consultants & contractor.

PROJECT TEAM



JOSEPH LEE

FOUNDER & PRESIDENT

JLee@JLA-AP.com

C: 608.215.1495

EDUCATION

Masters of Architecture
UW-Milwaukee, May 1998

Masters of Urban Planning
UW-Milwaukee, May 1998

Bachelor of Science
Architectural Studies
UW-Milwaukee, May 1995

Project Manager Bootcamp
PSMJ, 2006

Strategies for the Construction
Administrator
UW-Extension Course, 2005

PROFESSIONAL AFFILIATIONS

Licensed Architect
Wisconsin, 2003–present

American Institute
of Architects, 2003–present

AWARDS & RECOGNITION

Franciscan Health Care Center
Finalist: New Construction

Nursing Homes Long Term Care
Management, 2003

Madison's "40 Under 40"
In Business Magazine, 2006

"Design of the Times"
Madison Magazine, Feb. 2007

Joe is a Madison native and graduated with both a Masters of Architecture and a Masters of Urban Planning from the University of Wisconsin–Milwaukee (UWM). During his schooling and after graduation, Joe resided in Milwaukee for 13 years, working in both the public and private sectors.

Prior to founding JLA Architects & Planners in February 2007, Joe was an associate at Eppstein Uhen Architects in Milwaukee where he was a lead designer on multi-family, mixed-use, & retail projects.

Joe's background in both architecture and urban planning has allowed him to develop a unique blend of skills & market knowledge that brings distinct value to JLA clients.

As the Owner and Managing Principal of JLA Architects, his main goal is client satisfaction. He is involved at every phase of the process and truly believes that listening and collaborating with clients at every step ensures a successful project.

RELATED PROJECT EXPERIENCE

22 Slate Apartments	Madison, Wis.
Yahara Commons (mixed-use development)	Monona, Wis.
Park & Drake (mixed-use development)	Madison, Wis.
Synergy at the District (mixed-use development)	Wauwatosa, Wis.
50Twenty Apartments	Madison, Wis.
Morgan District	Oshkosh, Wis.
Market Square Apartments	Somers, Wis.
Middleton Station	Middleton, Wis.
Bergamont Townhomes	Oregon, Wis.
Ballpark Commons Apartments	Franklin, Wis.
Forte at 84 South	Greenfield, Wis.
Prairie Trail Apartments	Sun Prairie, Wis.
Veritas Village apartments	Madison, Wis.
Meadow Ridge apartments	Middleton, Wis.

PROJECT TEAM



JOHN SCHMIED

PROJECT MANAGER

JSchmied@JLA-AP.com

D: 608.442.3863

EDUCATION

*Associate Degree
Architecture
Madison Area Technical
College 1995–1999*

PROFESSIONAL ACCREDITATIONS

Licensed Architect – Wisconsin

*American Institute of Architects
(AIA)*

*LEED AP Building Design +
Construction*

AWARDS

*Gold Award for Projects
of Distinction, 2009
Associated Builders &
Contractors of Wisconsin*

John has expert knowledge on all aspects of architecture: site concerns, complicated structural elements, and exterior relationships to all of the interior details needed in design projects.

John connects with his clients to understand their desires and needs; then present designs that are practical, relevant and well-received. Although exposed to a wide variety of market sectors, he has an extensive background in multi-family projects.

REPRESENTATIVE PROJECT EXPERIENCE

Merrill Apartments (Stonebridge)	Merrill, Wis.
Park Place (adaptive re-use)	Merrill, Wis.
Veritas Village	Madison, Wis.
Dayton Street Apartments	Madison, Wis.
City View Condominiums	Sun Prairie, Wis.
Park & Drake	Madison, Wis.
Prairie Trail (T. Wall)	Sun Prairie, Wis.
Hidden Creek, (T. Wall)	Madison, Wis.
Lilly Preserve	Brookfield, Wis.
Veritas Village (T. Wall)	Madison, Wis.
The Junction at White Stone Station	Menomonee Falls, Wis.
Prairie Lakes Retail Building 'G'	Sun Prairie, Wis.
Market Square	Sun Prairie, Wis.

PROJECT TEAM



vierbicher
planners | engineers | advisors



COMPANY OVERVIEW

Vierbicher is a team of planners, engineers, landscape architects and surveyors committed to providing the highest level of skill and expertise to clients throughout Wisconsin and the Upper Midwest. Our multi-disciplined, team-based approach enables us to combine our strengths and bring unique perspective to a wide range of projects.

Having this diverse in-house experience provides many benefits to our clients, including creative solutions, efficient project flow and cost-effective results. We have been delivering unmatched customer service to private and municipal clients for over 40 years, and it has been a cornerstone of our success in this highly competitive field.



ROD ZUBELLA, PE | President & CEO

Rod has over 28 years of experience providing civil engineering services for local government and real estate developers. As a practicing civil engineer, Rod blends his passion, experience and compassion to find sound solutions for his clients' issues.



MATT SCHREINER, PE | Engineering Manager

Matt provides engineering services on municipal, commercial and residential projects. His responsibilities include stormwater & utility design, permitting, grading design, site layout, contract documents and construction inspection.

PROJECT TEAM



GENERAL CONTRACTOR

If chosen, our team will work with a reputable Wisconsin-based general contractor. Based on our past successful projects, we would choose one of the following companies to partner with:



Immel-Builds.com
1820 Radisson Street
Green Bay, WI 54302
Phone 920.468.8208



StevensConstruction.com
Two Buttonwood Court
Madison, WI 53718
Phone: 608.222.5100



Miron-Construction.com
1471 McMahon Drive
Neenah, WI 54956
PH 920.969.7000

EXPERIENCE



T. Wall has developed five retail centers, 45 office buildings, and a large portfolio of multi-family housing and a few condominiums. We also have developed in towns other than Madison and Milwaukee. And we have successfully developed multi-family during the Great Recession, when others wouldn't.

See the following examples of our most recent developments that are very similar in nature to the one being proposed.

CityDeck Landing is one of Green Bay's newest luxury apartments. This development is very similar in nature to the one proposed because of the following:

- a tight urban site with adjacent roads and all the challenges that go with that underground parking;
- some commercial space on first level;
- and a large and colorful skydeck.

In addition to the cameo included in this proposal, more information can be found at: twallenterprises.com/citydeck-landing/

EXPERIENCE



SUSTAINABILITY

T. Wall Enterprises has been awarded many sustainability and green development awards as follows:

Clean Lakes Alliance: awarded for partnering with Dane County and the Alliance to preserve and improve storm water quality through environmentally conscience development practices and pioneering new stormwater practices.

Wisconsin Manufacturers & Commerce: Received the Wisconsin Business Friend of the Environment Stewardship Award for landscape conservation, energy efficiency measures and recycling measures.

Governor's Award in Energy Efficiency: We were the first and only development company to receive this award, to recognize outstanding efforts towards being environmentally conscience and specifically energy efficient.

Madison Gas & Electric: For becoming the beta test site for installing electric car charging stations in multi-family properties.

Veritas Village LLC: For featuring the largest solar panel array on a multi-family building in the entire State of Wisconsin and for installing the largest solar panel array in downtown Madison.

RENEW Wisconsin: For receiving the Renewable Energy Champion Award for their support of renewable energy. T. Wall has put in place more solar capacity than any other developer of multi-family dwellings active in Wisconsin.

Focus on Energy: T. Wall was the only partner with Focus on Energy, teaching the team at Focus how to retrofit and install energy efficient equipment in older and new buildings. While other developers were taught by Focus how to install green components, we taught Focus how to do it.

City of Madison Resolution: Ald. Ledell Zellers congratulated, Veritas Village, LLC, in Madison, Wisconsin, for completing the largest solar installation in downtown Madison for a multi-family property.

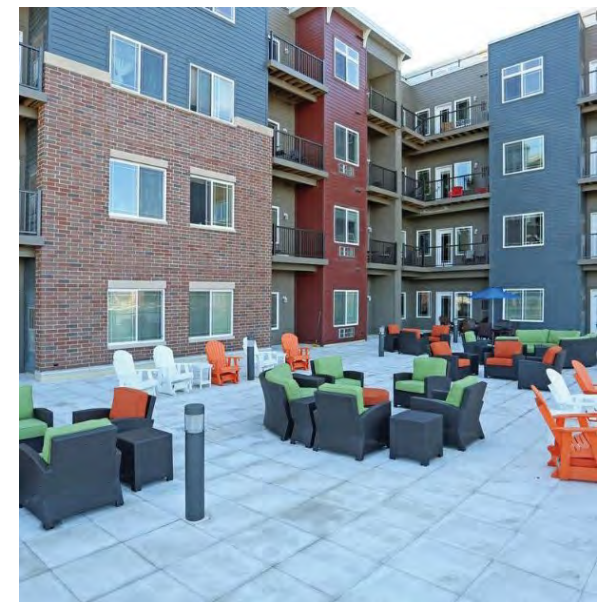
MIXED-USE



CITYDECK LANDING

MIXED-USE

LOCATION: Green Bay, Wis.
PROGRAM: 115,000 s.f.
Seven-story mixed-used building
Partnered with City of Green Bay
Amenities include: club room,
community room, fitness center,
and landscaped patio
REFERENCE: Kim Flom, Director of Planning &
Development - City of Green Bay
Ph. (920) 448-3413
kimfl@greenbaywi.gov



MIXED-USE



MIDDLETON CENTER MIXED-USE DEVELOPMENT

LOCATION: Middleton, Wis.

PROGRAM: 157,100 s.f.
Public Private Partnership (P3)

Three phase redevelopment of the Old Middleton Center

Phase One includes: 62 market-rate multi-family units, 11,388 s.f. of commercial space, and 21,483 s.f. of office space

Amenities include: club room, community room, fitness center, and landscaped patio

REFERENCE: Eileen Kelley, Director Planning / Zoning Administrator – City of Middleton
Ph. (608) 821-8370



MULTI-FAMILY



PELOTON RESIDENCES INFILL REDEVELOPMENT

LOCATION: Madison, Wis.

PROGRAM: 157 market-rate multi-family units and
12,000 s.f. of commercial space.
246,348 s.f.

Amenities include: club room,
community room, fitness center, and
landscaped patio

REFERENCE: Heather Stouder, Planning Division
Director – City of Madison,
Ph. (608) 266-5974

MULTI-FAMILY



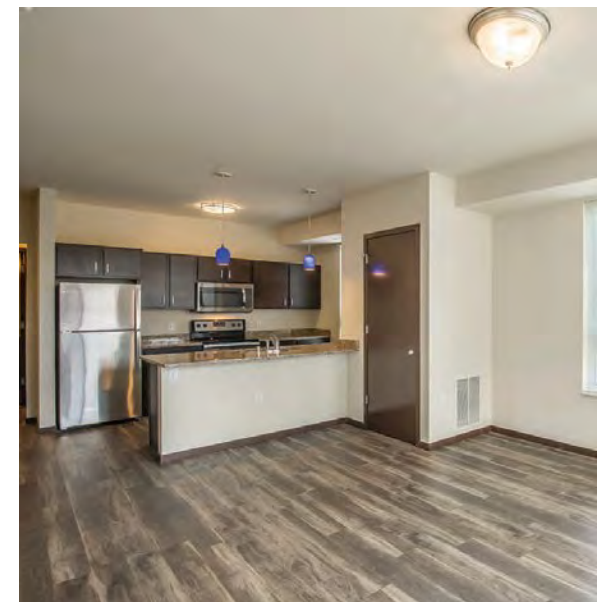
JLA
ARCHITECTS

VERITAS VILLAGE MULTI-FAMILY DEVELOPMENT

LOCATION: Madison, Wis.

PROGRAM: 189 market-rate units
Central courtyard & pool with green roof areas; over parking level
Amenities include: fitness room, community room, concierge desk, clubroom, and game room

REFERENCE: Heather Stouder, Planning Division Director – City of Madison | Ph. (608) 266-5974



MIXED-USE



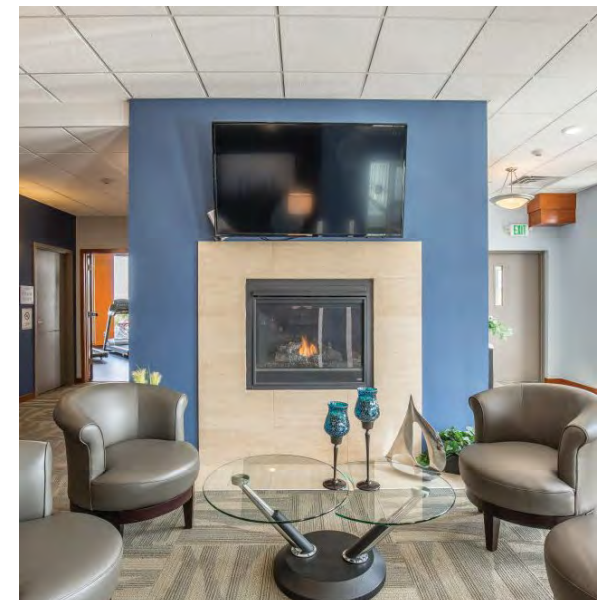
WATERMARK LOFTS INFILL MIXED-USE DEVELOPMENT

LOCATION: Madison, Wis.

PROGRAM: 80 market-rate units
18,922 s.f. commercial space

Amenities include: club room,
community room, fitness center,
and landscaped patio

REFERENCE: Heather Stouder, Planning Division
Director – City of Madison
Ph. (608) 266-5974



MULTI-FAMILY



JLA
ARCHITECTS

PRAIRIE TRAILS MULTI-FAMILY DEVELOPMENT

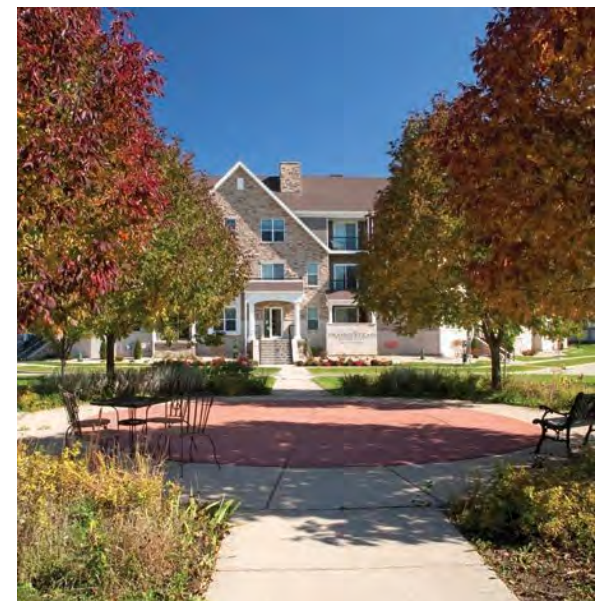
LOCATION: Sun Prairie, Wis.

PROGRAM: Three-story, 54 units
56,516 s.f.

Amenities include: community room, club room, outdoor patio, library, event space with kitchenette/restroom, and landscaped patio

Underground parking

REFERENCE: Scott Kugler, Planning Director – City of Sun Prairie | Ph. (608) 825-1107



MIXED-USE



JLA
ARCHITECTS



BAY LOFTS

MIXED-USE DEVELOPMENT

LOCATION:

Sturgeon Bay, Wis.

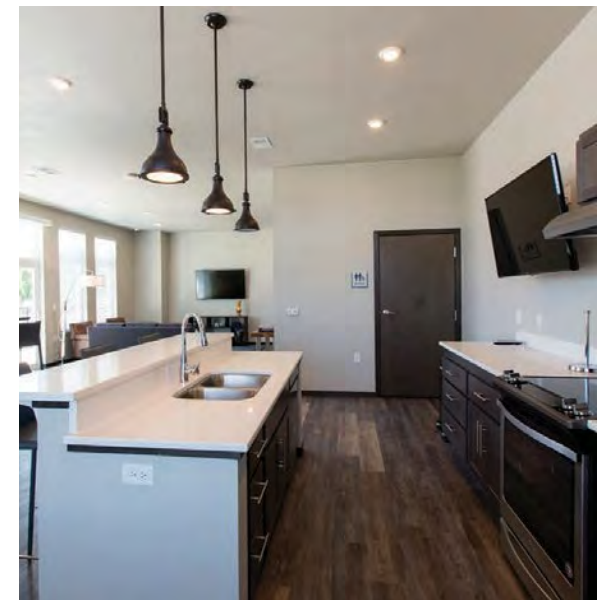
PROGRAM:

First level parking & retail

5,500 s.f. retail space

37 apartment units

Amenities include: fitness center, fourth floor clubroom with adjacent roof deck



MIXED-USE



JLA
ARCHITECTS

MONONA RIVERFRONT REDEVELOPMENT

MIXED-USE DEVELOPMENT

LOCATION: Monona, Wis.
PROGRAM: 3-4 buildings
256 apartment units
65,000 s.f. apartment units
Public park and indoor/
outdoor event space



MULTI-FAMILY



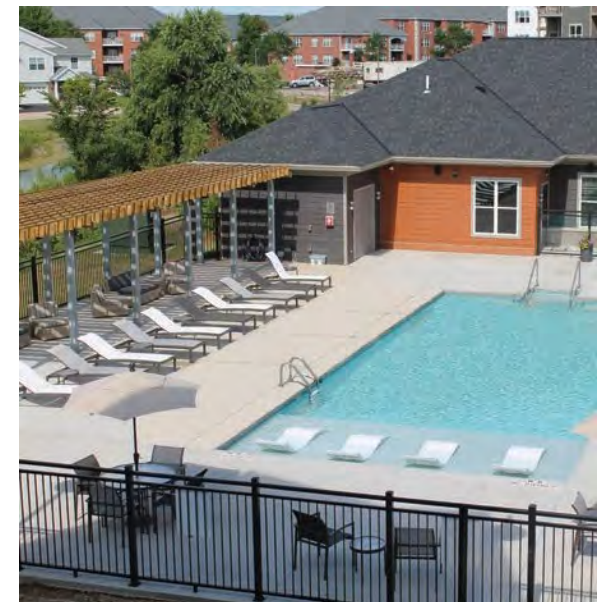
JLA
ARCHITECTS



22 SLATE

MULTI-FAMILY DEVELOPMENT

LOCATION: Madison, Wis.
PROGRAM: Seven buildings
264 market-rate units
Separate clubhouse building, pool and fitness center
Buildings organized around central common green
Pet-friendly amenities: dog walking areas, dog bag dispensers, dog washing room in underground parking area



MULTI-FAMILY

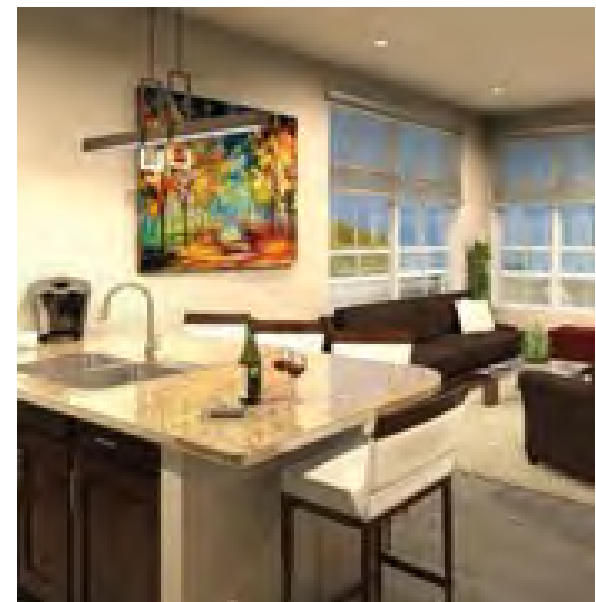


JLA
ARCHITECTS



MIDDLETON STATION MULTI-FAMILY DEVELOPMENT

LOCATION: Middleton, Wis.
PROGRAM: 32 market-rate units
Two levels of parking



PUBLIC PROJECT EXPERIENCE



Listed below are other representative public projects that T. Wall Enterprises has been involved with.

GREENWAY CENTER

Madison, WI

Project Value: \$189,500,000

Size: 1,021,000 s.f.

Reference: Kurt Sonnentag, Mayor
City of Middleton

Ph. (608) 335-0888

Email: mayor@ci.middleton.wi.us

This mixed-use development located on Madison's west side. Initially comprised of a office buildings and retail, restaurant, and hotel components, additional buildings were later added as in-fill to create a mini town center. T.Wall served as overall developer for the project.

THE CENTER FOR INDUSTRY & COMMERCE

MADISON, WI

Public Private Partnership (P3)

Project Value: \$37,000,000

Size: 160-acre site

Reference: Don Marx, Manager
Office of Real Estate Services

City of Madison

Ph. (608) 267-8717

Email: dmarx@cityofmadison.com

The Center for Industry & Commerce, is a 160-acre mixed-use development on Madison's east side. The development is the culmination of a 10 year partnership between T.Wall and the City of Madison. T.Wall served as master developer for this project.

CITY CENTER WEST

Project Cost: \$135,000,000

Completion: 2003

The City Center West project included the development of two 8-story towers, constructed in phases with connections at each floor, as well as a 1,532 stall, five-level parking ramp. The project features 440,000 s.f. of office, retail, and restaurant space.

HIGH CROSSING ENVIRON

MADISON, WI

Project Value: \$88,000,000

Size: 309,000 s.f.

Reference: Don Marx, Manager
Office of Real Estate Services

City of Madison

Ph. (608) 267-8717

Email: dmarx@cityofmadison.com

High Crossing is proud to be the first large-scale, mixed-use development in Dane County. The site consists of office, retail, restaurant, hotel, and residential properties. T.Wall served as overall developer for the High Crossing project.

CONCLUSION



The added advantage of selecting T. Wall Enterprises is that we have been through the entitlement (political) process before in downtown and with the city including elected officials and city staff. Overall, we have a good working relationship with the city. We know the process; we're not newcomers who will have a large and risky learning curve. Given the size of the development, the safe play is to select a developer who has experience in downtown and is committed to getting results.

We also have the experience in working on a parcel that probably has a high water table, near a river, in a tight urban site that will require off site storage and just in time delivery of materials, complicated phasing (so residents can live in the first phases while future phases are built), a team in place in Green Bay that is ready to go, and a developer with family in the city.

This development will be a trans-formative opportunity and should be designed and built to the highest quality to last a hundred years or more.

APPENDIX A: CONCEPTUAL PLANS





JLA
ARCHITECTS

MONROE AVENUE REDEVELOPMENT

CONCEPTUAL MASTERPLAN

SEPTEMBER 13, 2019
1"=50' @ 11x17













REQUEST FOR PROPOSALS: 200 BLOCK N. MONROE AVENUE		
EVALUATION CRITERIA	GORMAN & COMPANY, LLC 200 W. Main Street Oregon, WI 53575	T WALL ENTERPRISES LLC 1818 Parmenter Street Middleton, WI 53562
ALIGNMENT WITH STRATEGY		
makes the City safer makes the City more productive makes the City more accessible makes the City more innovative	+ + + +	- + - -
DESIGN AND USE		
overall form and character density and intensity of structure quality of use types mix of use types integration of mixed-income residential integration of public art	+ Mixed use and height + Higher density + Grocery + Mix of unit types, 2/3 LMI rentals - Entry from parking lot only -Needs to move alley	Heavy on residential + Open alley - Low density - No break in units - Closed/gated and not inclusive with rest of community
INVESTMENT		
scope of work estimated property value at completion estimated hard construction costs total cash offer for all parcels amount of requested public funding proposed sources of financing	+ Low city investment (\$800k, free lot) - Not sure of NeighborWorks design of financial ask -Basing project on LIHTC -Lower assessment with 2/3 low-income housing	- 100% TIF - Only 33 units - Requesting tax abatement (not sure if this is allowed or legal) \$1 valuation until 95% of units sold with no timeframe or “sunset” associated
CAPACITY AND EXPERIENCE		
project team qualifications proposed time to complete proposed time to attain occupancy demonstrated success on similar projects	2023 lease up + Pre-leasing + Has shown quality work on past projects + Will bring new developer to our market + Collaboration/partnership with local housing developer	2022 final occupancy permits Phasing based on sales + Has shown quality work on past projects + Has built in Green Bay
PROPOSAL RANKING	1 st	2 nd



MINUTES OF THE REAL ESTATE SUBCOMMITTEE OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, OCTOBER 1, 2019, 1:30 PM
CITY HALL, ROOM 604 -THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Matt Schueller, Kathy Hinkfuss, and Melanie Parma.

Present: Gary J. Delveaux, Matt Schueller, Kathy Hinkfuss, Excused: Melanie Parma

B. REGULAR BUSINESS.

I. Consideration with possible action on a Request for Proposals for redevelopment of the parking lot located on the 200 block of North Monroe Avenue.

The Authority may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Authority may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Moved by Gary J. Delveaux, seconded by Kathy Hinkfuss to open the floor for discussion. Motion carried.

Yes- Kathy Hinkfuss, Matt Schueller, Gary J. Delveaux, No- None, Abstain- None

Moved by Gary J. Delveaux, seconded by Kathy Hinkfuss to close the floor for discussion. Motion carried.

Yes- Kathy Hinkfuss, Matt Schueller, Gary J. Delveaux, No- None, Abstain- None

Moved by Matt Schueller, seconded by Gary J. Delveaux to go into closed session at 2:28 p.m. Motion carried.

Matt Schueller read the closed session language.

Yes- Kathy Hinkfuss, Matt Schueller, Gary J. Delveaux, No- None, Abstain- None

Moved by Matt Schueller, seconded by Gary J. Delveaux to return to regular order of business. Motion carried.

Moved by Kathy Hinkfuss, seconded by Gary J. Delveaux to recommend to the RDA to select the Gorman & Company proposal and that staff work to negotiate a Development Agreement. Motion carried.

Yes- Kathy Hinkfuss, Matt Schueller, Gary J. Delveaux, No- None, Abstain- None

C. ADJOURNMENT.

Moved by Kathy Hinkfuss, seconded by Gary J. Delveaux to adjourn. Motion carried.

Yes- Kathy Hinkfuss, Matt Schueller, Gary J. Delveaux, No- None, Abstain- None



Report to the Redevelopment Authority of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # K.2.

To approve Development Agreement 19-03 with Miller Land Investments, LLC, for One Astor Park at 100 E. Mason Street, 120 E. Mason Street, and Washington Street (Tax Parcels 15-168-A, 15-2, and 15-168), subject to minor legal and technical revisions.

The Council may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

Miller Land Investments, LLC ("Developer"), intends to complete a Project, which shall consist of two (2) phases of development as follows:

1. Phase I involves the demolition of all existing improvements; filling and grading to bring the Property out of the floodplain and relocation of approximately seven hundred (700) feet of a multi-modal, asphalt path (Fox River Trail), and
2. Phase II involves the construction of a four (4)-story residential structure with approximately one hundred (100) market-rate rental units

The Project aligns with our Department vision to link and leverage our natural, built, human, and social assets in order to generate valuable products, services, and experiences within the City. It makes our community more safe, productive, accessible, and innovative, for it:

- remediates environmental contamination and/or enhances the physical (soil, water, air) landscape
- strengthens and/or expands public water, sewer, stormwater, and other utility infrastructure
- builds new structures with high-performance designs, systems, and finishes
- creates a significantly higher per acre property value than adjacent properties and the City average
- generates property taxes greater than the cost of providing infrastructure and services
- builds new structures for individuals of all ages and abilities
- is located in a place easy to reach on foot, bicycle, or transit
- strengthens and/or expands non-motorized transportation networks
- expands our range of (residential, commercial, and industrial) real estate products
- is designed and built with options for conversion to alternative uses in the future

As of January 1, 2019, the Property has an aggregate assessed value of Five Hundred Sixty-eight Thousand, Eight Hundred Dollars (\$568,800.00), which based on the assessed tax rates in effect as of January 1, 2019, the Property yields approximately:

- Thirteen Thousand Two Hundred Ninety-eight Dollars (\$13,298.00) in total real estate taxes

- annually (assessed mill rate of \$23.38);
- Thirteen Thousand Two Hundred Ninety-eight Dollars (\$13,298.00) in real estate taxes to the local taxing jurisdictions (total real estate taxes less real estate taxes to the State of Wisconsin) annually (assessed mill rate of \$23.38); and
- Five Thousand Two Hundred Four Dollars (\$5,204.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$9.15).

Upon completion of Phase II of the Project, the City estimates the aggregate assessed property value of the Property to be Thirteen Million Dollars (\$13,000,000.00) which is anticipated to yield approximately:

- Three Hundred Three Thousand, Nine Hundred Forty Dollars (\$303,940.00) in total real estate taxes annually (assessed mill rate of \$23.38);
- Three Hundred Three Thousand, Nine Hundred Forty Dollars (\$303,940.00) in total real estate taxes to the local taxing jurisdictions (total real estate taxes less real estate taxes to the State of Wisconsin) annually (assessed mill rate of \$23.38); and
- One Hundred Eighteen Thousand, Nine Hundred Fifty Dollars (\$118,950.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$9.15).

The Project is not viable but for public assistance. Pursuant to the provisions of §66.1105, Wis. Stats. (the “Tax Increment Law”), the City has included the Property within Tax Increment District No. Five (5) (the “TID”), which will provide part of the financing for certain costs of the Project. The Developer requests that the RDA and City ask the Joint Review Board (JRB) to create a new TID upon commencement of Phase II of the project.

RECOMMENDATION

Approve Development Agreement 19-03 with Miller Land Investments, LLC, for One Astor Park at 100 E. Mason Street, 120 E. Mason Street, and Washington Street (Tax Parcels 15-168-A, 15-2, and 15-168), subject to minor legal and technical revisions.

FISCAL IMPACT

Staff is proposing a TIF Incentive that includes:

1. A “Project Grant” of up to one hundred and fifty thousand dollars (\$150,000.00) to facilitate construction of the multi-modal, asphalt path (Fox River Trail), and
2. Should the annual debt service payment not consume all of the Available TIF Increment, the City shall make available eighty percent (80%) of the TIF Increment to the Developer, for a total amount not to exceed four million dollars (\$4,000,000.00).

No levy dollars will be used for this project.

ATTACHMENTS

1. 8.3 - One Astor - 15-168-A - Development Agreement - 191007 - RDA



City of Green Bay
Department of Community and Economic Development

DEVELOPMENT AGREEMENT 19-03
ONE ASTOR PARK

This Development Agreement is made this _____ day of _____, 2019,
by THE CITY OF GREEN BAY, a Wisconsin municipal corporation ("City"),
THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY ("RDA"),
and MILLER LAND INVESTMENTS, LLC a Wisconsin limited liability company ("Developer").

RECITALS

- A. Developer has proposed to acquire and develop in phases certain real property, identified for real estate tax purposes and address as:

<u>Tax Parcel</u>	<u>Address</u>	<u>Acres</u>	<u>Assessed Value</u>
15-168-A	100 E. Mason St.	1.87	\$568,800.00
15-2	120 E. Mason St.	0.84	\$0.00
Part of 15-168	Washington St.	0.65	\$0.00

- B. The parcels listed above, shall be referred to as the "Property." The Property comprises approximately three and thirty-six hundredths (3.36) acres of land. A map of the Property is herein attached as **EXHIBIT A**; a legal description of the Property is herein attached as **EXHIBIT B**.

- C. Developer intends to complete a Project, which shall consist of two (2) phases of development as follows:

1. Phase I shall consist of the demolition of all existing improvements; filling and grading to bring the Property to elevation levels consistent with the real estate located adjacent to the Property and relocation of approximately seven hundred (700) feet of a multi-modal, asphalt path (Fox River Trail) ("Phase I"), and
2. Phase II, if pursued by Developer as referenced below, shall consist of the construction of a four (4)-story residential structure with approximately one hundred (100) market-rate rental units ("Phase II").

The Proposed Project improvements are more thoroughly described in Sections III. and IV. herein, and shown on a Preliminary Concept Plan, which is herein attached as **EXHIBIT C**.

- D. As of January 1, 2019, the Property has an aggregate assessed value of Five Hundred Sixty-eight Thousand, Eight Hundred Dollars (\$568,800.00), which based on the assessed tax rates in effect as of January 1, 2019, the Property yields approximately:

1. Thirteen Thousand Two Hundred Ninety-eight Dollars (\$13,298.00) in total real estate taxes annually (assessed mill rate of \$23.38);
 2. Thirteen Thousand Two Hundred Ninety-eight Dollars (\$13,298.00) in real estate taxes to the local taxing jurisdictions (total real estate taxes less real estate taxes to the State of Wisconsin) annually (assessed mill rate of \$23.38); and
 3. Five Thousand Two Hundred Four Dollars (\$5,204.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$9.15).
- E. Upon completion of Phase II of the Project, the City estimates the aggregate assessed property value of the Property to be Thirteen Million Dollars (\$13,000,000.00) which is anticipated to yield approximately:
1. Three Hundred Three Thousand, Nine Hundred Forty Dollars (\$303,940.00) in total real estate taxes annually (assessed mill rate of \$23.38); and
 2. Three Hundred Three Thousand, Nine Hundred Forty Dollars (\$303,940.00) in total real estate taxes to the local taxing jurisdictions (total real estate taxes less real estate taxes to the State of Wisconsin) annually (assessed mill rate of \$23.38); and
- One Hundred Eighteen Thousand, Nine Hundred Fifty Dollars (\$118,950.00) in real estate taxes to the City of Green Bay annually (assessed mill rate of \$9.15).

The City Assessor or his/her designee may not use this Agreement or any provisions herein as the sole basis to determine the value of the Project.

- F. Pursuant to the provisions of §66.1105, Wis. Stats. (the "Tax Increment Law"), the Property is included within Tax Increment District (TID) Five (5), East and West Downtown. Upon the completion of Phase I of the Project, the Developer requests that the RDA and City ask the Joint Review Board (JRB) to create a new conservation and rehabilitation or blight Tax Increment District (the "TID"), effective January 1 of such year that Phase I is completed, which includes the Property and adjacent property, and which will provide part of the financing for certain costs of the Project.
- G. Developer has requested Tax Incremental Finance ("TIF") assistance from the City and RDA with regard to certain expenses, including, but not limited to, environmental remediation; demolition, remodeling, repair or reconstruction of existing buildings; clearing of land; construction of new buildings; or the construction of public works infrastructure, which will constitute qualified expenditures for which TIF assistance may be afforded Developer.
- H. The City and RDA desire to have Developer perform the Project in order to generate economic activity and tax base for the community consistent with the City Comprehensive Plan.
- I. In order to induce Developer to undertake the Project, such that it removes blighted and neglected properties with high complaint and/or police call volumes; remediates environmental contamination and/or enhance the physical landscape; creates a significantly higher per acre property value than adjacent properties and the City average; generates property taxes greater than the cost of providing infrastructure and services; builds new structures for individuals of all ages and abilities; is located in a place easy to reach on foot, bicycle, or transit; strengthens our non-motorized transportation networks; expands our range of residential real estate products; is designed and built with options for conversion to alternative uses in the future; creates and enhances unique public spaces, amenities, and art; and the public will generally benefit, the City has agreed to provide

assistance to Developer as provided by this Agreement, all in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

I. PURPOSE

- A. Incorporation of Proceedings, Exhibits, and Recitals. All motions adopted, approvals granted, minutes documenting such motions and approvals, and plans and specifications submitted in conjunction with any and all approvals as granted by the City or RDA, including, but not limited to, adopted or approved plans or specifications on file with the City or RDA, along with all of the Recitals set forth above, shall be incorporated into this Agreement by reference, upon attachment, or upon consent by amendment if necessary if not referenced or attached at the time of execution of this Agreement.
- B. Implementation Schedule. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth and/or incorporated herein. Any material modification or deviation from an approved schedule described in this Agreement shall occur only upon approval of the City and RDA, with any such approvals required to be in writing as an amendment to this Agreement, and which approvals shall not be unreasonably withheld. City shall cooperate and act promptly with respect to any and all permits or approvals necessary for completion of the Project. Notwithstanding the above, this Agreement shall not limit the discretion of the City, or any of its duly appointed and authorized governing bodies, boards or entities, in approving or rejecting any aspect of the Project or improvements contemplated on or about the Property.
- C. Entire Agreement. This writing including all Exhibits hereto, and the other documents and agreements referenced herein, constitutes the entire Agreement between the parties hereto in respect to the Project and all prior letters of intent or offers, if any, are hereby terminated. This Agreement shall be deemed to include and incorporate such minutes, approvals, plans, and specifications, as referenced in this Agreement, and in the event of a conflict between this Agreement and any action of the City or RDA, granting approvals or conditions attendant with such approval, the terms of this Agreement shall be deemed controlling and the City and RDA will take the necessary action to amend any conflicting approvals or conditions.
- D. Purpose of the Agreement. In order to cause the Project to occur and to induce Developer to undertake the Project, to promote community development, industry and job creation and to expand and enhance the tax base within the City, the City intends to provide the TIF Incentives as set forth in this Agreement. The City intends to recover its costs through the Available Tax Increment generated by the Property. The parties intend to enter into this Agreement to record the understandings and undertakings of the parties and to provide a framework within which the Project may proceed.

II. DEFINITIONS; EXHIBITS

Whenever in this Agreement a pronoun is used it shall be construed to represent either the singular or the plural, masculine or feminine, as the case shall demand. As used in this Agreement, the following terms, when having an initial capital letter, shall have the following meanings:

- A. "Agreement" means this Development Agreement among the City, RDA, and Developer, as amended and supplemented from time to time.

- B. "Annual Assessed Value" means the assessed value of the Private Improvements and the Property, as defined in this Agreement, as of January 1 of any calendar year.
- C. "Available Tax Increment" means the amount of Tax Increment (as defined below) actually received by the City generated by any increase of value of the Property above the Base Value and attributable to development within a tax incremental finance district, during the twelve (12) month period preceding a payment date, that has not been previously used to make payment on bonds or other obligations as determined by the City. The amount of Available Tax Increment may fluctuate based on variations in the property valuations, tax rate, depreciation and other independent factors.
- D. "Base Value" means the aggregate assessed value of the Property when the TID was created, which shall be:
1. Five Hundred Sixty-eight Thousand Dollars (\$568,000.00) if the Project remains within Tax Increment District (TID) Five (5), East and West Downtown; or
 2. Upon completion of Phase I, shall be determined by the actual aggregate assessed value of the Property as of January 1 of the year in which a new conservation and rehabilitation or blight tax increment district is created.
- E. "City" means the City of Green Bay, Brown County, Wisconsin.
- F. "Concept Plan" means the plan for the Project.
- G. "Developer" means MILLER LAND INVESTMENTS, LLC, or any assignee of the same.
- H. "Future Project" means any Private Improvements that will be constructed in the future not specifically detailed in this Agreement.
- I. "Plans and Specifications" means the plans and specifications developed for the Project.
- J. "Preliminary Concept Plan" means the initial Concept Plan, a copy of which is attached as **EXHIBIT B** and which is subject to such changes as Developer, the City or RDA may propose, and the City and RDA may accept in its sole discretion.
- K. "Private Improvements" means the improvements to be constructed on the Property that are not Public Improvements.
- L. "Project" means the Project as defined in the Recitals.
- M. "Public Improvements" means the infrastructure improvements in connection with the Project that will ultimately be dedicated for public service, including, without limitation:
1. road, pedestrian, and bicycle improvements, including, without limitation, the asphalt path to be relocated; and
 2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities; and
 3. telephone, high-speed cable, and related technology infrastructure; and
 4. natural gas, electrical power, and other public utilities; and

5. any related engineering, filling, grading, erosion control, and landscaping; and
 6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including filling and grading.
- N. "Qualified Expenditures" means any expenditures of Developer for the Project that are eligible for TIF Incentives as defined in Section V. B. 4.
- O. "Special Assessment" means any special assessment levied against the Property by the City under §66.0701-0733, Wis. Stats., the City Code of Ordinances and this Agreement.
- P. "Special Charge" means any special charge levied against the Property by the City under §66.0627, Wis. Stats., the City Code of Ordinances and this Agreement.
- Q. "Tax Increment" means that amount obtained by multiplying the total county, city, school and other local general property taxes levied on all taxable property within a TID in a year by a fraction having as a numerator the value increment for that year in the district and as a denominator that year's equalized value of all taxable property in the TID.
- R. "TID" means pursuant to the provisions of §66.1105, Wis. Stats. (the "Tax Increment Law"), the Property is included within Tax Increment District (TID) Five (5), East and West Downtown. Upon the completion of Phase I of the Project, the Developer requests that the RDA and City ask the Joint Review Board (JRB) to create a new conservation and rehabilitation or blight Tax Increment District (the "TID"), effective January 1 of such year that Phase I is completed, which includes the Property and adjacent property, and which will provide part of the financing for certain costs of the Project.
- S. "TIF" means Tax Increment Financing, as described in Section III below and in particular, Tax Increment Financing relating to the TID.
- T. "TIF Incentive" means the incentive as set forth in Section III of this Agreement including specifically the Tax Incentive Cap.

III. PHASE I OF DEVELOPMENT

- A. Project Description. Phase I of the Project shall consist of the Developer completing the following, at Developer's sole cost:
1. Demolition of all existing buildings and other structures located on the Property and removal of all debris and materials resulting therefrom;
 2. Filling and grading to bring the Property to elevation levels consistent with the real estate located adjacent to the Property; and
 3. Construction of a multi-modal asphalt path (Fox River Trail) approximately seven hundred (700) feet in length and no less than ten (10) feet in paved width, on a parcel and/or right-of way no less than fifty (50) feet in width, as generally reflected on the Preliminary Concept Plan attached hereto as **EXHIBIT C**, or at a location mutually agreed to by the parties. Developer shall be responsible for the path, base asphalt, and leveling and seeding of the path.

- B. Permitting Assistance. The City and RDA will assist and cooperate with Developer in connection with Developer obtaining all necessary local, state and federal permits, with respect to Phase I and Phase II of the Project.
- C. Grants. The City and RDA, as appropriate and in its sole discretion, may also apply for such other grants in regard to the Project as they shall deem appropriate for the benefit of the Project and as may be required to achieve necessary financing for the Project, provided, however, the City and RDA make no representations or warranties about the availability of such grants and credits or whether any such grants or credits that may be available will be awarded.
- D. Trail Dedication and Completion of Phase I. Within one (1) year from date of execution of this Agreement by all parties or December 1, 2020, whichever is later, the new asphalt path and a newly created parcel on which it is located shall be conveyed and/or dedicated to the City.
- E. Additional Work. Additional work on the Property may proceed after dedication of the asphalt path, which may include filling and grading certain areas of the Property to remove such areas from the flood plain.
- F. Phase I Easements. Developer shall grant the City an easement for purposes of maintaining a water main along the northern edge of the Property, such easement being located where the existing water main is currently located. City shall grant Developer any and all easements required for Developer to construct future docks along the shoreline for the benefit of the Property and for the benefit of ingress and egress to and from such docks.
- G. Timeliness. Construction of Phase I shall commence no later than one hundred twenty (120) days after execution of this Agreement by all parties or as otherwise set forth in Section VI. K. below. Upon completion of Phase I, Developer shall have the right to either (a) proceed with Phase II, or (b) terminate this Agreement. Developer shall provide written notice to the City and RDA of which option it elects no later than one (1) year after completion of Phase I. If Developer elects to proceed with Phase II, then this Agreement shall continue, and the parties shall be bound to perform their obligations under this Agreement with respect to Phase II. If Developer elects to terminate this Agreement, then none of the parties hereto shall have any further rights, obligations or liabilities under this Agreement.

IV. PHASE II OF DEVELOPMENT

- A. Commencement. In the event Developer elects to proceed with Phase II, then Developer shall construct a four (4)-story residential structure containing approximately one hundred (100) market rate rental units as described in the Preliminary Concept Plan attached hereto as **EXHIBIT C**. Construction of Phase II shall commence no later than December 1, 2022 or as otherwise set forth in Section VI. K. below.

V. TAX INCREMENT FINANCING

- A. Qualification for TIF. Developer shall demonstrate to the satisfaction of City and RDA a need for TIF, with such determination to be made according to the “but for” test, that is, that but for the City and RDA providing TIF, the Project would not happen. At the request of the City or RDA, Developer shall provide an independent analysis from a consultant expert in TIF to justify to the satisfaction of the City and RDA the Developer’s qualification and need for TIF, both in terms of Qualified Expenditures and the amount of money to be paid to Developer.

B. Nature of TIF Incentive. The TIF Incentive available to Developer under this Agreement shall be defined as the following:

I. Phase I - Property Transfer. The City and/or RDA shall convey 120 E. Mason St. and Washington St. (Tax Parcels 15-2 and 15-168) to the Developer through the following process:

- a) The City and/or RDA shall convey Tax Parcels 15-2 and 15-168, excluding all City and/or RDA parcels or right-of way, to Developer, free and clear of liens and encumbrances that materially prohibit development of the Property as herein proposed, via warranty deed, for the sum of One Dollar (\$1.00), and shall provide an owner's policy of title insurance at the time of conveyance.
- b) The City and/or RDA shall prepare and obtain approvals for a CSM, for which desired parcel boundaries are herein attached on the Preliminary Concept Plan (**EXHIBIT C**), which shall include the creation of a new right-of-way and/or City and/or RDA-owned parcel that extends fifty (50) feet to the east from the ordinary high water mark of the Fox River shoreline from the Mason Street public right-of way southward to the Cass Street public right-of-way, which shall be reserved for public use and access.
- c) Upon recording of such CSM with the Brown County Register of Deeds, all references to Property shall include all such new parcels created through the actions of this Section V. B. I.

2. Project Grant. The City shall provide one hundred and fifty thousand dollars (\$150,000.00) of TIF Incentive as a Project Grant for purposes of construction of a multi-model asphalt path (Fox River Trail) as described in Section III. A. 3.. Developer shall provide the RDA with written evidence that Developer has incurred any such related Qualified Expenditures and within thirty (30) days of receipt of such aforementioned evidence, the City or the RDA shall disburse to Developer such portion of the Project Grant necessary to pay such Qualified Expenditure.

3. Phase II - PAYGo Reimbursement. The City shall provide a TIF Incentive as a pay-as-you-go (PAYGo) obligation of the City, which is further defined as follows:

- a) Developer shall be responsible to incur and pay all of the upfront costs of Phase II of the Project and, to the extent TID revenues are sufficient to the limits of the TID and this Agreement, Qualified Expenditures shall be reimbursed to Developer.
- b) Commencing the first year after the first occupancy permit for Phase II of the Project has been issued, the assessed value of the Property shall be determined on January 1 of each tax year and shall be compared to the assessed value of the Property as of January 1 of the year in which the TID was created. The difference in assessed values shall be known as the Incremental Property Value.
- c) Incremental Property Value multiplied by the assessed mill rate, less payments of real estate taxes to the State of Wisconsin, shall be known as the Available TIF Increment.
- d) The City shall make available eighty percent (80%) of the Available TIF Increment to the Developer.

- a) PAYGo Reimbursement payments will be payable to Developer in the year following the year of the TIF Increment determination, after Developer has provided proof to the City of the full payment of the real estate taxes, special assessments and special charges against the Real Estate for the previous year. For example, if the first occupancy permit is issued on September 1, 2021, the TIF Increment would be determined as of January 1, 2022 and the PAYGo reimbursement would first be payable in 2023.
4. Qualified Expenditures. The TIF Incentive shall only fund, in the following priority:
 - a) Public Improvements, as defined in Section II. M., construction of a multi-model asphalt path (Fox River Trail) as described in Section III. A. 3., environmental remediation, and asbestos abatement as required by State and Federal law and any and all engineering, architectural, design and other “soft” costs related to such Public Improvements incurred by Developer; then
 - b) “Private Improvements” specifically approved by the City or RDA as stated in Section IV. C, any improvements of the soil or subsoil required due to substandard soil and subsoil conditions or quality and any and all engineering, architectural, design and other “soft” costs related to such Private Improvements; then
 - c) Any other activity specifically approved by the City or RDA.
5. Assignment. Developer may assign any of its payment rights hereunder to any future purchaser or developer of any part of the Property upon approval of the RDA, provided however, that the City shall be obligated only to disburse TIF Incentives to the party with whom the City has an agreement. It shall be incumbent upon Developer to enter into a separate agreement with any third parties if it intends to assign its payment rights hereunder, or seek either reimbursement or allocation of any Incremental Property Value and guaranteed aggregate assessed value generated by any third party purchaser and/or developer of any part of the Property.

C. Limitations. The TIF Incentive available to Developer for the Project is limited as follows:

1. Monetary Limitation. The TIF Incentive in any year shall be eighty percent (80%) of the Available Tax Increment for the Property.
2. Tax Incentive Cap. The City shall not be obligated to pay TIF Incentive, exclusive of the Property Transfer as defined in Section V. B. I., and exclusive of the Project Grant in Section V. B. 2., in excess of the lesser of Four Million Dollars (\$4,000,000.00) or the total amount of Qualified Expenses incurred and paid by Developer.
3. Tax Receipts Limitation. Only the Available Tax Increment actually received by the City, and no other property, revenue, or asset of the City, shall be used to pay such amounts.
4. Temporal Limitation. Provided Developer qualifies for TIF Incentive and provides adequate proof to the City and RDA that Developer has incurred and paid Qualified Expenditures, and provided Developer and all transferees have paid the real estate taxes and any Special Assessments and Special Charges in full for the previous tax year by July 31st, TIF Incentive payments shall be made on or before September 1st of each year; provided, however, in no event shall TIF Incentive payments continue after the earlier of the termination date of the TID or the termination of this Agreement if before the termination of the TID.

- D. No General Obligation of City. The City's obligation to make TIF Incentive payments shall be a special and limited obligation only and shall not be considered a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of such amounts. The City shall take no action to dissolve the TID before payment of all TIF Incentive payments due to the Developer, subject to the provisions of this Agreement. In no circumstances shall amounts to be paid Developer hereunder be considered an indebtedness of the City, and the obligation of the City hereunder is limited to the Available Tax Increment appropriated and received by the City. Amounts due hereunder shall not count against the City's constitutional debt limitation, and no taxes will be levied for its payment or pledged to its payment other than from the Available Tax Increment.
- E. Other Grants and Credits. The City and RDA, as appropriate and in its sole discretion, may also apply for such other grants and credits in regard to the Project as they shall deem appropriate for the benefit of the Project and as may be required to achieve necessary financing for the Project, provided, however, the City and RDA make no representations or warranties about the availability of such grants and credits or whether any such grants or credits that may be available will be awarded.

VI. OBLIGATIONS OF DEVELOPER

- A. Concept Plan. Prior to commencement of construction, Developer shall submit a Concept Plan to RDA for approval, which shall be based on, but may differ in minor respects from the Preliminary Concept Plan. The Concept Plan shall clearly identify:
1. The new boundaries of the Property as described in Section V. B. 1.; and
 2. The location of the multi-modal, asphalt path (relocated Fox River Trail) within the new waterfront right-of-way and/or City and/or RDA-owned parcel; and
 3. Any improvements that could impact vehicular, pedestrian, and/or bicycle movement and/or access on the Mason Street public right-of-way to the north of the Property; and
 4. Any improvements that could impact vehicular, pedestrian, and/or bicycle movement and/or access on the Cass Street public right-of-way to the south of the Property.
- B. Construction Documents. Prior to commencement of construction, and prior to commencement of construction of any Phase of the Project, Developer shall submit site plans, building plans, and other drawings that fix and describe the size and character of the entire Project, along with architectural and general contracts, to RDA for approval. The Construction Documents shall include:
1. Plans and specifications for structural, mechanical and electrical systems, materials; and
 2. Full-color elevations for all sides of all proposed structures; and
 3. Descriptions and actual samples of all exterior building materials; and
 4. Descriptions and photographic examples of interior finishes; and
 5. Descriptions and photographic examples of public art in accordance with the requirement in Section VI. C. 2.

6. Other such essential items as may be reasonably determined by the RDA to be appropriate.
- C. Development Budget. Prior to commencement of construction of Phase II, Developer shall submit a Development Budget, prepared in accordance with general principles for construction and development budgeting, to RDA for approval. The Development Budget shall include:
1. Not less than Thirteen Million Dollars (\$13,000,000.00) in “hard” construction costs for the entire Project; and
 2. A line item of not less than one percent (1%) of “hard” construction costs dedicated towards public art on the Property or adjacent to the Property; in no event shall the amount to be dedicated toward public art be required to exceed One Hundred Sixty Thousand Dollars (\$160,000.00) and
 3. A line item of not less than five percent (5%) of total Project costs for cost overruns and change orders; and
 4. Line items for each of the Qualified Expenditures for which the Developer is seeking a TIF Incentive, as identified in Section III.
- D. RDA Approvals. The RDA shall indicate its approval or further requirements in writing within thirty (30) days from the date of receipt of the Concept Plan, Construction Documents, or Development Budget, or any revisions; provided, however, that the RDA shall approve such revised Concept Plan, Construction Documents, or Development Budget unless it determines such revisions would impair the objectives of this Agreement, impose substantial financial burdens on the City or the RDA, or adversely affect the Concept Plan. The RDA will make all reasonable efforts to determine the acceptability of plans in less than thirty (30) days, including convening for special meetings to review and consider such plans. At any time during the implementation of the development contemplated by this Agreement, the RDA or Developer may propose modifications to the Preliminary Concept Plan and the approved Concept Plan subject to the agreement of the RDA and the Developer. At any time during the implementation of the development contemplated by this Agreement, Developer may submit to the RDA proposed revisions in the approved Concept Plan, Construction Documents, or Development Budget in order to enhance the achievement of the objectives of this Agreement and to improve and refine the approved Concept Plan.
- E. Compliance with Planning; Zoning; Permits and Use. Developer will obtain from the City and all other appropriate governmental bodies (and all other councils, boards, and parties having a right to control, permit, approve, or consent to the development and use of the Property) all approvals and consents necessary to develop and use the Property as set forth above, including, but not limited to:
1. Developer shall pay all water, sewer, and other impact fees that may be due and payable in connection with the Project.
 2. The acceptance of this Agreement and granting of any and all approvals, licenses, and permits by the City shall not obligate the City to grant any variances, exceptions, or conditional use grants, or approve any building or use the City determines not to be in compliance with the municipal codes and ordinances of the City, or in the best interests of the City or the RDA.
 3. Developer shall have obtained the approval of the City and RDA, as necessary, of any re-zoning of the Property necessary to permit the Developer’s contemplated use of the Property.

- F. Proof of Equity. Developer shall have in place and shall provide the City and RDA no later than commencement of construction of Phase II, proof of equity in the form of the value of the Property, less any mortgages thereon, in an amount sufficient to obtain financing for all Project costs as required by the Department of Housing and Urban Development or any other similar governmental loan programs or agency. Any available Developer funds obtained from sources other than lenders or the City shall be expended on the Project before any lender or City funds are expended or any third party financing is used to pay Project costs.
- G. Proof of Financing. By no later than commencement of construction, Developer shall have delivered proof satisfactory to the City and RDA of financing, which after injection of the Developer equity into the Project, will be sufficient in the determination of the City and RDA, to complete the Project according to the plans and specifications.
- H. Acquisition of Property. By no later than commencement of construction, Developer shall have closed on the purchase of all of the parcels comprising the Property and all of the necessary rights of way required for the Project. Developer shall provide copies of deeds and such other closing documents as requested by the City or RDA regarding the purchase of the Property and rights of way. The Property and rights of way shall be owned in the name of the Developer.
- I. Termination or Relocation of Easements. Developer shall have agreements with all holders of easements or any other rights that may be affected by the Project, regarding the termination, modification or relocation of such easements and other rights in order to accommodate the Concept Plan.
- J. Use of Funds. Developer may use TIF supported funds only to fund Qualified Expenses as set forth in the approved Development Budget.
- K. Improvement of Property. Developer shall promptly design and complete the Project. Substantial work on Phase I and Phase II, respectively, shall commence by the following deadline, whichever is later: (1) within one hundred twenty (120) days of the execution of this Agreement by both parties (with respect to Phase I) and by December 1, 2022 (with respect to Phase II) or; (2) with respect to the applicable phase within ninety (90) days after the last to occur of (i) approval by the City and RDA of the Preliminary Concept Plan, (ii) approval by RDA of the Development Budget and Development Plans, and/or (iii) issuance of a building permit and all other permits or licenses required to commence construction.
1. Phase I shall be completed no later than one (1) year after execution of this Agreement by all parties or December 1, 2020, whichever comes later.
 2. In the event Developer elects to proceed with Phase II, construction of all new structures shall be completed no later than July 1, 2024. Developer shall file with the RDA copies of the detailed construction plans within ninety (90) days after completion of the Project.
- L. Reports and Information. During the period before the commencement of construction, Developer shall from time to time provide to the RDA information having a bearing upon the interests of the City and the RDA in the Property or under this Agreement. Upon request of the RDA, Developer shall submit progress reports during the course of construction. Upon request of the RDA, Developer shall submit a copy of annual, audited financial statements for Developer through termination of this Agreement.
- M. Copies of Documents. All documents from Developer to the City or RDA shall be submitted in triplicate.

N. Maintenance and Repair. Developer shall at all times keep and maintain, or cause to be kept and maintained, the Property in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.

O. Transfer or Sale of Project Property.

1. Notice of Intent to Transfer. If Developer intends to sell, transfer or convey the Property or any part thereof before termination of this Agreement, Developer shall provide to the City and RDA a written request for transfer thirty (30) days prior to the anticipated transfer. The City or RDA may deny the request for any commercially reasonable reason. Developer may assign all rights and obligations under this Agreement only to an entity controlled and affiliated with Developer to own, manage and operate the Property. This Agreement inures to the benefit and becomes the obligation of the heirs, successors and assigns of Developer. This Agreement shall run with the land and shall be binding upon all current and future owners of the Property. Owner shall not be required to provide the City or RDA with written notice of its intent to transfer in connection with the granting of any mortgage or security agreement to finance or refinance loans for the purchase of the Property or payment of costs of the Project.

2. No Transfer to Exempt Entities. Prior to the closure of the TID, the Property shall not be sold, transferred or conveyed to, leased, or owned by any entity or used in any manner that would render any part of the Project Property exempt from taxation, unless the purchaser, transferee, lessee or owner first executes a written agreement with the City and RDA in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes.

P. Easements. Developer shall grant to the City such easements as are reasonably necessary for public improvements, infrastructure, ingress or egress, utilities, lighting or landscaping or any other access necessary to effectuate this Agreement. Developer shall cause existing easements to be relocated or terminated to accommodate the Project.

Q. Environmental.

1. Presence of Hazardous Materials and Compliance with Environmental Laws. Before commencement of Phase I, Developer shall be satisfied, through such means as are commercially reasonable, that the Property is free of Hazardous Materials or that any Hazardous Materials on or within the Property are being stored and handled in strict compliance with all Environmental Laws. Developer shall provide the City and RDA with copies of all environmental reports pertaining to the Property no later than ten (10) days after receiving the same.

2. Developer's Environmental Indemnification. Developer shall indemnify, pay on behalf of, defend and hold the City, the RDA, and their respective agents, officials, employees, representatives, successors and assigns, harmless from and against any loss, damage, claim, fine, penalty, assessment, liability, or other charge or claim, and all costs (including, without limitation, reasonable legal, accounting, consulting, engineering, and similar expenses incurred with respect to such matter and/or incurred in enforcing this indemnity):

a) Arising from the actual existence, treatment, deposit, release, storage, or disposal of any Hazardous Materials on, within or about the Property; or

- b) Arising from the breach of any warranty, covenant or representation of Developer to the City or RDA, or any other obligation of Developer to the City or RDA regarding Hazardous Materials under this Agreement.

3. Hazardous Materials Defined. As used herein, the term “Hazardous Materials” means:

- a) Hazardous wastes, hazardous substances, hazardous constituents, toxic substances or related materials, whether solids, liquids or gases, including but not limited to substances defined as “hazardous wastes,” “hazardous substances,” “toxic substances,” “pollutants,” “contaminants,” “radioactive materials,” or other similar designations in, or otherwise subject to regulation under, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. 9601 et seq.; the Toxic Substance Control Act, 15 U.S.C. 2601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. 1802; the Resource Conservation and Recovery Act, 42 U.S.C. 9601 et seq.; the Clean Water Act, 33 U.S.C. 1251; the Safe Drinking Water Act, 42 U.S.C. 300f et seq.; the Clean Air Act, 42 U.S.C. 7401 et seq.; and in any permits, licenses, approvals, plans, rules, regulations or ordinances adopted, or other criteria and guidelines promulgated pursuant to the preceding laws or other similar federal, state or local laws, regulations, rules or ordinances now or hereafter in effect relating to environmental matters (collectively, “Environmental Laws”); and
- b) Any other substances, constituents or wastes subject to any applicable federal, state or local law, regulation or ordinance, including any Environmental Law, now or hereafter in effect, including but not limited to: petroleum, refined petroleum products, waste oil, waste aviation or motor vehicle fuel, and asbestos containing materials.

4. Survival. The provisions of this Section shall survive the conveyance to Developer of any City and/or RDA Property.

R. Insurance. Before commencement of construction activities on the Property, Developer shall deliver to the City and RDA certificates of insurance, copies of endorsements, and other evidence of insurance requested by the City or RDA, which Developer is required to purchase and maintain, or cause to be purchased or obtained, in the types and amounts of coverage listed below, each of which shall name the City and RDA as additional insured parties:

1. Workers Compensation and Related Coverage. Coverage for state and federal workers compensation shall be defined by state and federal statute. The amounts of employer’s liability coverage shall be in not less than the following limits:

- a) Bodily Injury by Accident – One Hundred Thousand Dollars (\$100,000.00) per accident;
- b) Bodily Injury by Disease – One Hundred Thousand Dollars (\$100,000.00) per employee; and
- c) Five Hundred Thousand Dollars (\$500,000.00) policy limit.

2. Waiver of Workers Compensation Subrogation. The workers’ compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, RDA, its officers, officials, employees, and

volunteers for losses paid under the terms of the policy that arises from the work performed by the names insured for or on behalf of the City or RDA.

3. Comprehensive General Liability Insurance. Coverage shall be written on a commercial general liability form, and shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages for personal injury, including accidental death, as well as claims for property damages which may arise from operation under this Agreement, whether such operations be by Developer, any subcontractor, or anyone directly or indirectly employed by either of them in such manner as to impose liability on the City or RDA. The amounts of such insurance shall be not less than the following limits:
 - a) General Aggregate Limit – Two Million Dollars (\$2,000,000.00); Personal and Advertising Injury Limit (per person/organization) - Two Million Dollars (\$2,000,000.00);
 - b) Bodily Injury and Property Damage - Two Million Dollars (\$2,000,000.00) per occurrence;
 - c) Fire Legal Liability Damage Limit – One Hundred Thousand Dollars (\$100,000.00) per occurrence; and
 - d) Medical Expense Limit – Ten Thousand Dollars (\$10,000.00) per person.
4. Comprehensive Automobile Liability and Property Damage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement from claims or damages associated with operations of owned, hired, and non-owned motor vehicles. The amounts of such insurance shall be not less than the following limits:
 - a) Bodily Injury – Two Hundred Fifty Thousand Dollars (\$250,000.00) per person; and
 - b) One Million Dollars (\$1,000,000.00) per occurrence; and Property Damage - Two Hundred Fifty Thousand Dollars (\$250,000.00) per occurrence.
5. Umbrella Coverage. Coverage shall protect Developer and any subcontractor during the performance of work covered by this Agreement with limits of One Million Dollars (\$1,000,000.00) for bodily injury, personal injury, and property damage on a combined basis with the stated underlying limits of Paragraphs IV. S. 1. to IV S. 3. above.
6. Builder's Risk Insurance. Before commencing construction of any improvements on the Property and during any construction activities contemplated by this Agreement, Developer shall obtain and keep in full force and effect and all builders risk insurance policy for all portions of the Property with coverage equal to the total amount of the construction contracts for all such construction activities. Nothing in this Agreement is intended to relieve Developer of its obligation to perform under this Agreement and, in the event of loss, Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.
7. Fire and Casualty Insurance. Developer shall obtain and keep in full force adequate fire and casualty insurance with coverage in an amount equal to the assessed value of such

improvements. In the event of loss the Developer shall use the proceeds of such insurance to promptly reconstruct the damaged or lost improvements.

S. General Indemnity.

- I. Protection Against Losses. Developer shall indemnify, defend and hold harmless the City, RDA, and their respective officers, employees, agents, attorneys, insurers and the successors and assigns of all of the foregoing, from any and all liabilities, claims, losses, damages, judgments or awards, costs or expenses, including reasonable attorneys' fees, of whatsoever nature and by whomsoever asserted, whether asserted by a third party or by a party to this Agreement (hereinafter "Losses"), directly or indirectly, arising out of, resulting from or in any way connected with:
 - a) Any breach by Developer of the terms of this Agreement;
 - b) Any non-compliance with laws, ordinances, rules or regulations applicable to Developer's obligations under this Agreement; or
 - c) Any governmental, regulatory or other proceedings to the extent any such proceedings result from Developer's failure to comply with its obligations under this Agreement or otherwise.
2. Indemnification Procedures. Developer shall promptly assume full and complete responsibility for the investigation, defense, compromise and settlement of any claim, suit or action arising out of or relating to the indemnified matters following written notice thereof from the City or RDA, which notice shall be given by the City or RDA within ten (10) days of their knowledge of such claim, suit or action. Failure to provide such timely notice shall not eliminate Developer's indemnification obligations to the City and RDA unless, and only to the extent to which, such failure has substantially prejudiced Developer. Notwithstanding the foregoing, in its sole discretion and at its expense, the City and RDA may participate in or defend or prosecute, through their own counsel(s), any claim suit or action for which either of them is entitled to indemnification by Developer; provided, however, that if the City or RDA is advised in writing by its legal counsel that there is a conflict between the positions of Developer and City or RDA, as appropriate, in conducting the defense of such action or that there are legal defenses available to the City or RDA different from or in addition to those available to Developer, then counsel for the City or RDA, at Developer's expense, shall be entitled to conduct the defense only to the extent necessary to protect the interests of the City or RDA. Developer shall not enter into any compromise or settlement without the prior written consent of the City or RDA, as appropriate, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against the City or RDA shall be reasonable grounds for the City or RDA to refuse to provide written consent to a compromise or settlement. If Developer does not assume the defense of such claim, suit or action, Developer shall reimburse the City and RDA for the reasonable fees and expenses of counsel(s) retained by the City and by RDA, and shall be bound by the results obtained by the City and RDA; provided, however, that no such claim, suit or action shall be settled without Developer's prior written consent, which consent shall not be unreasonably withheld. The absence of a complete and general release of all claims against Developer shall be reasonable grounds for Developer to refuse to provide written consent to a compromise or settlement.

VII. CONDITIONS PRECEDENT TO OBLIGATIONS OF CITY AND RDA

The City's and RDA's obligations under this Agreement are conditioned upon the following:

- A. Existence. Developer shall have provided City and/or RDA a certified copy of its organizational documents and a certificate from the Department of Financial Institutions for the State of Wisconsin indicating Developer's existence and good standing.
- B. Incumbency; Due Authorization. Developer shall have provided a certificate of incumbency and resolutions of Developer, demonstrating Developer has been duly authorized to enter into this Agreement and authorizing the person signing this Agreement to execute and deliver it to the City and/or RDA, and to bind Developer to its terms.
- C. No Violation or Default. Developer shall not be in violation of any of its governing documents or other contracts subject to this Agreement or of any other agreement between Developer and the City and/or RDA.
- D. Insurance. Developer shall have delivered to the City and/or RDA certificates of all insurance required under this Agreement.
- E. TID District. The TID shall be in effect and in good standing certified by the Wisconsin Department of Revenue.

VIII. CONDITIONS PRECEDENT TO OBLIGATIONS OF DEVELOPER

The obligations of Developer under this Agreement are conditioned upon the following:

- A. TID. The Property is included within Tax Increment District (TID) Five (5), East and West Downtown. Upon the completion of Phase I of the Project, the Developer requests that the RDA and City ask the Joint Review Board (JRB) to create a new conservation and rehabilitation or blight Tax Increment District (the "TID"), which shall be in effect and in good standing certified by the Wisconsin Department of Revenue effective January 1 of such year that Phase I is completed.
- B. Due Authorization. The City Council shall consent to the City entering into this Agreement and shall authorize the person(s) signing this Agreement to execute and deliver it to Developer and to bind the City to its terms. All actions required to authorize RDA to enter into this Agreement shall have been taken and evidence of such actions, including authorization of the person signing this Agreement on behalf of RDA shall have been provided to Developer.

IX. REPRESENTATIONS, WARRANTIES AND COVENANTS

Developer represents and warrants to the City and RDA as follows:

- A. No Material Change in Documents. All contract documents and agreements have been furnished to the City and RDA, as the case may be, and are true and correct and there has been no material change in any of the same.
- B. No Material Change in Developer Operations. There has been no material change in the business operations of Developer since the date the parties began negotiation to enter into this Agreement.
- C. Compliance with Zoning. The Property now conforms and will continue to conform at all times and in all respects with applicable zoning and land division laws, rules, regulations and ordinances; provided, however, to the extent Developer proceeds with Phase II, the Property will need to be rezoned to permit Developer's contemplated use of the Property.

- D. Payment. Developer shall pay for all work performed or materials furnished for the Project when and as the same become due and payable. Developer shall not suffer any construction or other involuntary lien to be imposed upon the Property, except for liens for claims to payment that are subject to a bona fide dispute, and, in that case, such liens shall be removed by Developer posting bond or other security, paying one hundred and twenty percent (120%) of the lien claimed into court, escrowing funds or promptly taking other steps to remove the lien of record. Developer shall pay all other obligations relating to the Project, including all creditors holding liens or mortgages against the Property when and as the same become due. Developer will pay all taxes and assessments levied against the Property when and as the same become due.
- E. Certification of Facts. No statement of fact by Developer contained in this Agreement and no statement of fact furnished or to be furnished by Developer to the City or RDA pursuant to this Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading.
- F. Good Standing. Developer is a limited liability company organized and existing in good standing under the laws of the State of Wisconsin and has the power and all necessary licenses, permits and franchises to own its assets and properties and to carry on its business.
- G. Due Authorization. The execution, delivery and performance of this Agreement and all other agreements requested to be executed and delivered by Developer hereunder have been duly authorized by all necessary company action of Developer and constitute valid and binding obligations of Developer, in accordance with their terms, subject only to applicable bankruptcy, insolvency, reorganization, moratorium, general principles of equity, and other similar laws of general application affecting the enforceability of creditors' rights generally.
- H. No Conflict. The execution, delivery, and performance of the obligations of Developer pursuant to this Agreement will not violate or conflict with the Articles of Organization or Operating Agreement of Developer or any indenture, instrument or material agreement by which Developer is bound, nor will the execution, delivery, or performance of obligations of Developer pursuant to this Agreement violate or conflict with any law applicable to Developer.
- I. No Litigation. There is no litigation or proceeding pending or threatened against or affecting Developer or the Property that would adversely affect the Project, Developer or the priority or enforceability of this Agreement, the ability of Developer to complete the Project or the ability of Developer to perform its obligations under this Agreement.
- J. No Default. No default, or event that with the giving of notice or lapse of time or both would be a default, exists under this Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other material agreement or instrument to which Developer is a party or an obligor.
- K. Compliance with Laws and Codes. The Project, when completed, will conform and comply in all respects with all applicable laws, rules, regulations and ordinances, including without limitation, all building codes and ordinances of the City. Developer will comply with, and will cause the Project to be in compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances, including without limitation, all environmental laws, rules, regulations and ordinances.

- L. Fees or Commissions. Neither the City nor RDA shall be liable for any broker fees or commissions incurred by Developer in connection with the Property or any transactions contemplated by this Agreement.

X. DEFAULT

- A. Developer Default. Each of the following shall be an Event of Default by Developer:

1. Failure to Make Payment. Developer fails to make any payment required and such failure continues for a period of ten (10) days after its due date;
2. Failure to Abide by Other Terms. Developer fails to perform any other of its obligations under this Agreement and such failure continues for a period of thirty (30) days from the date of notice from the City or RDA; provided, however, if such cure cannot reasonably be accomplished within such thirty (30) days and the delay in cure does not materially impair the financial interests of the City or RDA, and if Developer promptly commences cure within the initial thirty (30) days and diligently pursues cure thereafter, Developer shall have a reasonable time, not to exceed sixty (60) days after the initial thirty (30) days, for a total of ninety (90) days to cure;
3. Misrepresentation. Any representation or warranty of Developer in this Agreement or any agreement contemplated by this Agreement is untrue in any material respect;
4. Fraud and Other Illicit Behavior. Developer or any of its members is convicted of, pleads no contest to, or enters into any other agreement other than a dismissal with no conditions as to any allegation of:
 - a) Fraud; or
 - b) Indecent or illicit behavior that in the determination of the City or RDA would threaten the reputation of Developer or its ability to complete the Project according to the requirements of this Agreement;
5. Insolvency. Developer or any guarantor of the obligations of Developer hereunder is insolvent or becomes the subject of a petition in bankruptcy, a receivership, a composition or any other proceeding designed for the benefit of creditors generally that is not dismissed within sixty (60) days of the date of filing;
6. Involuntary Liens. Any lien is imposed upon the Property involuntarily due to the acts or omissions of Developer and such lien is not removed within sixty (60) days of it being imposed upon the Property.

- B. Remedies Upon Default. In the event of the occurrence of an Event of Default by Developer, the City may in its discretion:

1. Termination. Terminate this Agreement without further notice to Developer;
2. Offset and Recoupment. Offset or recoup against any amounts that may then or thereafter come due from the City or RDA to Developer, whether under this Agreement or otherwise, an amount of damages reasonably estimated by the City or RDA resulting from Developer's breach;

3. Specific Performance. Sue for specific performance;
 4. Sue for Damages. Sue for all damages caused by the Event of Default;
 5. Other Remedies. Pursue any other remedies available to the City or RDA at law or in equity;
 6. Interest. Collect interest on all delinquent amounts at the rate of twelve percent (12%) per annum from the date such amount was due; and
 7. Costs and Attorney Fees. Collect all costs and fees, including reasonable attorney fees incurred by the City and RDA, or either of them, by virtue of the Event of Default.
- C. City or RDA Default. Developer shall have all rights and remedies available under law or equity with respect to any failure of the City and/or RDA to perform their obligations under this Agreement, but only after providing the City and RDA notice of such default and a failure by the City and/or RDA to commence attempts to cure such default within the thirty (30)-day notice period. If the City and/or RDA, as appropriate, commences cure within the thirty (30)-day notice period and thereafter reasonably and continuously takes action to complete such cure, then the failure to perform shall not be an Event of Default.
- D. Limitation of Damages. The foregoing notwithstanding, none of the parties shall be liable to any other party for any incidental, consequential, indirect, punitive or exemplary damages. All claims and damages asserted against the City or RDA shall be subject to statutory protections of municipalities and their officials and employees, including the immunity and limitations set forth in §893.80 Wis. Stats.
- E. No Waiver. Any delay in instituting or prosecuting any actions or proceedings or otherwise asserting the rights granted in this Agreement, shall not operate as a waiver of such rights to, or deprive it of or limit such rights in any way, nor shall any waiver in fact made with respect to any specific default, be considered or treated as a waiver of any rights with respect to other defaults or with respect to the particular default except to the extent specifically waived in writing.
- F. Remedies Cumulative. Except as expressly provided otherwise in this Agreement, the rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party of any one or more of such remedies shall not preclude the exercise of it, at the same or different times, of any other such remedies for any other default or breach by any other party.

XI. TERMINATION

- A. Date of Termination. This Agreement shall terminate upon the earliest of the date:
1. Termination by Developer after completion of Phase I, as set forth above;
 2. All Qualified Expenditures have been repaid in full by Tax Increment;
 3. The City closes and terminates the TID;
 4. The Wisconsin Department of Revenue fails to certify or revokes certification of all or any portion of the TID or the Property;

5. This Agreement is terminated because of an Event of Default;
 6. The parties agree in writing to terminate this Agreement.
- B. TIF Payments Termination. Unless earlier terminated, TIF payments shall terminate at the time the City closes and terminates the TID.
- C. Survival of Certain Provisions. Sections III. B. I. d), III. D., IV. E., IV. I., IV. K., IV. P. 2., IV. Q., IV. R. 2., IV. T., V. A., V. B., V. C., V. D., V. E., VII. C., VII. D., VII. E., VII. G., VII. K., VII. L., VIII. B., VIII. D., VIII. E., VIII. F., X. B., X. C., X. G., X. J., X. M., X. O., X. P., and X. R. shall survive the termination of this Agreement.

XII. MISCELLANEOUS PROVISIONS

- A. Assignment. Developer may not assign its rights under this Agreement without the express prior written consent of the City and RDA, until the obligations of the Developer under Section III hereof are fully performed and satisfied. Thereafter, this Agreement may be assigned by Developer only upon the prior, written consent of the City and RDA, which shall not be unreasonably withheld.
- B. Nondiscrimination. In the performance of work under this Agreement, Developer shall not discriminate against any employee or applicant for employment nor shall the Property or any portion thereof be sold to, leased or used by any party in any manner to permit discrimination or restriction on the basis of the basis of race, color, national or ethnic origin, ancestry, age, religion or religious creed, disability or handicap, sex or gender (including pregnancy), gender identity and/or expression, sexual orientation, military or veteran status, genetic information, or any other characteristic protected under applicable federal, state or local law. Retaliation is also prohibited. The construction and operation of the Property shall be in compliance with all effective laws, ordinances and regulations relating to discrimination on any of the foregoing grounds.
- C. No Personal Liability. Under no circumstances shall any trustee, officer, official, commissioner, director, member, partner or employee of the City or RDA have any personal liability arising out of this Agreement, and Developer shall not seek or claim any such personal liability.
- D. No Personal Interest of Public Employee. No official or employee of the City or RDA shall have any personal interest in this Agreement, nor shall any such person voluntarily acquire any ownership interest, direct or indirect, in the legal entities that are parties to this Agreement. No official or employee of the City or RDA shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City or RDA, or for any amount that becomes due to the Developer or its successors under this Agreement.
- E. Relationship of Parties. The City and the RDA are not partners or joint venturers with Developer in the Project or otherwise. Under no circumstances shall the City or RDA be liable for any of the obligations of Developer under this Agreement or otherwise. There are no third party beneficiaries of this Agreement.
- F. Force Majeure. No party shall be responsible to any other party for any resulting losses and it shall not be a default hereunder if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of enemies, strikes, fires, floods, acts of God, adverse weather conditions, legally required environmental remedial actions, industry-wide shortage of materials, or by any other cause not within the control of the party whose performance was interfered with, and which exercise of reasonable diligence, such party is unable to prevent,

whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause. The foregoing notwithstanding, a Force Majeure event may not be used to avoid an Event of Default if the delay caused by the Force Majeure event exceeds ninety (90) days from the date the event occurred.

- G. Parties and Survival of Agreement. Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association or corporation shall acquire or have any rights hereunder or by virtue hereof. All representations and agreements in this Agreement shall remain operative and in full force and effect until fulfilled and shall survive the closing.
- H. Time. TIME IS OF THE ESSENCE with regard to all dates and time periods set forth herein.
- I. Notices. All notices, demands, certificates or other communications under this Agreement shall be given in writing and shall be considered given upon receipt if hand delivered to the party or person intended, or one (1) business day after deposit with a nationally recognized over-night commercial courier service, air bill pre-paid, or forty-eight (48) hours after deposit in the United States mail postage prepaid, by certified mail, return receipt requested, addressed by name and address to the party or person intended as follows:

To the City: City of Green Bay
 Attn: City Clerk
 100 North Jefferson Street
 Green Bay, WI 54301

To RDA: Redevelopment Authority of the City of Green Bay
 Attention: Executive Director
 100 North Jefferson Street, Room 608
 Green Bay, WI 54301

To the Developer: Miller Land Investments, LLC
 Attention: Dean R. Miller

The foregoing addresses shall be presumed to be correct until notice of a different address is given according to this paragraph.

- J. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.
- K. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any of the provisions of this Agreement.
- L. Execution in Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature thereto and hereto were upon the same instrument.
- M. Severability. If any provision of this Agreement shall be determined to be unenforceable as applied in any particular case or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstance shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained unenforceable to any extent whatever.

- N. Recording of Agreement. The City may record this Development Agreement or a Memorandum of this Agreement with the Register of Deeds for Brown County, Wisconsin. Upon request of the City, Developer shall execute and deliver to the City any such Memorandum or any other document in connection with such recording.
- O. Priority Over Subsequent Liens. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. As such, the current and all future owners of the Property shall be subject to all of the obligations stated herein. Developer warrants and represents that there will not be any mortgage or any other lien against the Property at the time this Development Agreement is recorded other than mortgages for the purchase of the Property and to finance costs of constructing Phase I of the Project. Except for any mortgage or assignment related to the financing of Phase I and/or Phase II recorded after the recording of this Development Agreement (or Memorandum thereof), this Development Agreement shall have precedence and shall take priority over any other mortgage, lien or other encumbrance that may be recorded against the Property (or any portion thereof) after the recording of this Development Agreement (or Memorandum thereof). City agrees to subordinate this Development Agreement to any such mortgage or assignment related to the financing of Phase I and/or Phase II which is recorded after this Development Agreement (or Memorandum thereof) is recorded.
- P. No Construction Against Drafter. This Agreement is a product of the negotiation and drafting of attorneys for the parties, and, as such, the rule of construing ambiguous contracts against the drafter shall not apply to this Agreement.
- Q. Venue. The venue for any proceeding involving the negotiation, drafting, interpretation or enforcement of this Agreement shall be the circuit court for Brown County, Wisconsin, all other venues being inappropriate for any such proceeding.
- R. Signatures and Counterparts. Electronic, facsimile and photocopy signatures shall have the same effect as original signatures.

[Signature pages follow]

IN WITNESS WHEREOF, the parties to this Agreement have caused this instrument to be signed by duly authorized representatives of Developer, City and RDA as of the day and year first written above.

By: _____

[illegible]

Personally came before me this _____ day of _____ 2019, the above named _____, a member of MILLER LAND INVESTMENTS, LLC, a Wisconsin limited liability company, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*

Notary Public, _____ County, Wisconsin

My Commission Expires _____

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY,
and MILLER LAND INVESTMENTS, LLC

By: _____
Eric Genrich, Mayor

ACKNOWLEDGMENT

Personally came before me this _____ day of _____ 2019, the above named _____ and _____, on behalf of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, _____ County, Wisconsin
My Commission Expires _____

Signature page 3 of 3

THE CITY OF GREEN BAY, THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY,
and MILLER LAND INVESTMENTS, LLC

**REDEVELOPMENT AUTHORITY OF THE
CITY OF GREEN BAY**

By: _____
Gary J. Delveaux, Chair

Attest: _____
Kevin J. Vonck, Executive Director

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____ 2019, the above named
_____ and _____, on behalf of the Redevelopment
Authority of the City of Green Bay, a Wisconsin municipal corporation, to me known to be the person
who executed the foregoing instrument and acknowledged the same.

*

Notary Public, _____ County, Wisconsin
My Commission Expires _____

[illegible]

EXHIBIT B
Legal Description

Tax Parcel Number 15-2

That part of Lots 1 through 5, Block 6, Plat of Astor, City of Green Bay, Brown County Wisconsin lying westerly of Lot 1, Certified Survey Map Number 2379, recorded in Volume 11 of Certified Survey Maps, Page 99, as Document Number 976872 (being part of Lots 1 through 8, Block 6, Plat of Astor).

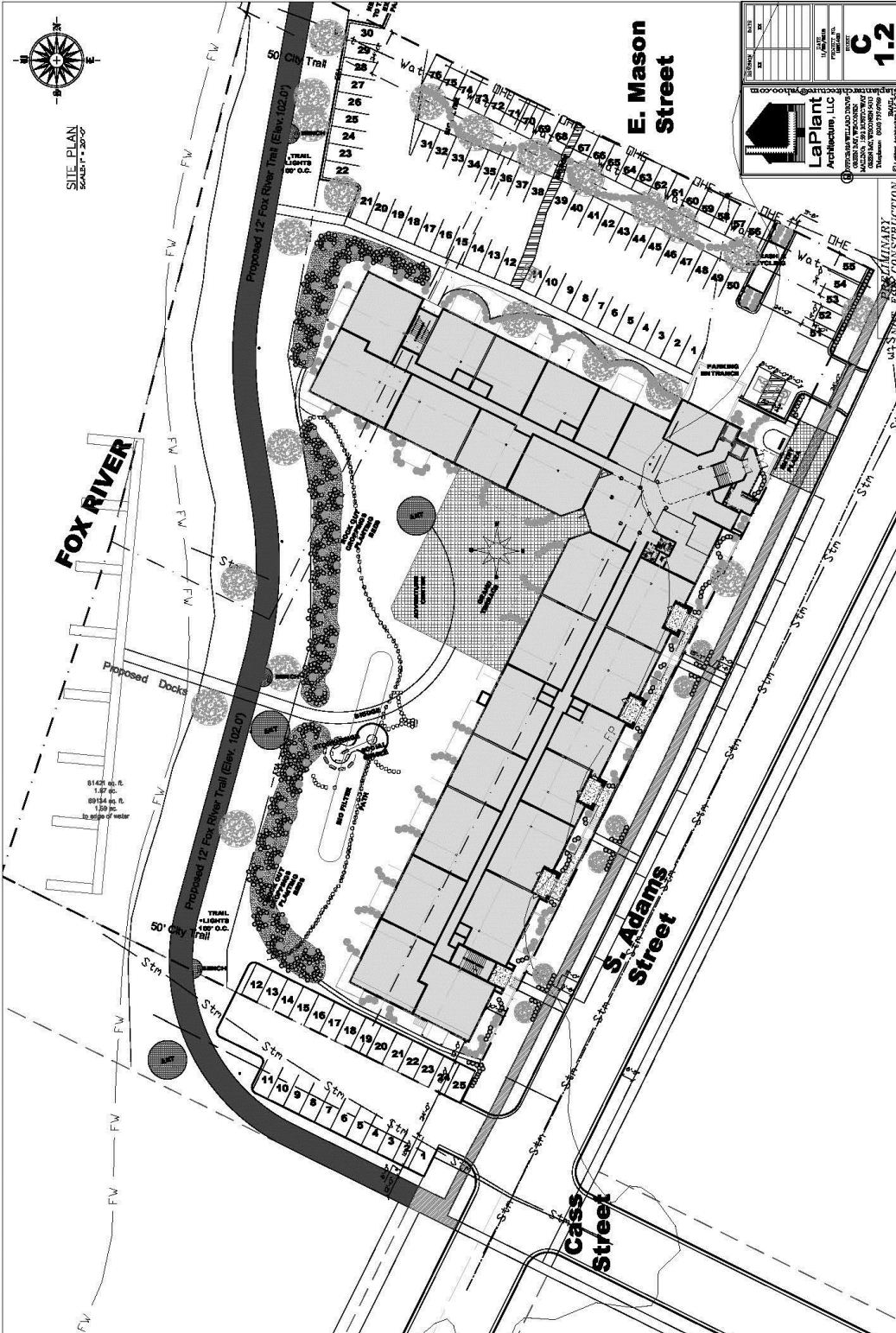
Part of Tax Parcel Number 15-168

Lot 2, Certified Survey Map Number 2379, recorded in Volume 11 of Certified Survey Maps, Page 99, as Document Number 976872 (being part of Lots 1 through 8, Block 6, Plat of Astor), City of Green Bay, Brown County Wisconsin.

Tax Parcel Number 15-168-A

Lot 1, Certified Survey Map Number 2379, recorded in Volume 11 of Certified Survey Maps, Page 99, as Document Number 976872 (being part of Lots 1 through 8, Block 6, Plat of Astor), City of Green Bay, Brown County Wisconsin.

Preliminary Concept Plan





TOTAL UNITS	
APARTMENT TYPE	QUANTITY
1 BR/1 BATH	10
2 BR/2 BATH	15
3 BR/3 BATH	10
4 BR/4 BATH	10
5 BR/5 BATH	10
6 BR/6 BATH	10
7 BR/7 BATH	10
8 BR/8 BATH	10
9 BR/9 BATH	10
10 BR/10 BATH	10
11 BR/11 BATH	10
12 BR/12 BATH	10
13 BR/13 BATH	10
14 BR/14 BATH	10
15 BR/15 BATH	10
16 BR/16 BATH	10
17 BR/17 BATH	10
18 BR/18 BATH	10
19 BR/19 BATH	10
20 BR/20 BATH	10
21 BR/21 BATH	10
22 BR/22 BATH	10
23 BR/23 BATH	10
24 BR/24 BATH	10
25 BR/25 BATH	10
26 BR/26 BATH	10
27 BR/27 BATH	10
28 BR/28 BATH	10
29 BR/29 BATH	10
30 BR/30 BATH	10
31 BR/31 BATH	10
32 BR/32 BATH	10
33 BR/33 BATH	10
34 BR/34 BATH	10
35 BR/35 BATH	10
36 BR/36 BATH	10
37 BR/37 BATH	10
38 BR/38 BATH	10
39 BR/39 BATH	10
40 BR/40 BATH	10
41 BR/41 BATH	10
42 BR/42 BATH	10
43 BR/43 BATH	10
44 BR/44 BATH	10
45 BR/45 BATH	10
46 BR/46 BATH	10
47 BR/47 BATH	10
48 BR/48 BATH	10
49 BR/49 BATH	10
50 BR/50 BATH	10

ADAMS STREET ELEVATION
SCALE 1/8" = 1'-0"



MASON STREET ELEVATION
SCALE 1/8" = 1'-0"

LaPlant Architecture, LLC

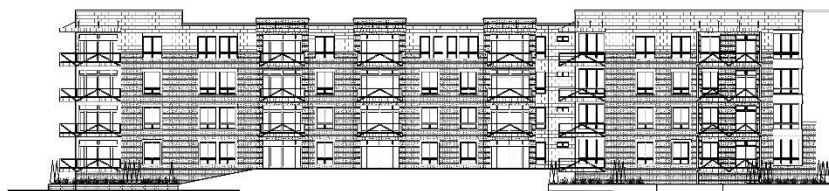
1200 S. 1st St.
Tulsa, OK 74106
Phone: (918) 438-1234
Fax: (918) 438-1235
Email: info@lplant.com
Website: www.lplant.com

A 1.2

PRELIMINARY
NOT FOR CONSTRUCTION



RIVERFRONT ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

LaPlant Architecture, LLC

1200 S. 1st St.
Tulsa, OK 74106
Phone: (918) 438-1234
Fax: (918) 438-1235
Email: info@lplant.com
Website: www.lplant.com

A 1.4

PRELIMINARY
NOT FOR CONSTRUCTION



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # K.3.

To approve the projects ranked and recommended by the Public Arts Commission for use of the \$27,000 CDBG beautification projects balance.

BACKGROUND

\$50,000 of CDBG beautification dollars were allocated for projects in Green Bay. Three projects, bus shelter wraps, sidewalk poetry stamps, and an art piece to be located in front of the Farmory have all been approved. The balance of funding is \$27,000. The Public Arts Commission weighed in on four (4) suggested uses of the remaining dollars. The four (4) potential projects were:

1. Illuminated Green Bay sign
2. Mural near the Shipyard
3. An original sculpture or installation
4. Artistic City Bus Wraps

The PAC met on September 25 and ranked the projects in the order they would recommend completion, with #1 being the top choice. The ranking is as follows:

1. An original sculpture or art installation
2. Illuminated Green Bay sign
3. Mural near the Shipyard
4. Artistic City Bus Wraps

RECOMMENDATION

To approve the projects ranked and recommended by the PAC for use of the \$27,000 CDBG beautification projects balance.

FISCAL IMPACT

ATTACHMENTS

- I. CDBG Beautification Options I-4



City of Green Bay
Department of Community and Economic Development

Proposed CDBG Beautification Project	Option #	Available Funds
Illuminated Green Bay Sign - Landmark	I	\$27,000

Project Overview

Project #I – Illuminated Green Bay Sign.

Project #I proposes the creation of a mobile illuminated sign that will assist with promotion of Green Bay. Potential sayings for the piece may include: GB, Green Bay, Better by the Bay - Green Bay, WI, Say cheese! – Green Bay, WI

The purpose of this project will be to provide a vibrant marketing option for the city and create an identifiable landmark for the community and visitors. This project will help increase visibility of the city through social media opportunities, and provide an engaging piece for both visitors and residents alike. This project would have the option to be mobile, so it can be transported to multiple locations to keep the project fresh and exciting.

Materials: Various metals plexiglas, LED lighting elements

Duration of project: 3 – 5 years

Size Estimate: up to 10' high

Potential Location(s)

- The Shipyard
- Riverside site near the Neville Museum
- 12th and Mason
- Tank Park
- Extension of River Walk

Example Project Photos



Proposed CDBG Beautification Project

Option

Available Funds

Mural near The Shipyard site

2

\$27,000 w/ a potential match

Project Overview

Project #2 – Mural near The Shipyard site.

Project #2 proposes the creation of a mural alongside the KK Logistics warehouse that faces the future Shipyard development site. Funding match may be provided by building owners. This mural would be slated for implementation in Spring of 2020.

Potential Location(s)

- 320 S. Pearl Street

Example Project Photos





Proposed CDBG Beautification Project	Option #	Available Funds
Original Sculpture / Installation	3	\$27,000

Project Overview

Project #3 – Original Sculpture / Installation

Project #3 proposes the creation of an original sculpture/ installation that will focus on the site specific transformation of a space.

The purpose of this project will be to take an ordinary overlooked space within Green Bay and transform it into something unique and interesting. Project materials are essentially limitless, but must be able to withstand the elements for at least 6 months. Project costs may include: artist stipend, travel, installation and removal, purchase of artwork.

Materials: Unlimited (Minimum lifespan of 6 months.)

Duration of project: 6 months – 10+ years

Size Estimate: Varies.

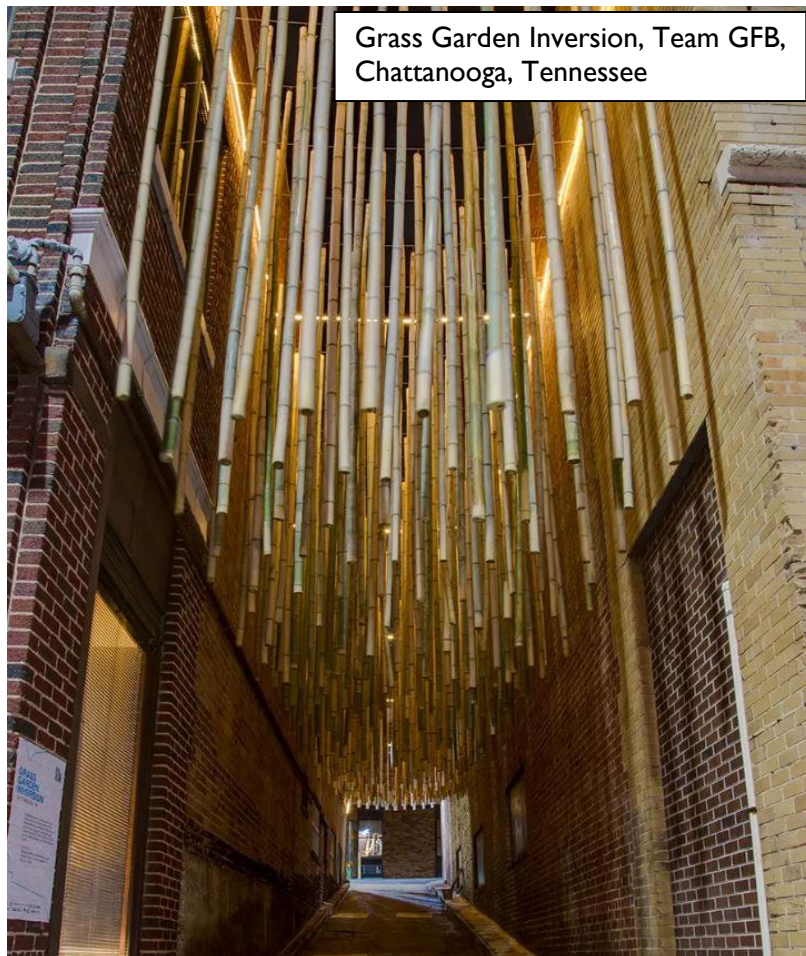
Potential Location(s)

- 12th and Mason
- Tank Park
- Extension of River Walk
- Alleyway off of Dousman St.

Example Project Photos



RedBall Project, Kurt Perschke,
Taipei.



Grass Garden Inversion, Team GFB,
Chattanooga, Tennessee

Proposed CDBG Beautification Project

Option

Available Funds

Artistic Bus Wrap

4

\$27,000

Project Overview

Project #4 – Artistic Bus Wrap.

Project #4 proposes the creation of a yearlong installation of original artwork on a not-so-original canvas – a city bus.

For this project original artwork will be selected to wrap a City bus for a term of one year. Project costs will include: a small artist stipend, materials and installation, lease of bus for 1 year. Bus selected for the project and subsequent route of the bus, to be determined by Green Bay Metro.

Materials: Digital artwork (vector format) to be printed and installed in vinyl.

Duration of project: 1 year

Size Estimate: Standard City bus

Potential Location(s)

- The wrapped bus will travel on its designated route, to be determined by Green Bay Metro.

Example Project Photos



2018 City Art Bus by Sam Gray,
Charlottesville Area Transit





Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.I.

To receive and place on file the request by Ald. Brunette on amending the City's ordinance on landscaping, weeds, vegetation, and gardens on residential lots (held from the September 25, 2019 Improvement and Services Committee meeting).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.2.

To direct staff to develop a plan to address improving flooding issues by removing dirt in ditches and around culverts on Hillcrest Drive specifically near Westway Drive and report back at the October 23, 2019 meeting of the Improvement and Services Committee.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.3.

To receive and place on file the request by Ald. Dorff that the Department of Public Works, when it is developing its 2020 services plan, prioritizes all areas in the City where residential flooding is occurring and that in-depth research and planning continues to be done to prevent future flooding with the understanding that this will be an extensive and expensive plan when completed.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.4.

To refer to the Mayor's Office the request by Ald. Dorff that the Department of Public Works and Improvement and Services consider the proposal from Brown County to partner with the City of Green Bay to change and improve drainage in the Nicolet Drive and Beach Lane areas and to include the necessary funding in the 2020 budget.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.5.

To receive and place on file the request by Ald. Galvin to reconstruct on Congress Street and Spring Street.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.6.

To refer to the Traffic, Bicycle, and Pedestrian Commission the request by Ald. Galvin to put in a crosswalk lighting system on East Mason Street at Hartung Street, similar to crosswalk lighting on South Webster Avenue at the hospitals, for the East River Trail crossing.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.7.

To receive and place on file the request by Ald. Vander Leest on behalf of Kennedy School and parents of students that City plow crews plow Chantel Street from 9th Street to 7th Street in front of Kennedy School during school hours and after school hours as buses and parents pick up and drop off students, and to continue to give consideration to primary routes, including schools and bus routes.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.8.

To approve the report of the Purchasing Manager:

A. To award a 3-year contract to Garrow Oil Company for diesel and unleaded fuel for the estimated amount of \$5,201,316 (\$1,733,772/YR), with options for two 1-year renewals.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 10-9-19 IS Fuel Contract



CITY OF GREEN BAY - PURCHASING DIVISION

TO: I&S Committee
 FR: Rick Jensen, Purchasing Manager
 DT: October 9, 2019
 RE: Purchasing Report
 Cc: Steve Grenier, James Brunette, Chris Pirlot, Diana Ellenbecker

Report of the Purchasing Manager:

1. Request approval to award a 3-year contract to Garrow Oil Company for diesel and unleaded fuel for the estimated amount of \$5,201,316 (\$1,733,772/YR), with options for two 1-year renewals.

The following items were openly and competitively offered:

Improvement and Services - Report of the Purchasing Manager					
Description	Spec #	Funding Source	Awarded Vendor	# Responses	\$ Amount
Fuel Contract for DPW/Parks - 3 Year Term w/ Two 1-Year Renewal Options		101-14201 DPW Inventory	Garrow Oil Corp.	4	\$1,733,772 / YR

CITY OF GREEN BAY FUEL QUOTE SUMMARY

RFQ #3180 for the period 11/1/19-10/31/22 plus two 1-year renewal options

	VENDOR #1		VENDOR #2		VENDOR #3		VENDOR #4	
DEPARTMENT: DPW	GARROW OIL CORP		HARTLAND FUEL PRODUCTS		E. H. WOLF		MANSFIELD	
Planholders: CC: 40500								
ISSUED: 9/17/19 Due: 10/2/19	Appleton WI		Onalaska WI		Slinger WI		Gainesville GA	
	#87 Octane (10% Ethanol) PP/Gallon. Est annual usage: 284388 gallons	#2 Diesel PP/Gallon. est annual usage: 285230 gallons	#87 Octane (10% Ethanol) PP/Gallon. Est annual usage: 284388 gallons	#2 Diesel PP/Gallon. est annual usage: 285230 gallons	#87 Octane (10% Ethanol) PP/Gallon. Est annual usage: 284388 gallons	#2 Diesel PP/Gallon. est annual usage: 285230 gallons	#87 Octane (10% Ethanol) PP/Gallon. Est annual usage: 284388 gallons	#2 Diesel PP/Gallon. est annual usage: 285230 gallons
OPIS Differential +/-	\$ (0.0538)	\$ (0.0629)	\$ (0.0488)	\$ (0.0429)	\$ (0.0400)	\$ (0.0480)	\$ (0.0351)	\$ (0.0359)
Freight Rate per gallon	\$ 0.0206	\$ 0.0236	\$ 0.0209	\$ 0.0239	\$ 0.0531	\$ 0.0496	\$ 0.0181	\$ 0.0203
Inspection Tax	\$ 0.020	\$ 0.020	\$ 0.020	\$ 0.020	\$ 0.020	\$ 0.020	\$ 0.020	\$ 0.020
WI State Tax	\$ 0.309	\$ 0.309	\$ 0.309	\$ 0.309	\$ 0.309	\$ 0.309	\$ 0.309	\$ 0.309
L.U.S.T. Tax	\$ 0.001	\$ 0.001	\$ 0.001	\$ 0.001	\$ 0.001	\$ 0.001	\$ 0.001	\$ 0.001
For comparison, \$2.75 is being used for the OPIS unbranded average:	\$ 2.75	\$ 2.75	\$ 2.75	\$ 2.75	\$ 2.75	\$ 2.75	\$ 2.75	\$ 2.75
TOTAL PRICE PER GALLON	\$ 3.0468	\$ 3.0407	\$ 3.0521	\$ 3.0610	\$ 3.0931	\$ 3.0816	\$ 3.0630	\$ 3.0644
Estimated Annual Gallons:	284,388	285,230	284,388	285,230	284,388	285,230	284,388	285,230
Total cost per year based on total price per gallon x estimated annual usage:	\$ 866,473.36	\$ 867,298.86	\$ 867,980.61	\$ 873,089.03	\$ 879,640.52	\$ 878,964.77	\$ 871,080.44	\$ 874,058.81
Split Load Delivery Charge:	\$45.00		\$45.00		\$80.00		\$60.00	
Emergency Fuel Charge:	25% Add-on		25% Add-on		\$200.00		At Cost	
UNLEADED & DIESEL TOTAL:	\$1,733,772.22		\$1,741,069.64		\$1,758,605.29		\$1,745,139.26	

Recommendation: Award to the lowest responsive, responsible vendor, Garrow Oil Corporation, for the estimated amount of \$1,733,772 per year for the three year contract (total \$5,201,316 for 3 years), with options for two 1-year renewals by mutual consent.



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.9.

To approve the award of the contract SEWERS 5-19 STORM LIFT STATION 110 to the low responsive bidder, Staab Construction, in the amount of \$1,123,000.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Bid Summary - Public SEWERS 5-19 STORM LIFT STATION 110

CITY OF GREEN BAY, WISCONSIN

SUMMARY OF BIDS FOR CONTRACT

SEWERS 5-19 STORM LIFT STATION 110

Tuesday, October 1, 2019

Contractor	Bid	Bid Bond
STAAB CONSTRUCTION CORP.	\$1,123,000.00	5%
PTS CONTRACTORS, INC.	\$1,691,958.90	5%
ADVANCE CONSTRUCTION, INC.	\$1,789,924.05	5%
DORNER, INC.	\$1,993,867.10	5%
Any questions, call 920-448-3100		



Report to the
Improvement and Service Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # L.10.

To approve the applications for Concrete Sidewalk Builder Licenses by the following:

- A. A & M Concrete and Construction, Inc.
- B. Al Dix Concrete, Inc.
- C. Delrar, Inc.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # M.I.

To deny an appeal by the Lang residence at 970 Elmore St. regarding their reinspection fees, previously held at the September 9, 2019 Protection & Policy meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 970 elmore
2. invoices
3. sharpscans@greenbaywi.gov_20190906_094443
4. 970 Elmore Street - timeline for reinspection fees
5. UPDATE



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # M.2.

To approve a request by Titledown Tobacco, LLC at 159 N. Broadway to amend their licensed premises to include a sidewalk café pursuant to and in accordance with the sidewalk café permit issued by the City of Green Bay Department of Public Works on February 11, 2019.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Signed Broadway_N 159-ROP Updated Feb2019
2. sidewalkcafepermit



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # M.3.

To approve a request by Ricci Bosley (Pepper) at 114 S. Broadway to amend their licensed premises to include a sidewalk café pursuant to and in accordance with the sidewalk café permit issued by the City of Green Bay Department of Public Works on September 30, 2019.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. ROP with letter
2. sidewalk cafe permit application
3. 114 S Broadway issued ROP- Tables & Chairs



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # M.4.

To approve a request by Braggin Bar, LLC at 219 N. Washington St. to extend the issuance of the liquor license until February 1, 2020 (license granted at the August 20, 2019 Common Council meeting).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. sharpsscans@greenbaywi.gov_20190927_094156
2. APPLICATION_
3. SIGNED LICENSE STIPULATION.AYRESS.503



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # M.5.

To hold a request by Ald. Brunette for discussion with possible action on creating an ordinance allowing golf carts on city streets.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Protection



PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: 10/1/2019

Request of Alderperson Jesse Brunette

Refer to: Protection and Policy

Please state clearly the action requested. Requests should be turned in at the City Clerk's Office by 10:00 AM on the Thursday before a Council meeting. For late communications, present this form to the City Clerk after the request is read.

For discussion with possible action on creating an ordinance allowing golf carts on city streets.



Report to the
Protection and Policy Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # M.6.

To receive a place on file the Liquor Violation Report from the Police Department for October 7, 2019.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 17LiqVio
2. 19LiqVio
3. Report October 7 2019

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

October 15, 2019

The Protection and Policy 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

Adams, Sheenah M
Beauchamp, Kate
Berman, Aaron J
Beyer, Stephanie A
Borman, Penelope G
Boyea, Carolyn E
Casper, Jacob M
Cornette, Dillon J
Drew, Robin M
Duvalsaint, Reginald A
Easterling, Hilkiah B
Elgersma, David B
Goral, Shannon M
Hagerty, Michael L
Harvath, Cassandra L
Hill, Maxxwell T
Jones, Lilianna D
Keller, Kristine K
Kohls, Joseph M
Laundre, Mary C
Lois, Gregory A
Ltaief, Mohamed
Maass Jr., Dallas J
Matteson, Jessica T
Nigbor, Joshua D
Ostrander, Tara AM
Seigfreid, Karen M
Smits, Samuel S
Tohak, Caitlyn M
Van Camp, Jonathan J
Van Den Heuvel, Georgette

VanGheem, Chastity R
Ventimiglia, Savanna J
Webb, Ian P
Weister, Katie L
Wesa, Garret J
Willis, Kendra C
Yonash, Tristan M



Report to the Green Bay Plan Commission

MEETING DATE

October 15, 2019

PREPARED BY

David Buck, Staff

AGENDA ITEM # O.1.

To amend Zoning Ordinance 16-13 to adjust the boundaries of the NWTC Campus PUD and adjusted campus signage plan, subject to:

- a. The amended Planned Unit Development District Ordinance (PUD).

BACKGROUND

Reason for Request: To amend the boundaries of the Northeast Wisconsin Technical College (NWTC) campus reflecting new property acquisition and campus expansion and approve a campus sign which includes a new identity sign at the southwest corner of Packerland Drive and Larsen Road.

Aldersperson/District: Ald. Jesse Burnette / 12

Surrounding Zoning and Land Uses:

Subject Property: Planned Unit Development (PUD) and Business Park (BP) College Campus

North: Low Density Residential (R-1) / Single-family dwellings

South: Highway Commercial (C2) & Community Center Commercial (C3) Commercial / Retail and Restaurants

East: Business Park (BP) / Light Manufacturing/office uses

West: Low Density Residential (R-1) / Single-family dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for School uses. Proposed and current uses are compatible and not contradictory with the future land use map. NWTC is expanding a portion of the campus to include two properties along the south side of Larsen Road. The proposed land use map designate these lots for a light industrial use. The future land use map allows overlap with existing property lines and is not meant to be so rigid as to specifically follow property lines. Staff feels that the proposed expansion is consistent with the City's Comprehensive Plan under the School designation but favors retaining the light industrial designation in the event the properties are leased or sold in the future.

Analysis: The subject property includes the Northeast Wisconsin Technical College (NWTC) campus. The campus is currently made up of four separate parcels totaling approximately 206 acres. It is located north of West Mason Street, generally bound by Country Club Road on the west and Packerland Drive on the east.

The campus was established in the early 1970's. In 1996 a PUD was adopted to facilitate the development of Options for Independent Living, a tenant on the campus. Monument and directional signage for the campus was addressed in 2005, with another PUD. In 2013, a "main" PUD was created to address the multiple uses within the campus and a new student housing development. The 2013, PUD also consolidated standards and regulations of the multiple existing PUDs. 2015 saw the passage of a referendum to build new facilities and upgrade or add on to other facilities to improve and expand programming. With this referendum, NWTC expanded their product with the Transportation Center, Great Lakes Energy Ed Center, expansion of the College of Business and the development of the Universal Driving Facility. NWTC has also recently purchased two lots on the south side of Larsen Road, the former Tweet Garot property, at the southwest

corner of Packerland Drive and Larsen Road. Part of the intent of the purchase is to supplement a new identity, directional and informational sign package by enhancing and better identifying the main entrance to the campus off Larsen Road; therefore, efficiently managing traffic flow and reducing traffic on Country Club Road.

This request is to amend Zoning Ordinance 16-13, referred to as the “main” PUD above. Discussion between NWTC staff and the City have determined that the current PUD has fallen out of date in the areas of campus boundaries and signage and is in need of updating. Attached is a draft zoning ordinance with adjustments to the boundaries of the Campus PUD (Section I and Exhibit A) and an adjusted campus signage (Section 2.G and Exhibit G).

Campus Boundary: The change in the campus boundary reflects a consolidation of multiple parcels to one parcel in 2013, as well as the addition of a three (3) acre parcel at 2700 West Mason (location of The Orchards Student Housing) and the two parcels equaling 6.2 acres at 2545 Larsen Road (formerly Tweet Garot).

Identity, Directional and Informational Signage: With the changes to the campus over time, a new signage plan has been developed by NWTC. This plan is designed to modernize the signs themselves, improving vehicular and pedestrian wayfinding and to update and refresh the look and feel of the campus. Signage for the campus consists of a Main Campus Identity Sign (located on West Mason and Packerland Drive), Outer Road Signage (along Country Club Drive and Packerland Drive), Inner Road Signage (interior/internal private roadways) and Building Mounted Signage (wall signs attached to the structures) which are specifically described in the draft Zoning Ordinance in Section 2.G and Exhibit G. As NWTC campus is an internal college grounds, staff is primarily concerned with the Main Campus Identity Signs and Outer Road Signage as these are visible from the public streets.

Main Campus signs are limited to the three (3) existing “Arrival” monument signs no taller than 14 ft. and not exceeding 85 sq. ft. on West Mason Street; a new fourth main identity monument sign, no taller than 14 ft. and not exceeding 235 sq. ft. with a digital display limited to 15 percent of the sign area, on the corner of Packerland Drive and Larsen Road. The six (6) permitted Outer Road signs include the existing four (4) monument signs no taller than six (6) ft. and not exceeding 55 sq. ft. on Country Club Road, one (1) existing monument sign, no taller than six (6) ft. and not exceeding 18 sq. ft. on Student Center Boulevard; one (1) existing monument sign, no taller than 18 ft. and not exceeding 55 sq. ft. on Packerland Drive at the Transportation Center. Inner Road signs include the existing 13 directional signs, located at various location within the inner campus, as well as the ability to add two (2) additional as needed. Building mounted wall signs are permitted on all institutional campus buildings and are limited to 150 sq. ft. in area as well as the ability to place four (4) additional walls signs not exceeding 150 sq. ft. each for general institution identification.

Staff believes that the property additions are a logical campus expansion towards business areas to the east rather than residential areas to the west and south. As the campus is a large, almost 200 acre, institutional facility, staff understands that the standards associated with signs in the zoning ordinance is not equipped to address identification, directional and informational needs of the campus users and believes the proposed sign package is consistent with the intent of city sign regulations and will not harm the public interest.

Ald. J. Brunette, affected and adjacent property owners located a minimum of 200 ft. from the affected areas of the campus have been noticed of the request. Staff has received no inquiries regarding the proposed PUD amendment as of the drafting of this report.

RECOMMENDATION

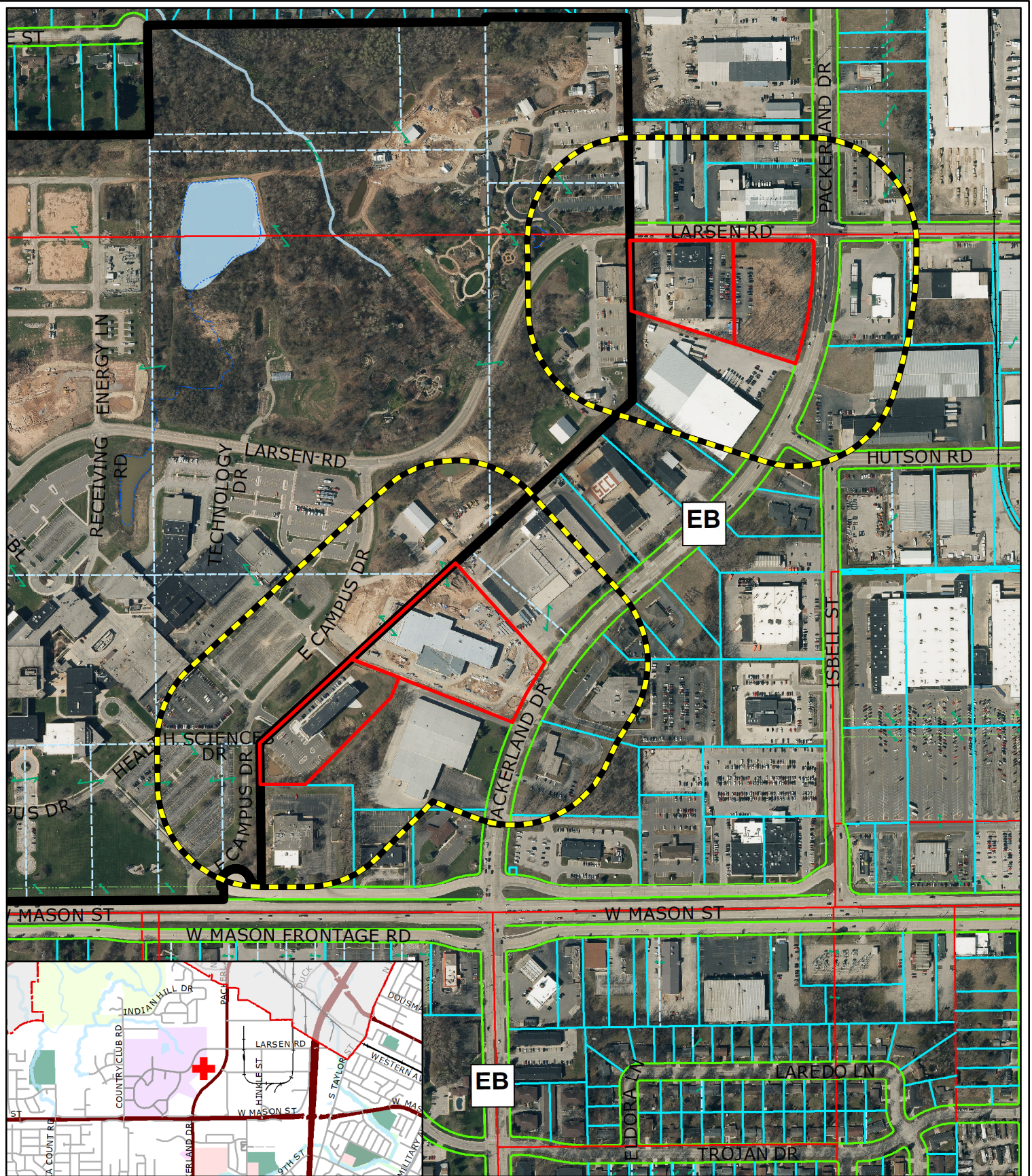
Staff is recommending approval of the request, subject to the amended Planned Unit Development District

Ordinance (PUD).

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-21 Map_adjusted
2. Request for City Action Application
3. ZP 19-21 narrative 9.26.19
4. NortheastWisconsinTech Designs
5. DRAFT ZO 9-19 - Amend ZO 16-13_NWTC PUD_w exhibits



- Subject Property
- 400' Notice Area

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. The 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 DB

Zoning Petition (ZP 19-21)

Request for a Planned Unit Development (PUD) Amendment to Expand NWTC Campus Boundaries and Signage





REQUEST FOR CITY ACTION PLAN COMMISSION

Department of Community
and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax

Date: 9/3/2019

Petitioner(s): Casey Leatzow

Phone Number: 715-842-0402 (ext. 240)

Address: 2545 Larsen Rd. City: Green Bay State: WI Zip Code: 54307

Property Owner: Northeast Wisconsin Technical College Phone Number: 920-265-0950

Parcel Numbers (required): 6H-1748

Location of Property: 2545 Larsen Rd., Green Bay, WI 54307

Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Casey Leatzow (Graphic House Inc.) respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

- ☐ Rezone Property (\$300.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
- ☒ PUD and PUD Amendments (\$350.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 plus \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map/Area Development Plan Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Petitioner Signature(s): _____

Review Fee: \$350.00 Receipt No.: _____

Zoning Petition No.: _____

Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

Amend Zoning Ordinance No. 14-05 to include new parcel of land, add to quantity of allowed "main campus identity signs, and change EMC requirements (B.1.1.c.) to show area instead of letter heights.

Please contact the Dept. of Community and Economic Development, Room 608, City Hall,
(920) 448-3400, if you have any questions.

Memo

To: Green Bay City Action Planning Commission

From: Northeast Wisconsin Technical College

Request for City Action Planning:

Northeast Wisconsin Technical College (NWTC), recently completed an expansion-referendum which added an additional 250,000 square feet of new facilities to our district. These facilities will allow us to expand and enhance our program offerings to the residents of Northeast Wisconsin. With this referendum, NWTC has purchased the former Tweet Garot property located on the corner of Packerland Drive and Larsen Road. The acquisition of this property provides greater opportunity to create a more managed flow of traffic to our main entrance which is located near the back of our property on Larsen Road. Approximately 6,000 students take classes on the Green Bay Campus each week. Our student population, on average, turns over every two to three years due to program completion.

Adding a new sign to the corner of Packerland Drive and Larsen Road will reinforce and identify another entrance to the Green Bay Campus for students and visitors. Ideally, leveraging this signal light intersection as a point of arrival will reduce traffic flow from the more residential Country Club road entrance. The addition of a monument sign will help solidify and build upon our reputation of being an educational leader in Northeast Wisconsin.

Please reach out to the following project leads at NWTC for more information:

Erica Plaza
Marketing and Recruitment Director
erica.plaza@nwtc.edu
920-498-6969

Chet Lamers
Facilities Director
chet.lamers@nwtc.edu
920-498-5723

TOLL FREE 800-422-NWTC

GREEN BAY
920-498-5400
2740 W. Mason Street | P.O. Box 19042
Green Bay, WI 54307-9042

MARINETTE
715-735-9361
1601 University Drive
Marinette, WI 54143

STURGEON BAY
920-746-4900
229 N. 14TH Avenue
Sturgeon Bay, WI 54235

GRAPHIC HOUSE

Wausau, WI 54401 715-842-0402
graphichouseinc.com

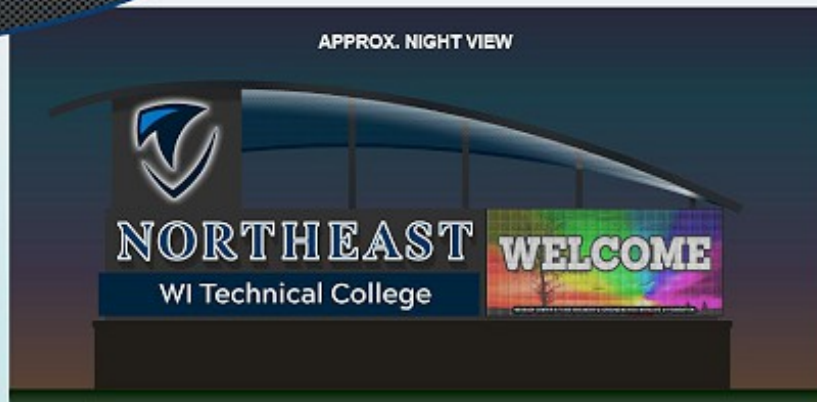
JOB NUMBER: 17692
JOB NUMBER: XX-XXX

REVISION: 9-4-2019-C

FOR INFO, SEE: 11-0000-000000-0000

CLIENT:
NORTHEAST WISCONSIN
TECHNICAL COLLEGE
GREEN BAY, WI

APPROX. NIGHT VIEW



WHEN THE SIGNAGE IS TO BE INSTALLED, THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

THE SIGNAGE DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED, IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES AND OTHER COUNTRIES. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU OR ANY PARTY TO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE CHARGED TO YOU. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE AUTH:

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER'S APPROVAL OF THIS DESIGN DOES NOT CONSTITUTE AN ENDORSEMENT OF THE DESIGN OR THE COMPANY. ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE ACTUAL COLORS WILL BE DETERMINED BY THE FINAL MATERIALS USED. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL.

ZONING ORDINANCE NO. 9-19

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 16-13
FOR NORTHEAST WISCONSIN TECHNICAL COLLEGE
CAMPUS PLANNED UNIT DEVELOPMENT TO
ADJUST THE CAMPUS BOUNDARY AND
AMEND THE SIGNAGE PLAN
(2740 WEST MASON STREET)
(ZP 19-21)

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

SECTION 1. Pursuant to Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for Northeast Wisconsin Technical College campus, as amended by Zoning Ordinance 16-13, is hereby further amended on the following described property:

Tax Parcel Number 6H-1752 (formerly known as Tax Parcel Numbers 6H-1136, 6H-1098, 6H-1067, 6H-1067-1, 6H-1065-1, 6H-1056, 6H-1054, 6H-1135, 6H-1134, 6H-1102, 6H-1748, 6H-1749, 6H-1750, 6H-1751, 6H-1752, 6H-1753, and 6H-1754): W 146 FT OF LOT 45 & LOT 46 EX J12501-43 & LOTS 47-51 & VAC FRONTAGE RD 1ST ADDN TO PACKERLAND SUBD & WLY 550 FT OF LOTS 8, 11, 12 & 13 EX OUTLOT 2 OF 3 CSM 291 & LOTS 10,C & E SEC 20 EX 12 CSM 285 & LOTS 3, 4, 5 & 6 & NW1/4 NE1/4 & NE1/4 NW1/4 & SW1/4 NW1/4 & OUTLOT 1 OF 3 CSM 285 BNG PRT OF LOT 7 EX 371 D 488 & EX 750 R 391 SEC 29 ALL IN T24N R20E EX RDS & LOT 1 OF 38 CSM 286 BNG PRT OF LOT 41 OF 1ST ADDN TO PACKERLAND SUBD

Tax Parcel Number 6H-1745-1: LOT 2 OF 60 CSM 302 BNG PRT OF LOTS 43, 44 & 45 OF FIRST ADDN TO PACKERLAND SUBD

Tax Parcel Number 6H-1740-1: LOT 2 OF 10 CSM 145 BNG PRT OF LOT 37 PACKERLAND SUBD 1ST ADDN

Tax Parcel Number 6H-1740: LOT 1 OF 10 CSM 145 BNG PRT OF LOT 37 PACKERLAND SUBD 1ST ADDN

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

A. Scope and Subject Area.

Northeast Wisconsin Technical College (NWTC) is a two-year technical college serving Northeast Wisconsin by providing education, training, and

life-long learning opportunities for individuals and businesses leading to the development of a skilled workforce.

It is the intent of this ordinance to allow for the continued growth of the campus in an orderly fashion in consideration of surrounding properties consistent with the Wisconsin State Technical College System.

Consistent with the objectives of the College, there is a current opportunity for the development of a higher density residential dormitory to be located on the campus to serve the needs of the students.

Exhibit A depicts the current NWTC campus boundary and the core campus limits.

B. Permitted Uses.

1. Principal Uses. The permitted principal uses include the following:

- a. Educational use as permitted under the Wisconsin State Technical College System.
- b. Uses as allowed within the General Commercial (C1) District.
- c. Options for Independent Living as approved under ZO 1-98 (ZP 1144) and as amended under ZO 4-12 (ZP 12-20).
- d. The Green Bay Botanical Gardens.
- e. Business Incubator in partnership with the College.
- f. Health Clinics in partnership with the College.

2. Residential Dormitories-Student Housing.

- a. Phase I - development of 108 residential apartment units generally compliant with Exhibit B, C, D, E, F.
- b. Architectural Design. Covered entries shall be provided on all ground-level entrances to the structure or other similar architectural entry feature shall be provided.
- c. All exterior building materials shall be of a durable nature and shall blend to complement the overall design of the structure.
- d. All rooftop and ground level mechanical equipment shall be screened

from public view using architectural treatments consistent with the overall design of the structure.

e. Overall design and appearance shall be consistent with Exhibit D, E, F.

f. Dimensional Standards.

1. No building within the development shall exceed four stories or 55 feet in height.

2. A 25 foot side and rear yard setbacks shall be maintained excluding building and parking.

g. Landscaping.

1. Foundation landscaping is provided along the front, side and rear of the building facade. This would include at least a five foot wide area along the front façade from the base of the building and is to include native, hardy perennials and shrubs to complement the façade. This would exclude any entries on the building.

2. Provide a detailed landscaping plan for the area.

3. Accessory Uses. Accessory uses shall include all maintenance buildings, Power & Gas Distribution outdoor lab structures serving the Campus and its programs.

4. 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. Dimensional Standards.

1. Height. Structures located within the campus core boundary may have an overall building height of 80 feet (measured from the average West Mason Street curb elevation) not including mechanical penthouses. Structures outside the campus core boundary may not exceed 35 feet in overall height. The exception to this requirement is the college's Burn Tower located at the Public Safety training area of the campus which may have a height of 80 feet above the elevation at the base of that structure. Student housing is excluded from this requirement.

2. Setbacks. The following setbacks shall apply as measure from property lines/right-of-way lines and shall prohibit any buildings and parking:

- a. West Mason Street - 15 feet
- b. Country Club Road - 25 feet
- c. East property line – 25 feet
- d. North property line – 50 feet

D. 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 Municipal Code.

E. Parking.

- 1. Shall be consistent with Sections 13-1700 and 13-1800, Green Bay Municipal Code.
- 2. Service, loading, and trash collection. Areas for service, loading, or trash collection shall not be visible from public rights-of-way. These functions 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 Municipal Code.
- 3. Gravel or similar material may be used for drives that service the Power & Gas Distribution Field Lab.

F. Lighting. Lighting shall be regulated as specified in Sections 13-524, 13-525, 13-527, Outdoor Lighting Regulations, Green Bay Municipal Code.

G. Signs.

- ~~1. Except as provided herein, all signage shall be designed and installed in compliance with ZO 14-05 (ZP 05-28).~~
- ~~2. Student Housing.~~
 - ~~a. One monument sign is permitted not greater than 8 feet in overall height and not to exceed 80 square feet per side.~~
 - ~~b. Multiple wall signs may be permitted no greater than 25 square feet per sign, not to exceed a total of 100 square feet per wall.~~

- c. ~~All other applicable sign standards shall be met compliant with Section 13-2000, Green Bay Municipal Code.~~

1. General Sign Requirements

- a. Lighting, although not required, is permitted and shall not exceed one-foot candle at the centerline of any public right-of-way.
- b. Banners will be permitted on a temporary basis for a period not to exceed one (1) week, for not more than six (6) events a year.
- c. Vision triangles must be maintained on all public and private intersections as required by Section 13.510(a), Green Bay Municipal Code, and defined as the triangular area defined by the interior sector of two (2) twenty-five (25) foot legs extending from two intersecting streets, or two (2) fifteen (15) foot legs extending from an intersecting street and an alley or driveway. Signs permitted in this area shall have an underclearance of no less than ten (10) feet and shall be no more than three (3) feet high if permitted on the ground. Ground-level signs are permitted in the setback areas, excluding vision triangles, provided they are not otherwise restricted.
- d. Colors and materials of all signs shall be consistent within one another and blend with the existing and proposed structures.
- e. All sign locations shall be appropriately landscaped.

2. Main Campus Identity Signs (located on West Mason Street & Packerland Drive)

- a. A total of four (4) main entrance monument signs shall be permitted as shown on Exhibit 'G'.
- b. Three (3) of the signs will be 'Arrival' Signs and shall not exceed fourteen (14) feet in overall height nor 85 square feet in area per side.
- c. A fourth monument sign with digital display will be permitted on Packerland Drive and Larsen Road and shall not exceed fourteen (14) feet in height and shall not exceed 235 square feet in area per side. Digital signage shall not exceed 15 percent of the overall square footage of the sign area.
- d. Digital portion of the sign shall meet the regulation of Green Bay Municipal Code Section 13-2021 relating to video display signs.

3. Outer Road Signage (Public Rights-of-Way)

- a. A total of six (6) outer road directional signs may be permitted as shown on Exhibit 'G'.
- b. The four (4) outer road signs along Country Club Road shall not exceed six (6) feet in overall height and shall not exceed 55 square feet in area per side each.

- c. Outer road sign on the corner of Country Club and Student Center Blvd shall not exceed six (6) feet in overall height and shall not exceed eighteen (18) square feet in area per side.
 - d. Outer road sign on Packerland shall not exceed eighteen (18) feet of overall height and shall not exceed 55 square feet in area per side.
- 4. Inner Road Signage (Interior Private Roadways)
 - a. A total of thirteen (13) inner road directional signs may be permitted as shown on Exhibit 'G'.
 - i. Potential of up to two (2) additional inner road directional signs may be added with future renovations.
 - b. Inner road signs shall not exceed fifteen (15) feet in overall height and 100 square feet in area per side and may be four sided.
 - c. An inner road sign residing on tenant property at Green Bay Botanical Gardens shall not exceed eight and one half (8.5) feet in overall height and 32 square feet in area per side. A digital display is permitted and shall not exceed 57% of the overall square footage of the sign.
- 5. Building Mounted Wall Signage
 - a. Any property designated as part of the institutional campus shall be allowed to identify individual buildings, whether contiguous or disconnected, with a total sign area not to exceed a total area of 150 square feet in area.
 - i. Sign content may be placed at multiple locations on each building. However they shall not exceed the total allowable sign area.
 - ii. The total allowable sign area on each building may be exceeded in areas that are not visible from an inner campus road or an outer road.
 - b. Signs shall not be internally illuminated.
 - c. Up to four (4) additional wall signs shall be allowed which identify the name of the institution, with an allowable area not to exceed 150 square feet in area each.
 - i. The total area of these signs shall not be included in the total allowable area as described in section (5a).
 - ii. Sign locations shall only be allowed where no more than two (2) wall signs can be viewed at the same time from any public roadway.
- 6. Parking, Directional and Informational Signage

- a. **Parking, directional and other informational signage shall not exceed five (5) feet in overall height and twelve (12) square feet in area per side.**

H. Stormwater Management. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.

I. 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.

Dated at Green Bay, Wisconsin this _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

Clerk

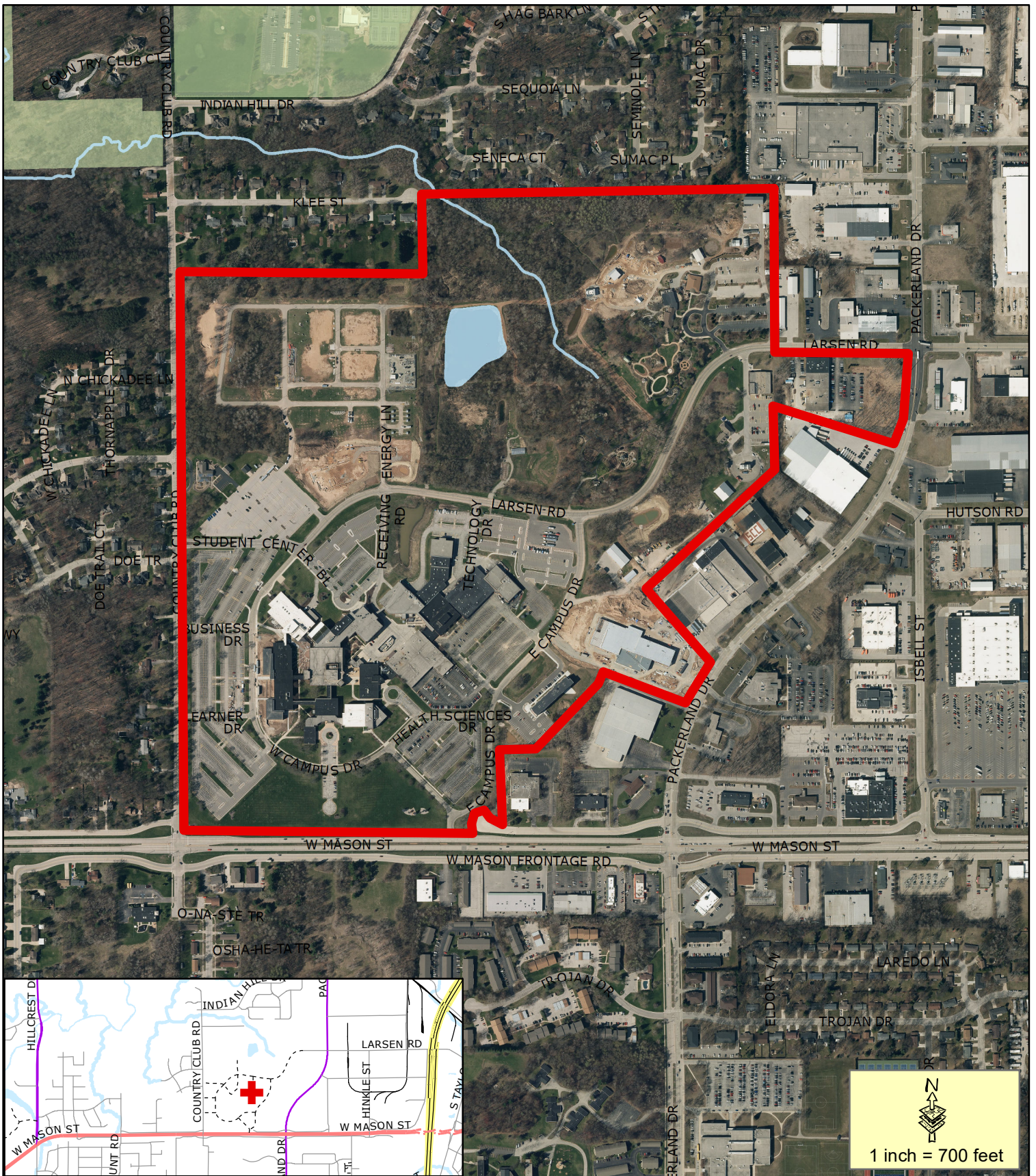
DB:

Attachments:

Exhibit A: Campus Boundary

Exhibit B-F: Residential Dormitories-Student Housing Plans

Exhibit G: Sign Locations



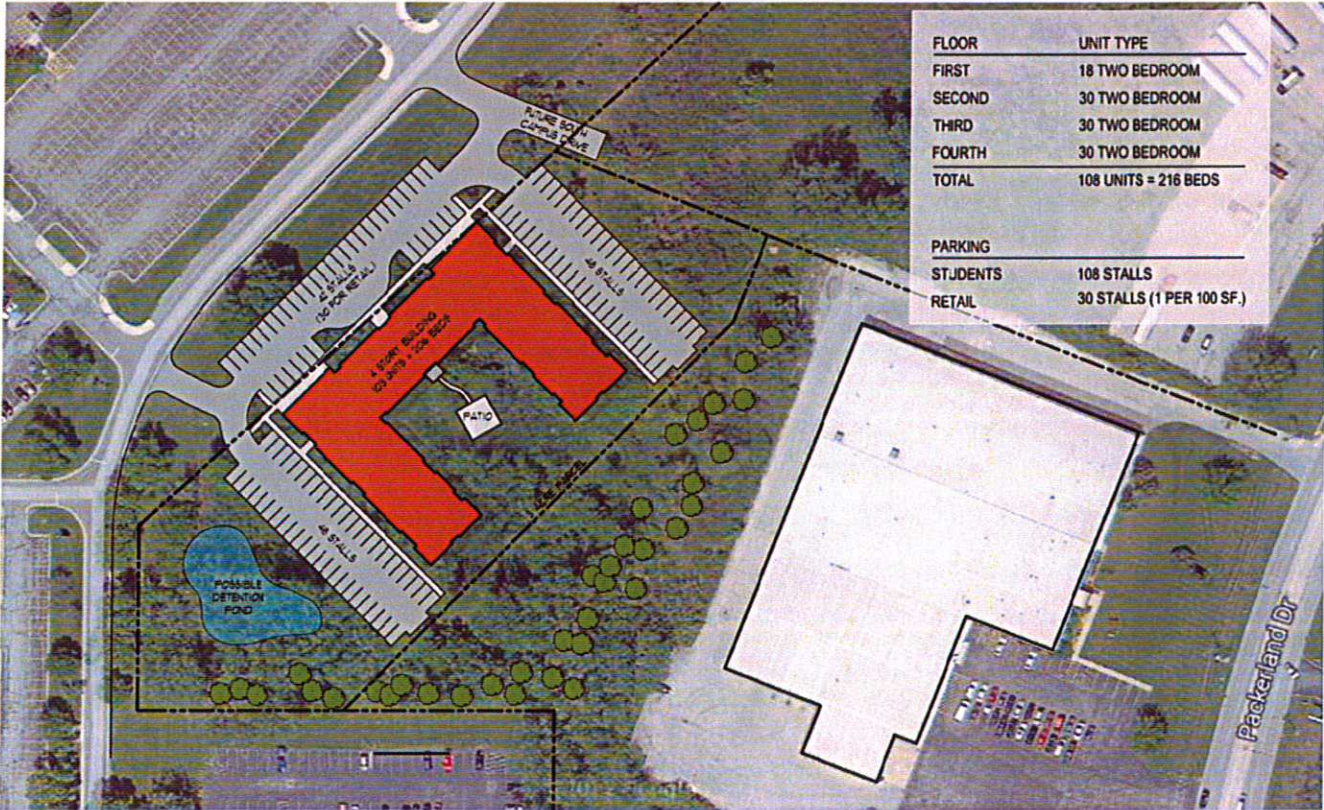
 NWTC Campus

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. The 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 DB

Exhibit A Northeast WI Technical College (NWTC) Campus Boundary_2019



NWTC STUDENT HOUSING
GREEN BAY, WISCONSIN



FLOOR	UNIT TYPE
FIRST	18 TWO BEDROOM
SECOND	30 TWO BEDROOM
THIRD	30 TWO BEDROOM
FOURTH	30 TWO BEDROOM
TOTAL	108 UNITS = 216 BEDS
PARKING	
STUDENTS	108 STALLS
RETAIL	30 STALLS (1 PER 100 SF.)

SITE PLAN - 1" = 80'-0"

9.30.13

Exhibit B



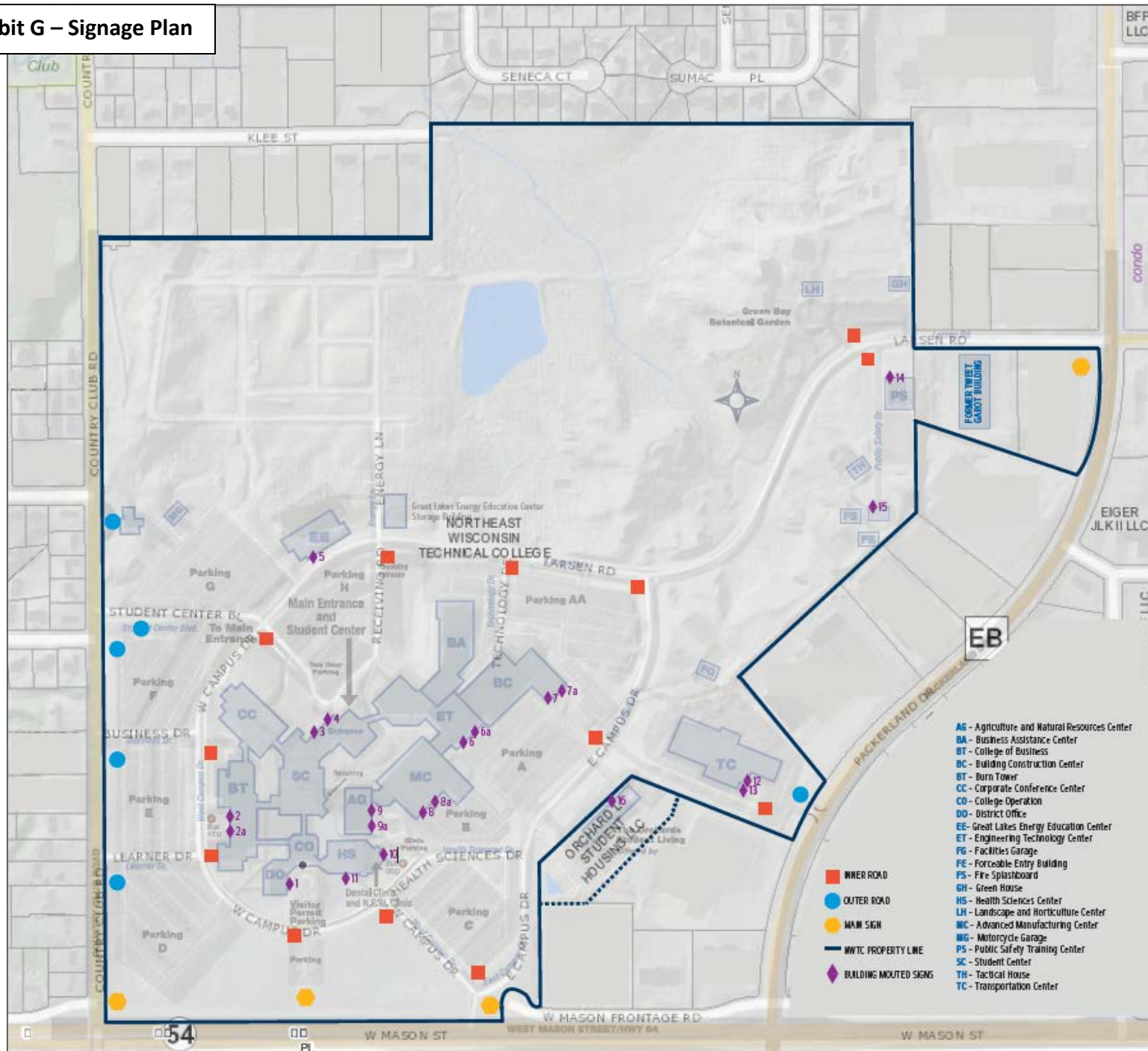




©2013 Plunkett Raysich Architects, LLP - 20 October 2013 - #130113-01

Exhibit F

Exhibit G – Signage Plan





Report to the Green Bay Plan Commission

MEETING DATE

October 15, 2019

PREPARED BY

David Buck, Staff

AGENDA ITEM # O.2.

To rezone property located at 154 Berger Street from Low Density Residential (R-1) to Varied Density Residential (R-3).

BACKGROUND

Primary Address: 154 Berger Street

Aldersperson/District: Ald. Craig Stevens / 5

Reason for Request: To match the zoning classification of the property with its existing use.

Subject Parcel Zoning and Land Use: R1-Low Density Residential District, 8-Unit Apartment.

Surrounding Zoning and Land Uses:

NORTH: Varied Density Residential (R3) / Multi-Family Apartments

SOUTH: Low Density Residential (R1) / Single family homes

EAST: Low Density Residential (R1) / Single family homes

WEST: Low Density Residential (R1) / Multi-Family Apartment

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Medium-High Density Residential for the property.

Analysis: The subject property is 0.376 acres parcel and located on the southeast corner of Berger Street and Mills Street on the City's east side. It is developed in 1985, with a two-story eight-unit brick apartment building as well as a one-story eight-stall parking garage and eight surface parking stalls. The petitioner has indicated that the requested change in zoning is to bring the property into compliance with municipal zoning. No expansions to the property have been presented.

The requested change in zoning is consistent with the medium-high density residential land-use recommendation of the 2022 Smart Growth Comprehensive Plan.

Ald. C. Stevens and neighbors within 200 ft. have been noticed of the meeting. At the time of drafting this report, staff has received several inquiries but no objections to this request.

RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-23 Application
2. ZP 19-23 Location Map
3. ZO XX-23 - Rezone 154 Berger

REQUEST FOR CITY ACTION - PLAN COMMISSION

(Submit two copies to the Planning Department, Room 608 or City Clerk's Office, Room 106, City Hall)

Date: September 5, 2019

Petitioner(s): James M Wheeler C/O Vander Zanden Real Estate Co.

Phone Number: 920-437-9797

Address: 107 S. Madison Street City: Green Bay State: WI Zip Code: 54301

Property Owner: SRL2, INC. C/O David R. Charles

Phone Number: 920-437-9797

Parcel Numbers (required): 21-2567

Location of Property: 154 Berger Street, Green Bay, WI 54302

Attach maps and legal descriptions (required).

To: Honorable Mayor and Common Council, c/o City Clerk

I, James M. Wheeler, Agent for SRL2, Inc., respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

- ☒ Rezone Property (\$300.00 Review Fee)
☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$300.00 Review Fee)
☐ PUD and PUD Amendments (\$350.00 Review Fee)

☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 plus \$35.00 per Lot/Outlot Review Fee)
☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
☐ Grant a Postponement of Development Fees (\$100.00 Review Fee) [Review by I&S and/or Park Committees]

☐ Development District Map Amendment (\$200.00 Administration Fee)
☐ Official Map/Area Development Plan Amendment (\$200.00 Administration Fee)
☐ Plat of Right-of-Way (\$200.00 Administration Fee)
☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
☐ Street Name Change (\$200.00 Administration Fee)
☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
☐ Other (\$200.00 Administration Fee): _____

Petitioner Signature(s): James M. Wheeler

David R. Charles, Sr.
2019.09.10 10:56:00
-05'00'

Review Fee: \$ 300.00

Receipt No.: 2754220-3

Zoning Petition No.: ZP 19-23

Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

Owner requests the Planning Commission recommend that 154 Berger Street be re-zoned from R-1 to R-3. The 8 family all brick

apartment building is currently a non-conforming use under the current R-1 zoning having been built in 1970. The appropriate

change to an R-3 zoning fits the City's Comprehensive land plan that is on file for this parcel.

Please contact the Planning Department in Room 608, City Hall, (920) 448-3400, if you have any questions.

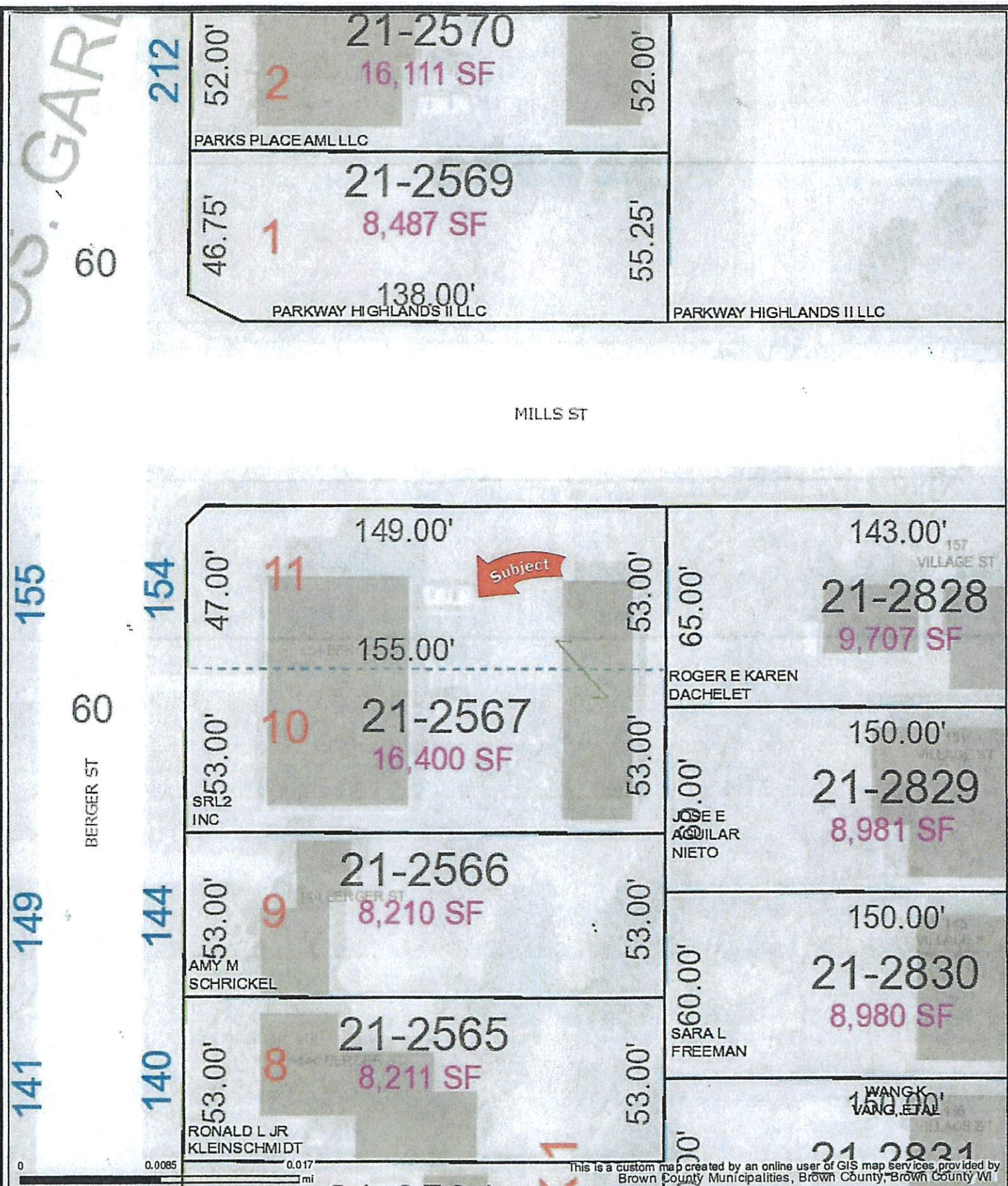
LEGAL DESCRIPTION

154 BERGER STREET (Parcel #21-2567)

21-2567

Parcel Identification Number (PIN)

LOTS TEN (10) AND ELEVEN (11), BLOCK ONE (1), PLAT OF SMITH BROTHERS GARDEN ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPTING THEREFROM PART USED FOR STREET PURPOSES DESCRIBED IN JACKET 9115 RECORDS, IMAGE 36.



Part of Brown County WI

Map printed on 9/3/2019

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

Parcel line

Right of Way line

Meander line

Lines between deeds or lots

Historic Parcel Line

Vacated Right of Way

"hooks" indicate
parcel ownership
crosses a line

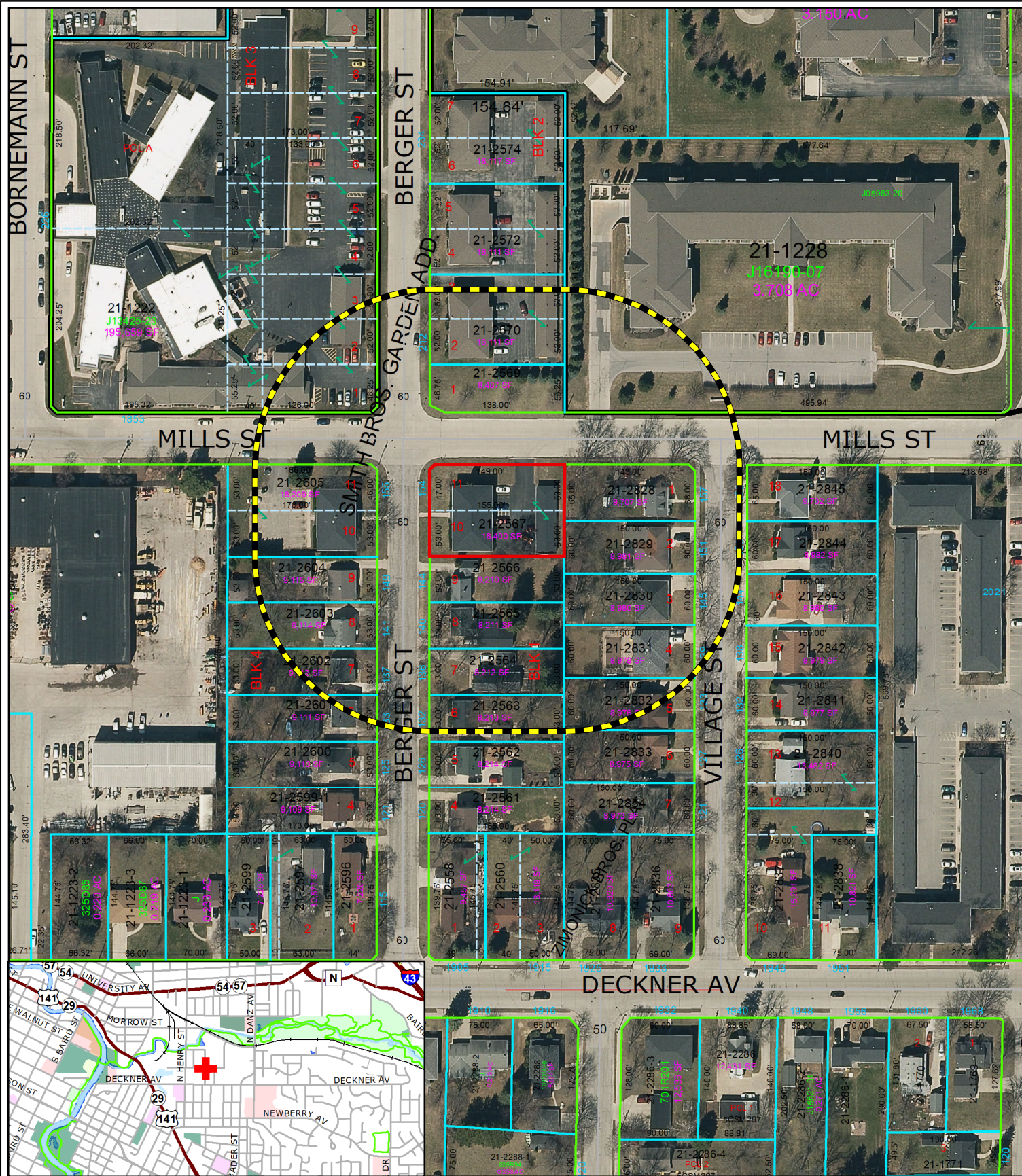
SC-190-2 Parcel ID Number
2980257 Document Number
0.814 AC Area of parcel
279.8' Line Distance
3547 Address

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



(920) 448-6480
maps.gis.co.brown.wi.us

This is a custom map created by an online user of GIS map services, provided by Brown County Municipalities, Brown County, Brown County WI



- Subject Property
- 200' Notice Area

Zoning Petition (ZP 19-23)

Request to rezone property located at 154 Berger Street from R-1 Low Density Residential District to R-3 Varied Density Residential District.

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. The 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 DB



0 50 100 Feet



ZONING ORDINANCE NO. XX-19

**AN ORDINANCE REZONING PROPERTY LOCATED AT
154 BERGER STREET FROM LOW DENSITY RESIDENTIAL (R-1)
TO VARIED DENSITY RESIDENTIAL (R-3)
(ZP 19-23)**

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 rezoning the following described property located at 154 Berger Street from Low Density Residential (R-1) to Varied Density Residential (R-3) District:

LOTS TEN (10) AND ELEVEN (11), BLOCK ONE (1), PLAT OF SMITH
BROTHERS GARDEN ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE
OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPTING
THEREFROM PARTS USED FOR STREET PURPOSES DESCRIBED IN
JACKET 9115 RECORDS, IMAGE 36.

Tax Parcel No.: 21-2567

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 _____, 2019.

APPROVED:

Mayor

ATTEST:

Clerk

db:
Attachment – Map



Report to the Green Bay Plan Commission

MEETING DATE

October 15, 2019

PREPARED BY

Stephanie Hummel, Staff, David Buck, Staff

AGENDA ITEM # O.3.

To hold over the request to vacate an unimproved right-of-way located near Hillcrest Drive until the next scheduled Plan Commission Meeting on October 21, 2019.

BACKGROUND

Reason for Request: To vacate unimproved right-of-way

Aldersperson/District: Ald. Jesse Brunette / 12

Surrounding Zoning and Land Uses:

North: R1, Single-Family Homes

South: RR, Vacant

East: R1, Single-Family Homes

West: RR, Single-Family Homes

Report: The applicant owns parcel 6H-1196-1. The driveway for the home on this parcel cuts through parcel 6H-824-8 and a section of unimproved right-of-way, adjacent to parcel 6H-3986. The applicant is working towards having the entirety of the driveway be part of his parcel. While right-of-way is typically split between adjacent owners when vacated, it was discovered that the majority of this right-of-way area was dedicated from parcel 6H-3986 and would need to be returned to that parcel upon vacation (State Statute 66.1005). A small portion of this right-of-way (the southern end) would be returned back to the applicant's parcel. However if the right of way is vacated the applicants parcel becomes nonconforming as it would no longer have any public right-of-way frontage so can not be done.

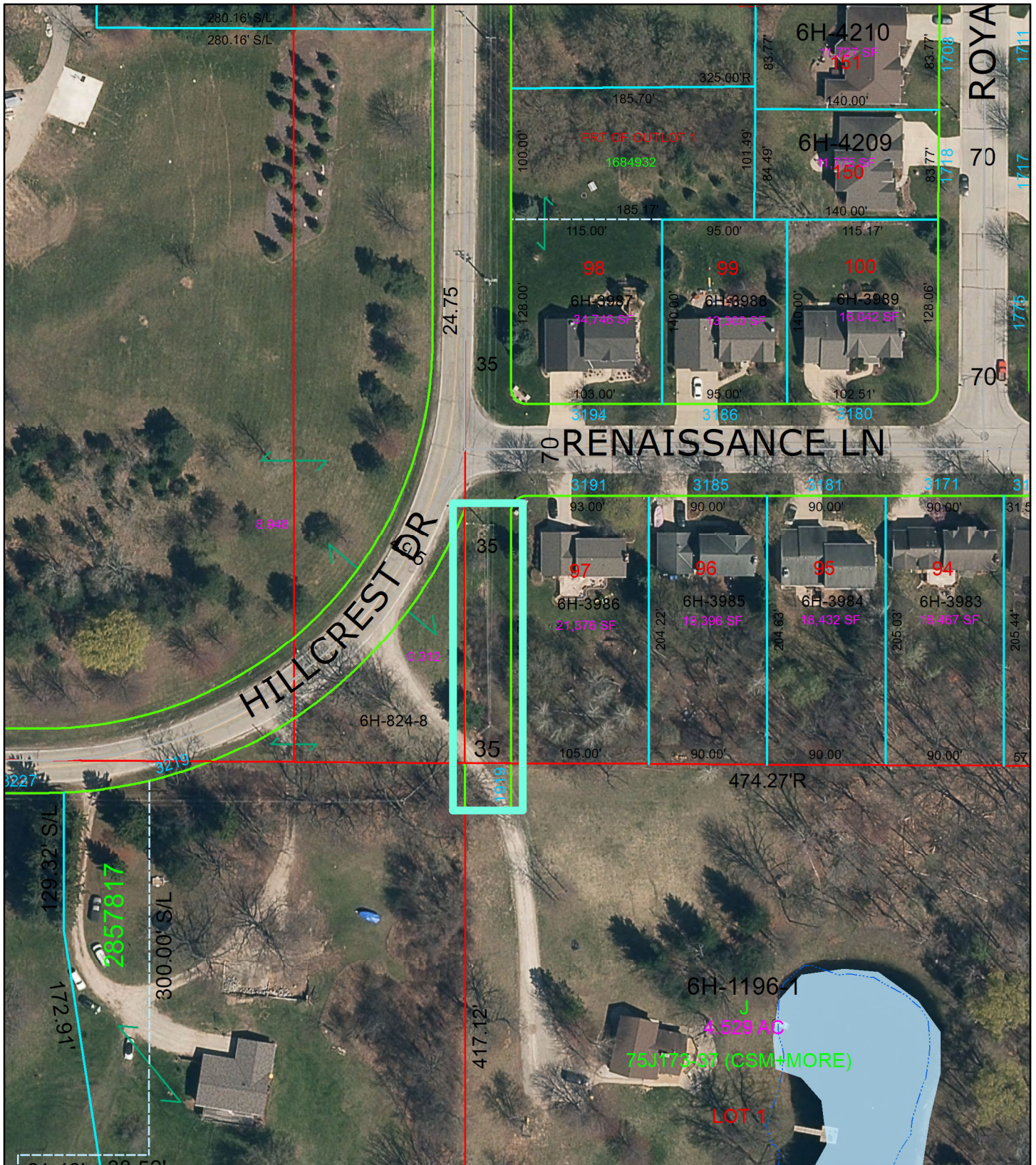
RECOMMENDATION

At this time staff and the applicant need to continue investigating the situation to find a suitable solution and are jointly requesting a postponement of this request.

FISCAL IMPACT

ATTACHMENTS

1. SV 19-03 Map
2. DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED 6H-1196-1
3. DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED 6H-3986



(SV 19-03) Vacation of unimproved Right-of-Way
located near Hillcrest Drive

0 25 50 100 Feet



Proposed Vacation Area



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. The 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 Department of Community and Economic Development. SJH 9.25.19 25 Sep 2019 X:\Planning\Basemaps\template_8.5x11.mxd

DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED
AND ATTACHED TO TAX PARCEL NUMBER 6H-1196-1

That part of the Hillcrest Drive right-of-way Dedicated To The Public in Brown County Certified Survey Map Number 1583 as recorded in Volume 6 of Certified Survey Maps, Page 353, as Document Number 857499, (being part of Government Lot 12, Section 31, Township 24 North, Range 20 East), City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the northwest corner of said Certified Survey Map Number 1583, (being the northwest corner of said Government Lot 12; also being the northwest corner of the lands Dedicated To The Public in said Certified Survey Map Number 1583);

thence S89°-48'-51"E, 34.99 feet, along the north line of said Certified Survey Map Number 1583, to the east line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583;

thence S0°-26'-57"W, 35.00 feet, along said east line of Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583 to the south line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583;

thence N89°-48'-51"W, 34.99 feet, along said south line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583 to west line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583;

thence N00°-28'-02"E, 35.00 feet, along the west line of said Hillcrest Drive Dedicated To The Public in said Certified Survey Map Number 1583, to the point of beginning.

Subject to the following conditions:

1. The above described lands to be attached to, and become part of, tax parcel number 6H-1196-1.

DESCRIPTION OF A PORTION OF HILLCREST DRIVE TO BE VACATED
AND ATTACHED TO TAX PARCEL NUMBER 6H-3986

That part of the Hillcrest Drive right-of-way Dedicated To The Public in the recorded plat of King of Arms Fourth Addition as recorded in Volume 19 of Plats, Page 9, as Document Number 1270257, lying westerly of Lot 97 said King of Arms Fourth Addition, (being part of Government Lot 11, of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 31, Township 24 North, Range 20 East), City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southwest corner of said Lot 97, King of Arms Fourth Addition, (being the southeast corner of the lands Dedicated To The Public for Hillcrest Drive in said King of Arms Fourth Addition);

thence N01°-24'-34"W, 191.74 feet, along the west line of said Lot 97, King of Arms Fourth Addition;

thence S88°-35'-26"W, 35.00 feet, to the west line of lands Dedicated To The Public for Hillcrest Drive in said King of Arms Fourth Addition;

thence S01°-24'-34"E, 191.58 feet, along said west line of lands Dedicated To The Public for Hillcrest Drive in said King of Arms Fourth Addition, to the south line of said King of Arms Fourth Addition;

thence N88°-50'-58"E, 35.00 feet, along said south line of said King of Arms Fourth Addition, to the point of beginning.

Subject to the following conditions:

1. The above described lands to be attached to, and become part of, tax parcel number 6H-3986.



Report to the Green Bay Plan Commission

MEETING DATE

October 15, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # O.4.

To approve Jim DuBois to the Downtown Business Improvement District (BID) Board as nominated by the BID and Mayor Eric Genrich.

BACKGROUND

Aldersperson: Ald. Randy Scannell / District 7

Analysis: In accordance with the City of Green Bay's BID Handbook, the Plan Commission has a formal role in the approval process for BID Board appointments. This provides an opportunity for the Plan Commission to have a stronger connection to the BID operating plans that it reviews on an annual basis.

The Broadway BID Board has submitted the following nomination to the City for consideration for appointment:

Name: Jim Dubois

Business/Property: DuBois Formalwear

Per BID appointment procedures, the City's Economic Development staff has considered the qualifications of the above nominee and recommended approval to the Mayor. Mayor Eric Genrich has also reviewed the nominations and submitted the above appointments for confirmation by the Plan Commission before final approval is considered by Common Council.

RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

- I. PP 19-04, J. DuBois, Downtown BID Appointment Info

Downtown BID Board Nominees – 2019

Name	Business/Property/Other	Phone
Jim DuBois	DuBois formalwear (lives in Riverside Place)	800-236-7303

I hereby approve the nominee for the Downtown BID listed above and
recommend approval by the Plan Commission and Common Council.



Mayor Eric Genrich

9/25/19

Date

Celestine Jeffreys

From: Matthew Buchanan
Sent: Tuesday, September 24, 2019 9:25 AM
To: Celestine Jeffreys
Subject: FW: BID Board nomination

Hi Celestine,

The Downtown BID has approved the nomination of Jim DuBois to join their Board. Please see his bio below and let me know if you need any other specific information from me or Jim.

Thanks,

Matt Buchanan, AICP
Economic Development Specialist

City of Green Bay
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, Wisconsin 54301-5026

(e) MatthewBu@greenbaywi.gov
(p) 920.448.3396
(w) www.greenbaywi.gov/



From: Matthew Buchanan
Sent: Thursday, September 19, 2019 9:04 AM
To: Jim DuBois
Cc: Jeff Mirkes; Rick Chernick
Subject: Re: BID Board nomination

Looks great! I'll pass this on to the Mayor's office and I'll let you know if we need anything g else.

Thanks!
Matt

Sent from my iPhone

On Sep 18, 2019, at 6:35 PM, Jim DuBois <jdubois@duboisfw.com> wrote:

Hi Matt,

I was born and raised in Green Bay son of Dan & JoAnn DuBois. I started working for the family business in 1980 and made my career working for DuBois Formalwear. In 1989 my sister and I bought the business from our parents and in 2013 my sister decided to move on to another business and I am now

the sole owner. In 2016, after becoming empty nesters, my wife and I sold our 5 bedroom house and purchased a condo in downtown Green Bay at Riverside Place Condominiums. I am enjoying a 7 min walk to work and my wife and I are loving the downtown fun!

I serve on several boards;

- Select Independent Formalwear Specialists
- International Formalwear Association
- Riverside Place Condominiums

And of course, -Downtown Green Bay Inc.

Let me know if this works or if you would like me to elaborate more.

Have a great day Matt,

Jim

Jim DuBois
DuBois Formalwear
Green Bay, WI
800-236-7303
www.duboisfw.com

On Sep 18, 2019, at 8:24 AM, Matthew Buchanan <matthewbu@greenbaywi.gov> wrote:

Hi Jim,

I've heard you've accepted the Downtown BID Board's nomination to join the Board. That's great to hear.

The next step will be for me to notify the Mayor's Office. Would you be able to send me a resume or short bio that I can pass on to the Mayor? He will consider the nomination before sending it to the City Plan Commission for their recommendation before final approval at Common Council. Your attendance at these meetings is not required.

Let me know if you have any questions.

Thanks,

Matt Buchanan, AICP
Economic Development Specialist

City of Green Bay
Department of Community and Economic Development
100 N. Jefferson Street, Room 608
Green Bay, Wisconsin 54301-5026

(e) MatthewBu@greenbaywi.gov
(p) 920.448.3396
(w) www.greenbaywi.gov/

<image001.png>



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # P.I.

To approve the installation of a tot playground at Baird Park, separate from the school playground, on City property adjacent to the tennis courts.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Baird Site Schematic Plan Playground



PROPOSED TOT PLAYGROUND



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # P.2.

To approve the purchase of mobile and portable radios from Nielson Communications, Inc. for \$45,822.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 10-9-19 PARKS Radios



CITY OF GREEN BAY - PURCHASING DIVISION

TO: Parks Committee
 FR: Rick Jensen, Purchasing Manager
 DT: October 9, 2019
 RE: Purchasing Report
 Cc: Dan Ditscheit, Diana Ellenbecker

Report of the Purchasing Manager:

1. Request approval to purchase mobile and portable radios from Nielson Communications, Inc. for \$45,822.

The following items were openly and competitively offered:

Parks Committee - Report of the Purchasing Manager				
DESCRIPTION and TERM IF A CONTRACT	FUNDING SOURCE	AWARDED VENDOR	RESPONSES	\$ AMOUNT
Radios, Mobile & Portable for Parks Department	426630-55140 Equipment Repl.	Nielson Communications, Inc.	1	\$45,822

CITY OF GREEN BAY QUOTATION SUMMARY RFQ #3190

Hytera Mobile/Portable Radios

DEPT: Parks		REQ #159	VENDOR #1	
Planholders: Vendors		CC#725-726	NIELSON COMM., INC. Green Bay	
ISSUED: 9/19/19		DUE: 10/2/19		
QTY	UNIT	DESCRIPTION	UNIT	PRICE
42	EA	MD782 I (G) HYTERA DMR MOBILE GPS UHF 400-470 MHz Radios	\$ 549.00	\$ 23,058.00
23	EA	PD601 I (G) HYTERA DMR PORTABLE GPS UHF 400-470 MHz Radios	\$ 389.00	\$ 8,947.00
9	EA	PD682 I (G) HYTERA DMR PORTABLE GPS UHF 400-470 MHz Radios	\$ 459.00	\$ 4,131.00
8	EA	PD682 I (G) HYTERA DMR PORTABLE GPS UHF 400-470 MHz Radios	\$ 489.00	\$ 3,912.00
6	EA	POWER SUPPLIES FOR 6 of the MOBILE RADIOS WITH SM10A1 DESK MICS	\$ 280.00	\$ 1,680.00
4	EA	MCA08 MULTI-UNIT CHARGERS	\$ 306.00	\$ 1,224.00
1	ALL	PROGRAMMING	\$ 2,870.00	\$ 2,870.00
TOTAL:				\$ 45,822.00
WARRANTY - MOBILE RADIO YEARS:			3 Years	
WARRANTY - PORTABLE YEARS:			3 Years	
LEAD TIME:			2 Weeks	
PAYMENT TERMS: NET 30				
EARLY PAYMENT DISCOUNT:			2% 15	
COMPANY ACCEPTS P-CARD PAYMENTS:			NO	

Recommendation: Award to the lowest responsive, responsible vendor, Nielson Communications, Inc. for the amount of \$45,822.



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # P.3.

To receive and place on file the request by Ald. Brunette to make changes to alleviate parking concerns at the Resch Aquatic Center.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # Q.I.

To approve the request to fill the following replacement position and all subsequent vacancies resulting from internal transfers.

a. Park Maintenance Worker - Parks, Recreation and Forestry

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Request to Fill Memo 10.08.19
2. Park Maintenance Worker - J. Baye 10.16.19

MEMORANDUM



Human Resources Department

To: Personnel Committee
Joe Faulds, Human Resources Director

From: Sarah Fidler
Human Resources Generalist

Re: Request to Fill Vacant Position

Date: October 8, 2019

The Human Resources Department is requesting authorization to fill the following replacement position approved as part of the 2019 budget and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Park Maintenance Worker – Replacement position due to the retirement of James Baye effective October 16, 2019. Salary range: \$19.96 - \$23.49 per hour.

**Position Fill Request
Justification Report
September 24, 2019**

Position Title: Park Maintenance Worker

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

This position will be vacant as a result of the retirement of James Baye on October 16, 2019.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes, this position is budgeted. The wage range is \$19.96 - \$23.49 per hour.

- 3. Please list the functions and any special information regarding this position.**

The Park Maintenance Worker is a generalist position responsible for maintaining all facets of the year-round park operations. Parks and the related facilities are used daily from sun-up to 10:30 p.m. throughout the year. Therefore, we need to ensure that they are clean, safe, and functional at all times for our patrons.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

No.

- 5. Please explain why current staff is unable to absorb duties of this position.**

Over the years, we have added more parkland and facilities, but have not added additional staff. We are also responsible for maintaining a four-diamond Little League complex, a six-field soccer complex, more trails, more parklands, and the City Deck.

- 6. If duties of position are presently being done, how are they done?**

When vacancies occur in this classification, we are unable to meet all of the maintenance needs of our parks and facilities. As positions become vacant, we prioritize and reprioritize our daily work. The effect is that many of the services that we provide to the public are being performed less frequently.

- 7. What service would be reduced or eliminated if this position is not filled?**

The overall service would be reduced. We have tried to lessen the obvious impact by reprioritization.

8. What are the alternative methods and costs of accomplishing the work?

Contracting for various maintenance services would need to be explored. Costs would be dependent on the service contracted. The Park Maintenance Worker performs a wide range of services during a calendar year, therefore making it difficult to replace a single position by contracting.

9. Are there union issues?

No.

10. Other supporting comments.

Since 2001, the Parks Division has been responsible for maintaining the following added facilities: New 4K building at the Wildlife Sanctuary, SK8 Park; Leicht Memorial Festival Park; Resch Aquatic Center; four new buildings; nine splash pads; more parkland at Farlin Park, Beach Lane, Navarino Park, V.T. Pride Park, Eastman Park; several parcels along the Baird Creek Greenway; 16 acres of turf at Bay Beach Park; a new boarded hockey rink; a four ball diamond softball complex; a six-field soccer complex; the City Deck; the Zippin Pippin, Sea Dragon, Bay Beast, Rockin' Tug, Falling Star and the new Big Wheel Ferris Wheel amusement rides; as well as several miles of trails.

We have assumed the work at the additional facilities (above) while seeing a reduction in staff of 6 of these full-time Park Maintenance Workers and 10 fewer seasonal positions since 2006. With future maintenance responsibilities sure to come, we will fall further behind in our efforts to provide the most basic of services if we do not maintain our staffing levels accordingly.



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # Q.2.

To approve the increase to the dental insurance premiums by 3%.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2019 Dental Plan Modeling Spreadsheets - City of Green Bay

Dental Carrier:		Humana		Humana
		Current		Alternate
Deductible				
	Single	\$50		\$50
	Family	\$150		\$150
Annual Maximum				
		\$2,500		\$2,500
Preventive Services				
	Oral Exams	100%		100%
	Bite Wing X-Rays	100%		100%
	Cleanings	100%		100%
	Topical Fluoride	100%		100%
	Sealants	80%		80%
	Space Maintainers	80%		80%
Basic/Major Services				
	Amalgam/Composite Fillings	80%		80%
	All other X-Rays	80%		80%
	Simple Extractions	80%		80%
	Oral Surgery	80%		80%
	Endodontics	50%		50%
	Periodontics	80%		80%
	Stainless Steel Crowns	80%		80%
	Porcelain Crowns	50%		50%
	Inlays/Onlays	80%		80%
	Implants	50%		50%
	Removable or Fixed Bridgework	50%		50%
	Partial or Complete Dentures	50%		50%
	Full & Partial Denture Repair	50%		50%
Orthodontics				
		50% to \$2,000		50% to \$2,000
Rates		Current		Forecast
Employee	196	\$42.65	\$46.49	\$43.93
Family	461	\$129.62	\$141.29	\$133.51
		9.00%		3.00%
Monthly Totals		\$68,114.22	\$74,246.73	\$70,157.65
Annual Totals		\$817,370.64	\$890,960.76	\$841,891.76
		\$73,590.12		\$24,521.12

Alternate Includes:

1. Limit Fluoride to 1 per year for only for dependent children up to age 17 (2.25%)
2. Move full-mouth and panoramic x-rays limit to 1 per 5 years - remains covered under Basic (2%)
3. Move local anesthetics/study models to integral services (.5%)
4. Remove coverage for restorations/appliances due to increasing vertical dimension, restoring occlusion, replaing tooth structure lost by attrition, abfraction, abrasion and erosion and splinting (.5%)
5. Apply missing tooth clause (removes existing coverage of congenitally missing teeth) (.75%)

While every effort is made to illustrate the carriers' various benefits, discrepancies or errors are possible. In the event of an error, the actual product brochure furnished by the insurance carrier and approved by the Commissioner of Insurance will prevail. The master contract and policyholder certificates are more detailed and should be used for the determination of benefits. All plans will comply with state and/or federal requirements with regard to nervous and mental benefits.



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

AGENDA ITEM # Q.3.

To approve to create City of Green Bay Policy Chapter 32 Employee Resource Groups.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Personnel Committee Memo - Employee Resource Groups
2. CITY OF GREEN BAY PERSONNEL Policy - Chapter 32 - Employee Resource Grou...
3. 2019 City of Green Bay ERG Application
4. 2019 City of Green Bay Charter Template

MEMORANDUM



Human Resources Department

To: Personnel Committee

From: Joseph W. Faulds, Human Resources Director

Re: Employee Resource Groups

Date: October 8, 2019

Employee Resource Groups

The City's vision is to be a model municipal employer by leveraging diversity and fostering inclusion to deliver the best public service. The City's mission and goals involve creating a culture which values the contributions of all City employees and provides equal opportunity for professional development and career advancement. To further this, the City is committed to encouraging, facilitating, and supporting the work of Employee Resource Groups (ERG) as a mechanism to build community, and foster awareness, respect, and inclusion within the workplace.

An ERG is an employee group that has been formally recognized by the City, and is comprised of employee-members who share a common background, focus area, set of interests and/or goals. The City encourages employees to form ERGs to promote diversity, interact with fellow employees on an informal basis, recognize employee achievements, and encourage employees to be heard, valued, and engaged.

Encl. Created Ch. 32 – Employee Resource Groups
Employee Resource Group Application
Employee Resource Group Template Charter



CITY OF GREEN BAY PERSONNEL POLICY

Policy Title Employee Resource Groups	Policy Reference Chapter 32
Policy Source Human Resources Department	Legal Review Date
Personnel Committee Approval	City Council Approval

- 32.1 **PURPOSE.** The purpose of this policy is to define the authority and scope of responsibility associated with City of Green Bay Employee Resource Groups (ERGs) and to establish accountability standards for the efficient, productive, and successful operation of such groups. An ERG is an employee group that has been formally recognized by the City, and is comprised of employee-members who share a common background, focus area, set of interests and/or goals. ERGs foster an environment of inclusion. The City encourages employees to form ERGs to promote diversity, interact with fellow employees on an informal basis, recognize employee achievements, and encourage employees to be heard, valued, and engaged.
- 32.2 **POLICY STATEMENT.** The City is committed to encouraging, facilitating, and supporting the work of Employee Resource Groups as a mechanism to build community, and foster awareness, respect, and inclusion within the workplace. The City believes that ERGs can be instrumental in achieving one or more of the following goals:
- Strengthen the City's ability to recruit a diverse workforce;
 - Provide safe and supportive employee networks organized around shared characteristics or interest which help improve working relationships and create a more inclusive and attractive work environment;
 - Create an open forum for the exchange of ideas on how to better engage all City residents and provide exceptional services to the public;
 - Help foster opportunities for personal and professional development for City employees;
 - Empower employees and develop leaders; and
 - Help identify gaps and opportunities in the City's talent acquisition and employee

development process.

32.3 ESTABLISHMENT OF AN ERG. To be formally recognized as a City supported ERG, the ERG must have the following:

- a. An approved application by the Human Resources Department followed by an ERG Charter developed by the group. The Charter should include a formal governance structure including a mission statement, defined roles and responsibilities, and a clearly defined goals and initiatives. ERG Charters will be approved by Human Resources;
- b. A documented recruitment plan including strategies to introduce new and current employees to the ERG and the City's organizational culture;
- c. Well documented strategies to seek the support of a management level sponsor or ally who will be available to provide guidance and support and who will serve as an advocate and share information with leadership;
- d. Rules that document efforts to ensure that meetings and events are open to any City employee who wishes to attend;
- e. Activities that are aligned with the goals established within this Policy for the City and not a specific department, section, or workgroup; and,
- f. Rules of conduct that require members to operate in a supportive, inclusive, and respectful manner towards each other and towards other ERGs.

32.4 MEMBERSHIP ELIGIBILITY AND OPERATION. Membership in a City sponsored ERG is voluntary and open to all City of Green Bay employees. Participation in a City sponsored ERG must not conflict with work responsibilities. ERG activities are prohibited when they conflict with City of Green Bay policies, standards of conduct, personnel policies and procedures, state or federal law, or provisions of the City of Green Bay Municipal Code.

ERGs may not be organized solely for general interest, recreation, sports, or hobby purposes, although an ERG may include such activities if it can demonstrate how it relates to its mission and purpose.

Participation in an ERG or ERG sponsored activities during the employees regularly scheduled work hours is permitted provided that such participation does not conflict with the employees work responsibilities or the service delivery needs of the department.

Employees are required to obtain supervisory approval to participate in ERG events and activities during work hours. Participation in an ERG or ERG sponsored event outside of work hours is on the employee's time.

Consistent with the City's commitment to diversity and inclusion, ERGs are encouraged to collaborate to the maximum extent feasible to facilitate understanding between groups and to maximize resources for the benefit of each group.

32.5 ROLES AND RESPONSIBILITIES.

32.5.1 Human Resources Department:

- a. Receive and review applications and approve the ERG Charter that formally establishes the ERG.
- b. Ensure that ERGs are operating within scope of authority established in this Policy and in support of the City's interests in diversity and inclusion.
- c. Attend ERG meetings as necessary and respond to questions, concerns, and recommendations.
- d. Provide support and guidance as necessary and facilitate access to resources, policies, and decisions in support of the ERGs missions and goals.

32.5.2 Managers/Supervisors

- a. Encourage and support employee participation in ERGs and facilitate attendance to meetings and activities.
- b. Provide information on resources and provide guidance and direction as needed.
- c. Become an ally of one or more ERGs and encourage other members of leadership to volunteer as sponsors and help advance the ERGs platform.
- d. Be reasonably responsive to requests for guidance from the ERG or its Steering Team.

32.5.3 ERG Members

- a. Ensure that a Steering Team exists of at least two members to plan and organize events and communicate with members of the ERG and City employees.
- b. Ensure that ERG activities are consistent with this Policy.
- c. Ensure that the ERG remains open to all employees who wish to participate.
- d. Ensure that activities and decisions are consistent with the principles of diversity and inclusion.
- e. Ensure that members adhere to City of Green Bay policies in conduct and activities.
- f. Ensure that participation in an ERG or ERG related activities does not conflict with work responsibilities or the department's ability to meet its service to the

public.

- g. Maintaining a positive respectful and productive ERG atmosphere

32.6 PROHIBITED ACTIVITIES. ERGs are prohibited from engaging in the following activities:

- a. Activities that engage in political activities, make political or legislative endorsements, or promote candidates for public office.
- b. Activities that seek to promote a particular belief or ideology.
- c. Activities that support or make recommendations regarding the employment or hiring of any person.
- d. Activities that represent or can be construed as representing or serving as an advocate in Complaints or disputes on behalf of an employee or employee group.
- e. Make direct charitable donations.
- f. Activities that address issues concerning wages, hours or any other item or condition of employment.

32.7 NON DISCRIMINATION. ERGs are required to operate within the City's Harassment & Discrimination in the Workplace policy and may not discriminate in membership or participation based on any category.



*The City of Green Bay is a leader in employee health and wellness with its **Health | 1265** program and a goal to engage all employees in their own health and well-being*

EMPLOYEE RESOURCE GROUP APPLICATION

Below are questions to be answered by the individual Employee Resource Group when submitting to the Human Resources Department. All Employee Resource Groups must submit an application for review and approval for formal recognition of the Employee Resource Group. After the application is reviewed and approved, the Human Resources Department will work with the Employee Resource Group to create its charter. Please submit questions or a completed application to the appropriate office.

Name of Employee Resource Group:	
Name of the Employee Resource Group applicant:	
Title:	
Office:	
Phone:	Email:
Signature:	Date:
What is the group's purpose (500 words or less)?	
What is your Employee Resource Group's proposed Mission Statement?	

Please provide three examples of how your group's mission and purpose serves the City's Employee Resource Group purpose and policy. 1. 2. 3.		
Signatures of at least 5 City of Green Bay employees who indicate they will join your Employee Resource Group. Attach a list of any additional employees.		
Print Name	Title	Employee Signature
1.		
2.		
3.		
4.		
5.		

EMPLOYEE RESOURCE GROUP APPLICATION APPROVAL

The application for _____ Employee Resource Group has been reviewed by the Human Resources Department and the Applicant's Department Head or Supervisor and forwarded with the following recommendation:

Approve: _____ Disapprove: _____

Comments:

Signature

Date



The City of Green Bay is a leader in employee health and wellness with its Health | 1265 program and a goal to engage all employees in their own health and well-being

EMPLOYEE RESOURCE GROUP CHARTER TEMPLATE

PREAMBLE

Consistent with the City of Green Bay's vision to be a model municipal employer by leveraging diversity and fostering inclusion to deliver the best public service, the City's mission and goals involve creating a culture which values the contributions of all City employees and provides equal opportunity for professional development and career advancement.

The City of Green Bay's diversity and inclusion goals include: (1) Support participation in Women in STEM and provide Women in STEM with access to agency senior leadership; (2) utilize Women in STEM to assist in outreach to diverse organizations; (3) utilize Women in STEM to provide input on strategies and outreach for hiring, retaining and promoting a diverse workforce; and (4) support mentoring programs that are sponsored by Women in STEM.

ARTICLE I: NAME

1.1 NAME

This organization shall be known as the Women in STEM.

ARTICLE II: MISSION

2.1 MISSION

The Mission of the Women in STEM ERG is to be a strategic partner with the City of Green Bay to promote a culture of diversity and inclusion through continual learning. The Women in STEM ERG will advance the understanding and inclusion of employees with a common background, set of interests and/or goals. The vision, mission, goals, policies and activities of Women in STEM are fully aligned with those of the City of Green Bay's mission, goals, and policies.

The Women in STEM ERG will be a valuable mechanism to: (1) build a culture that fosters awareness, respect and inclusion in the workplace; (2) establish programs and activities aligned with the mission of the City of Green Bay; (3) provide employees opportunities to develop and grow, and for supervisors to access innovative concepts and unique solutions to challenges faced by the City of Green Bay.

[The Women in STEM adds its own mission statement, reflecting the purpose of the group, the work it intends to achieve, and/or the principles or beliefs that guide the ERG's work. The statement should be limited to a paragraph.]

ARTICLE III: MEMBERSHIP

3.1 ELIGIBILITY

Membership in the ERG is available to all City employees. The ERG shall provide a roster of employees to Human Resources on a yearly basis. All members are eligible to be members of the Steering Team.

3.2 Recruitment

The Women in STEM ERG plan to recruit employees for this ERG by posting flyers in break rooms and sending out email communications to current and new employees.

ARTICLE IV: STRUCTURE AND OPERATIONS

4.1: LEADERSHIP, ROLES & RESPONSIBILITIES

The Group shall have an Employee Leader. This individual shall:

1. Schedule and organize meetings;

4.2: Terms of Office for the Steering Team

There are no limitations on the number of terms of office an individual may hold.

5.1 MEMBERSHIP MEETINGS

There shall be regular meetings of the ERG on a date and place to be designated by the Steering Team. This meeting shall be held at a specified location and announced to members of the ERG. The ERG shall send a notice of each regular meeting to each member of the ERG.

RESOLUTION

RESOLUTION APPROVING PARTICIPATION IN THE GREEN TIER LEGACY

COMMUNITY PROGRAM FOR THE CITY OF GREEN BAY

WHEREAS, the Wisconsin Department of Natural Resources in partnership with the League of Wisconsin Municipalities, 1,000 Friends of Wisconsin, Wisconsin Energy Conservation Corp, Center on Wisconsin Strategy, Wisconsin Counties Association and the cities of Appleton, Bayfield, Fitchburg, Middleton, Ashland, Monona, Eau Claire, Bayside, Port Washington, Sheboygan, La Crosse and the Village of Weston have created a Green Tier Charter for Legacy Communities with goals of:

1. To assist the City of Green Bay in achieving superior environmental performance in both of the following two areas: (1) water resource management; (2) sustainability practices; and goals relating to economic development, public health and social equity; and to recognize their efforts and progress;
2. To improve the quality of life and economic vitality of communities;
3. To help the City of Green Bay and the Wisconsin Department of Natural Resources address wastewater, storm water, drinking water, wetlands and other water issues in a holistic, watershed-based manner;
4. To assist the City of Green Bay in preparing, implementing, and improving an overall watershed plan(s) that integrates the municipality's full range of water resources issues;
5. To assist the City of Green Bay in preparing, implementing and improving over time a sustainability plan that reduces the City of Green Bay's impact on the environment;
6. To facilitate access to state and federal funding for projects and activities related to achieving the purposes of this charter, such as energy efficiency, renewable energy, greenhouse gas reductions, comprehensive planning, transportation policies, and integrated planning for wastewater treatment, storm water treatment and management; and drinking water;

7. To realize taxpayer savings through reduced municipal expenditures on motor vehicles fuels and energy resulting from efficient development patterns;
8. To help the City of Green Bay comply with various water regulations in a more efficient, cost effective and flexible manner;
9. To achieve other demonstrable and measurable environmental improvements beyond what is required by local, state, or federal law;
10. To assist the City of Green Bay in approaching zero waste and improving waste management practices; and

WHEREAS, the City of Green Bay was invited to join in this voluntary program and believe participation will further enhance our city's current commitments to sustainability, and

WHEREAS, the City of Green Bay will benefit from such a partnership with the Green Tier Legacy Communities Program by receiving positive recognition, gaining access to a DNR staff liaison and their resource team, receiving prioritization in applying for certain grants and streamlining in certain DNR permitting processes, and

WHEREAS, the services and resources provided by the Green Tier Legacy Community Program will benefit and assist the initiatives and efforts of the Sustainability Commission, and

WHEREAS, by adopting this resolution the City of Green Bay agrees to sign and hold to the Green Tier Charter for Legacy Communities. We will participate in the quarterly meetings, networks and share information with our public and the communities in the program, and provide an annual report noting the progress in our goals, baselines and sustainability plans.

NOW, THEREFORE, BE IT RESOLVED by the City of Green Bay declares itself a signatory to the Green Tier Charter for Legacy Communities and authorizes the Council President, Mayor, and City Clerk to execute the necessary documents on behalf of the Common Council, and

BE IT FURTHER RESOLVED, that City of Green Bay staff and members of the Sustainability Commission are directed to assist with meeting the Charter goals and to submit an annual report to the Organizational Signatories, and

BE IT FURTHER RESOLVED, that upon adoption, the City Clerk is hereby directed to send a copy of this resolution to the Wisconsin DNR and the Legacy Communities Green Tier Steering Committee.

(Adoption Date)

(SEAL)

(SEAL)

(ATTESTED)



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.I.

INFORMATIONAL ONLY: To adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 5 - Resolution - I 90927 - Territory Amendment
2. 6.2 - TID - TID 5 - Project Plan - Amended - I 90927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-01
REGARDING A TERRITORY AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER FIVE (5),
EAST AND WEST DOWNTOWN ("TID 5")**

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Five (5), East and West Downtown, ("TID 5") on December 21, 1999; and

WHEREAS, in accordance with Wis. Stats. §66.1105, the City and the Redevelopment Authority of the City of Green Bay ("RDA") desire to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 5 on Tuesday, July 16, 2019; and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Territory Amendment Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 5, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 5; and
5. A map showing proposed improvements and uses in TID 5; and

6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 5 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 5 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. That “but for” the Territory Amendment to TID 5, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
2. TID 5 shall remain a blighted area district, as greater than fifty percent (50%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
3. The proposed activities and project costs in the Amended Project Plan will continue to relate directly to blight elimination within TID 5 consistent with the purpose for which the District is created; and
4. The proposed activities and project costs in the Amended Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 4.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 4.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 4.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 4.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 5; and
6. The economic benefits of TID 5, as measured by increased property value, employment, and income,
 - 6.1. are greater than the cost of the improvements identified in the Amended Project Plan; and
 - 6.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 5 Amended Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay adopts a Territory Amendment to Tax Increment District Number Five (5), East and West Downtown ("TID 5"), and amends the Project Plan.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Five (5)

East and West Downtown

Amended **PROJECT PLAN**

City of Green Bay, Wisconsin **DRAFT 27 September 2019**

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

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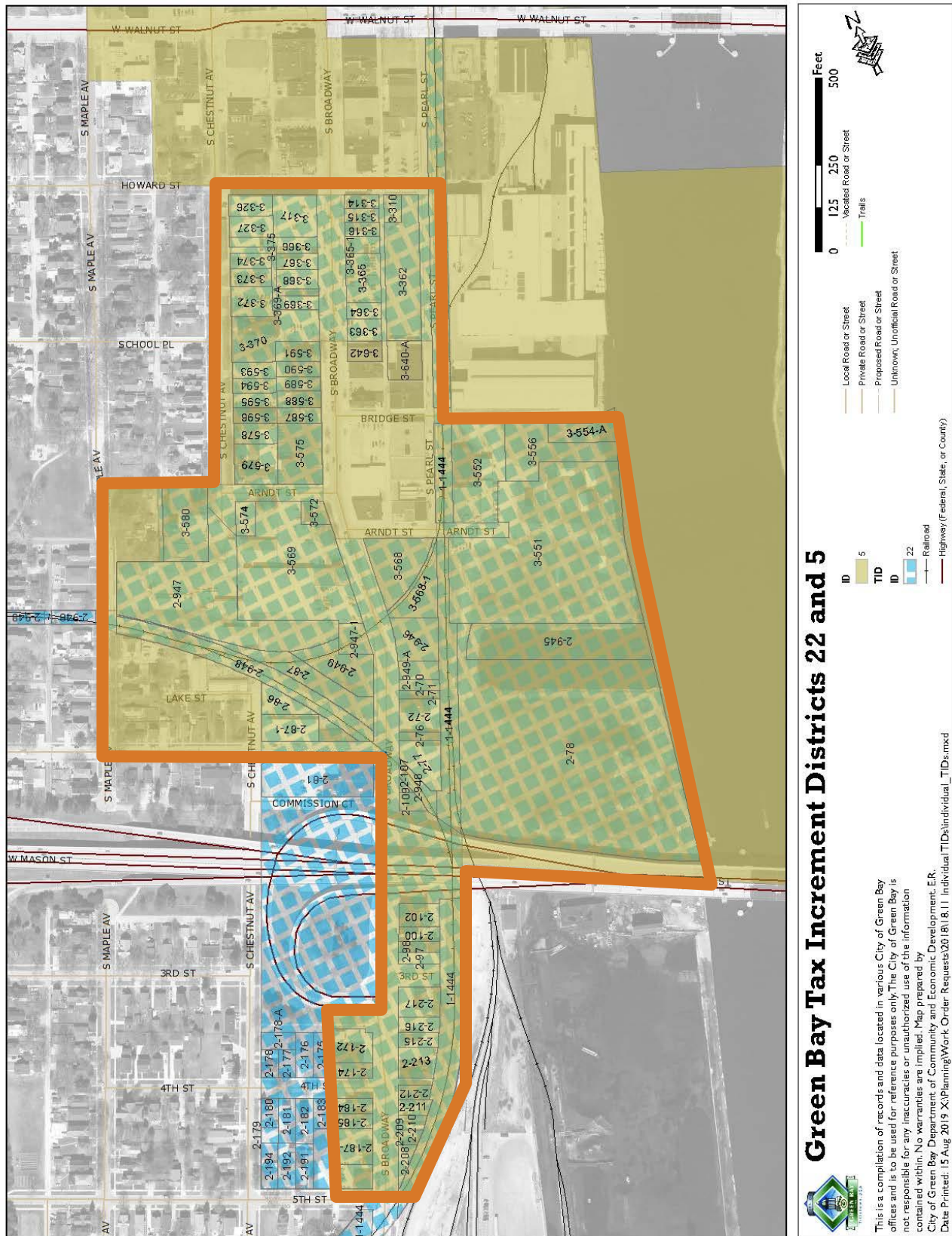
Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Five (5), East and West Downtown, (“TID 5”) on December 21, 1999; and
2. In accordance with Wis. Stats. §66.1105, the City and the Redevelopment Authority of the City of Green Bay (“RDA”) desire to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street; and
3. The Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 5 on Tuesday, July 16, 2019; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 5, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 5; and
 - 5.5. A map showing proposed improvements and uses in TID 5; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 5 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 5 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. That “but for” the Territory Amendment to TID 5, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
 - 6.2. TID 5 shall remain a blighted area district, as greater than fifty percent (50%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
 - 6.3. The proposed activities and project costs in the Amended Project Plan will continue to relate directly to blight elimination within TID 5 consistent with the purpose for which the District is created; and
 - 6.4. The proposed activities and project costs in the Amended Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 6.4.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 6.4.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to

- the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
- 6.4.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
- 6.4.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
- 6.5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 5; and
- 6.6. The economic benefits of TID 5, as measured by increased property value, employment, and income,
 - 6.6.1. are greater than the cost of the improvements identified in the Amended Project Plan; and
 - 6.6.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.7. The TID 5 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Remove any parcel within TID 5 that falls within the boundary for TID 22, as identified within the Map and table in Appendix C. Amend the Legal Description in Appendix B to reflect the new TID 5 boundary.



Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Amended Project Plan
Tax Increment District No. 5
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 5, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and subtracting territory from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

100 North Jefferson Street | Green Bay, WI. 54301 | 920 448 3080 | Fax 920 448 3081

World Wide Web <http://www.greenbaywi.gov>

Appendix B: Amended Legal Description for TID 5

TO BE INSERTED

Appendix C: Parcels to be Removed from TID 5 and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
2-70	515 S BROADWAY		\$ -	\$ -	\$ -
2-71	517 S BROADWAY		\$ -	\$ -	\$ -
2-72	519 S BROADWAY		\$ 43,200	\$ 88,400	\$ 131,600
2-76	525 S BROADWAY		\$ -	\$ -	\$ -
2-77	531 S BROADWAY		\$ -	\$ -	\$ -
2-78	100 W MASON ST		\$ -	\$ -	\$ -
2-86	410 CLINTON ST		\$ 30,300	\$ 27,300	\$ 57,600
2-87	S BROADWAY		\$ -	\$ -	\$ -
2-88	502 CLINTON ST	0.14	\$ 10,000	\$ 4,700	\$ 14,700
2-89	504 CLINTON ST	0.14	\$ 10,000	\$ 59,900	\$ 69,900
2-90	508 CLINTON ST	0.14	\$ 10,000	\$ 69,700	\$ 79,700
2-91	514 CLINTON ST	0.14	\$ 10,000	\$ 83,100	\$ 93,100
2-92	516 CLINTON ST	0.17	\$ 12,000	\$ 67,800	\$ 79,800
2-93	517 LAKE ST	0.09	\$ 2,100	\$ -	\$ 2,100
2-94	505 LAKE ST	0.21	\$ 14,000	\$ 27,500	\$ 41,500
2-95	520 S CHESTNUT AVE	0.07	\$ 4,500	\$ 5,200	\$ 9,700
2-97	723 S BROADWAY		\$ 10,900	\$ 3,100	\$ 14,000
2-98	719 S BROADWAY		\$ 10,900	\$ 74,400	\$ 85,300

1-1444	S ASHLAND AVE		\$ -	\$ -	\$ -
2-100	715 S BROADWAY		\$ 13,800	\$ 108,200	\$ 122,000
2-102	709 S BROADWAY		\$ 21,400	\$ 286,500	\$ 307,900
2-107	S BROADWAY		\$ -	\$ -	\$ -
2-109	613 S BROADWAY		\$ -	\$ -	\$ -
2-172	818 S BROADWAY		\$ 31,700	\$ 88,400	\$ 120,100
2-174	822 S BROADWAY		\$ 14,500	\$ 13,400	\$ 27,900
2-184	824 S BROADWAY		\$ 14,600	\$ 48,800	\$ 63,400
2-185	828 S BROADWAY		\$ 8,700	\$ 73,500	\$ 82,200
2-187-A	836 S BROADWAY		\$ 34,700	\$ 64,800	\$ 99,500
2-188	840 S BROADWAY		\$ 33,700	\$ 129,100	\$ 162,800
2-208	837 S BROADWAY		\$ 8,900	\$ 35,300	\$ 44,200
2-209	833 S BROADWAY		\$ 9,200	\$ -	\$ 9,200
2-210	829 S BROADWAY		\$ 9,500	\$ -	\$ 9,500
2-211	825 S BROADWAY		\$ 10,200	\$ -	\$ 10,200
2-212	823 S BROADWAY		\$ 11,000	\$ 73,100	\$ 84,100
2-213	821 S BROADWAY		\$ 25,900	\$ 131,700	\$ 157,600
2-215	813 S BROADWAY		\$ 13,600	\$ 69,800	\$ 83,400
2-216	809 S BROADWAY		\$ 14,100	\$ -	\$ 14,100
2-217	801 S BROADWAY		\$ 28,700	\$ 50,700	\$ 79,400

2-263	522 CLINTON ST	0.05	\$ 5,400	\$ 65,800	\$ 71,200
2-264	535 S MAPLE	0.10	\$ 9,200	\$ 47,400	\$ 56,600
2-265	527 S MAPLE	0.15	\$ 11,200	\$ 51,200	\$ 62,400
2-266	521 S MAPLE	0.15	\$ 11,200	\$ 53,400	\$ 64,600
2-267	509 S MAPLE	0.15	\$ -	\$ -	\$ -
2-268	501 S MAPLE	0.21	\$ 19,600	\$ 89,400	\$ 109,000
2-87-1	416 CLINTON ST		\$ 35,600	\$ 66,000	\$ 101,600
2-93-A	519 LAKE ST	0.09	\$ 7,100	\$ 23,900	\$ 31,000
2-945	S PEARL ST		\$ -	\$ -	\$ -
2-946	505 S BROADWAY		\$ -	\$ -	\$ -
2-947	419 S MAPLE AVE		\$ -	\$ -	\$ -
2-947-1	504 S BROADWAY		\$ -	\$ -	\$ -
2-948	S CHESTNUT AVE		\$ -	\$ -	\$ -
2-949	506 S BROADWAY		\$ -	\$ -	\$ -
2-949-A	511 S BROADWAY		\$ -	\$ -	\$ -
2-94-A	515 LAKE ST	0.13	\$ 9,400	\$ 5,700	\$ 15,100
3-1144-B	339 S MAPLE	0.17	\$ 11,600	\$ 67,000	\$ 78,600
3-1144-B-1	411 S MAPLE	0.31	\$ 22,000	\$ 53,600	\$ 75,600
3-1144-B-2	403 S MAPLE	0.16	\$ 11,500	\$ 88,600	\$ 100,100
3-310	307 HOWARD ST		\$ 22,300	\$ -	\$ 22,300

3-314	201 S BROADWAY		\$ 22,000	\$ 113,000	\$ 135,000
3-315	205 S BROADWAY		\$ 22,300	\$ -	\$ 22,300
3-316	211 S BROADWAY		\$ 22,000	\$ 16,600	\$ 38,600
3-317	200 S BROADWAY		\$ -	\$ -	\$ -
3-326	201 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-327	209 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-345	315 S BROADWAY	0.10	\$ 12,400	\$ 111,200	\$ 123,600
3-362	301 S PEARL ST		\$ 105,000	\$ 14,300	\$ 119,300
3-363	S BROADWAY		\$ 34,700	\$ 800	\$ 35,500
3-364	223 S BROADWAY		\$ 26,400	\$ 600	\$ 27,000
3-365	217 S BROADWAY		\$ -	\$ -	\$ -
3-365-1	S BROADWAY		\$ -	\$ -	\$ -
3-366	S BROADWAY		\$ -	\$ -	\$ -
3-367	218 S BROADWAY		\$ -	\$ -	\$ -
3-368	220 S BROADWAY		\$ -	\$ -	\$ -
3-369	228 S BROADWAY		\$ -	\$ -	\$ -
3-369-A	226 S BROADWAY		\$ 13,200	\$ 65,200	\$ 78,400
3-370	232 S BROADWAY		\$ -	\$ -	\$ -
3-372	225 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-373	223 S CHESTNUT AVE		\$ -	\$ -	\$ -

3-374	219 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-375	211 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-551	239 ARNDT ST		\$ -	\$ -	\$ -
3-552	345 S PEARL ST		\$ -	\$ -	\$ -
3-554-A	101 BRIDGE ST		\$ -	\$ -	\$ -
3-556	119 BRIDGE ST		\$ -	\$ -	\$ -
3-559	301 BRIDGE ST	0.65	\$ 23,400	\$ 244,800	\$ 268,200
3-562	325 S BROADWAY	0.13	\$ 10,700	\$ 1,600	\$ 12,300
3-563	327 S BROADWAY	0.39	\$ 32,100	\$ 52,500	\$ 84,600
3-563-1	339 S BROADWAY	0.12	\$ 22,400	\$ 165,000	\$ 187,400
3-568	401 S BROADWAY		\$ -	\$ -	\$ -
3-568-1	S BROADWAY		\$ -	\$ -	\$ -
3-569	420 S BROADWAY		\$ -	\$ -	\$ -
3-572	402 S BROADWAY		\$ -	\$ -	\$ -
3-574	421 ARNDT ST		\$ -	\$ -	\$ -
3-575	336 S BROADWAY		\$ -	\$ -	\$ -
3-578	325 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-579	335 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-580	338 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-587	324 S BROADWAY		\$ -	\$ -	\$ -

3-588	316 S BROADWAY		\$ 33,000	\$ 67,100	\$ 100,100
3-589	312 S BROADWAY		\$ 7,800	\$ -	\$ 7,800
3-590	304 S BROADWAY		\$ 8,600	\$ -	\$ 8,600
3-591	300 S BROADWAY		\$ 29,000	\$ 147,800	\$ 176,800
3-593	305 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-594	311 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-595	315 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-596	319 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-640	310 S PEARL ST	0.18	\$ 15,100	\$ 106,400	\$ 121,500
3-640-A	306 PEARL ST	0.26	\$ 21,400	\$ 114,800	\$ 136,200
3-642	301 S BROADWAY	0.13	\$ 32,500	\$ 149,400	\$ 181,900
3-643	307 S BROADWAY	0.10	\$ 24,200	\$ 107,300	\$ 131,500
3-644	309 S BROADWAY	0.10	\$ 24,200	\$ 2,200	\$ 26,400
110	TOTAL	4.92	\$ 1,190,600	\$ 3,777,000	\$ 4,967,600



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.2.

INFORMATIONAL ONLY: To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt an Allocation Amendment Resolution and amend the Project Plan for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 7 - Resolution - I 90927 - Allocation Amendment
2. 6.2 - TID - TID 7 - Project Plan - Amended - I 90927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-02
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")**

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors ("TID 7"), on January 15, 2002; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"); and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 7; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Allocation Amendment Resolution and amendment the Project Plan for TID 7; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 7; and

5. A map showing proposed improvements and uses in TID 7; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 7 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 7 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 9; and
5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 9, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 7 and TID 9; and
7. The economic benefits of both TID 7 and TID 9, as measured by increased property value, employment, and income,
 - 7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 7 and TID 9 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay amends the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars (\$1,000,000.00), from TID 7 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created; and

BE IT FINALLY RESOLVED that the City is hereby authorized to transfer such funds as specified herein.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Seven (7)

Ashland Avenue and Lombardi Avenue Corridors

Amended **PROJECT PLAN**

City of Green Bay, Wisconsin
27 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Seven (7), Ashland Avenue and Lombardi Avenue Corridors (“TID 7”), on January 15, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park (“TID 9”); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 7; and
 - 5.5. A map showing proposed improvements and uses in TID 7; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 7 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 7 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
 - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 7 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 7 to TID 9; and
 - 6.5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 7 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
 - 6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 7 and TID 9; and
 - 6.7. The economic benefits of both TID 7 and TID 9, as measured by increased property value, employment, and income,
 - 6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and

- 6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.8. The TID 7 and TID 9 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 7 Project Plan to include an allocation, in an amount not to exceed one million dollars (\$1,000,000.00), from TID 7 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"), for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Amended Project Plan
Tax Increment District No. 7
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 7, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

100 North Jefferson Street | Green Bay, WI. 54301 | 920 448 3080 | Fax 920 448 3081

World Wide Web <http://www.greenbaywi.gov>



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.3.

INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt Affordable Housing Extension Resolution for TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 7 - Resolution - 190917 - Affordable Housing Extension



**Common Council
of the City of Green Bay**

**RESOLUTION
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER SEVEN (7),
ASHLAND AVENUE AND LOMBARDI AVENUE CORRIDORS ("TID 7")**

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Seven (7) ("TID 7") on January 15, 2002; and

WHEREAS, prior to December 1, 2020, TID 7 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City; and

WHEREAS, no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 7 for one (1) additional year, until December 1, 2021, for the purposes of improving housing stock within the City; and

BE IT FURTHER RESOLVED that the City shall allocate no less than seventy-five percent (75%) of said incremental property taxes from such additional year to affordable housing projects; and

BE IT FINALLY RESOLVED that the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 7, effective December 1, 2021.

Adopted _____

Approved _____

**COMMON COUNCIL OF THE
CITY OF GREEN BAY**

By: _____
Eric Genrich, Mayor

Attest: _____
Kris Teske, City Clerk



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.4.

INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Seven (7), Ashland Avenue and Lombardi Avenue Corridors.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 7 - Resolution - 190917 - Termination

Save

Print

Clear

Tab to navigate.

Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 7 and authorization to: *(check one)*

- ☒ Distribute excess increment to overlying taxing districts
☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 7 on 01-15-2002, and adopted a project plan in the same year, and
(mm-dd-yyyy)

WHEREAS, all TID # 7 projects were completed in the prescribed allowed time; and:

- ☒ WHEREAS, sufficient increment was collected as of the 2020 tax roll, payable 2021, to cover TID # 7 project costs.
(year) (year)
☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 7 ;
 and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2021, whichever comes first, that the TID has been terminated; and
(year)

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- ☒ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, _____.
- ☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 7 as determined by the final audit by the Municipality's auditors, _____.

Adopted this 17 day of September, 2019
(year)

Resolution introduced and adoption moved by alderperson _____

Motion for adoption seconded by alderperson _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

 Mayor/Head of Government Signature

 Clerk Signature



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.5.

INFORMATIONAL ONLY: To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt an Allocation Amendment Resolution and amend the Project Plan for TID Eight (8), Henry and Morrow Streets.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 8 - Resolution - I 90927 - Allocation Amendment
2. 6.2 - TID - TID 8 - Project Plan - Amended - I 90927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-03
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER EIGHT (8),
HENRY AND MORROW STREETS ("TID 8")**

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Eight (8), Henry and Morrow Streets ("TID 8"), on August 20, 2002; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 8 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 8 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9") and from TID 8 to Tax Increment District Number Seventeen (17), 900 Block North Broadway ("TID 17"); and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 8, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 8; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Allocation Amendment Resolution and amendment the Project Plan for TID 8; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 8; and

5. A map showing proposed improvements and uses in TID 8; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 8 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 8 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 8 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 8 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Prior to the mandatory termination date of September 2, 2035, TID 17 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
5. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 8 to TID 9 and/or TID 17; and
6. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 8, TID 9, and TID 17, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
7. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 8, TID 9, and TID 17; and
8. The economic benefits of both TID 8, TID 9, and TID 17, as measured by increased property value, employment, and income,
 - 8.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
9. The TID 8, TID 9, and TID 17 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay amends the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars (\$1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created; and

BE IT FURTHER RESOLVED that the Joint Review Board of the City of Green Bay amends the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one hundred thousand dollars (\$100,000.00), from TID 8 to TID 17, for the purposes of blight elimination in TID 17, which is consistent with the purpose for which TID 17 was created; and

BE IT FINALLY RESOLVED that the City is hereby authorized to transfer such funds as specified herein.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Eight (8)

Henry and Morrow Streets

Amended **PROJECT PLAN**

City of Green Bay, Wisconsin 27 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Eight (8), Henry and Morrow Streets (“TID 8”), on August 20, 2002; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 7 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 8 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park (“TID 9”) and from TID 8 to Tax Increment District Number Seventeen (17), 900 Block North Broadway (“TID 17”); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 8; and
 - 5.5. A map showing proposed improvements and uses in TID 8; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 8 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 8 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 8 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
 - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 8 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. Prior to the mandatory termination date of September 2, 2035, TID 17 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.5. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 8 to TID 9 and/or TID 17; and
 - 6.6. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 8, TID 9, and TID 17, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and

- 6.7. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 8, TID 9, and TID 17; and
- 6.8. The economic benefits of both TID 8, TID 9, and TID 17, as measured by increased property value, employment, and income,
 - 6.8.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 6.8.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.9. The TID 8, TID 9, and TID 17 Project Plans are feasible and in conformity with the City *Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one million, five hundred thousand dollars (\$1,500,000.00), from TID 8 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

Amend the Non-Project Costs section of the TID 8 Project Plan to include an allocation, in an amount not to exceed one hundred thousand dollars (\$100,000.00), from TID 8 to TID 17, for the purposes of blight elimination in TID 17, which is consistent with the purpose for which TID 17 was created.

Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Amended Project Plan
Tax Increment District No. 8
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 8, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

100 North Jefferson Street | Green Bay, WI. 54301 | 920 448 3080 | Fax 920 448 3081

World Wide Web <http://www.greenbaywi.gov>



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.6.

INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt an Affordable Housing Extension Resolution for TID Eight (8), Henry and Morrow Streets.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 8 - Resolution - 190917 - Affordable Housing Extension



**Common Council
of the City of Green Bay**

**RESOLUTION
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER EIGHT (8),
HENRY AND MORROW STREETS (“TID 8”)**

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Eight (8) (“TID 8”) on August 20, 2002; and

WHEREAS, prior to December 1, 2020, TID 8 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City; and

WHEREAS, no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 8 for one (1) additional year, until December 1, 2021, for the purposes of improving housing stock within the City; and

BE IT FURTHER RESOLVED that the City shall allocate no less than seventy-five percent (75%) of said incremental property taxes from such additional year to affordable housing projects; and

BE IT FINALLY RESOLVED that the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 8, effective December 1, 2021.

Adopted _____

Approved _____

**COMMON COUNCIL OF THE
CITY OF GREEN BAY**

By: _____
Eric Genrich, Mayor

Attest: _____
Kris Teske, City Clerk



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.7.

INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Eight (8), Henry and Morrow Streets.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 8 - Resolution - 190917 - Termination

Save

Print

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Tab to navigate.

Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 8 and authorization to: (check one)

- ☒ Distribute excess increment to overlying taxing districts
☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 8 on 08-20-2002, and adopted a project plan in the same year, and
(mm-dd-yyyy)

WHEREAS, all TID # 8 projects were completed in the prescribed allowed time; and:

- ☒ WHEREAS, sufficient increment was collected as of the 2020 tax roll, payable 2021, to cover TID # 8 project costs.
(year) (year)
☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 8 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2021, whichever comes first, that the TID has been terminated; and
(year)

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- ☒ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, .
☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 8 as determined by the final audit by the Municipality's auditors, .

Adopted this 17 day of September, 2019
(year)

Resolution introduced and adoption moved by alderperson

Motion for adoption seconded by alderperson

On roll call motion passed by a vote of ayes to nays

ATTEST:

Mayor/Head of Government Signature

Clerk Signature



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.8.

INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID Nine (9), State Highway 54/57 Business Park.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 9 - Resolution - 190917 - Termination

Save

Print

Clear

Tab to navigate.

Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 9 and authorization to: *(check one)*

- ☒ Distribute excess increment to overlying taxing districts
☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 9 on 10-07-2003, and adopted a project plan in the same year, and
(mm-dd-yyyy)

WHEREAS, all TID # 9 projects were completed in the prescribed allowed time; and:

- ☒ WHEREAS, sufficient increment was collected as of the 2020 tax roll, payable 2021, to cover TID # 9 project costs.
(year) (year)
☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 9 ;
 and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2021, whichever comes first, that the TID has been terminated; and
(year)

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- ☒ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, .
☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 9 as determined by the final audit by the Municipality's auditors, .

Adopted this 17 day of September, 2019
(year)

Resolution introduced and adoption moved by alderperson

Motion for adoption seconded by alderperson

On roll call motion passed by a vote of ayes to nays

ATTEST:

Mayor/Head of Government Signature

Clerk Signature



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.9.

INFORMATIONAL ONLY: To adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Commercial Development.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 12 - Resolution - I 90927 - Allocation Amendment
2. 6.2 - TID - TID 12 - Project Plan - Amended - I 90927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-04
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER TWELVE (12),
I-43 COMMERCIAL DEVELOPMENT ("TID 12")**

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12), I-43 Commercial Development ("TID 12"), on September 6, 2005; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park ("TID 9"); and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Allocation Amendment Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 12, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved an Allocation Amendment Resolution and amendment the Project Plan for TID 12; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Allocation Amendment Resolution and amendment the Project Plan for TID 12; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 12; and
5. A map showing proposed improvements and uses in TID 12; and

6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 9; and
5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 9, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 9; and
7. The economic benefits of both TID 12 and TID 9, as measured by increased property value, employment, and income,
 - 7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and
 - 7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 12 and TID 9 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay amends the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars (\$500,000.00), from TID 12 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created; and

BE IT FINALLY RESOLVED that the City is hereby authorized to transfer such funds as specified herein.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Twelve (12)

I-43 Commercial Development

Amended **PROJECT PLAN**

City of Green Bay, Wisconsin
27 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

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Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
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Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
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Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Twelve (12), I-43 Commercial Development (“TID 12”), on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt an Allocation Amendment Resolution and amend the Project Plan for TID 12 on Tuesday, July 16, 2019; and
3. The RDA proposed allocating excess incremental property taxes from TID 12 to Tax Increment District Number Nine (9), State Highway 54/57 Business Park (“TID 9”); and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 12; and
 - 5.5. A map showing proposed improvements and uses in TID 12; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 12 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 12 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 12 has accumulated aggregate incremental property taxes greater than the amount of total project costs; and
 - 6.2. In accordance with Wis. Stats. §66.1105(6)(f)3, that TID 12 has satisfied all of its current year debt service and project cost obligations; and
 - 6.3. Prior to the mandatory termination date of October 7, 2026, TID 9 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and
 - 6.4. Wis. Stats. §66.1105 permits the City to donate surplus funds from TID 12 to TID 9; and
 - 6.5. That “but for” the adoption of an Allocation Amendment, the development projected to occur in both TID 12 and TID 9, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
 - 6.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in both TID 12 and TID 9; and
 - 6.7. The economic benefits of both TID 12 and TID 9, as measured by increased property value, employment, and income,
 - 6.7.1. Are greater than the cost of the improvements identified in the respective Project Plans; and

- 6.7.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.8. The TID 12 and TID 9 Project Plans are feasible and in conformity with the *City Comprehensive Plan*.

Proposed Amendment

Amend the Non-Project Costs section of the TID 12 Project Plan to include an allocation, in an amount not to exceed five hundred thousand dollars (\$500,000.00), from TID 12 to TID 9, for the purposes of industrial development in TID 9, which is consistent with the purpose for which TID 9 was created.

Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Amended Project Plan
Tax Increment District No. 12
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 12, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and authorizing allocation of positive tax increments from the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

100 North Jefferson Street | Green Bay, WI. 54301 | 920 448 3080 | Fax 920 448 3081

World Wide Web <http://www.greenbaywi.gov>



Common Council
of the City of Green Bay

**RESOLUTION
REGARDING AN AFFORDABLE HOUSING EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER TWELVE (12),
I-43 COMMERCIAL DEVELOPMENT ("TID 12")**

September 17, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Twelve (12) ("TID 12") on September 6, 2005; and

WHEREAS, prior to December 1, 2021, TID 12 will have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs, and in accordance with Wis. Stats. §66.1105, shall be required to close; and

WHEREAS, Wis. Stats. §66.1105(6)(g) permits the City to extend the life of a TID that is required to close for one (1) additional year, so long as all incremental property taxes from such additional year are used to improve housing stock within the City; and

WHEREAS, no less than seventy-five percent (75%) of said incremental property taxes from such additional year shall be allocated to affordable housing projects, with affordable being defined as housing that costs no more than thirty percent (30%) of the gross monthly income of a household.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay extends the life of TID 12 for one (1) additional year, until December 1, 2022, for the purposes of improving housing stock within the City; and

BE IT FURTHER RESOLVED that the City shall allocate no less than seventy-five percent (75%) of said incremental property taxes from such additional year to affordable housing projects; and

BE IT FINALLY RESOLVED that the City adopt a Termination Resolution for the dissolution of a Project Plan, for the closure of TID 12, effective December 1, 2022.

Adopted _____

Approved _____

**COMMON COUNCIL OF THE
CITY OF GREEN BAY**

By: _____
Eric Genrich, Mayor

Attest: _____
Kris Teske, City Clerk



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.I I.

INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Twelve (12), I-43 Commercial Development.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 12 - Resolution - 190917 - Termination

Save

Print

Clear

Tab to navigate.

Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 12 and authorization to: (check one)

- ☒ Distribute excess increment to overlying taxing districts
☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 12 on 09-06-2005, and adopted a project plan in the same year, and
(mm-dd-yyyy)

WHEREAS, all TID # 12 projects were completed in the prescribed allowed time; and:

- ☒ WHEREAS, sufficient increment was collected as of the 2021 tax roll, payable 2022, to cover TID # 12 project costs.
(year) (year)
☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 12 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2022, whichever comes first, that the TID has been terminated; and
(year)

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- ☒ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, .
☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 12 as determined by the final audit by the Municipality's auditors, .

Adopted this 17 day of September, 2019
(year)

Resolution introduced and adoption moved by alderperson

Motion for adoption seconded by alderperson

On roll call motion passed by a vote of ayes to nays

ATTEST:

Mayor/Head of Government Signature

Clerk Signature



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.12.

INFORMATIONAL ONLY: To adopt a Resolution amending the Project Plan for TID Thirteen (13), Downtown Redevelopment. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt a Resolution amending the Project Plan for TID Thirteen (13), Downtown Redevelopment. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 13 - Resolution - 190927 - Project Plan Amendment
2. 6.2 - TID - TID 13 - Project Plan - Amended - 190927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-05
REGARDING AN ALLOCATION AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER THIRTEEN (13),
DOWNTOWN REDEVELOPMENT ("TID 13")**

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Thirteen (13), Downtown Redevelopment ("TID 13"), on September 6, 2005; and

WHEREAS, the Common Council of the City designated the Redevelopment Authority of the City of Green Bay ("RDA") to perform all acts necessary to adopt a Resolution amending the Project Plan for TID 13 on Tuesday, July 16, 2019; and

WHEREAS, the RDA proposed adding project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 13, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved a Resolution to amend the Project Plan for TID 13; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Resolution to amend the Project Plan for TID 13; and

WHEREAS, the Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 13; and
5. A map showing proposed improvements and uses in TID 13; and

6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 13 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. The Amended Project Plan demonstrates that TID 13 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of September 6, 2032; and
2. Project Plan, Section A., Improvement Number Eight (#8) identifies parking infrastructure as an existing public works improvement and project cost; and
3. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
4. That “but for” the adoption of an amendment to the Project Plan, the development projected to occur in TID 13, as detailed in the *City Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 13; and
6. The economic benefits of TID 13, as measured by increased property value, employment, and income,
 - 6.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and
 - 6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
7. The TID 13 Amended Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay amends the Project Plan, Section A., Improvement Number Eight (#8): Parking Infrastructure, to include acquisition of the property east of Monroe Avenue, south of Pine Street, West of Quincy Street, and north of Cherry Street, commonly known as the Associated Bank Parking Lot; and

BE IT FINALLY RESOLVED that the City is hereby authorized to allocate funds toward such project costs, in accordance with the Amended Project Plan, as specified herein.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Thirteen (13)

Downtown Redevelopment

Amended **PROJECT PLAN**

City of Green Bay, Wisconsin
27 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

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Summary of Findings

1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Thirteen (13), Downtown Redevelopment (“TID 13”), on September 6, 2005; and
2. The Common Council of the City designated the Redevelopment Authority of the City of Green Bay (“RDA”) to perform all acts necessary to adopt Resolution amending the Project Plan for TID 13 on Tuesday, July 16, 2019; and
3. The RDA proposed adding project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 7, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 5.1. An economic feasibility study; and
 - 5.2. A detailed list of estimated project costs; and
 - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 5.4. A map showing existing uses and conditions of real property within TID 13; and
 - 5.5. A map showing proposed improvements and uses in TID 13; and
 - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 7 will not exceed thirty-five percent (35%); and
 - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 5.8. A list of estimated non-project costs; and
 - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 5.10. A statement indicating how creation of TID 13 promotes the orderly development of the City; and
 - 5.11. An opinion of the City Attorney that the Amended Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 6.1. The Amended Project Plan demonstrates that TID 13 will accumulate aggregate incremental property taxes greater than the amount of total project costs before its mandatory termination date of September 6, 2032; and
 - 6.2. Project Plan, Section A., Improvement Number Eight (#8) identifies parking infrastructure as an existing public works improvement and project cost; and
 - 6.3. Wis. Stats. §66.1105 permits the City to add project costs within the existing boundary of TID 13 and within a one-half (1/2) mile radius of the boundary of TID 13; and
 - 6.4. That “but for” the adoption of an amendment to the Project Plan, the development projected to occur in TID 13, as detailed in the City *Comprehensive Plan*, would not occur in the manner desired by the City and RDA; and
 - 6.5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 13; and
 - 6.6. The economic benefits of TID 13, as measured by increased property value, employment, and income,
 - 6.6.1. Are greater than the cost of the improvements identified in the Amended Project Plan; and

- 6.6.2. Are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 6.7. The TID 13 Amended Project Plan is feasible and in conformity with the *City Comprehensive Plan*.

Proposed Amendment

Amend the Project Plan, Section A., Improvement Number Eight (#8): Parking Infrastructure, to include acquisition of the property east of Monroe Avenue, south of Pine Street, West of Quincy Street, and north of Cherry Street, commonly known as the Associated Bank Parking Lot.

Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Amended Project Plan
Tax Increment District No. 13
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 13, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan for the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

100 North Jefferson Street | Green Bay, WI. 54301 | 920 448 3080 | Fax 920 448 3081

World Wide Web <http://www.greenbaywi.gov>



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.13.

INFORMATIONAL ONLY: To adopt a Territory Amendment Resolution and amend the Project Plan for TID Fourteen (14), North Broadway Redevelopment. The proposal seeks to add parcels that are generally east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? No.
2. Are the economic benefits of new development greater than the cost of improvements? Yes.
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? Yes.

RECOMMENDATION

Adopt a Territory Amendment Resolution and amend the Project Plan for TID Fourteen (14), North Broadway Redevelopment. The proposal seeks to add parcels that are generally east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 14 - Resolution - 190927 - Territory Amendment
2. 6.2 - TID - TID 14 - Project Plan - Amended - 190927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-06
REGARDING A TERRITORY AMENDMENT FOR
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),
THE RAIL YARD ("TID 14")**

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Fourteen (14), North Broadway Redevelopment, ("TID 14") on September 16, 2006; and

WHEREAS, the City and Redevelopment Authority of the City of Green Bay ("RDA") have concluded that a number of parcels generally located east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street, and generally adjacent to TID 14, are not attaining their highest and best land use based on the *Comprehensive Plan*; and

WHEREAS, that "but for" the addition of such parcels into a Tax Increment District ("TID"), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 14 on Tuesday, July 16, 2019; and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Territory Amendment Resolution and amended Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 14, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Territory Amendment Resolution and amendment the Project Plan for TID 5; and

WHEREAS, the Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and

3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 14; and
5. A map showing proposed improvements and uses in TID 14; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 14 will not exceed thirty-five percent (35%); and
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 14 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. That “but for” the Territory Amendment to TID 14, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
 - 1.1. Additional costs associated with environmental remediation and mitigation; and/or
 - 1.2. Additional costs associated with rehabilitation and historic preservation; and/or
 - 1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
 - 1.4. The lack of traditional financing options for forward-thinking projects; and
2. The equalized value of taxable property of TID 14 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and
3. TID 14 shall be a blighted area district, as
 - 3.1.1. One hundred percent (100%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
 - 3.1.2. One hundred percent (100%) by area of the real property within TID 14, is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 14 consistent with the purpose for which the District is created; and
5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 5.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 5.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 14; and
7. The economic benefits of TID 14, as measured by increased property value, employment, and income,
 - 7.1. are greater than the cost of the improvements identified in the Project Plan; and

- 7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 14 Project Plan is feasible and in conformity with the *City Comprehensive Plan*; and

WHEREAS, the area within and around TID 14 has been more commonly referred to The Rail Yard.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay adopts a Territory Amendment to Tax Increment District Number Fourteen (14) ("TID 14") and amends the Project Plan, including changing the title to The Rail Yard.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Fourteen (14)

The Rail Yard

Amended **PROJECT PLAN**

City of Green Bay, Wisconsin **DRAFT** 17 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

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Summary of Findings

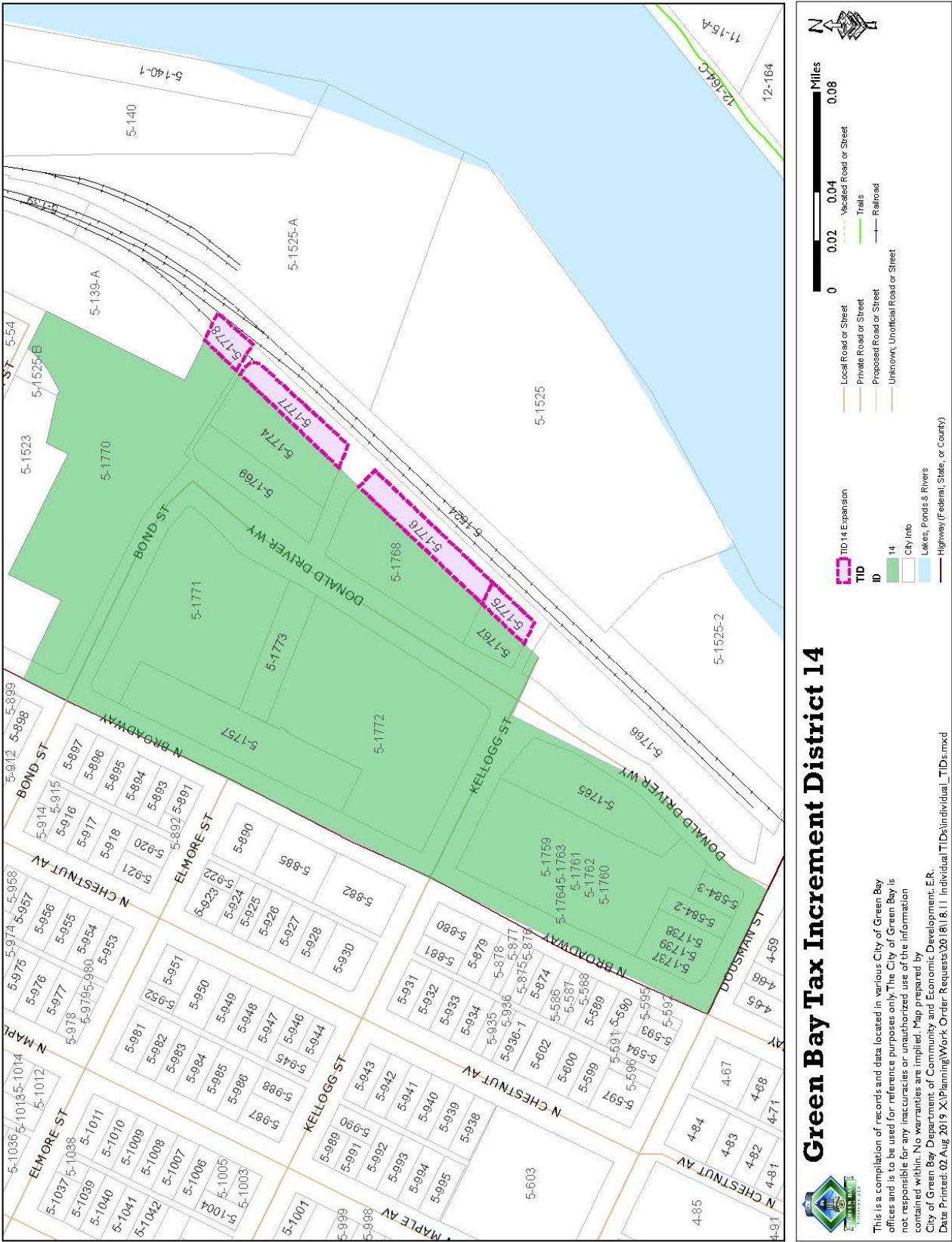
1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Fourteen (14), North Broadway Redevelopment, (“TID 14”) on September 16, 2006; and
2. The City and Redevelopment Authority of the City of Green Bay (“RDA”) have concluded that a number of parcels generally located east of Broadway, south of Mather Street, west of the Fox River, and north of Dousman Street, and generally adjacent to TID 14, are not attaining their highest and best land use based on the *Comprehensive Plan*; and
3. That “but for” the addition of such parcels into a Tax Increment District (“TID”), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
4. The Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 14 on Tuesday, July 16, 2019; and
5. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 5.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 14, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
 - 5.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 5.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 5.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
6. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 6.1. An economic feasibility study; and
 - 6.2. A detailed list of estimated project costs; and
 - 6.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 6.4. A map showing existing uses and conditions of real property within TID 14; and
 - 6.5. A map showing proposed improvements and uses in TID 14; and
 - 6.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 14 will not exceed thirty-five percent (35%); and
 - 6.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 6.8. A list of estimated non-project costs; and
 - 6.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 6.10. A statement indicating how creation of TID 14 promotes the orderly development of the City; and
 - 6.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
7. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 7.1. That “but for” the Territory Amendment to TID 14, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
 - 7.1.1. Additional costs associated with environmental remediation and mitigation; and/or
 - 7.1.2. Additional costs associated with rehabilitation and historic preservation; and/or
 - 7.1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
 - 7.1.4. The lack of traditional financing options for forward-thinking projects; and
 - 7.2. The equalized value of taxable property of TID 14 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and
 - 7.3. TID 14 shall be a blighted area district, as

- 7.3.1.1. One hundred percent (100%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
 - 7.3.1.2. One hundred percent (100%) by area of the real property within TID 14, is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
- 7.4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 14 consistent with the purpose for which the District is created; and
- 7.5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 7.5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 7.5.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 7.5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 7.5.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
- 7.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 14; and
- 7.7. The economic benefits of TID 14, as measured by increased property value, employment, and income,
 - 7.7.1. are greater than the cost of the improvements identified in the Project Plan; and
 - 7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 7.8. The TID 14 Project Plan is feasible and in conformity with the *City Comprehensive Plan*; and

Proposed Amendment

Add blighted parcels to TID 14, as identified within the Map and table in Appendix C. Amend the Legal Description in Appendix B to reflect the new TID 14 boundary, which includes a modification to align with the boundary of Tax Parcel 5-1766, 200 N. Dousman, which should be outside of the TID. Change the name of the district from “North Broadway Redevelopment” to “The Rail Yard”.

Map of Parcels to be Added to TID 14



Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Amended Project Plan
Tax Increment District No. 14
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed amended project plan for Tax Increment District No. 14, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted an amended project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan amendment [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the amended project plan and adding territory to the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the amended project plan and find that, together with the original project plan, it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats. This opinion is provided pursuant to §66.1105(4)(f), Wis. Stats.

Thank you for your attention to this matter.

Sincerely,

Vanessa R. Chavez
City Attorney

100 North Jefferson Street | Green Bay, WI. 54301 | 920 448 3080 | Fax 920 448 3081

World Wide Web <http://www.greenbaywi.gov>

Appendix B: Amended Legal Description for TID 14

TO BE INSERTED

Appendix C: Parcels to be Added to TID 14 and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
5-1775*	400 DONALD DRIVER WAY		\$ -	\$ -	\$ -
5-1776*	430 DONALD DRIVER WAY		\$ -	\$ -	\$ -
5-1777*	500 DONALD DRIVER WAY		\$ -	\$ -	\$ -
5-1778*	BOND ST		\$ -	\$ -	\$ -
4	TOTAL		\$ -	\$ -	\$ -

**These parcels were one (1) parcel as of January 1, 2019.*



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.14.

INFORMATIONAL ONLY: To table until the next meeting the consideration with possible action to adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? *No.*
2. Are the economic benefits of new development greater than the cost of improvements? *Yes.*
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? *Yes.*

RECOMMENDATION

Adopt a Standard Extension Resolution for TID Fourteen (14), North Broadway Redevelopment.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 14 - Resolution - 190927 - Standard Extension



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-07
REGARDING A STANDARD EXTENSION FOR
TAX INCREMENT DISTRICT NUMBER FOURTEEN (14),
THE RAIL YARD ("TID 14")**

September 27, 2019

WHEREAS, in accordance with Wis. Stats. §66.1105, the City of Green Bay ("City") created Tax Increment District Number Fourteen (14) ("TID 14") on September 16, 2006; and

WHEREAS, prior to the mandatory termination date of September 16, 2033, TID 14 will not have accumulated aggregate incremental property taxes equal to or greater than the amount of total project costs; and

WHEREAS, Wis. Stats. §66.1105 permits the City to extend the life of a TID that has insufficient aggregate incremental property taxes for three (3) additional years, so long as all incremental property taxes from such additional years are used to cover outstanding project costs.

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary to adopt a Standard Extension Resolution for TID 14 on Tuesday, July 16, 2019; and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss the proposed Standard Extension Resolution; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved a Standard Extension Resolution for TID 14; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Standard Extension Resolution for TID 14; and

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay extends the life of TID 14 for three (3) additional years, until September 16, 2036, for the purposes of covering outstanding project costs.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.15.

INFORMATIONAL ONLY: To receive and place on file the report on municipal action to adopt a Termination Resolution for the dissolution of a TID Plan, for the closure of TID Seventeen (17), 900 Block North Broadway.

BACKGROUND

To be discussed at meeting.

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

- I. 6.2 - TID - TID 17 - Resolution - 190917 - Termination

Save

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Tab to navigate.

Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 17 and authorization to: (check one)

- ☒ Distribute excess increment to overlying taxing districts
☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 17 on 09-02-2008, and adopted a project plan in the same year, and
(mm-dd-yyyy)

WHEREAS, all TID # 17 projects were completed in the prescribed allowed time; and:

- ☒ WHEREAS, sufficient increment was collected as of the 2019 tax roll, payable 2020, to cover TID # 17 project costs.
(year) (year)
☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 17 ; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2020, whichever comes first, that the TID has been terminated; and
(year)

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- ☒ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, .
☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 17 as determined by the final audit by the Municipality's auditors, .

Adopted this 17 day of September, 2019
(year)

Resolution introduced and adoption moved by alderperson

Motion for adoption seconded by alderperson

On roll call motion passed by a vote of ayes to nays

ATTEST:

Mayor/Head of Government Signature

Clerk Signature



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.16.

INFORMATIONAL ONLY: To adopt a Creation Resolution to establish TID Number Twenty-Two (22), The Shipyard, and adopt the Project Plan.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? No.
2. Are the economic benefits of new development greater than the cost of improvements? Yes.
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? Yes.

In accordance with Wis. Stats. §66.1105(4)(i), the local legislative body shall provide the JRB with the following information and projections:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.

The Project Plan identifies twenty-one million, five hundred thousand dollars (\$21,500,000.00) worth of project costs to be paid with tax increments. The City estimates that the TID will generate approximately twenty-one million, five hundred thousand dollars (\$21,500,000.00) of cumulative tax increment during the life of the TID.

2. The amount of the value increment when the project costs in subd. 1. are paid in full and the tax incremental district is terminated.

The City estimates that the TID will generate forty-five million dollars (\$45,000,000.00) of new property value increment upon its termination.

3. The reasons why the project costs in subd. 1. may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.

That “but for” the creation of the TID, the development projected to occur as detailed in this Plan would not occur in a timely manner, in a manner desired by the City, or occur at all, because of: 1) Additional costs associated with environmental remediation and mitigation; and/or 2) Additional costs associated with rehabilitation and historic preservation; and/or 3) Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or 4) The lack of traditional financing options for forward-thinking projects. That being said, TID increment should not pay for project costs, specifically incentives (grants and loans), to a recipient that fails to demonstrate that “but for” the use of public funds, the development projected to occur as detailed in the Project Plan would not occur in the manner

desired by the City.

4. The share of the projected tax increments in subd. 1. estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.

The City estimates the 2019 combined tax levy to be allocated among the taxing jurisdictions as follows:

- 40% Green Bay Area Public Schools
- 40% City of Green Bay
- 17% Brown County
- 3% Northeast Wisconsin Technical College
- 0% State of Wisconsin

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments in subd. 4.

The TID enhances the community economic climate. As properties in the TID become more attractive in which to invest and conduct business, the amount of money circulating in the local market increases, which has a positive impact beyond the TID. When the TID has met all obligations and dissolves, the overlying taxing jurisdictions will receive additional revenue based on forty-five million dollars (\$45,000,000.00) of value increment.

RECOMMENDATION

Adopt a Creation Resolution to establish TID Number Twenty-Two (22), The Shipyard, and adopt the Project Plan.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 22 - Resolution - I 90927 - Creation
2. 6.2 - TID - TID 22 - Project Plan - I 90927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-08
REGARDING THE CREATION OF
TAX INCREMENT DISTRICT NUMBER TWENTY-TWO (22),
THE SHIPYARD (“TID 22”)
AND ADOPTION OF THE PROJECT PLAN**

September 27, 2019

WHEREAS, In accordance with the Comprehensive Plan, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and

WHEREAS, the City and RDA have concluded that the area generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street is not attaining its highest and best land use based on the Comprehensive Plan; and

WHEREAS, that “but for” the creation of a Tax Increment District (“TID”), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Increment District Number Twenty-Two (22): The Shipyard (“TID 22”), on Tuesday, July 16, 2019; and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss adopting a Resolution creating TID 22 and adopting the Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 22, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
2. On Wednesday, August 7, 2019, and Monday August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of blight elimination said identification of property and a notice of said public hearing; and
4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved a Resolution creating TID 22 and adopting the Project Plan; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Resolution creating TID 22 and adopting the Project Plan; and

WHEREAS, the Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 22; and
5. A map showing proposed improvements and uses in TID 22; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 22 will not exceed thirty-five percent (35%).
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 22 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. That “but for” the creation of a TID, the development projected to occur as detailed in the Comprehensive Plan would not occur in the manner desired by the City and RDA because of challenges associated with:
 - 1.1. Additional costs associated with environmental remediation and mitigation; and/or
 - 1.2. Additional costs associated with rehabilitation and historic preservation; and/or
 - 1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
 - 1.4. The lack of traditional financing options for forward-thinking projects; and
2. The equalized value of taxable property of TID 22 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and
3. TID 22 shall be a blighted area district, as ninety-four percent (94%), or fifty-two and thirty-two hundredths (52.32) of the fifty-five and fifty-one hundredths (55.51), total acres of the real property within TID 22 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 22 consistent with the purpose for which the District is created; and
5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 5.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 5.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 22; and

7. The economic benefits of TID 22, as measured by increased property value, employment, and income,
 - 7.1. are greater than the cost of the improvements identified in the Project Plan; and
 - 7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 22 Project Plan is feasible and in conformity with the City Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay hereby creates Tax Increment District Number Twenty-Two (22), The Shipyard ("TID 22"), and adopts the Project Plan.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Twenty-Two (22)

The Shipyard

PROJECT PLAN

City of Green Bay, Wisconsin
27 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*

Bradley Klingsporn, *Brown County*

Cale Pulczynski, *Green Bay Area Public Schools*

Bob Mathews, *Northeast Wisconsin Technical College*

Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*

Mark Steuer, *President, District 10*

Bill Galvin, *Vice-President, District 4*

Barbara Dorff, *District 1*

Veronica Corpus-Dax, *District 2*

Andy Nicholson, *District 3*

Craig Stevens, *District 5*

Kathy Lefebvre, *District 6*

Randy Scannell, *District 7*

Chris Wery, *District 8*

Brian Johnson, *District 9*

John S. VanderLeest, *District 11*

Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*

Matt Schueller, *Vice Chair*

James Blumreich

Melanie Parma

Aldersperson Barbara Dorff

Kathy Hinkfuss

Deby Dehn

This Project Plan was prepared by

Kevin J. Vonck, *Development Director*

Erin Roznik, *Design Specialist*

David Buck, *Principal Planner*

Diana Ellenbecker, *Finance Director*

Vanessa Chavez, *City Attorney*

Tom Giese, *Right-of-Way Specialist*

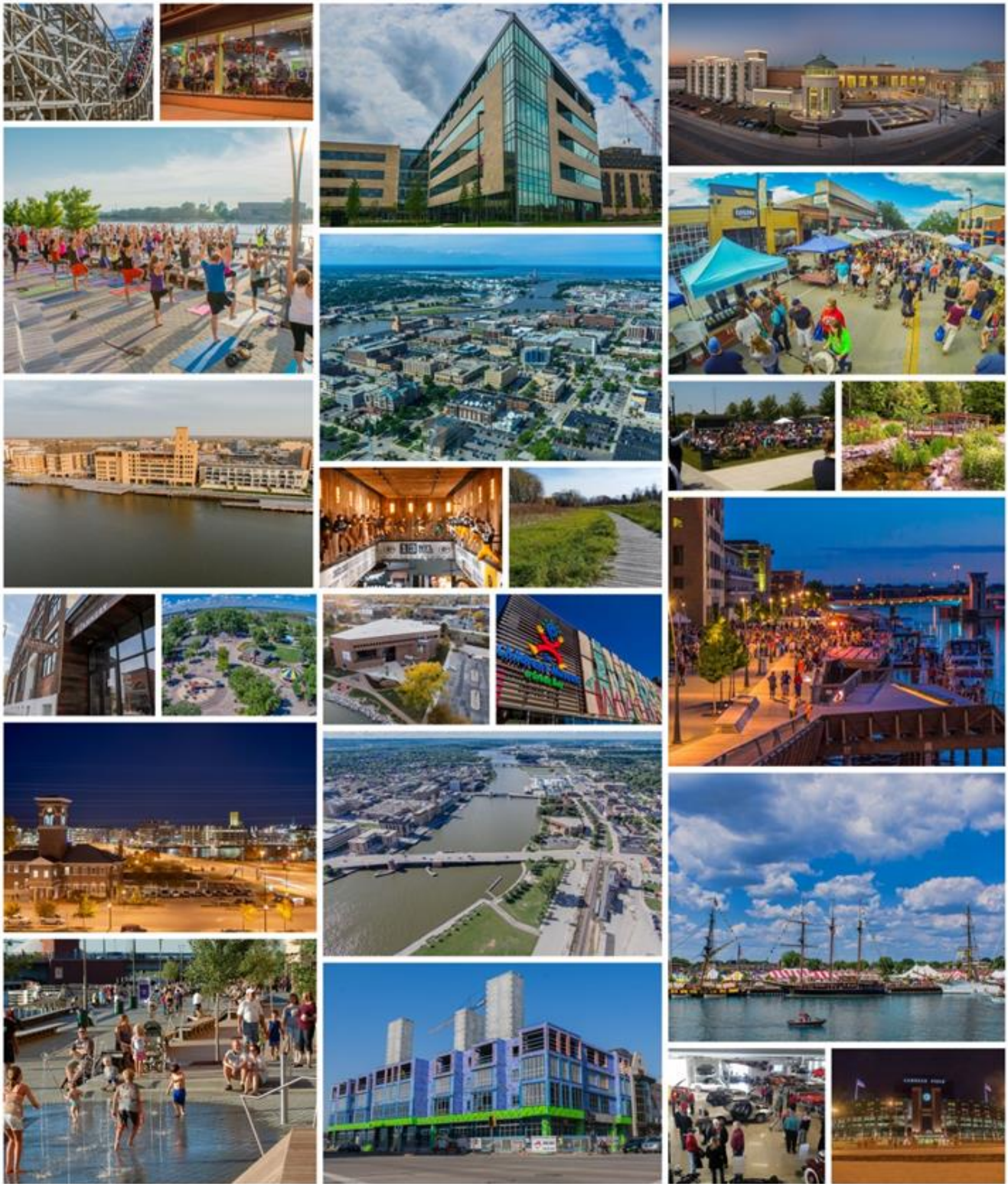
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Summary of Findings

1. In accordance with the *Comprehensive Plan*, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and
2. The City and RDA have concluded that the area generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street is not attaining its highest and best land use based on the *Comprehensive Plan*; and
3. That “but for” the creation of a Tax Increment District (“TID”), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
4. The Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Incremental District Number Twenty-Two (22): The Shipyard (“TID 22”), on Tuesday, July 16, 2019; and
5. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 5.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 22, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
 - 5.2. On Wednesday, August 7, 2019, and Monday August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 5.3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of blight elimination said identification of property and a notice of said public hearing; and
 - 5.4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 5.5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
6. The Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 6.1. An economic feasibility study; and
 - 6.2. A detailed list of estimated project costs; and
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 - 6.4. A map showing existing uses and conditions of real property within TID 22; and
 - 6.5. A map showing proposed improvements and uses in TID 22; and
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 - 6.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 6.8. A list of estimated non-project costs; and
 - 6.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 6.10. A statement indicating how creation of TID 22 promotes the orderly development of the City; and
 - 6.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
7. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 7.1. That “but for” the creation of a TID, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
 - 7.1.1. Additional costs associated with environmental remediation and mitigation; and/or
 - 7.1.2. Additional costs associated with rehabilitation and historic preservation; and/or
 - 7.1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
 - 7.1.4. The lack of traditional financing options for forward-thinking projects; and

- 7.2. The equalized value of taxable property of TID 22 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and
- 7.3. TID 22 shall be a blighted area district, as ninety-four percent (94%), or fifty-two and thirty-two hundredths (52.32) of the fifty-five and fifty-one hundredths (55.51), total acres of the real property within TID 22 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
- 7.4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 22 consistent with the purpose for which the District is created; and
- 7.5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 7.5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 7.5.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 7.5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 7.5.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
- 7.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 22; and
- 7.7. The economic benefits of TID 22, as measured by increased property value, employment, and income,
 - 7.7.1. are greater than the cost of the improvements identified in the Project Plan; and
 - 7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 7.8. The TID 22 Project Plan is feasible and in conformity with the *City Comprehensive Plan*.



Description of the Proposed District

The City of Green Bay

The City of Green Bay is the economic hub of northeastern Wisconsin, and the flagship city of a combined metropolitan region of nearly 700,000 people. It is the “north star” in a chain of great cities, including Chicago and Milwaukee, which line the western shore of Lake Michigan. The City is in an excellent position to build on past success and flourish well into the future. Demographically, the City and metropolitan region have sustained steady population growth over the last few decades. Population is projected to increase, primarily through natural growth. Inbound migration is primarily from adjacent counties and other parts of the state. The number and percentage of residents with at least a college degree has increased over the last decade.

As for commerce, the largest three industries are manufacturing, health care and social assistance, and retail trade. Employment continues to grow since the 2008 recession and is projected to increase. The City continues to be an employment magnet, with more employees coming in from other communities than residents leaving for employment elsewhere. The City continues to leverage the substantial assets and significant competitive advantage it has in its strongest traded industry clusters: agriculture and food processing; paper, packaging, and printing; advanced manufacturing; and transportation and logistics.

A robust transportation infrastructure provides excellent opportunities to move people and goods efficiently. Two interstate highways connect the City to Milwaukee, Chicago, and points south, while a four-lane state highway connects to St. Paul, Minneapolis, and points west. Green Bay Metro Transit operates thirteen full-service bus routes and paratransit services that provide over a million and a half rides annually in the metro area. Several miles of pedestrian and bicycle facilities enhance mobility and accessibility. The Austin Straubel International Airport (GRB) serves more than 600,000 passengers and ships 310,000 pounds of freight cargo annually through forty daily flights operated by three commercial airlines and two fixed-based operators. The Port of Green Bay moves nearly two million metric tons of cargo through fourteen docks located along a three-mile stretch of the Fox River. Two rail carriers serve the Port and many industrial areas.

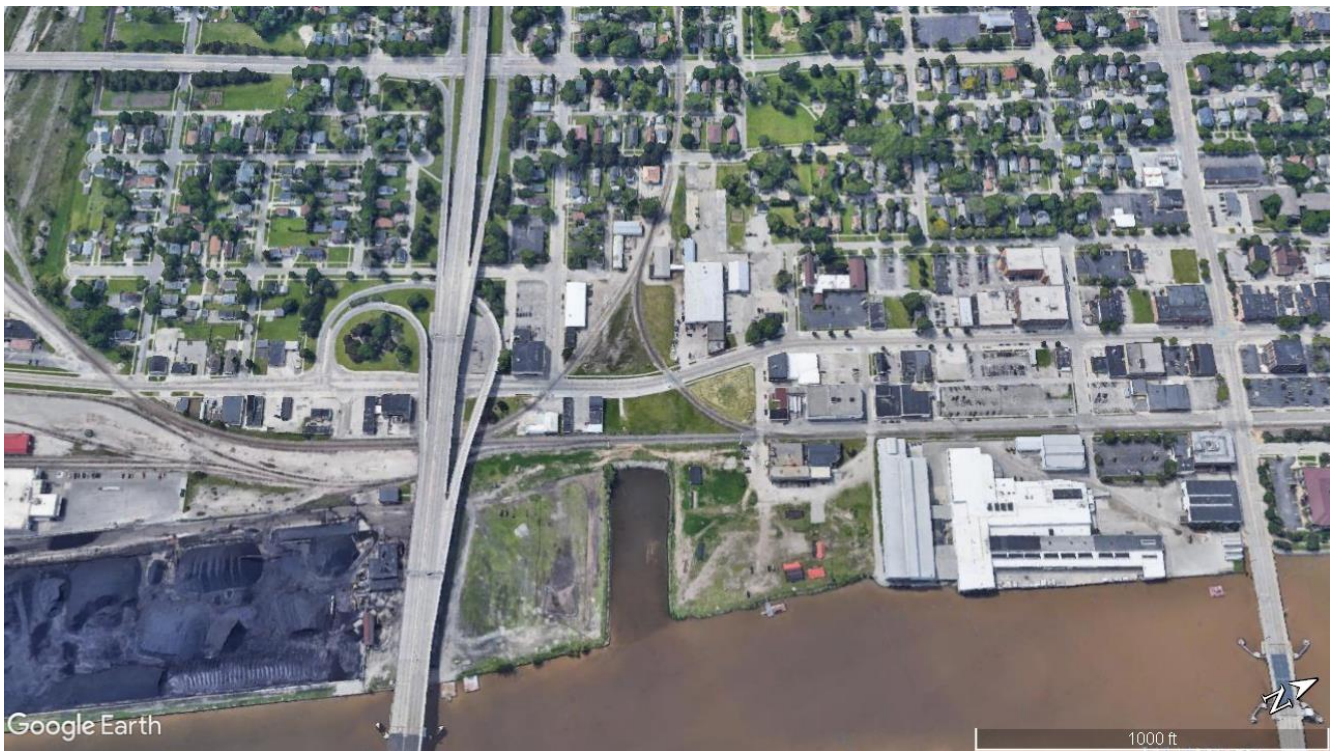
Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Startup Hub, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. The City continues to develop complementary programs that can accelerate and expand these startups into high-growth firms. Foreign Trade Zone #167 allows merchandise to be imported, assembled, and repackaged with other components without formal customs entry procedures or import duties.

The City offers residents a diverse range of housing options, with over forty neighborhood associations strengthening the community fabric. Award-winning public schools, reputable institutions of higher education (the University of Wisconsin-Green Bay and Northeastern Wisconsin Technical College), and low crime rates make the community an excellent choice to call home.

The City delivers ample opportunities for outdoor recreation through its seventy parks and trails, including Bay Beach Amusement Park and Wildlife Sanctuary, the City Deck (an urban boardwalk along the Fox River), the Green Bay Botanical Garden, and the Joannes Family and Resch Aquatic Centers. The City is also home to Lambeau Field and the Packers Hall of Fame. It hosts hundreds of cultural events, including those provided by local theatre organizations and civic symphony, at the Meyer Theatre, the Weidner Center for the Performing Arts, the ART Garage, and the recently-expanded KI Convention Center. The Neville Public Museum, the Children’s Museum of Green Bay, the Automobile Gallery, and Hazelwood Historic House are also in the City.

An urban renaissance is occurring across the nation as people are rediscovering the economic and cultural advantages of cities. The City of Green Bay is well-positioned to capitalize on this trend and welcomes prospective residents, businesses, and investors to our community.

The District / Neighborhood



The Shipyard is located in the central part of the City, on the west side of the Fox River, general in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street.

From the 1880's through the 1970's, the district was thriving with river-dependent industrial businesses that provided decent working-class jobs to residents who lived in the adjacent neighborhoods to the west. Similar to other “rust belt” cities in the Midwest, Green Bay was forced to transform its manufacturing-based economy toward a services-based economy over the past decades. Many residents became unemployed and the industrial properties became blighted brownfield sites that continue to pose an environmental risk and block public access to the river. This disinvestment has spread to residential and commercial areas within the neighborhood, which now has the highest concentration of poverty and unemployment in the City.

Seeking a catalyst project to revitalize the area, the RDA and City are undertaking a major redevelopment project that involves remediating brownfields and repurposing vacant and underused structures. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Parcel 2-78) along with related public improvements. The RDA and City will also inject one million dollars (\$1,000,000) in the adjacent neighborhood over the next three (3) years, using a combination of Neighborhood Enhancement, Community Development Block Grant (CDBG), and HOME Investment Partnership (HOME) funds. The RDA and City Council provided a roadmap to allocating these monies through its adoption of the *Shipyard Investment Strategy* in 2019.

While most of the land north of Mason Street will be transitioning to more commercial, recreational, and residential uses, most of the river frontage south of Mason Street will remain dedicated to heavy manufacturing, transportation, and port-related uses. The City is also cultivating an entrepreneurship cluster within the neighborhood around Broadway and Ninth Street by permitting more intensive manufacturing and industrial arts home-based businesses.

Tax Increment District Number Twenty-Two (TID 22)

Under Wisconsin Statutes 66.1105, the property taxes paid each year on the increase in equalized value of a TID may be used by the City to pay the costs of redevelopment projects within the TID. The incremental value is determined by taking the current value of the TID and deducting the value in the TID that existed when the TID was created. All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs. Expenses may be incurred for the implementation for the approved project plan and completion of the project outlined therein up to five (5) years before the (not extended) maximum life of the TID.

TID 22 is being created in order to provide a mechanism to overcome challenges related to the additional costs associated with environmental remediation and mitigation; additional costs associated with rehabilitation and historic preservation; blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and the lack of traditional financing options for forward-thinking projects.

Of the fifty-five and fifty-one hundredths (55.51) total acres of real property within TID 22, fifty-two and thirty-two hundredths (52.32) acres, or ninety-four percent (94%), are in need of blight elimination.

Map 1 shows the location of TID 22 within the city, while **Map 2** shows its detailed boundaries. The legal description for TID 22 is attached as **Appendix B**. TID 22 has ninety-six (96) parcels totaling fifty-five and fifty-one hundredths (55.51) acres of real property and thirteen and fourteen hundredths (13.14) acres of public road right-of-way, for a total size of sixty-eight and sixty-five hundredths (68.65) acres. **Table 1** and **Map 3** show the distribution of zoning categories, while **Table 2** and **Map 4** show the distribution of land uses. **Map 5** shows parcels in need of blight elimination.

Zoning	Acres	Percentage
D-2 – Downtown Two	19.65	35.40%
GI – General Industry	16.53	29.78%
LI – Light Industry	5.41	9.74%
D-1 – Downtown One	5.31	9.56%
C-1 – Commercial One	2.73	4.91%
PI – Public Property / Institutional	2.67	4.80%
OR – Office Residential	1.65	2.98%
R-3 – Varied Density Residential	1.32	2.38%
C-2 – Commercial Two	0.24	0.44%

Table 1. Zoning distribution.

Land use	Acres	Percentage
travel or movement	22.73	40.94%
natural resources-related	17.35	31.26%
industrial, manufacturing, and waste-related	6.24	11.24%
shopping, business, and trade	6.16	11.10%
residential	1.30	2.34%
mass assembly of people	1.16	2.09%
social, institutional, and infrastructure-related	0.57	1.02%

Table 2. Land use distribution.

The estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).

In 2019, TID 22 had a combined assessment of two million, nine hundred eight-eight thousand, six hundred dollars (\$2,988,600.00). This equates to fifty-three thousand, eight hundred thirty-nine dollars (\$53,839.00) per taxable acre or forty-three thousand, five hundred thirty-three dollars (\$43,533.00) for taxable and non-taxable acres. **Appendix C** provides a listing of all parcels and assessed values within the TID.

TIF Capacity Analysis

Wis. Stats. §66.1105 (4)(gm)(4)(c)., defines a limit on the equalized property value that may be located within municipal TID's. The equalized value of taxable property of the new district plus the value increment of all existing districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality. As shown in **Table 3**, the existing capacity in the City is more than satisfactory to permit the creation of TID 22, as the addition of TID 22 will only raise the percent of equalized value in TID's from 5.35% to 5.40%.

Measure	Amount as of January 1, 2019
Equalized value of the City of Green Bay	\$6,603,759,000
Total existing TID increment	\$353,507,500
Percent equalized value within total existing TID increment	5.35%
Equalized value of proposed TID 22 @ 94.4% estimated ratio	\$3,179,362
Total value for twelve percent (12%) test	\$356,686,862
New percent equalized value within TIDs, including TID 22	5.40%

Table 3. Tax increment finance capacity.

Project Costs

The Department of Community and Economic Development works to link and leverage our natural, built, human, and social assets in order to generate valuable products, services, and experiences within the City.

The City supports development projects that make our community more:

1. safe; projects that
 - 1.1. remove blighted and neglected properties with high complaint and/or police call volumes
 - 1.2. remediate environmental contamination and/or enhance the physical (soil, water, air) landscape
 - 1.3. strengthen and/or expand public water, sewer, stormwater, and other utility infrastructure
 - 1.4. eliminate and/or reduce transportation hazards
2. productive; projects that
 - 2.1. rehabilitate and/or build new structures with high-performance designs, systems, and finishes
 - 2.2. create a significantly higher per acre property value than adjacent properties and the City average
 - 2.3. generate property taxes greater than the cost of providing infrastructure and services
 - 2.4. generate job opportunities for smart and skilled individuals
3. accessible; projects that
 - 3.1. rehabilitate and/or build new structures for individuals of all ages and abilities
 - 3.2. are located in places easy to reach on foot, bicycle, or transit
 - 3.3. strengthen and/or expand non-motorized transportation networks
 - 3.4. generate job opportunities for individuals of all ages, abilities, and incomes
4. innovative; projects that
 - 4.1. expand our range of (residential, commercial, and industrial) real estate products
 - 4.2. are designed and built with options for conversion to alternative uses in the future
 - 4.3. create and/or enhance unique public spaces, amenities, and art
 - 4.4. support disruptive startups and high-growth, second-stage companies

Specific Projects

In order for the City to consider if a development project is eligible for a TIF incentive, the City asks that interested developers submit a proposal that includes the following elements:

1. preliminary concept plan for the project that identifies:
 - 1.1. location of all proposed structures
 - 1.2. transportation infrastructure, including pedestrian and bicycle networks
 - 1.3. utility infrastructure, including stormwater management
 - 1.4. any infrastructure or land that will be dedicated to the public
2. preliminary construction documents:
 - 2.1. floor plans
 - 2.2. full-color elevations for all sides of all proposed structures
 - 2.3. descriptions of all exterior building materials
 - 2.4. descriptions and photographic examples of interior finishes
3. preliminary budget with sources and uses
 - 3.1. proposed sources, including equity and financing commitments
 - 3.2. construction budget: detail hard and soft costs
 - 3.3. extraordinary expenses for which TIF is requested
 - 3.4. projected sales and/or rental income; including those already secured
4. supporting documentation
 - 4.1. construction timetable
 - 4.2. description of developer: principals, members, and officers
 - 4.3. list of past projects and references
 - 4.4. appraisal, market analysis, comparable projects

It is also important to note that the City support projects completed by a trusted developer who:

1. will contribute equity no less than twenty percent (20%) of “hard” project costs;
2. will demonstrate ability to obtain financing and insurance coverage;
3. is a corporation in good standing with no pending litigation or default; and
4. has good references and/or previous projects.

The City may encumber funds to implement the following projects. This list is not meant to be a budget or an appropriation of funds for specific projects. All costs are estimates based on the best information available. The City reserves the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan. All improvements are designed to be applied within the boundaries of TID 22, which can be seen on **Map 6**.

Improvement #1 Incentives: grants and loans	
Details	money to offset project costs, including property acquisition, parcel assembly, site preparation, construction, and infrastructure (transportation, water, sewer, stormwater, utilities) on projects that eliminate blight, rehabilitate historically-significant structures
Purpose	provide a source of gap funding for projects on parcels with more development challenges (e.g. brownfields remediation)
Allocation	\$8,000,000
Disbursement	applied as needed; up front grants should be reserved for public improvements, significant environmental remediation, or substantial geotechnical work, otherwise all assistance should be through an annual post-project reimbursement (i.e. PayGo); the amount of financial assistance in any given year should not exceed fifty (50%) of the annual incremental taxes for the impacted parcels
Improvement #2 Infrastructure: streets	
Details	reconstruct streets identified in the district, namely, Pearl Street, Arndt Street, and Bridge Street; consider extension of Arndt from Broadway west to Maple Street or Ashland Avenue
Purpose	enhance access and development potential of larger parcels; improve vehicular traffic circulation
Allocation	\$1,500,000
Disbursement	plan to reconstruct in 2020, 2021, or 2022; coordinate reconstruction of Pearl Street needs with CN (owns right-of-way); before applying, consider if larger-scale developments are better served by private or public infrastructure; a portion may be covered under a bond issue

Improvement #3	Infrastructure: pedestrian and bicycle
Details	sidewalks, paved trails along the Fox River, bicycle lanes, cycle tracks, and crossing improvements (e.g. medians, markings, signs, signals) both across Broadway and the CN rail tracks
Purpose	attract more residents from adjacent neighborhoods to the area through enhancements that allow for people of all ages and abilities to travel by foot or bicycle through the corridor
Allocation	\$500,000
Disbursement	plan to construct Fox River trails in 2020, 2021, or 2022; apply when funds can be leveraged through external grants through the Wisconsin Department of Transportation; a portion may be covered under a bond issue
Improvement #4	Infrastructure: stormwater
Details	filtration, infiltration, retention and detention facilities
Purpose	increase capacity for additional development; alleviate flooding, primarily due to location on top of historic river bed
Allocation	\$500,000
Disbursement	plan to construct lift station(s) in 2020; integrate public and private projects when possible to minimize costs; a portion may be covered under a bond
Improvement #5	The Shipyard
Details	construct a signature waterfront outdoor entertainment and recreation facility, with a great lawn for concerts and festivals, urban beach, modern playground and splash pad, dog park, beer garden, and shipping container park for pop-up food, beverage, and retail businesses
Purpose	activate a site with environmental and geotechnical challenges that has been vacant for forty (40) years to catalyze private investment in the district
Allocation	\$8,000,000
Disbursement	borrow as funds are needed, primarily in 2019, 2020, and 2021; explore funding alternatives with financial institutions; seek external grants to offset capital costs; seek private investment and sponsorship to offset operation and maintenance costs
Improvement #6	Infrastructure: public space and amenities
Details	pocket parks, landscaping, wayfinding signs, banners, flags, public art, benches, bus stop enhancements, shelters, and other amenities deemed acceptable
Purpose	leverage existing assets to create a strong identity and brand for the district; foster a sense of attachment for local residents and businesses
Allocation	\$500,000
Disbursement	coordinate with On Broadway Business Improvement District (BID); apply under leadership of local businesses and residents after enough reserve funds have been accumulated

Improvement #7	Property Acquisition
Details	strategic purchase of parcels critical to future development
Purpose	to ensure future development is consistent with the <i>City Comprehensive Plan</i> and the <i>Shipyard Investment Strategy</i> ; assemble properties to facilitate larger-scale development projects
Allocation	\$1,500,000
Disbursement	there is potential for properties to be condemned (through due process and just compensation) for urban renewal, however, the City and the RDA do not anticipate any condemnation

Improvement #8	Administration
Details	funds directed towards City staff for time used on marketing, research, analysis, and managing the TID
Purpose	cover administrative costs from the appropriate source
Allocation	\$1,000,000
Disbursement	annual payments through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

Other Eligible Projects

The following is a general list of potential public works and other projects for which the City may encumber funds in conjunction with this Plan. This list is provided to provide options for projects that may not be identified at present, but may become necessary in the future. Again, the City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

1. property, right-of-way, and easement acquisition for development, redevelopment, or conservancy
2. relocation costs related to property, right-of-way, and easement acquisition
3. public infrastructure improvements that will ultimately be dedicated for public service, including,
 - 3.1. road, pedestrian, and bicycle improvements
 - 3.2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities
 - 3.3. telephone, high-speed cable, and related technology infrastructure
 - 3.4. natural gas, electrical power, and other public utilities
 - 3.5. any related engineering, grading, erosion control, and landscaping
 - 3.6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading
4. site preparation activities of private parcels, including
 - 4.1. environmental remediation, and asbestos abatement
 - 4.2. demolition and clearing of structures
 - 4.3. related engineering, grading, erosion control, and landscaping
5. administrative costs, including those paid to the City or consultants for services rendered
6. financing costs
7. projects within one-half (1/2) mile radius of the boundary of TID 22 provided that
 - 7.1. The project area is located within the corporate boundary of the City of Green Bay

- 7.2. The project produces land uses identified in the Comprehensive Plan that would otherwise not occur in the manner desired by the City and RDA

Economic Feasibility

This section demonstrates that the proposed TID 22 is economically feasible, given that:

1. The City expects to have cash available to pay for project costs as they are incurred or has the means to secure the necessary financing.
2. The City expects to complete the projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development.
3. The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects.

Financial audits will be done in accordance with Wis. Stats. §66.46.

City Financial Strength

In 2019, Moody's assigned the City of Green Bay an Aa3 rating, noting its sizeable tax base that serves as the economic hub of northeastern Wisconsin and moderate pension burden. This high-grade rating implies that the City has a very strong capacity to meet its financial commitments.

Financing Methods

The City will offer the following types of financing alternatives and developer incentives (in preferred order):

1. up-front grants with cash from external grants or other sources
2. pay-as-you-go ("PAYGo") reimbursement derived from incremental property taxes
3. up-front grants from an existing balance in a the TID account
4. up-front grants from new bonds repaid through incremental property taxes
5. up-front grants from general obligation bonds repaid through general property taxes
6. City guarantee of private loans
7. up-front loans issued by the City
8. up-front grants with cash from a "donor" TID with excess increment

The City looks to continue its successful track record of public-private partnerships on future projects. We also support development projects through brownfields assessment assistance, our small business revolving loan fund, neighborhood enhancement funds, and façade and demolition grants.

Projected Property Tax Increment

The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects. **Map 6** shows the manner in which the area will be redeveloped. The City believes that there are four (4) major projects, with a high probability of being completed in the next few years (given preliminary discussions with interested parties), that will serve as catalysts for additional development within and surrounding the TID.

Redevelopment Site A. Breakthrough @ The Shipyard. Breakthrough, transportation energy and information strategy firm, intends to construct a modern, state-of-the-art office building of approximately forty thousand

(40,000) square feet along with parking, landscaping, lighting, and other related improvements at 239 Arndt Street. They also anticipate expanding their building footprint within the next ten (10) years.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$1,300,000	\$13,700,000	\$15,000,000	\$350,700
Incremental value	\$1,300,000	\$13,700,000	\$15,000,000	\$350,700

Table 4. Projected increment for Site A.

Redevelopment Site B. Badger Sheet Metal. Located at 402 and 420 S. Broadway and 419 S. Maple, this site of approximately four and six-tenths (4.6) acres is currently a partially-vacant manufacturing and storage facility. The property is located across the street from new Shipyard facilities and has great potential for large-scale residential, commercial, office, food, beverage, and entertainment uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$1,000,000	\$19,000,000	\$20,000,000	\$467,600
Incremental value	\$1,000,000	\$19,000,000	\$20,000,000	\$467,600

Table 5. Projected increment for Site B.

Redevelopment Site C. White Store. Located at 606 S. Broadway, this site of approximately seven-tenths (0.7) of an acre is currently partially-vacant office and retail. Located across the street from new Shipyard facilities and highly-visible from Mason Street, with traffic counts of thirty-eight thousand (38,000) vehicles per day, there is great potential for residential, commercial, office, food, beverage, and entertainment uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$300,000	\$4,700,000	\$5,000,000	\$116,900
Incremental value	\$300,000	\$4,700,000	\$5,000,000	\$116,900

Table 6. Projected increment for Site C.

Redevelopment Site D. Fourth (4th) and Chestnut. Located at 414 and 418 Fourth (4th) Street and 815 and 821 Chestnut Street, this site of approximately six-tenths (0.6) of an acre is currently undeveloped. Located down the street from new Shipyard facilities, there is great potential for commercial and/or residential uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$300,000	\$2,300,000	\$2,500,000	\$58,450
Incremental value	\$300,000	\$2,300,000	\$2,500,000	\$58,450

Table 7. Projected increment for Site D.

Given the catalytic nature of these projects, there is good probability that additional redevelopment will occur, thus generating additional increment. Should this happen, City staff, along with the Common Council, will explore possibilities for additional public improvements beyond the scope of those mentioned herein.

TID 22 Pro Forma

The entire pro forma can be found in **Appendix D**, and is built on the following assumptions:

1. Development at the catalytic sites will be phased over multiple calendar years
2. New Increment is a conservative estimate of what can be created at each site
3. When New Increment is created in year one (1), it will be accounted for in an assessment in year two (2), and will be accounted for as revenue in year three (3)
4. The Property Tax Rate remains constant at \$23.38 per \$1,000 of assessed value
5. Incentives: PAYGo expenditures are dependent on actual increment created
6. Infrastructure: Debt Service expenditures are payments for borrowing at an interest rate of four and one-half percent (4.5%)
7. Administration annual payments are through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

The pro forma shows that TID 22 will be sufficiently funded to complete listed projects before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with Wisconsin Statutes.

Required Documentation

Relocation

The City will provide relocation benefits and assistance to the extent necessary as required by Wis. Stats. §32. Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the City against the subject property. Relocation services will be provided by City specialists with funds provided through TIF, the City or the RDA.

Non-Project Costs

In the event that TID 22 demonstrates that it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal TIDs, the district may become a donor to other active TIDs.

Promotion of Orderly Growth

Land use development in the city is guided by the *Comprehensive Plan*, adopted by the Common Council in 2003. Development of the plan relied heavily on the participation of the citizens of the city. The plan is in compliance with the State of Wisconsin's Smart Growth requirements, and provides city leaders with a guide to use while assessing policy and development proposals.

This Project Plan for TID 22 is developed in compliance with these plans and general City policies in order to promote orderly and consistent growth. **Map 6** shows the manner in which the area will be redeveloped.

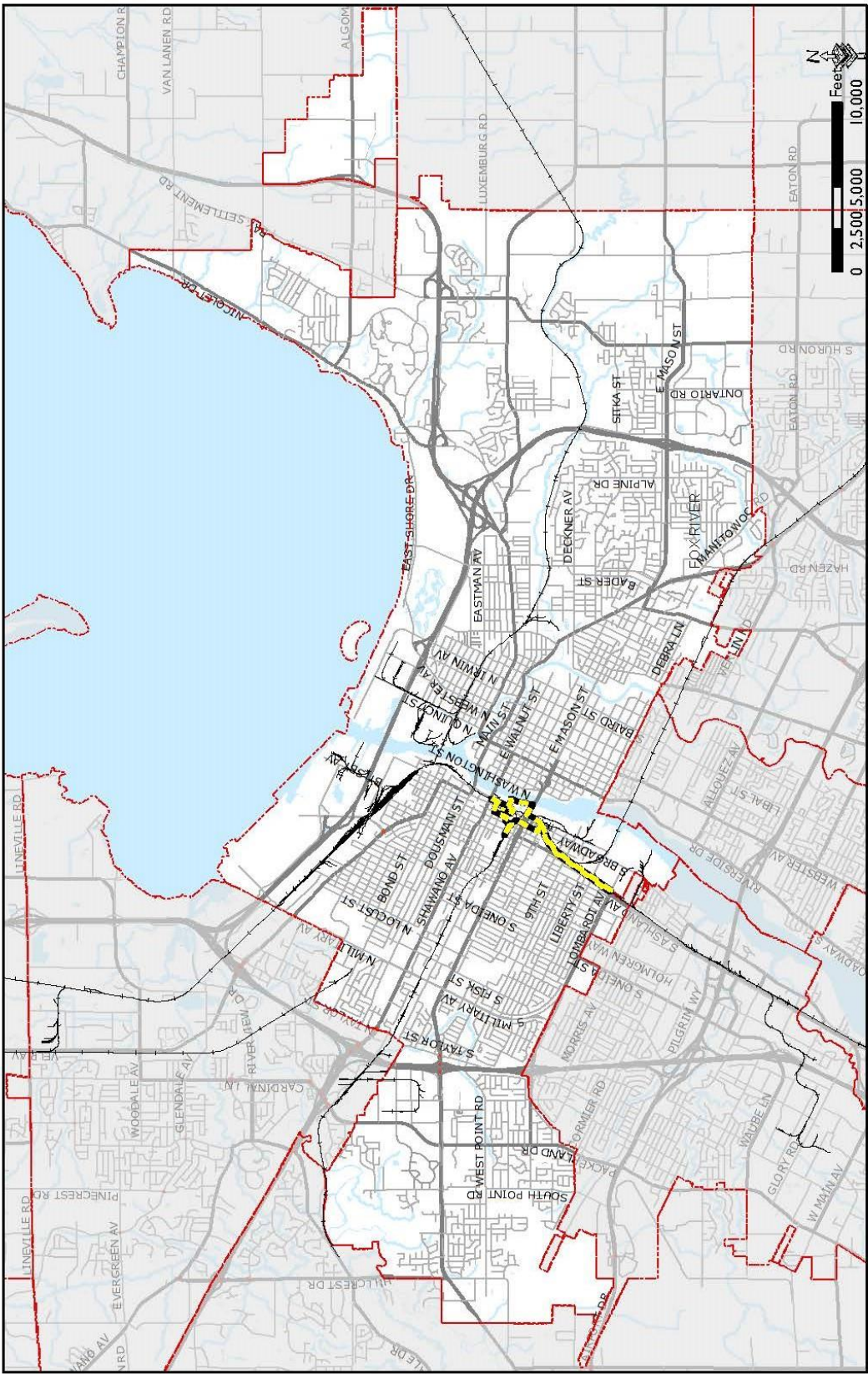
Proposed Changes to City Plans and Ordinances

Master Plan. The City updated its *Comprehensive Plan* in 2003. The planned uses in the TID 22 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of the *Shipyards Investment Strategy*. The proposed future land uses are identified within **Map 7**.

Official Map. All streets included in the TID 22 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. Should redevelopment projects cause a realignment of Pearl Street, Arndt Street, Bridge Street, or another affected street, the City will take the required procedural actions to review such amendments.

Zoning. Several parcels within TID 22 may require a rezoning or the creation of Planned Unit Development (PUD). The zoning classifications and standards that will be used in the any zoning amendment will be consistent with the City *Comprehensive Plan* and the *Shipyards Investment Strategy*. Proposed changes are identified within **Map 8**.

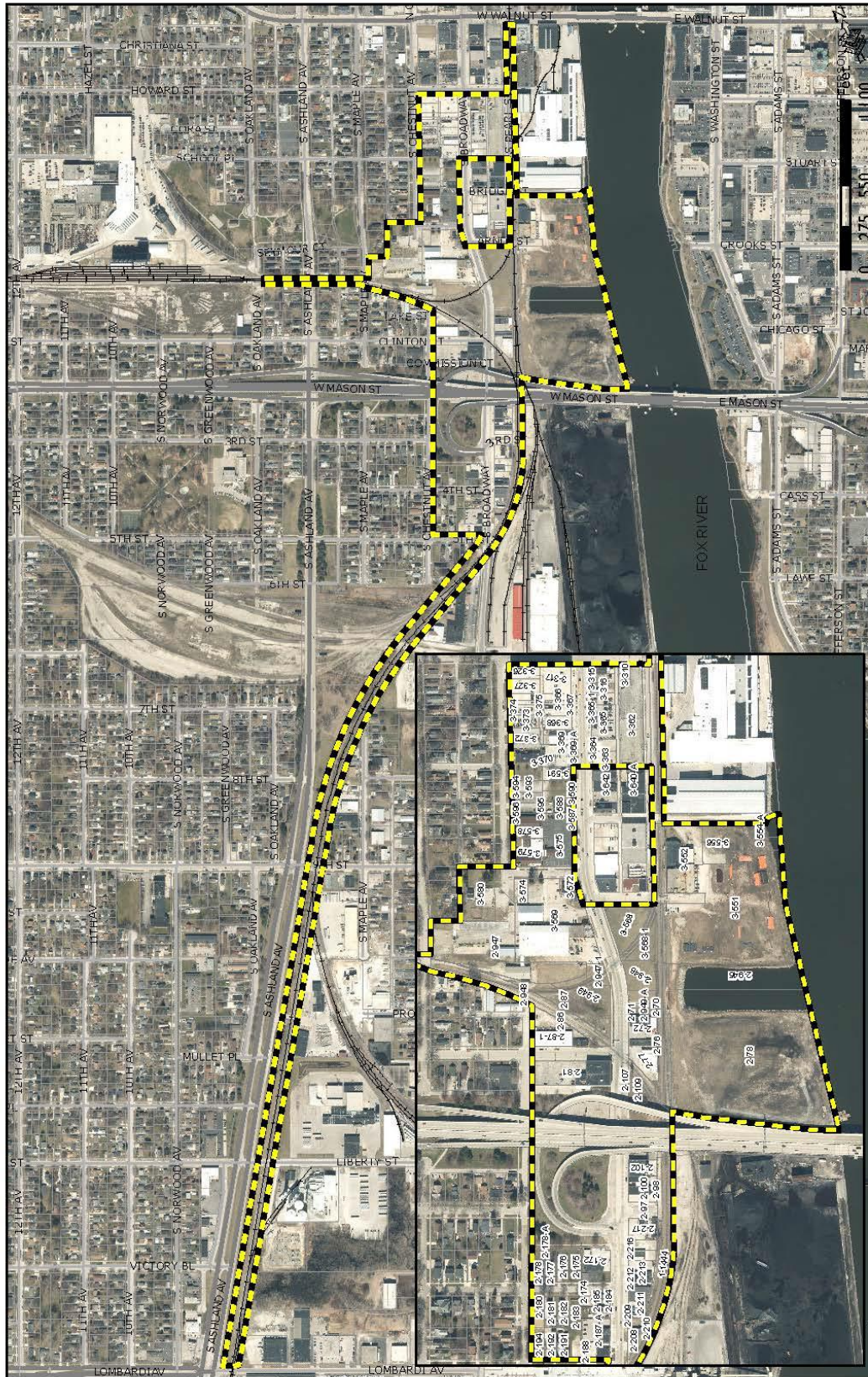
Building Codes. City building codes will not be changed to accommodate TID 22 activities.



TID 22 Map 1: Location in the City of Green Bay



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. The 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 Department of Community and Economic Development. E.R.
Date Printed: 12 Aug 2019 X:\Planning\Work\Order Requests\2019\13 TID 22\TID 22 boundary.mxd

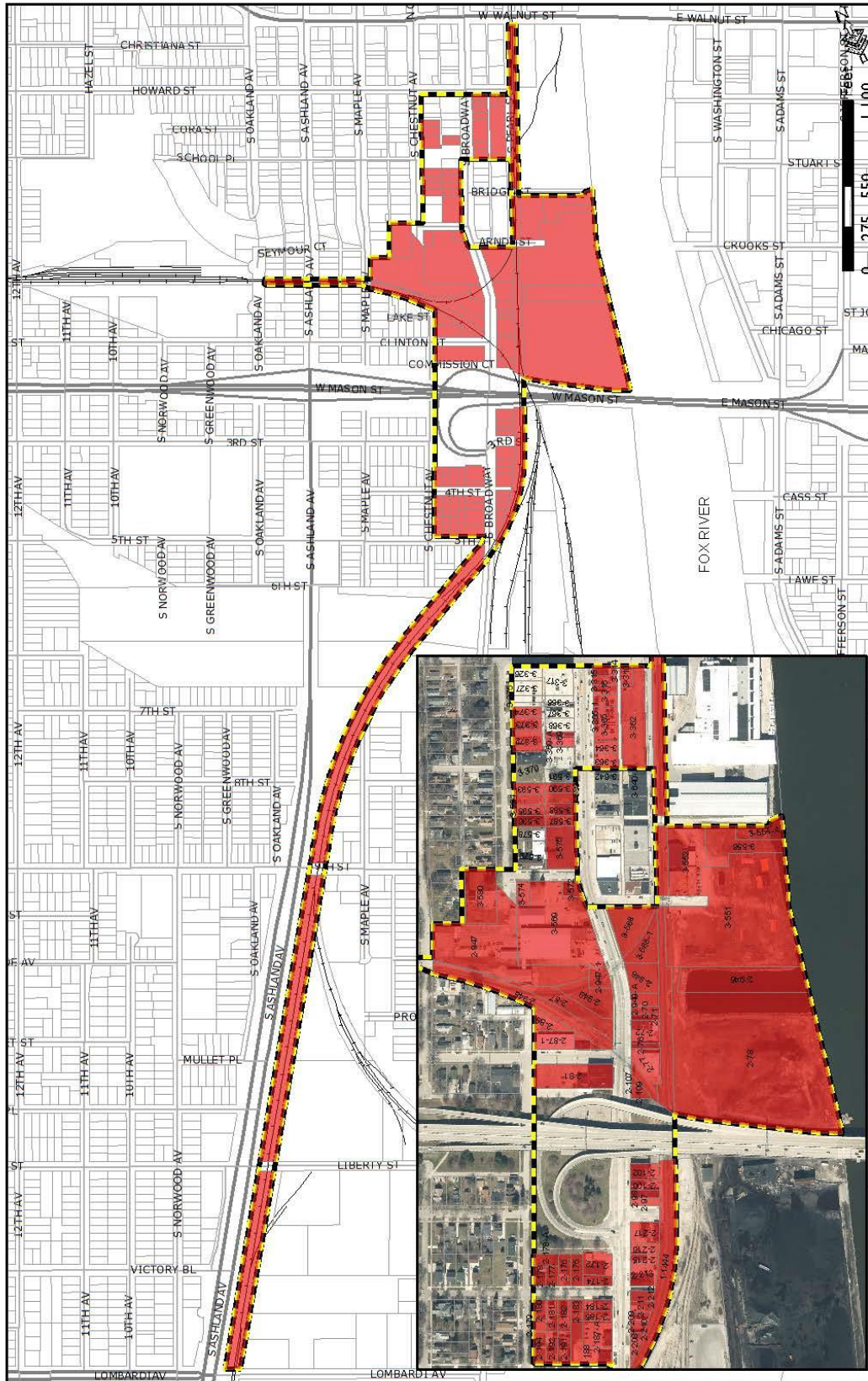


TID 22 Map 2: Shipyard Boundaries



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Date Printed: 12 Aug 2019 X:\Planning\Work Order Requests\2019\13 TID 22\TID 22 boundary.mxd

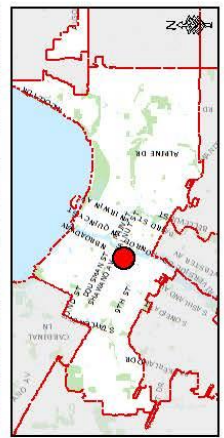
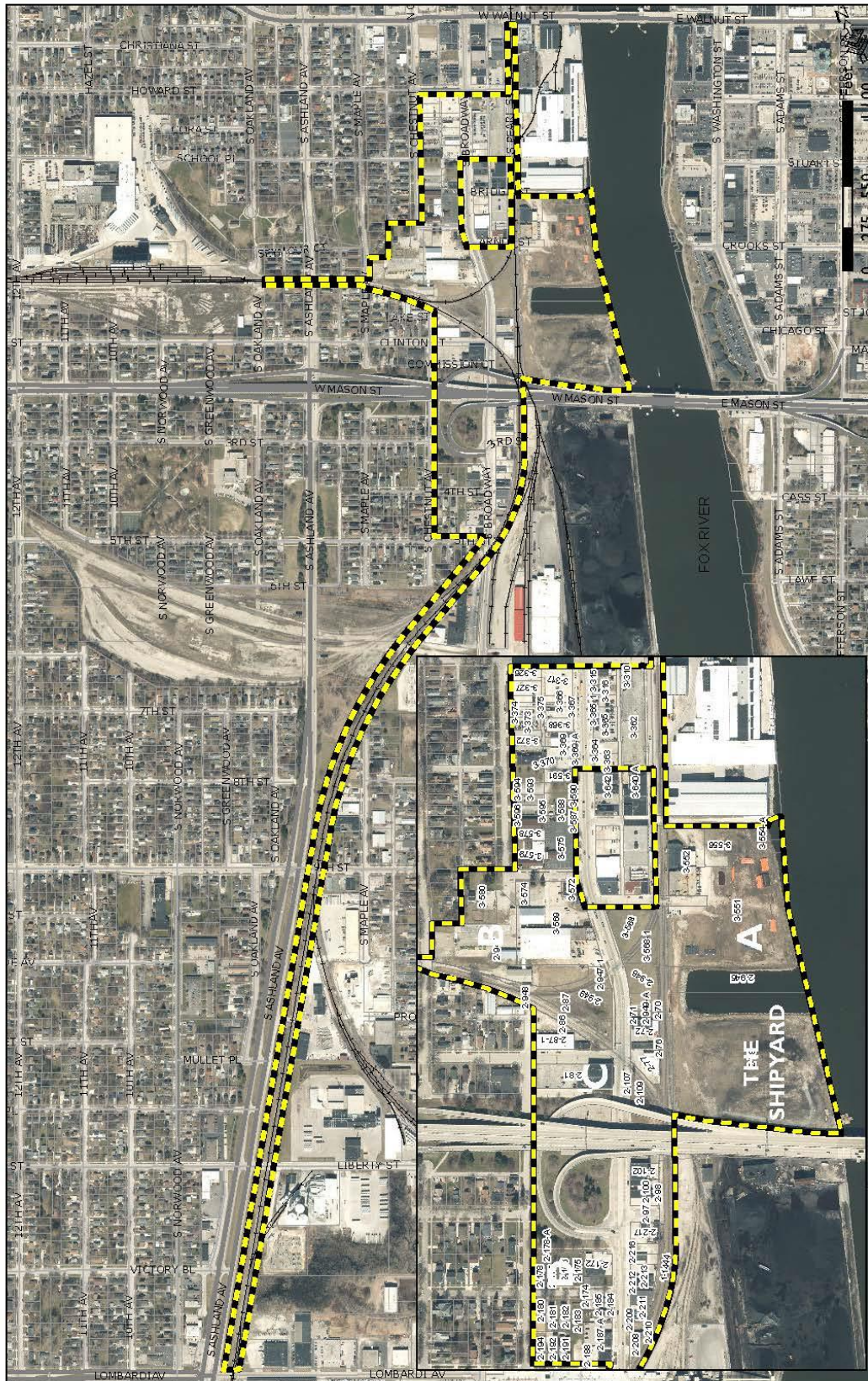


TID 22 Map 5: Shipyard Blighted Parcels



TID 22 Boundary Blighted Parcels

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Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\13 TID 22\TID 22 blight.mxd

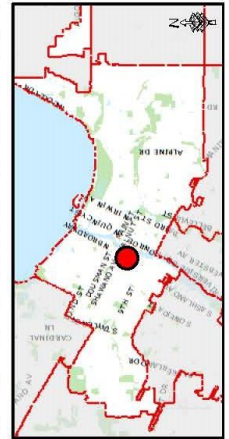
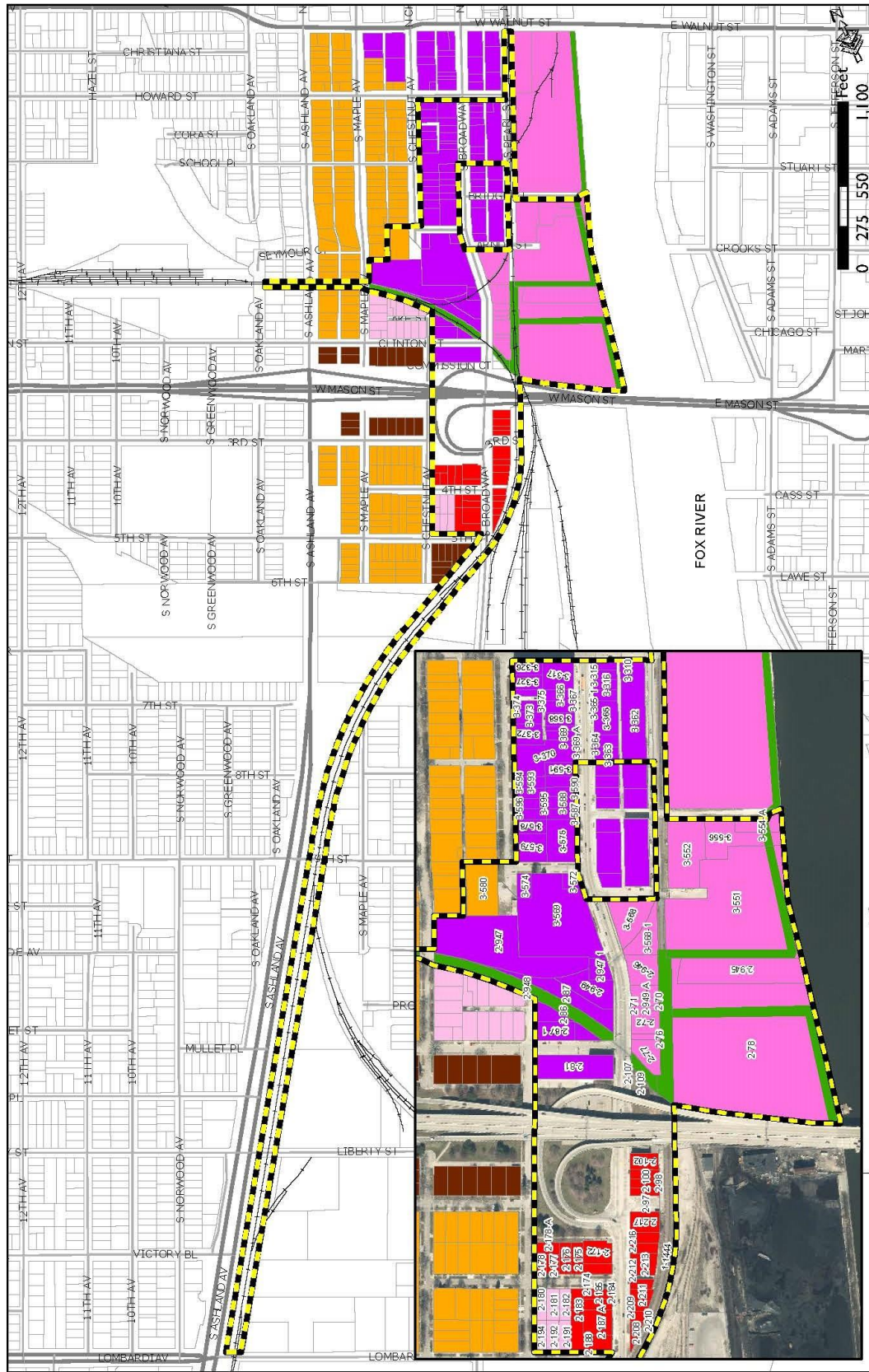


TID 22 Map 6: Shipyard Projects



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Date Printed: 12 Aug 2019 X:\Planning\Work Order Requests\2019\13 TID 22\TID 22\TID 22 boundary.mxd



TID 22 Map 7: Proposed Future Land Use

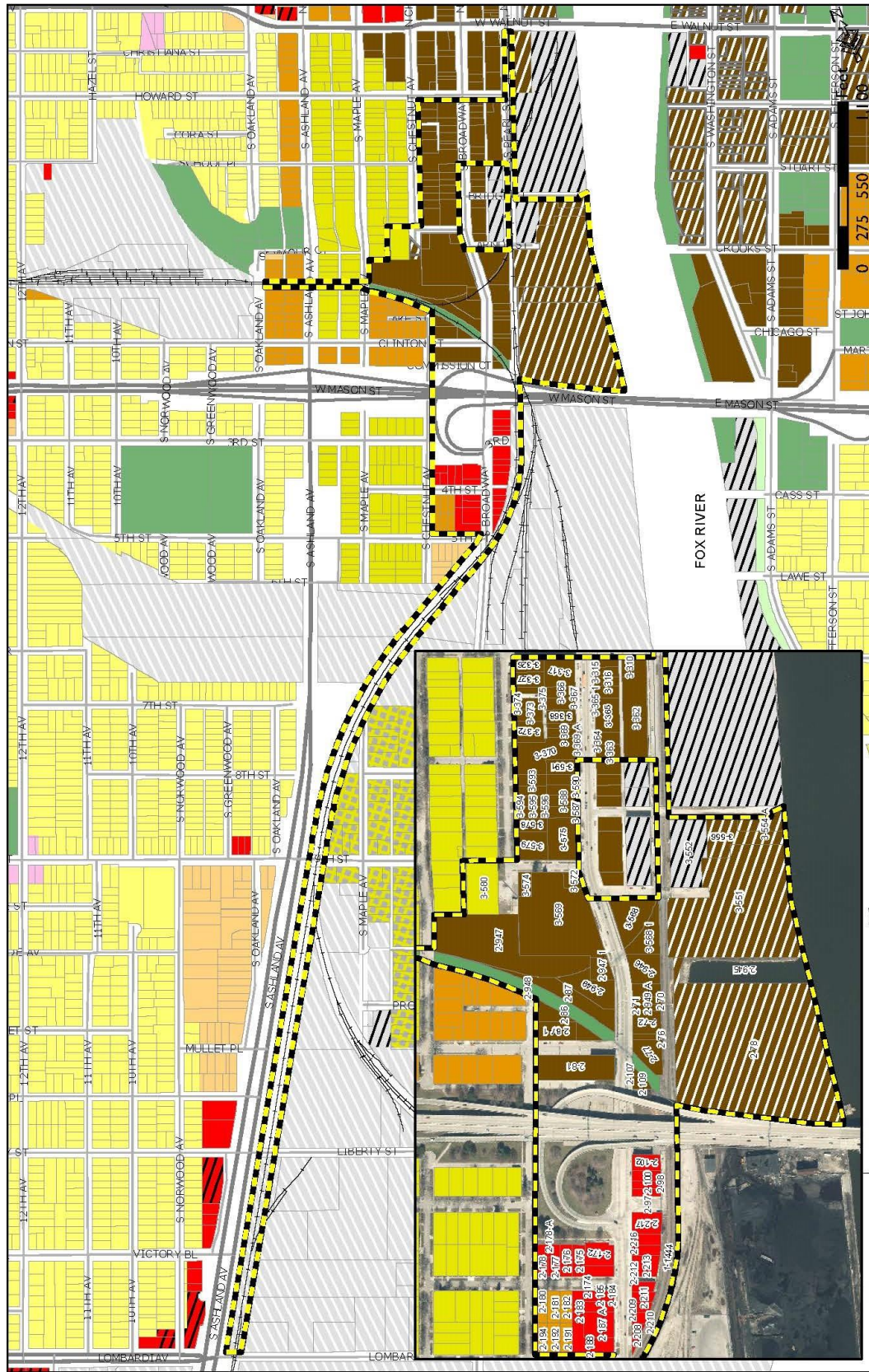
TID 22 Boundary

High Intensity Retail, Office, or Housing
 Medium Intensity Retail, Office, or Housing
 Medium/High Density Residential
 Low/Medium Density Residential

Downtown
 Commercial
 Parks

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Date Printed: 09-Sep-2019 X:\Planning\Work Order Requests\2019\19.13 TID 22\TID 22.22 FLU.mxd



TID 22 Map 8: Proposed Future Zoning

TID 22 Boundary

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Zoning

 RR - Rural Residential R1 - Low Density Residential-New Lots R2 - Medium Density Residential R3 - Varied Density Residential OR - Office Residential	 NC - Neighborhood Commercial C1 - Commercial One C2 - Commercial Two C3 - Commercial Three D1 - Downtown One D2 - Downtown Two	 GI - General Industry SRI - Special District Light Industry LI - Light Industry BP - Business Park PI - Public Property / Institutional CON - Conservancy
--	--	---

Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Project Plan
Tax Increment District No. 22
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 22, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the project plan and creating the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats., and, in particular, it contains the following:

1. A statement listing the kind, number and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.1105(2)(f)1.k., Wis. Stats.
2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.
5. A map showing existing uses and conditions of real property within the District.

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Mayor and Common Council
of the City of Green Bay
Page 2

6. A map showing proposed improvements and uses in the District.
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.
8. A list of estimated non-project costs.
9. A statement relating to the proposed method for the relocation of any persons to be displaced.
10. A statement indicating how the District promotes the orderly development of the City.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Vanessa", followed by a long horizontal flourish.

Vanessa R. Chavez
City Attorney

Appendix B: Legal Description for TID 22

That part of the street right-of-way dedicated in the Original Plat of the Town of Fort Howard;
Also that part of Block 1, Arndt's Addition;
Also that part of Lots 1 through 5, Block 2, Arndt's Addition;
Also that part of Lots 1 through 5, Block 3, Arndt's Addition;
Also that part of Lots 1 through 4, Block 5, Arndt's Addition;
Also that part of Lots 1 through 6, Block 6, Arndt's Addition;
Also that part of Lots 1 through 6, Block 7, Arndt's Addition;
Also that part of Lot 1, Block 8, Arndt's Addition;
Also that part of Lots 7 through 16, Block 7, Arndt's Second Addition;
Also that part of Lots 11, 12, 13, 20, 21, 22, 23, 24, 29 and 30, Callaghan's Addition;
Also that part of Lots 13 through 36, Christian Schwarz' Addition;
Also that part of Lots 1 through 9, J. L. Jorgensen's Addition;
Also that part of Lots 1 through 4,, and that part of Lots 1 through 8, Block A, and that part of Lots 6 through 10, Block 1, M. Seller's Addition;
Also that part of Block 1 Niels Hansen's Addition
Also that part of Lots 1 through 4 and Lots 10 through 12, Block B, C.L.A. Tank's First Addition;
Also that part of Lots 81 through 88, Block H, C.L.A. Tank's First Addition;
Also that part of Lots 103 through 116, Block I, C.L.A. Tank's First Addition;
Also that part of Lots 126 through 136, Block L, C.L.A. Tank's First Addition;
Also that part of Lot 6, Block 1, C.L.A. Tank's Third Addition;
Also that part of Private Claim 2, West Side of the Fox River;
Also that part of the Unsurveyed part of Private Claim 2, West Side of the Fox River;
Also that part of the Vacant Strip, West Side of the Fox River;
Also Lot 1, Brown County Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, as Document Number 1305912, (being part of Private Claim 2 West Side of the Fox River, and Lots 1 through 4, M. Seller's Addition);
Also that part of the adjacent Street Rights Of Way Dedicated to the Public;
Also that part of the adjacent Vacated Street and Alley Rights Of Way;
All located in the City of Green Bay, Brown County, Wisconsin, described as follows:
Beginning at the northwest corner of Lot 125, Original Plat of the Town of Fort Howard, (also being the intersection of the south right-of-way line of W. Walnut Street with the east right-of-way line of the platted Pearl Street);
thence S24°-41'-30"W, 876.05 feet, along said east right-of-way line of the platted Pearl Street, to point on the centerline of the vacated School Place right-of-way;

thence N64°-09'-16"W, 374.79 feet, along said centerline of the vacated School Place right-of-way and the extension thereof to the west right-of-way line of S. Broadway;

thence S24°-45'-57"W, 413.37 feet, along said west right-of-way line of S. Broadway, to the north right-of-way line of Arndt Street;

thence S24°-55'-27"W, 50.01 feet, to the intersection of said west right-of-way line of S. Broadway with the south right-of-way line of Arndt Street, (being the northeast corner of Lot 4, Block 6, Arndt's Addition);

thence S07°-43'-56"W, 112.12 feet, along the west right-of-way line of S. Broadway, to the intersection with the westerly extension of Arndt Street (being the westerly extension of Block 5, Arndt's Addition);

thence S64°-17'-00"E, 292.80 feet, along said Block 5, Arndt's Addition and extension thereof, to the westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way;

thence N24°-41'-30"E, 569.42 feet along said westerly right-of-way line of the WI Central LTD Railroad, to the centerline of the vacated School Place right-of-way;

thence S64°-09'-16"E, 50.01 feet, along the extension of said vacated School Place right-of-way, to the east right-of-way line of the platted Pearl Street;

thence S24°-41'-30"W, 238.28 feet, along said east right-of-way line of the platted Pearl Street, to the south right-of-way of Bridge Street (being the northwest corner of Lot 5, Block 3, Arndt's Addition);

thence S64°-07'-18"E, 477.52 feet, along said south right-of-way line of Bridge Street, to the Combined Bulkhead and Pierhead line of the Fox River;

thence S22°-02'-10"W, 334.69 feet, along said Combined Bulkhead and Pierhead line of the Fox River,

thence continuing along said Combined Bulkhead and Pierhead line of the Fox River, S12°-36'-16"W, 936.31 feet;

thence continuing along said Combined Bulkhead and Pierhead line of the Fox River, S20°-03'-08"W, 23.49 feet, to the north right-of-way line of W. Mason Street (also being the southeast corner of Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247);

thence N61°-54'-05"W, 123.35 feet, along the south line of said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247;

thence continuing along said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, N57°-17'-38"W, 408.66 feet;

thence continuing along said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, along the arc of a 1413.07 foot radius curve to the right, 163.54 feet, said curve having a chord which bears N53°-58'-42"W, 163.45 feet, to the south west corner of said Lot 1, (also being a point on the east right-of-way line of the Wisconsin Central LTD railroad);

thence S24°-56'-52"W, 184.52 feet, to the intersection of the south right-of-way line of W. Mason Street and the easterly right-of-way line of the WI Central LTD Railroad;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad, S24°-47'-22"W, 288.42 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad along the arc of a 1072.14 foot radius to the right, 630.65 feet, said curve having a chord which bears S41°-38'-26"W, 621.60 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S58°-29'-30"W, 51.37 feet, to the intersection with the east right-of-way line of S. Broadway;

thence S64°-48'-30"W, 123.04 feet, to the intersection of the easterly right-of-way line of the WI Central LTD Railroad and the west right-of-way line of S. Broadway;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S65°-52'-16"W, 636.84 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad along the arc of a 2694.16 foot radius curve to the left, 1459.81 feet, said curve having a chord which bears S50°-20'-54"W, 1442.01 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-34'-27"W, 142.74 feet to the north right-of-way line of Ninth Street;

thence S34°-18'-38"W, 80.81 feet to the intersection of said easterly right-of-way line of the WI Central LTD Railroad and the south right-of-way line of Ninth Street;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-42'-19"W, 186.02 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-44'-20"W, 249.35 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-35'-53"W, 398.78 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-49'-03"W, 126.83 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-34'-40"W, 2296.24 feet, to the north right-of-way line of Lombardi Avenue;

thence N64°-10'-24"W, 101.47 feet, along said north right-of-way line of Lombardi Avenue to the intersection with the westerly right-of-way line of the WI Central LTD Railroad (also being the east right-of-way line of Ashland Avenue);

thence N35°-34'-40"E, 3497.29 feet along said westerly right-of-way line of the WI Central LTD Railroad (also being the east right-of-way line of Ashland Avenue);

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad, along the arc of a 2794.15 foot radius curve to the right, 1513.33 feet, said curve having a chord which bears N50°-21'-17"E, 1494.90 feet;

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad N65°-52'-16"E, 673.11 feet;

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad, along the arc of a 972.14 foot radius curve to the left, 38.16 feet, said curve having a chord which bears N64°-44'-47"E, 38.16 feet, to the south right-of-way line of Fifth Street;

thence N55°-56'-20"E, 69.73 feet, to the intersection of the east right-of-way line of S. Broadway and the north right-of way line of Fifth Street, (also being the southwest corner of Lot 112, Block I, C.L.A. Tank's First Addition);

thence N63°-57'-16"W, 323.50 feet along said north right-of way line of Fifth Street to the intersection of said north right-of way line of Fifth Street and the east right-of-way line of S. Chestnut Avenue;

thence N26°-04'-49"E, 452.98 feet along said east right-of-way line of S. Chestnut Avenue to the northwest corner of Lot 88, Block H, C.L.A. Tank's First Addition;

thence N26°-06'-08"E, 680.80 feet, to the southwest corner of Lot 3, Block A, M. Sellers Addition;

thence N 26°-05'-00"E, 333.59 feet along the east right-of-way line of S. Chestnut Avenue, to the southerly right-of-way line of the Wisconsin Central LTD Railroad (formerly known as the G.B.W. & St. Paul Railroad);

thence along said southerly right-of-way line of the Wisconsin Central LTD Railroad, N38°-49'-18"W, 44.17 feet;

thence along said southerly right-of-way line of the Wisconsin Central LTD Railroad along the arc of a 1706.60 foot radius curve to the left 399.08 feet, said curve having a chord which bears N46°-15'-44"W, 398.17 feet, to the east right-of-way line of S. Maple Avenue;

thence N40°-01'-54"W, 65.78 feet, to the northwest corner of Lot 6, Block 2, C.L.A. Tank's Third Addition;

thence N64°-03'-55"W, 626.59 feet, along said southerly right-of-way line of the Wisconsin Central LTD Railroad to the northwest corner of Lot 7, Block 3, C.L.A. Tank's Third Addition;

thence N26°-10'-01"E, 40.00 feet, to the southwest corner of Lot 8, Block 3, Niels Hansen's Addition;

thence S64°-03'-55"E, 626.58 feet along the northerly right-of-way line of the Wisconsin Central LTD Railroad, to the southeast corner of Lot 1, Block 2, Niels Hansen's Addition;

thence S 56°-42'-30"E, 60.72 feet, to the east right-of-way line of S. Chestnut Street;

thence N26°-13'-05"E, 147.76 feet along said east right-of-way line of S. Chestnut Street, to the southwest corner of Lot 4, Brown County Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192, as Document Number 2138035, (being part of the Vacant Strip and part of the Unsurveyed Part of Private Claim 2, West Side of the Fox River);

thence S64°-05'-13"E, 121.87 feet, to the southeast corner of said Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192;

thence N24°-47'-39"E, 222.75 feet, to the northeast corner of Lot 1, said Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192;

thence S64°-10'-15"E, 144.30 feet, along the south line of Lot 2, Block 8, Arndt's Addition and the extension thereof to the southeast corner of said Lot 2, Block 8, Arndt's Addition;

thence S64°-18'-42"E, 80.09 feet to the southwest corner of Lot 6, Block 7, Arndt's Addition, (also being the intersection of the east right-of-way line of S. Chestnut Avenue and the north right-of-way line of Arndt Street);

thence N24°-42'-46"E, 398.28 feet along said east right-of-way line of S. Chestnut Avenue, to the northwest corner of Lot 12, Block 7, Arndt's Second Addition;

thence continuing along said east right-of-way line of S. Chestnut Avenue, N24°-44'-10"E, 30.01 feet to the southwest corner of Lot 31, Christian Schwarz's Addition;

thence continuing along said east right-of-way line of S. Chestnut Avenue, N24°-45'-42"E, 408.25 feet to the northwest corner of Lot 29, Callaghan's Addition (also being the intersection of the east right-of-way line of S. Chestnut Avenue and the south right-of-way line of Howard Street);

thence S64°-03'-44"E, 579.07 feet along said south right-of-way line of Howard Street, and the extension thereof, to the westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way;

thence N24°-41'-30"E, 453.70 feet along said westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way, to the south right-of-way line of W. Walnut Avenue;

thence S64°-10'-27"E, 50.01 feet along said south right-of-way line of W. Walnut Avenue, to the point of beginning.

Parcels affected being tax parcel numbers: 1-1444, 2-70, 2-71, 2-72, 2-76, 2-77, 2-78, 2-81, 2-86, 2-87, 2-97, 2-98, 2-100, 2-102, 2-107, 2-109, 2-172, 2-174, 2-175, 2-176, 2-177, 2-178, 2-178-A, 2-179, 2-180, 2-181, 2-182, 2-183, 2-184, 2-185, 2-187-A, 2-188, 2-191, 2-192, 2-194, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-215, 2-216, 2-217, 2-87-1, 2-945, 2-946, 2-947, 2-947-1, 2-948, 2-949, 2-949-A, 3-310, 3-314, 3-315, 3-316, 3-317, 3-326, 3-327, 3-362, 3-363, 3-364, 3-365, 3-365-1, 3-366, 3-367, 3-368, 3-369, 3-369-A, 3-370, 3-372, 3-373, 3-374, 3-375, 3-551, 3-552, 3-554-A, 3-556, 3-568, 3-568-1, 3-569, 3-572, 3-574, 3-575, 3-578, 3-579, 3-580, 3-587, 3-588, 3-589, 3-590, 3-591, 3-593, 3-594, 3-595 and 3-596.

Appendix C: TID 22 Parcels and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
2-70	515 S BROADWAY	0.09	\$ -	\$ -	\$ -
2-71	517 S BROADWAY	0.06	\$ -	\$ -	\$ -
2-72	519 S BROADWAY	0.26	\$ 43,200	\$ 88,400	\$ 131,600
2-76	525 S BROADWAY	0.07	\$ -	\$ -	\$ -
2-77	531 S BROADWAY	0.30	\$ -	\$ -	\$ -
2-78	100 W MASON ST	7.97	\$ -	\$ -	\$ -
2-81	606 S BROADWAY	0.74	\$ -	\$ -	\$ -
2-86	410 CLINTON ST	0.31	\$ 30,300	\$ 27,300	\$ 57,600
2-87	S BROADWAY	0.58	\$ -	\$ -	\$ -
2-97	723 S BROADWAY	0.09	\$ 10,900	\$ 3,100	\$ 14,000
2-98	719 S BROADWAY	0.09	\$ 10,900	\$ 74,400	\$ 85,300
1-1444	S ASHLAND AVE	16.53	\$ -	\$ -	\$ -
2-100	715 S BROADWAY	0.11	\$ 13,800	\$ 108,200	\$ 122,000
2-102	709 S BROADWAY	0.18	\$ 21,400	\$ 286,500	\$ 307,900
2-107	S BROADWAY	0.02	\$ -	\$ -	\$ -
2-109	613 S BROADWAY	0.08	\$ -	\$ -	\$ -
2-172	818 S BROADWAY	0.27	\$ 31,700	\$ 88,400	\$ 120,100
2-174	822 S BROADWAY	0.12	\$ 14,500	\$ 13,400	\$ 27,900

2-175	414 FOURTH ST	0.15	\$ -	\$ -	\$ -
2-176	418 FOURTH ST	0.15	\$ -	\$ -	\$ -
2-177	FOURTH ST	0.09	\$ -	\$ -	\$ -
2-178	821 S CHESTNUT AVE	0.09	\$ 8,300	\$ 57,300	\$ 65,600
2-178-A	815 S CHESTNUT AVE	0.12	\$ -	\$ -	\$ -
2-179	833 S CHESTNUT AVE	0.05	\$ -	\$ -	\$ -
2-180	425 FOURTH ST	0.10	\$ -	\$ -	\$ -
2-181	421 FOURTH ST	0.15	\$ 10,400	\$ 55,000	\$ 65,400
2-182	417 FOURTH ST	0.15	\$ 10,600	\$ 64,300	\$ 74,900
2-183	413 FOURTH ST	0.10	\$ 7,100	\$ -	\$ 7,100
2-184	824 S BROADWAY	0.12	\$ 14,600	\$ 48,800	\$ 63,400
2-185	828 S BROADWAY	0.12	\$ 8,700	\$ 73,500	\$ 82,200
2-187-A	836 S BROADWAY	0.29	\$ 34,700	\$ 64,800	\$ 99,500
2-188	840 S BROADWAY	0.40	\$ 33,700	\$ 129,100	\$ 162,800
2-191	418 FIFTH ST	0.15	\$ 10,600	\$ 66,700	\$ 77,300
2-192	422 FIFTH ST	0.15	\$ -	\$ -	\$ -
2-194	426 FIFTH ST	0.15	\$ 10,600	\$ 48,400	\$ 59,000
2-208	837 S BROADWAY	0.09	\$ 8,900	\$ 35,300	\$ 44,200
2-209	833 S BROADWAY	0.06	\$ 9,200	\$ -	\$ 9,200
2-210	829 S BROADWAY	0.08	\$ 9,500	\$ -	\$ 9,500

2-211	825 S BROADWAY	0.09	\$ 10,200	\$ -	\$ 10,200
2-212	823 S BROADWAY	0.09	\$ 11,000	\$ 73,100	\$ 84,100
2-213	821 S BROADWAY	0.22	\$ 25,900	\$ 131,700	\$ 157,600
2-215	813 S BROADWAY	0.12	\$ 13,600	\$ 69,800	\$ 83,400
2-216	809 S BROADWAY	0.12	\$ 14,100	\$ -	\$ 14,100
2-217	801 S BROADWAY	0.24	\$ 28,700	\$ 50,700	\$ 79,400
2-87-1	416 CLINTON ST	0.30	\$ 35,600	\$ 66,000	\$ 101,600
2-945	0 PEARL ST	1.27	\$ -	\$ -	\$ -
2-946	505 S BROADWAY	0.36	\$ -	\$ -	\$ -
2-947	419 S MAPLE AVE	2.31	\$ -	\$ -	\$ -
2-947-1	504 S BROADWAY	0.18	\$ -	\$ -	\$ -
2-948	S CHESTNUT AVE	1.55	\$ -	\$ -	\$ -
2-949	506 S BROADWAY	0.47	\$ -	\$ -	\$ -
2-949-A	511 S BROADWAY	0.15	\$ -	\$ -	\$ -
3-310	307 HOWARD ST	0.09	\$ 22,300	\$ -	\$ 22,300
3-314	201 S BROADWAY	0.09	\$ 22,000	\$ 113,000	\$ 135,000
3-315	205 S BROADWAY	0.09	\$ 22,300	\$ -	\$ 22,300
3-316	211 S BROADWAY	0.09	\$ 22,000	\$ 16,600	\$ 38,600
3-317	200 S BROADWAY	0.35	\$ -	\$ -	\$ -
3-326	201 S CHESTNUT AVE	0.18	\$ -	\$ -	\$ -

3-327	209 S CHESTNUT AVE	0.18	\$ -	\$ -	\$ -
3-362	301 S PEARL ST	0.88	\$ 105,000	\$ 14,300	\$ 119,300
3-363	S BROADWAY	0.15	\$ 34,700	\$ 800	\$ 35,500
3-364	223 S BROADWAY	0.11	\$ 26,400	\$ 600	\$ 27,000
3-365	217 S BROADWAY	0.33	\$ -	\$ -	\$ -
3-365-I	S BROADWAY	0.11	\$ -	\$ -	\$ -
3-366	S BROADWAY	0.14	\$ -	\$ -	\$ -
3-367	218 S BROADWAY	0.13	\$ -	\$ -	\$ -
3-368	220 S BROADWAY	0.15	\$ -	\$ -	\$ -
3-369	228 S BROADWAY	0.11	\$ -	\$ -	\$ -
3-369-A	226 S BROADWAY	0.05	\$ 13,200	\$ 65,200	\$ 78,400
3-370	232 S BROADWAY	0.65	\$ -	\$ -	\$ -
3-372	225 S CHESTNUT AVE	0.25	\$ -	\$ -	\$ -
3-373	223 S CHESTNUT AVE	0.14	\$ -	\$ -	\$ -
3-374	219 S CHESTNUT AVE	0.12	\$ -	\$ -	\$ -
3-375	211 S CHESTNUT AVE	0.09	\$ -	\$ -	\$ -
3-551	239 ARNDT ST	4.67	\$ -	\$ -	\$ -
3-552	345 S PEARL ST	0.96	\$ -	\$ -	\$ -
3-554-A	101 BRIDGE ST	0.29	\$ -	\$ -	\$ -
3-556	119 BRIDGE ST	0.70	\$ -	\$ -	\$ -

3-568	401 S BROADWAY	0.57	\$ -	\$ -	\$ -
3-568-1	S BROADWAY	0.37	\$ -	\$ -	\$ -
3-569	420 S BROADWAY	2.20	\$ -	\$ -	\$ -
3-572	402 S BROADWAY	0.11	\$ -	\$ -	\$ -
3-574	421 ARNDT ST	0.13	\$ -	\$ -	\$ -
3-575	336 S BROADWAY	0.51	\$ -	\$ -	\$ -
3-578	325 S CHESTNUT AVE	0.17	\$ -	\$ -	\$ -
3-579	335 S CHESTNUT AVE	0.34	\$ -	\$ -	\$ -
3-580	338 S CHESTNUT AVE	0.67	\$ -	\$ -	\$ -
3-587	324 S BROADWAY	0.13	\$ -	\$ -	\$ -
3-588	316 S BROADWAY	0.15	\$ 33,000	\$ 67,100	\$ 100,100
3-589	312 S BROADWAY	0.12	\$ 7,800	\$ -	\$ 7,800
3-590	304 S BROADWAY	0.13	\$ 8,600	\$ -	\$ 8,600
3-591	300 S BROADWAY	0.17	\$ 29,000	\$ 147,800	\$ 176,800
3-593	305 S CHESTNUT AVE	0.14	\$ -	\$ -	\$ -
3-594	311 S CHESTNUT AVE	0.12	\$ -	\$ -	\$ -
3-595	315 S CHESTNUT AVE	0.13	\$ -	\$ -	\$ -
3-596	319 S CHESTNUT AVE	0.13	\$ -	\$ -	\$ -
96	TOTAL	55.51	\$ 839,000	\$ 2,149,600	\$ 2,988,600

numbers are assessed values as of January 1, 2019, except for
numbers in italics are assessed values as of January 1, 2018

Appendix D: TID 22 Pro Forma

TID #	REVENUES				EXPENDITURES				TID BALANCE		
	PARCEL COUNT	BASE VALUE	TAX RATE		LOANS	PAYGO	MANAGEMENT				
CREATED	24	\$	-	\$	23.38	\$	8,500,000				
Tuesday, September 17, 2019	NEW VALUE		INC VALUE		INC TAXES		DEBT SERVICE				
0	2019	\$	-	\$	-	\$	-	\$	(53,000)	\$ (53,000)	
1	2020	\$	-	\$	-	\$	(270,000)	\$	(51,700)	\$ (374,700)	
2	2021	\$	-	\$	-	\$	(650,000)	\$	(50,400)	\$ (1,075,100)	
3	2022	\$	9,100,000	\$	9,100,000	\$	(650,000)	\$	(49,100)	\$ (1,820,452)	
4	2023	\$	9,200,000	\$	9,200,000	\$	212,758	\$	(46,252)	\$ (2,351,746)	
5	2024	\$	9,300,000	\$	9,300,000	\$	215,096	\$	(46,252)	\$ (2,879,402)	
6	2025	\$	36,900,000	\$	36,900,000	\$	217,434	\$	(367,727)	\$ (3,724,895)	
7	2026	\$	37,000,000	\$	37,000,000	\$	862,722	\$	(367,727)	\$ (3,923,800)	
8	2027	\$	37,100,000	\$	37,100,000	\$	865,060	\$	(367,727)	\$ (4,119,067)	
9	2028	\$	37,200,000	\$	37,200,000	\$	867,398	\$	(367,727)	\$ (4,310,696)	
10	2029	\$	37,300,000	\$	37,300,000	\$	869,736	\$	(367,727)	\$ (4,498,687)	
11	2030	\$	43,400,000	\$	43,400,000	\$	872,074	\$	(451,895)	\$ (4,767,208)	
12	2031	\$	43,500,000	\$	43,500,000	\$	1,014,692	\$	(451,895)	\$ (4,891,811)	
13	2032	\$	43,600,000	\$	43,600,000	\$	1,017,030	\$	(451,895)	\$ (5,012,776)	
14	2033	\$	43,700,000	\$	43,700,000	\$	1,019,368	\$	(451,895)	\$ (5,130,103)	
15	2034	\$	43,800,000	\$	43,800,000	\$	1,021,706	\$	(451,895)	\$ (5,243,792)	
16	2035	\$	43,900,000	\$	43,900,000	\$	1,024,044	\$	(451,895)	\$ (5,353,843)	
17	2036	\$	44,000,000	\$	44,000,000	\$	1,026,382	\$	(451,895)	\$ (5,460,256)	
18	2037	\$	44,100,000	\$	44,100,000	\$	1,028,720	\$	(321,475)	\$ (5,432,611)	
19	2038	\$	44,200,000	\$	44,200,000	\$	1,031,058	\$	(321,475)	\$ (5,401,328)	
20	2039	\$	44,300,000	\$	44,300,000	\$	1,033,396	\$	(321,475)	\$ (5,366,407)	
21	2040	\$	44,400,000	\$	44,400,000	\$	1,035,734	\$	-	\$ (4,736,373)	
22	2041	\$	44,500,000	\$	44,500,000	\$	1,038,072	\$	-	\$ (3,722,701)	
23	2042	\$	44,600,000	\$	44,600,000	\$	1,040,410	\$	-	\$ (2,705,391)	
24	2043	\$	44,700,000	\$	44,700,000	\$	1,042,748	\$	-	\$ (1,684,443)	
25	2044	\$	44,800,000	\$	44,800,000	\$	1,045,086	\$	-	\$ (659,857)	
26	2045	\$	44,900,000	\$	44,900,000	\$	1,047,424	\$	-	\$ 368,367	
27	2046	\$	45,000,000	\$	45,000,000	\$	1,049,762	\$	-	\$ 1,400,229	
TOTAL		\$	45,000,000	\$	45,000,000	\$	21,497,910	\$	(6,105,081)	\$ (992,600)	\$ 1,400,229



Report to the
Tax Incremental Districts Joint Review Committee
of the City of Green Bay

MEETING DATE

October 15, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # S.17.

INFORMATIONAL ONLY: To adopt a Creation Resolution to establish TID Number Twenty-Three (23), Legends District, and adopt the Project Plan.

BACKGROUND

The decision must be based on the following criteria:

1. Would the desired development occur without tax increment financing? No.
2. Are the economic benefits of new development greater than the cost of improvements? Yes.
3. Are the economic benefits of new development greater than the tax increments to be paid by property owners in overlying districts? Yes.

In accordance with Wis. Stats. §66.1105(4)(i), the local legislative body shall provide the JRB with the following information and projections:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.

The Project Plan identifies eighteen million dollars (\$18,000,000.00) worth of project costs to be paid with tax increments. The City estimates that the TID will generate greater than eighteen million dollars (\$18,000,000.00) of cumulative tax increment during the life of the TID.

2. The amount of the value increment when the project costs in subd. 1. are paid in full and the tax incremental district is terminated.

The City estimates that the TID will generate forty-seven million dollars (\$47,000,000.00) of new property value increment upon its termination.

3. The reasons why the project costs in subd. 1. may not or should not be paid by the owners of property that benefits by improvements within the tax incremental district.

That “but for” the creation of the TID, the development projected to occur as detailed in this Plan would not occur in a timely manner, in a manner desired by the City, or occur at all, because of: 1) Additional costs associated with environmental remediation and mitigation; and/or 2) Additional costs associated with rehabilitation and historic preservation; and/or 3) Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or 4) The lack of traditional financing options for forward-thinking projects. That being said, TID increment should not pay for project costs, specifically incentives (grants and loans), to a recipient that fails to demonstrate that “but for” the use of public funds, the development projected to occur as detailed in the Project Plan would not occur in the manner

desired by the City.

4. The share of the projected tax increments in subd. 1. estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.

The City estimates the 2019 combined tax levy to be allocated among the taxing jurisdictions as follows:

- 40% Green Bay Area Public Schools
- 40% City of Green Bay
- 17% Brown County
- 3% Northeast Wisconsin Technical College
- 0% State of Wisconsin

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments in subd. 4.

The TID enhances the community economic climate. As properties in the TID become more attractive in which to invest and conduct business, the amount of money circulating in the local market increases, which has a positive impact beyond the TID. When the TID has met all obligations and dissolves, the overlying taxing jurisdictions will receive additional revenue based on forty-seven million dollars (\$47,000,000.00) of value increment.

RECOMMENDATION

Adopt a Creation Resolution to establish TID Number Twenty-Three (23), Legends District, and adopt the Project Plan.

FISCAL IMPACT

To be discussed at meeting.

ATTACHMENTS

1. 6.2 - TID - TID 23 - Resolution - I 90927 - Creation
2. 6.2 - TID - TID 23 - Project Plan - I 90927 - JRB



**Joint Review Board
of the City of Green Bay**

**RESOLUTION 19-09
REGARDING THE CREATION OF
TAX INCREMENT DISTRICT NUMBER TWENTY-THREE (23),
LEGENDS DISTRICT ("TID 23")
AND ADOPTION OF THE PROJECT PLAN**

September 27, 2019

WHEREAS, In accordance with the Comprehensive Plan, the City of Green Bay ("City") and Redevelopment Authority of the City of Green Bay ("RDA") seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and

WHEREAS, the City and RDA have concluded that the generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way is not attaining its highest and best land use based on the *Comprehensive Plan*; and

WHEREAS, that "but for" the creation of a Tax Increment District ("TID"), the future land uses identified in the Comprehensive Plan would not occur in the manner desired by the City and RDA; and

WHEREAS, the Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Increment District Number Twenty-Three (23): Legends District ("TID 23"), on Tuesday, July 16, 2019; and

WHEREAS, on Monday, August 19, 2019, the Joint Review Board (JRB) of the City of Green Bay convened to elect a Chair, select a public member to the Board, and discuss adopting a Resolution creating TID 23 and adopting the Project Plan; and

WHEREAS, the RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:

1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 23, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
2. On Wednesday, August 7, 2019, and Monday August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of blight elimination said identification of property and a notice of said public hearing; and
4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and

WHEREAS, on Tuesday, August 20, 2019, the RDA approved a Resolution creating TID 23 and adopting the Project Plan; and

WHEREAS, on Tuesday, September 17, 2019, the Common Council of the City of Green Bay approved a Resolution creating TID 23 and adopting the Project Plan; and

WHEREAS, the Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:

1. An economic feasibility study; and
2. A detailed list of estimated project costs; and
3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
4. A map showing existing uses and conditions of real property within TID 23; and
5. A map showing proposed improvements and uses in TID 23; and
6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
8. A list of estimated non-project costs; and
9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
10. A statement indicating how creation of TID 23 promotes the orderly development of the City; and
11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and

WHEREAS, the RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:

1. That “but for” the creation of a TID, the development projected to occur as detailed in the Comprehensive Plan would not occur in the manner desired by the City and RDA because of challenges associated with:
 - 1.1. Additional costs associated with environmental remediation and mitigation; and/or
 - 1.2. Additional costs associated with rehabilitation and historic preservation; and/or
 - 1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
 - 1.4. The lack of traditional financing options for forward-thinking projects; and
2. The equalized value of taxable property of TID 23 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and
3. TID 23 shall be a blighted area district, as ninety-six percent (96%) – thirty-two and seventy hundredths (32.70) of thirty-four and seven-hundredths (34.07) acres – of the real property within TID 23 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 23 consistent with the purpose for which the District is created; and
5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 5.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 5.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 23; and

7. The economic benefits of TID 23, as measured by increased property value, employment, and income,
 - 7.1. are greater than the cost of the improvements identified in the Project Plan; and
 - 7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
8. The TID 23 Project Plan is feasible and in conformity with the City Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board of the City of Green Bay hereby creates Tax Increment District Number Twenty-Three (23): Legends District ("TID 23"), and adopts the Project Plan.

Adopted _____

Approved _____

**JOINT REVIEW BOARD OF THE
CITY OF GREEN BAY**

By: _____
Diana Ellenbecker, Chair



City of Green Bay
Department of Community and Economic Development

Tax Increment District Twenty-Three (23)

Legends District

PROJECT PLAN

City of Green Bay, Wisconsin
27 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Alderson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

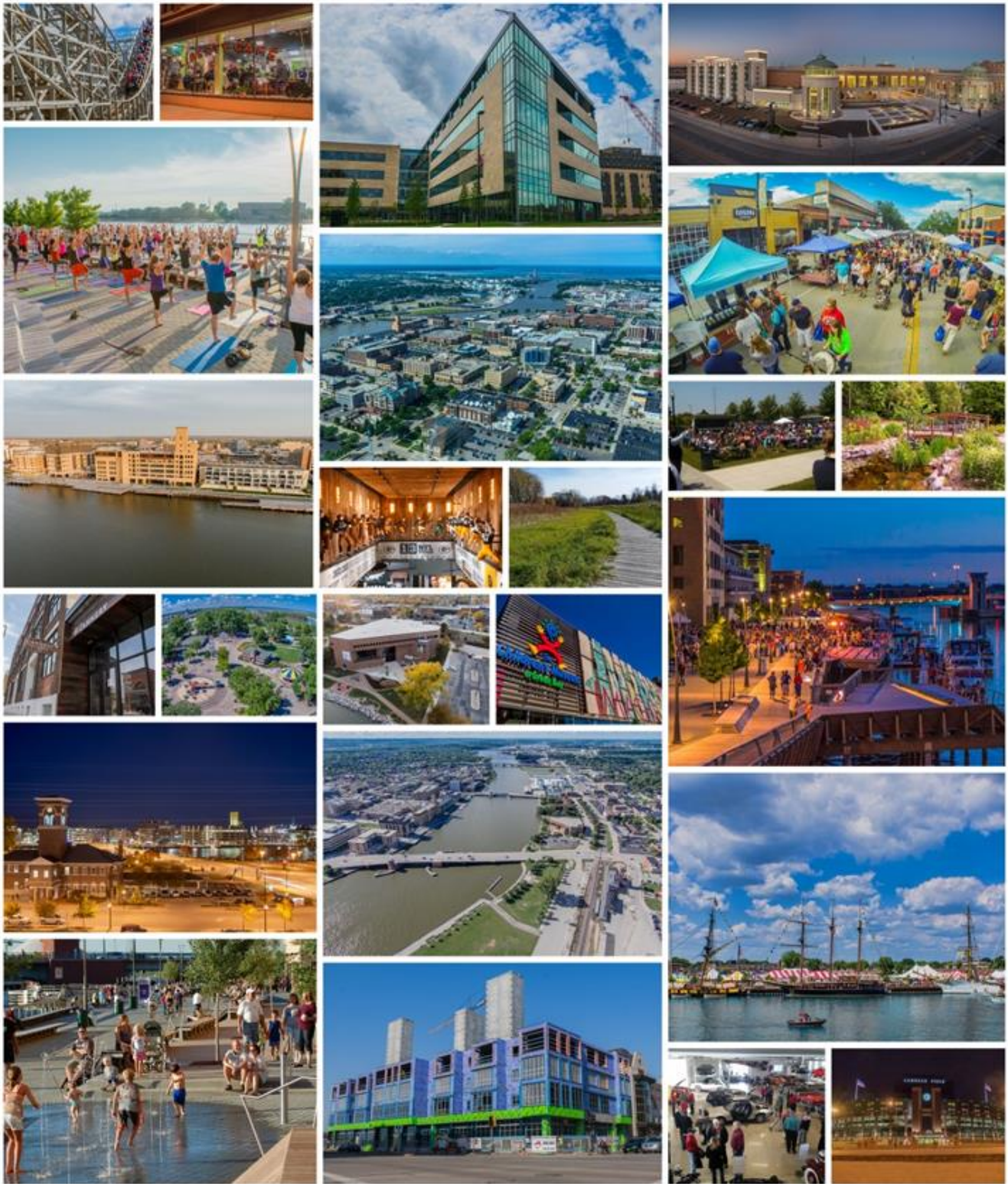
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Summary of Findings

1. In accordance with the *Comprehensive Plan*, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and
2. The City and RDA have concluded that the generally located in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way is not attaining its highest and best land use based on the *Comprehensive Plan*; and
3. That “but for” the creation of a Tax Increment District (TID), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
4. The Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Incremental District Number Twenty-Three (23): Legends District (“TID 23”), on Tuesday, July 16, 2019; and
5. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 5.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 23, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
 - 5.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 5.3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of rehabilitation work said identification of property and a notice of said public hearing; and
 - 5.4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 5.5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
6. The Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 6.1. An economic feasibility study; and
 - 6.2. A detailed list of estimated project costs; and
 - 6.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 6.4. A map showing existing uses and conditions of real property within TID 23; and
 - 6.5. A map showing proposed improvements and uses in TID 23; and
 - 6.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).
 - 6.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 6.8. A list of estimated non-project costs; and
 - 6.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 6.10. A statement indicating how creation of TID 23 promotes the orderly development of the City; and
 - 6.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
7. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 7.1. That “but for” the creation of a TID, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
 - 7.1.1. Additional costs associated with environmental remediation and mitigation; and/or
 - 7.1.2. Additional costs associated with rehabilitation and historic preservation; and/or
 - 7.1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
 - 7.1.4. The lack of traditional financing options for forward-thinking projects; and

- 7.2. The equalized value of taxable property of TID 23 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and
- 7.3. TID 23 shall be a blighted area district, as ninety-six percent (96%) – thirty-two and seventy hundredths (32.70) of thirty-four and seven-hundredths (34.07) acres – of the real property within TID 23 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
- 7.4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 23 consistent with the purpose for which the District is created; and
- 7.5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 7.5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 7.5.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 7.5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 7.5.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
- 7.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 23; and
- 7.7. The economic benefits of TID 23, as measured by increased property value, employment, and income,
 - 7.7.1. are greater than the cost of the improvements identified in the Project Plan; and
 - 7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 7.8. The TID 23 Project Plan is feasible and in conformity with the *City Comprehensive Plan*.



Description of the Proposed District

The City of Green Bay

The City of Green Bay is the economic hub of northeastern Wisconsin, and the flagship city of a combined metropolitan region of nearly 700,000 people. It is the “north star” in a chain of great cities, including Chicago and Milwaukee, which line the western shore of Lake Michigan. The City is in an excellent position to build on past success and flourish well into the future. Demographically, the City and metropolitan region have sustained steady population growth over the last few decades. Population is projected to increase, primarily through natural growth. Inbound migration is primarily from adjacent counties and other parts of the state. The number and percentage of residents with at least a college degree has increased over the last decade.

As for commerce, the largest three industries are manufacturing, health care and social assistance, and retail trade. Employment continues to grow since the 2008 recession and is projected to increase. The City continues to be an employment magnet, with more employees coming in from other communities than residents leaving for employment elsewhere. The City continues to leverage the substantial assets and significant competitive advantage it has in its strongest traded industry clusters: agriculture and food processing; paper, packaging, and printing; advanced manufacturing; and transportation and logistics.

A robust transportation infrastructure provides excellent opportunities to move people and goods efficiently. Two interstate highways connect the City to Milwaukee, Chicago, and points south, while a four-lane state highway connects to St. Paul, Minneapolis, and points west. Green Bay Metro Transit operates thirteen full-service bus routes and paratransit services that provide over a million and a half rides annually in the metro area. Several miles of pedestrian and bicycle facilities enhance mobility and accessibility. The Austin Straubel International Airport (GRB) serves more than 600,000 passengers and ships 310,000 pounds of freight cargo annually through forty daily flights operated by three commercial airlines and two fixed-based operators. The Port of Green Bay moves nearly two million metric tons of cargo through fourteen docks located along a three-mile stretch of the Fox River. Two rail carriers serve the Port and many industrial areas.

Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Startup Hub, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. The City continues to develop complementary programs that can accelerate and expand these startups into high-growth firms. Foreign Trade Zone #167 allows merchandise to be imported, assembled, and repackaged with other components without formal customs entry procedures or import duties.

The City offers residents a diverse range of housing options, with over forty neighborhood associations strengthening the community fabric. Award-winning public schools, reputable institutions of higher education (the University of Wisconsin-Green Bay and Northeastern Wisconsin Technical College), and low crime rates make the community an excellent choice to call home.

The City delivers ample opportunities for outdoor recreation through its seventy parks and trails, including Bay Beach Amusement Park and Wildlife Sanctuary, the City Deck (an urban boardwalk along the Fox River), the Green Bay Botanical Garden, and the Joannes Family and Resch Aquatic Centers. The City is also home to Lambeau Field and the Packers Hall of Fame. It hosts hundreds of cultural events, including those provided by local theatre organizations and civic symphony, at the Meyer Theatre, the Weidner Center for the Performing Arts, the ART Garage, and the recently-expanded KI Convention Center. The Neville Public Museum, the Children’s Museum of Green Bay, the Automobile Gallery, and Hazelwood Historic House are also in the City.

An urban renaissance is occurring across the nation as people are rediscovering the economic and cultural advantages of cities. The City of Green Bay is well-positioned to capitalize on this trend and welcomes prospective residents, businesses, and investors to our community.

The District / Neighborhood



The Legends District is located in the south central part of the City, on the west side of the Fox River, generally in the area east of Holmgren Way, south of Lombardi Avenue, west of Bart Starr Drive, and north of Mike McCarthy Way, along the municipal boundary with the Village of Ashwaubenon.

First developed as an air strip in the 1930's, the district grew into an industrial center in the 1960's with the conversion of Ashland Avenue into US-41 (now I-41). The earliest businesses involved manufacturing, lumber, and transportation and logistics, of which a few continue to operate today. Expansion of the national sports and entertainment complex that includes Lambeau Field (81,000-seat outdoor stadium and home of the NFL Green Bay Packers), the Resch Center (9,800-seat indoor arena), and (in 2021) the Brown County Expo Center (with 120,000 square feet of event space), has provided greater opportunity to convert properties from industrial uses to more commercial and hospitality uses.

In response to this changing market, the City completed the *Legends District Master Plan* in 2017, which identified potential redevelopment opportunities in the district.

Tax Increment District Number Twenty-Three (TID 23)

Under Wisconsin Statutes 66.1105, the property taxes paid each year on the increase in equalized value of a TID may be used by the City to pay the costs of redevelopment projects within the TID. The incremental value is determined by taking the current value of the TID and deducting the value in the TID that existed when the TID was created. All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs. Expenses may be incurred for the implementation for the approved project plan and completion of the project outlined therein up to five (5) years before the (not extended) maximum life of the TID.

TID 22 is being created in order to provide a mechanism to overcome challenges related to the additional costs associated with environmental remediation and mitigation; additional costs associated with rehabilitation

and historic preservation; blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and the lack of traditional financing options for forward-thinking projects.

Of the thirty-four and seven-hundredths (34.07) total acres of real property within TID 23, thirty-two and seventy hundredths (32.70) acres, or ninety-six percent (96%), are in need of blight elimination.

Map 1 shows the location of TID 23 within the city, while **Map 2** shows its detailed boundaries. The legal description for TID 23 is attached as **Appendix B**. TID 23 has ten (10) parcels totaling thirty-four and seven-hundredths (34.07) acres of real property and three and sixty-four hundredths (3.64) acres of public road right-of-way, for a total size of thirty seven and seventy-one hundredths (37.71) acres. **Table 1** and **Map 3** show the distribution of zoning categories, while **Table 2** and **Map 4** show the distribution of land use activities. **Map 5** shows parcels in need of blight elimination.

Zoning	Acres	Percentage
GI – General Industry	31.99	93.87%
C-2 – Commercial Two	1.37	4.02%
CI – Commercial One	0.71	2.10%

Table 1. Zoning distribution.

Land use	Acres	Percentage
industrial, manufacturing, and waste-related	17.36	50.95%
travel or movement	9.00	26.42%
shopping, business, and trade	4.49	13.19%
social, institutional, and infrastructure	2.50	7.33%
leisure activities	0.72	2.10%

Table 2. Land use activity distribution.

The estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).

On January 1, 2019, TID 23 had a combined assessment of ten million, five hundred and ninety-one thousand, nine hundred dollars (\$10,591,900.00). This equates to approximately three hundred ten thousand, eight hundred eighty-six dollars (\$310,886.00) per taxable acre or two hundred eighty thousand, eight hundred seventy-seven dollars (\$280,877.00) for taxable and non-taxable acres. **Appendix C** provides a listing of all parcels and assessed values within the TID.

TIF Capacity Analysis

Wis. Stats. §66.1105 (4)(gm)(4)(c), defines a limit on the equalized property value that may be located within municipal TID's. The equalized value of taxable property of the new district plus the value increment of all existing districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality. As shown in **Table 3**, the existing capacity in the City is more than satisfactory to permit the creation of TID 23, as the addition of TID 23 will only raise the percent of equalized value in TID's from 5.35 % to 5.52 %.

Measure	Amount as of January 1, 2019
Equalized value of the City of Green Bay	\$6,603,759,000
Total existing TID increment	\$353,507,500
Percent equalized value within total existing TID increment	5.35%
Equalized value of proposed TID 23 @ 94.4% estimated ratio	\$11,220,233
Total value for twelve percent (12%) test	\$364,727,733
New percent equalized value within TIDs, including TID 23	5.52%

Table 3. Tax increment finance capacity.

Project Costs

The Department of Community and Economic Development works to link and leverage our natural, built, human, and social assets in order to generate valuable products, services, and experiences within the City.

The City supports development projects that make our community more:

1. safe; projects that
 - 1.1. remove blighted and neglected properties with high complaint and/or police call volumes
 - 1.2. remediate environmental contamination and/or enhance the physical (soil, water, air) landscape
 - 1.3. strengthen and/or expand public water, sewer, stormwater, and other utility infrastructure
 - 1.4. eliminate and/or reduce transportation hazards
2. productive; projects that
 - 2.1. rehabilitate and/or build new structures with high-performance designs, systems, and finishes
 - 2.2. create a significantly higher per acre property value than adjacent properties and the City average
 - 2.3. generate property taxes greater than the cost of providing infrastructure and services
 - 2.4. generate job opportunities for smart and skilled individuals
3. accessible; projects that
 - 3.1. rehabilitate and/or build new structures for individuals of all ages and abilities
 - 3.2. are located in places easy to reach on foot, bicycle, or transit
 - 3.3. strengthen and/or expand non-motorized transportation networks
 - 3.4. generate job opportunities for individuals of all ages, abilities, and incomes
4. innovative; projects that
 - 4.1. expand our range of (residential, commercial, and industrial) real estate products
 - 4.2. are designed and built with options for conversion to alternative uses in the future
 - 4.3. create and/or enhance unique public spaces, amenities, and art
 - 4.4. support disruptive startups and high-growth, second-stage companies

Specific Projects

In order for the City to consider if a development project is eligible for a TIF incentive, the City asks that interested developers submit a proposal that includes the following elements:

1. preliminary concept plan for the project that identifies:
 - 1.1. location of all proposed structures
 - 1.2. transportation infrastructure, including pedestrian and bicycle networks
 - 1.3. utility infrastructure, including stormwater management
 - 1.4. any infrastructure or land that will be dedicated to the public
2. preliminary construction documents:

- 2.1. floor plans
- 2.2. full-color elevations for all sides of all proposed structures
- 2.3. descriptions of all exterior building materials
- 2.4. descriptions and photographic examples of interior finishes
3. preliminary budget with sources and uses
 - 3.1. proposed sources, including equity and financing commitments
 - 3.2. construction budget: detail hard and soft costs
 - 3.3. extraordinary expenses for which TIF is requested
 - 3.4. projected sales and/or rental income; including those already secured
4. supporting documentation
 - 4.1. construction timetable
 - 4.2. description of developer: principals, members, and officers
 - 4.3. list of past projects and references
 - 4.4. appraisal, market analysis, comparable projects

It is also important to note that the City support projects completed by a trusted developer who:

1. will contribute equity no less than twenty percent (20%) of “hard” project costs;
2. will demonstrate ability to obtain financing and insurance coverage;
3. is a corporation in good standing with no pending litigation or default; and
4. has good references and/or previous projects.

The City may encumber funds to implement the following projects. This list is not meant to be a budget or an appropriation of funds for specific projects. All costs are estimates based on the best information available. The City reserves the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan. All improvements are designed to be applied within the boundaries of TID 23, which can be seen on **Map 6**.

Improvement #1	Incentives: grants and loans
Details	money to offset project costs, including property acquisition, parcel assembly, site preparation, construction, and infrastructure (transportation, water, sewer, stormwater, utilities) on projects that eliminate blight
Purpose	provide a source of gap funding for projects on parcels with more development challenges (e.g. brownfields remediation)
Allocation	\$14,000,000
Disbursement	applied as needed, assistance should be through an annual post-project reimbursement (i.e. PayGo); the amount of financial assistance in any given year should not exceed eighty (80%) of the annual incremental taxes
Improvement #2	Infrastructure: streets
Details	construct additional streets identified in the <i>Legends District Master Plan</i> , namely the extension of Reggie White Way from Tony Canadeo Run to Mike McCarthy Way, between of Holmgren Way and Bart Starr Drive
Purpose	enhance access and development potential of larger block faces; improve vehicular traffic circulation
Allocation	\$1,000,000
Disbursement	plan to construct in 2021 or later; alignment needs to coordinate with the Village of Ashwaubenon; before applying, consider if larger-scale developments

are better served by private or public infrastructure; a portion may be covered under a bond issue

Improvement #3		Infrastructure: pedestrian and bicycle
Details	sidewalks, bicycle lanes, cycle tracks, and crossing improvements (e.g. medians, markings, signs, signals) as identified in the <i>Legends District Master Plan</i>	
Purpose	attract more residents from adjacent neighborhoods to the area through enhancements that allow for people of all ages and abilities to travel by foot or bicycle through the corridor	
Allocation	\$500,000	
Disbursement	plan to construct in 2020 through 2022; alignment needs to coordinate with the Village of Ashwaubenon; apply when funds can be leveraged through external grants through the Wisconsin Department of Transportation; a portion may be covered under a bond issue	
Improvement #4		Infrastructure: stormwater
Details	filtration, infiltration, retention and detention facilities	
Purpose	increase capacity for additional development and redevelopment	
Allocation	\$500,000	
Disbursement	development should be serviced by existing facilities, possible to coordinate with Village of Ashwaubenon; integrate public and private projects when possible to minimize costs; a portion may be covered under a bond issue	
Improvement #5		Infrastructure: public space and amenities
Details	pocket parks, landscaping, wayfinding signs, banners, flags, public art, benches, bus stop enhancements, shelters, and other amenities deemed acceptable	
Purpose	leverage existing assets to create a strong identity and brand for the district; foster a sense of attachment for local residents and businesses	
Allocation	\$1,000,000	
Disbursement	apply under leadership of local businesses and residents after enough reserve funds have been accumulated	
Improvement #6		Administration
Details	funds directed towards City staff for time used on marketing, research, analysis, and managing the TID	
Purpose	cover administrative costs from the appropriate source	
Allocation	\$1,000,000	
Disbursement	annual payments through the life of the TID, with annual reductions to account for more work up front getting projects off the ground	

Other Eligible Projects

The following is a general list of potential public works and other projects for which the City may encumber funds in conjunction with this Plan. This list is provided to provide options for projects that may not be identified at present, but may become necessary in the future. Again, the City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

1. property, right-of-way, and easement acquisition for development, redevelopment, or conservancy
2. relocation costs related to property, right-of-way, and easement acquisition
3. public infrastructure improvements that will ultimately be dedicated for public service, including,
 - 3.1. road, pedestrian, and bicycle improvements
 - 3.2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities
 - 3.3. telephone, high-speed cable, and related technology infrastructure
 - 3.4. natural gas, electrical power, and other public utilities
 - 3.5. any related engineering, grading, erosion control, and landscaping
 - 3.6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading
4. site preparation activities of private parcels, including
 - 4.1. environmental remediation, and asbestos abatement
 - 4.2. demolition and clearing of structures
 - 4.3. related engineering, grading, erosion control, and landscaping
5. administrative costs, including those paid to the City or consultants for services rendered
6. financing costs
7. projects within one-half (1/2) mile radius of the boundary of TID 23 provided that
 - 7.1. The project area is located within the corporate boundary of the City of Green Bay
 - 7.2. The project produces land uses identified in the Comprehensive Plan that would otherwise not occur in the manner desired by the City and RDA

Economic Feasibility

This section demonstrates that the proposed TID 23 is economically feasible, given that:

1. The City expects to have cash available to pay for project costs as they are incurred or has the means to secure the necessary financing.
2. The City expects to complete the projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development.
3. The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects.

Financial audits will be done in accordance with Wis. Stats. §66.46.

City Financial Strength

In 2019, Moody's assigned the City of Green Bay an Aa3 rating, noting its sizeable tax base that serves as the economic hub of northeastern Wisconsin and moderate pension burden. This high-grade rating implies that the City has a very strong capacity to meet its financial commitments.

Financing Methods

The City will offer the following types of financing alternatives and developer incentives (in preferred order):

1. up-front grants with cash from external grants or other sources
2. pay-as-you-go (“PAYGo”) reimbursement derived from incremental property taxes
3. up-front grants from an existing balance in a the TID account
4. up-front grants from new bonds repaid through incremental property taxes
5. up-front grants from general obligation bonds repaid through general property taxes
6. City guarantee of private loans
7. up-front loans issued by the City
8. up-front grants with cash from a “donor” TID with excess increment

The City looks to continue its successful track record of public-private partnerships on future projects. We also support development projects through brownfields assessment assistance, our small business revolving loan fund, neighborhood enhancement funds, and façade and demolition grants.

The City looks to continue its successful track record of public-private partnerships on future projects. We also support development projects through brownfields assessment assistance, our small business revolving loan fund, neighborhood enhancement funds, and façade and demolition grants.

Projected Property Tax Increment

The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects. **Map 6** shows the manner in which the area will be redeveloped. The City believes that there are four (4) major projects, with a high probability of being completed in the next few years (given preliminary discussions with interested parties), that will serve as catalysts for additional development within and surrounding the TID.

Redevelopment Site A. Legacy Hotel. Located at 1004 Brett Favre Pass, this site of approximately three and one hundred twenty five thousandths (3.125) acres is currently a vacant restaurant. A Developer intends to complete a Project, which involves construction of a five (5)-story boutique, all-suites hotel of approximately ninety thousand (90,000) square feet, along with parking, landscaping, lighting and other related improvements.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$816,000	\$1,073,000	\$1,889,900	\$44,186
Estimated new value	\$816,000	\$11,184,000	\$12,000,000	\$280,560
Incremental value	\$0	\$10,111,000	\$10,110,100	\$236,374

Table 4. Projected increment for Site A.

Redevelopment Site B. White Starr Parcels. Located at 949 Tony Canadeo Run, this site of approximately six (6.0) acres, is primarily vacant land. There is great potential for large-scale multi-family residential as well as food, beverage, and entertainment uses in the future.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$1,320,400	\$97,300	\$1,417,700	\$33,145
Estimated new value	\$1,320,400	\$18,679,600	\$20,000,000	\$467,600
Incremental value	\$0	\$18,582,300	\$18,582,300	\$434,455

Table 5. Projected increment for Site B.

Redevelopment Site C. Hudson-Sharp / Badger State Brewing. Located at 975 Lombardi Avenue, this site of approximately thirteen and four-tenths (13.4) acres, currently active with manufacturing, brewery, event space, and surface parking uses. Property has high traffic counts, with over thirteen thousand (13,000) vehicles per day on Lombardi Avenue. There is great potential for large-scale mixed use redevelopment, including residential, retail, office, food, beverage, and entertainment uses in the future.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$2,752,600	\$3,135,200	\$5,887,800	\$137,656
Estimated new value	\$2,752,600	\$7,247,400	\$10,000,000	\$233,800
Incremental value	\$0	\$4,112,200	\$4,112,200	\$96,144

Table 6. Projected increment for Site C.

Redevelopment Site D. Stadium View Parking Lot. Located at 1023 Tony Canadeo Run, this site of approximately two and nine-tenths (2.9) acres, currently active with surface parking lot for restaurant, and event space uses. There is potential for residential, food, beverage, entertainment, and other commercial uses in the future.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$391,400	\$102,700	\$494,100	\$11,552
Estimated new value	\$391,400	\$4,608,600	\$5,000,000	\$116,900
Incremental value	\$0	\$4,505,900	\$4,505,900	\$105,348

Table 7. Projected increment for Site D.

Given the catalytic nature of these projects, there is good probability that additional redevelopment will occur, thus generating additional increment. Should this happen, City staff, along with the Common Council, will explore possibilities for additional public improvements beyond the scope of those mentioned herein.

TID 23 Pro Forma

The entire pro forma can be found in **Appendix D**, and is built on the following assumptions:

1. Development at the catalytic sites will be phased over multiple calendar years
2. New Increment is a conservative estimate of what can be created at each site
3. When New Increment is created in year one (1), it will be accounted for in an assessment in year two (2), and will be accounted for as revenue in year three (3)
4. The Property Tax Rate remains constant at \$23.38 per \$1,000 of assessed value
5. Incentives: PAYGo expenditures are dependent on actual increment created
6. Infrastructure: Debt Service expenditures are payments for borrowing at an interest rate of four and one-half (4.5%) percent
7. Administration annual payments are through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

The pro forma shows that TID 23 will be sufficiently funded to complete listed projects before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with Wisconsin Statutes.

Required Documentation

Relocation

The City will provide relocation benefits and assistance to the extent necessary as required by Wis. Stats. §32. Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the City against the subject property. Relocation services will be provided by City specialists with funds provided through TIF, the City or the City of Green Bay Redevelopment Authority (RDA).

Non-Project Costs

In the event that TID 23 demonstrates that it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal TIDs, the district may become a donor to other active TIDs.

Promotion of Orderly Growth

Land use development in the city is guided by the *Comprehensive Plan*, adopted by the Common Council in 2003. Development of the plan relied heavily on the participation of the citizens of the city. The plan is in compliance with the State of Wisconsin's Smart Growth requirements, and provides city leaders with a guide to use while assessing policy and development proposals.

This Project Plan for TID 23 is developed in compliance with these plans and general City policies in order to promote orderly and consistent growth. **Map 6** shows the manner in which the area will be redeveloped.

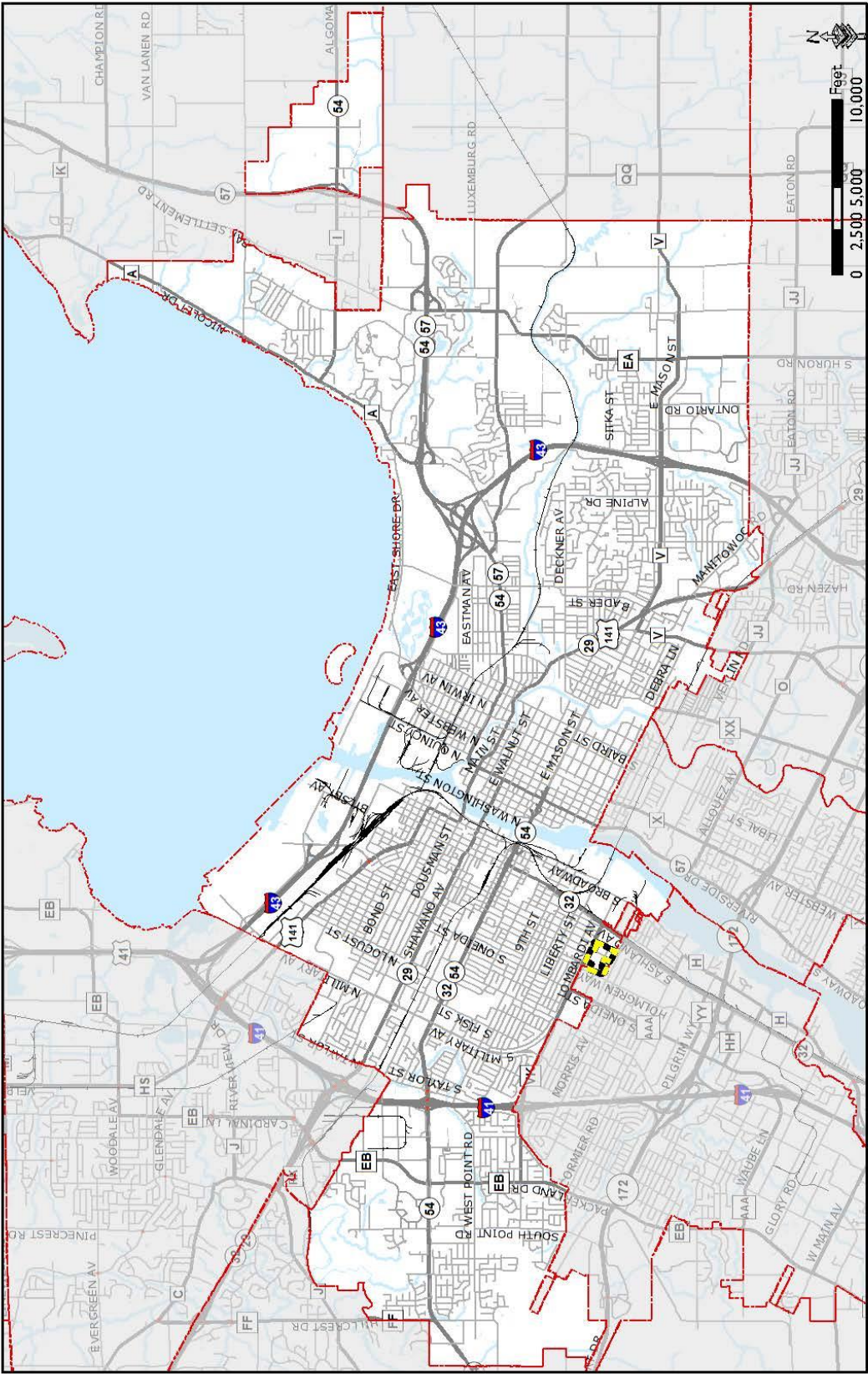
Proposed Changes to City Plans and Ordinances

Master Plan. The City updated its *Comprehensive Plan* in 2003. The planned uses in the TID 23 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of the *Legends District Master Plan*. The proposed future land uses are identified within **Map 7**.

Official Map. All streets included in the TID 23 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. Should redevelopment projects cause a realignment of Reggie White Way, or another affected street, the City will take the required procedural actions to review such amendments.

Zoning. The parcels within TID 23 will be included into an existing Planned Unit Development (PUD) (ZO 12-11), which instills classifications and standards that are consistent with the City *Comprehensive Plan* and the *Legends District Master Plan*.

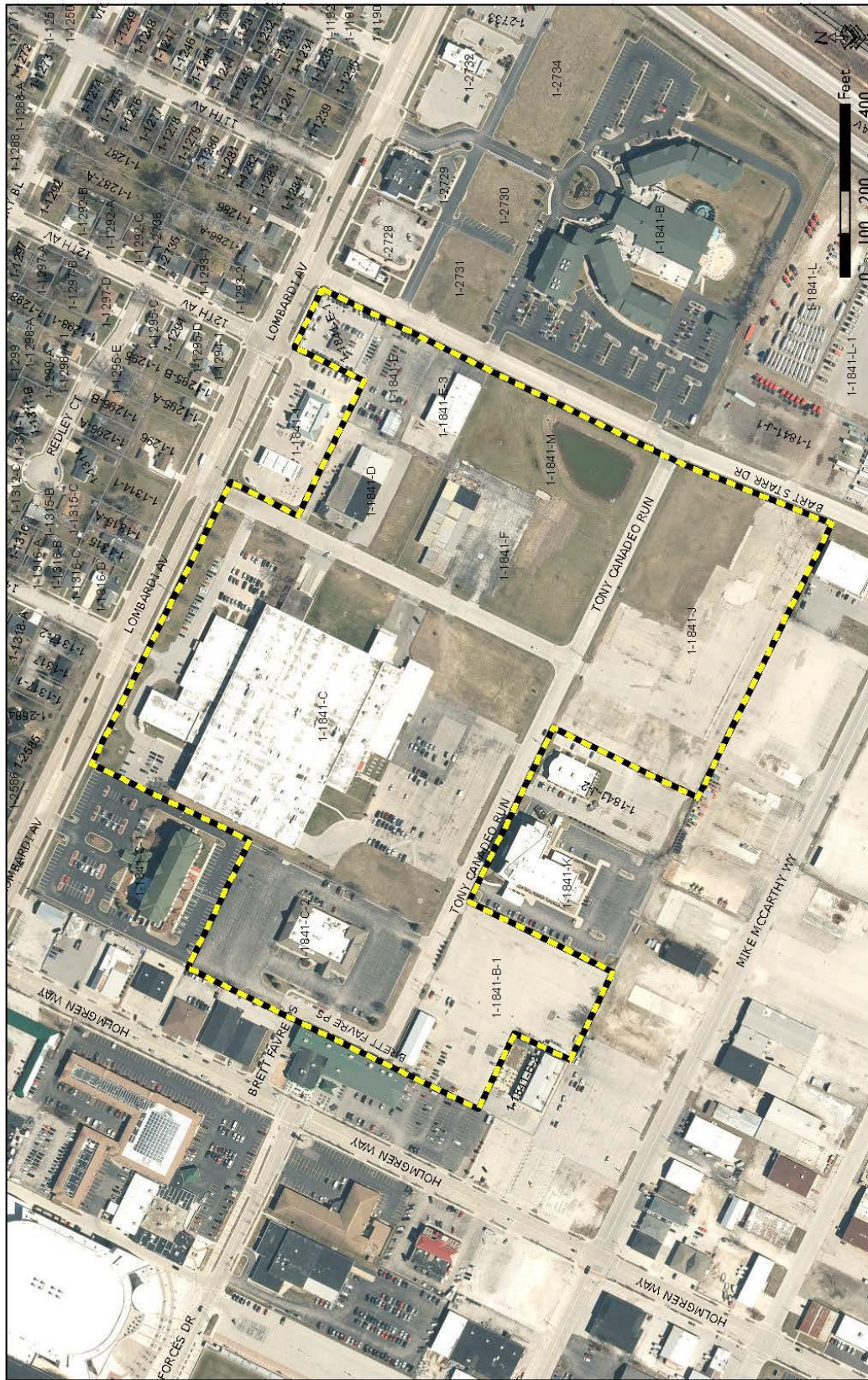
Building Codes. City building codes will not be changed to accommodate TID 23 activities.



TID 23 Map 1: Location in the City of Green Bay



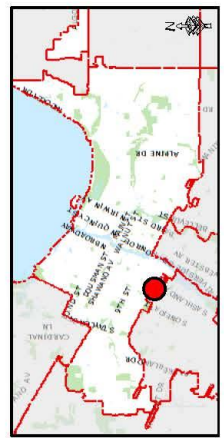
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TID 23 Map 2: Legends District Boundary



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TID 23 Map 3: Legends District Zoning

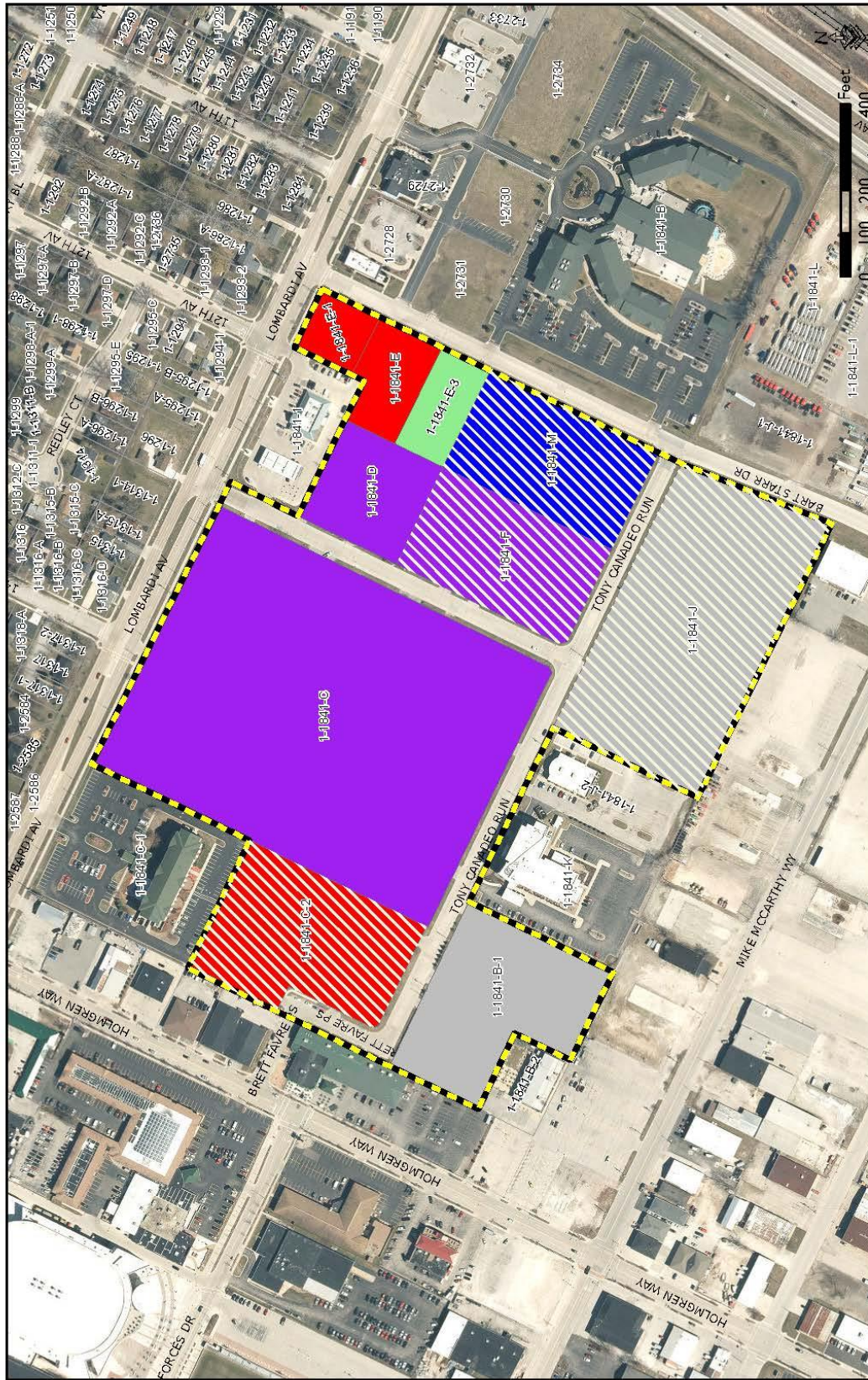
TID 23 Boundary

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Planned Unit District

- OR - Office Residential
- NC - Neighborhood Commercial
- S-RU - Special District Light Industry
- LI - Light Industry
- C1 - Commercial One
- C2 - Commercial Two
- C3 - Commercial Three
- D1 - Downtown One
- D2 - Downtown Two
- RR - Rural Residential
- R1 - Low Density Residential-New Lots
- R2 - Medium Density Residential
- R3 - Varied Density Residential
- GI - General Industry
- BP - Business Park
- R - Public Property / Institutional
- CON - Conservancy

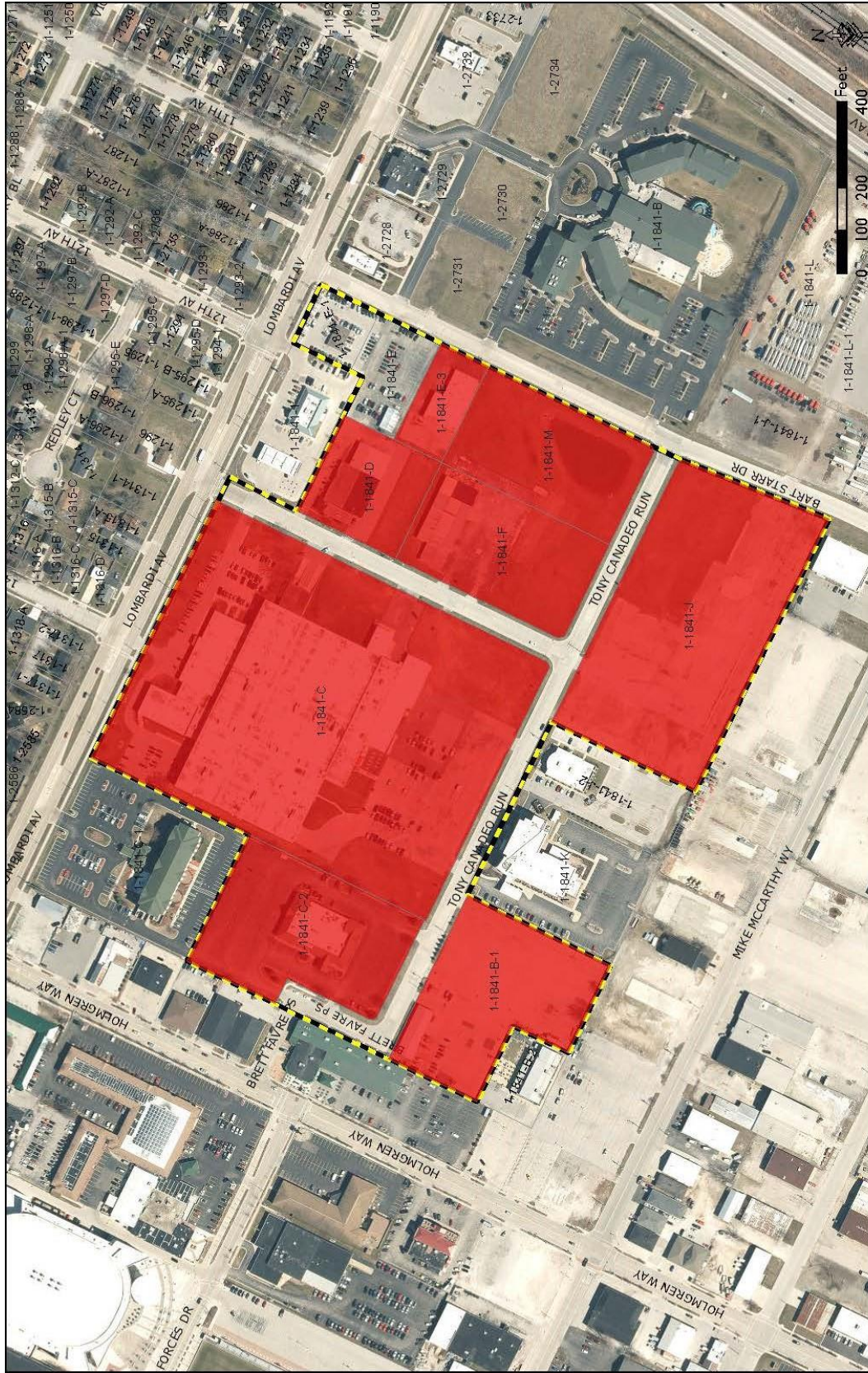


TID 23 Map 4: Legends District Land Use

TID 23 Boundary

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Legend	Description
Grey	Travel or Movement
Purple	Indust., Manuf., and Waste-Related
Red	Shopping, Business, and Trade
Green	Leisure Activities
Blue with diagonal lines	Social, Inst., or Infr. Related
White	Vacant



TID 23 Map 5: Legends District Blighted Parcels



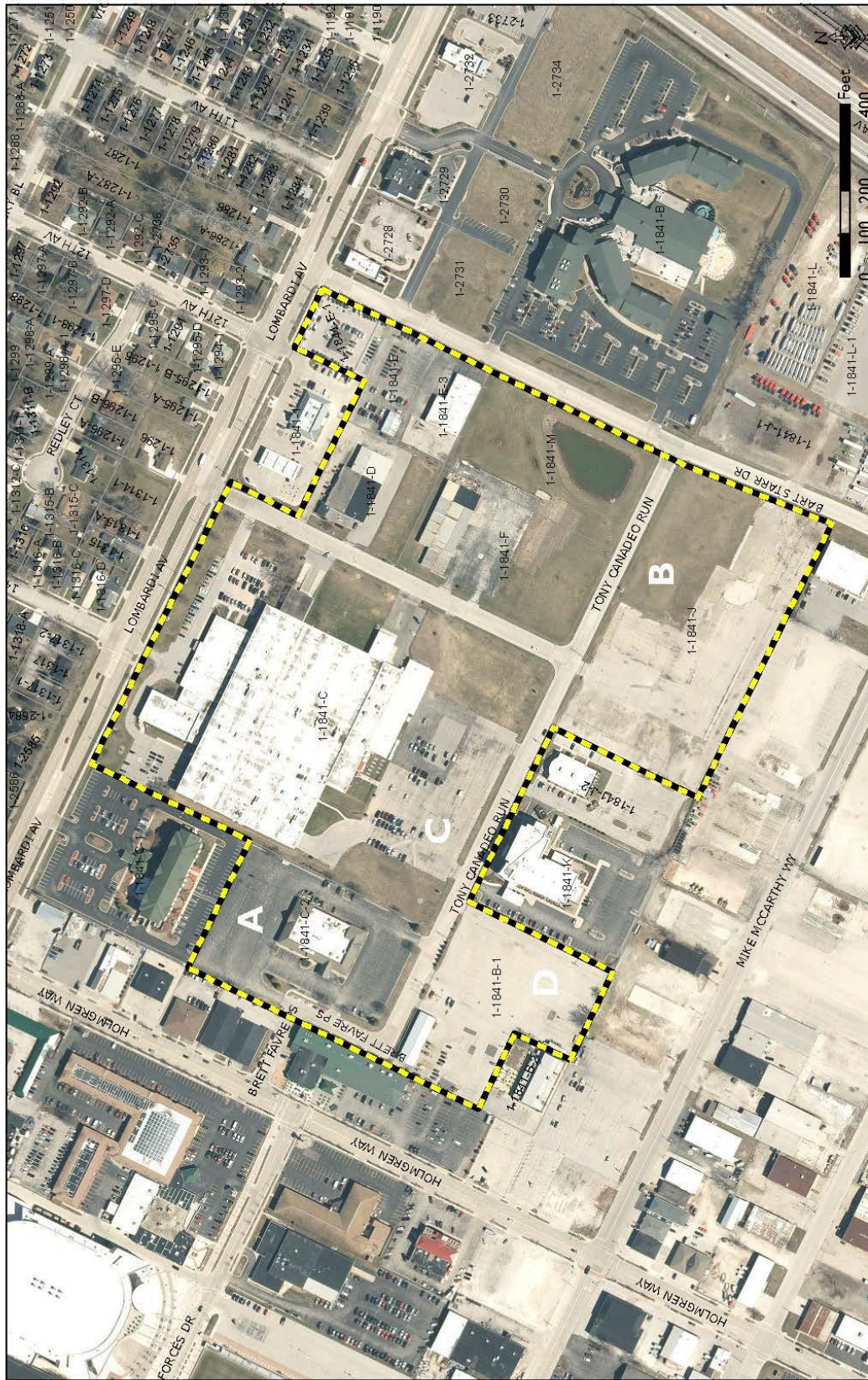
TID 23 Boundary



Blighted Parcels

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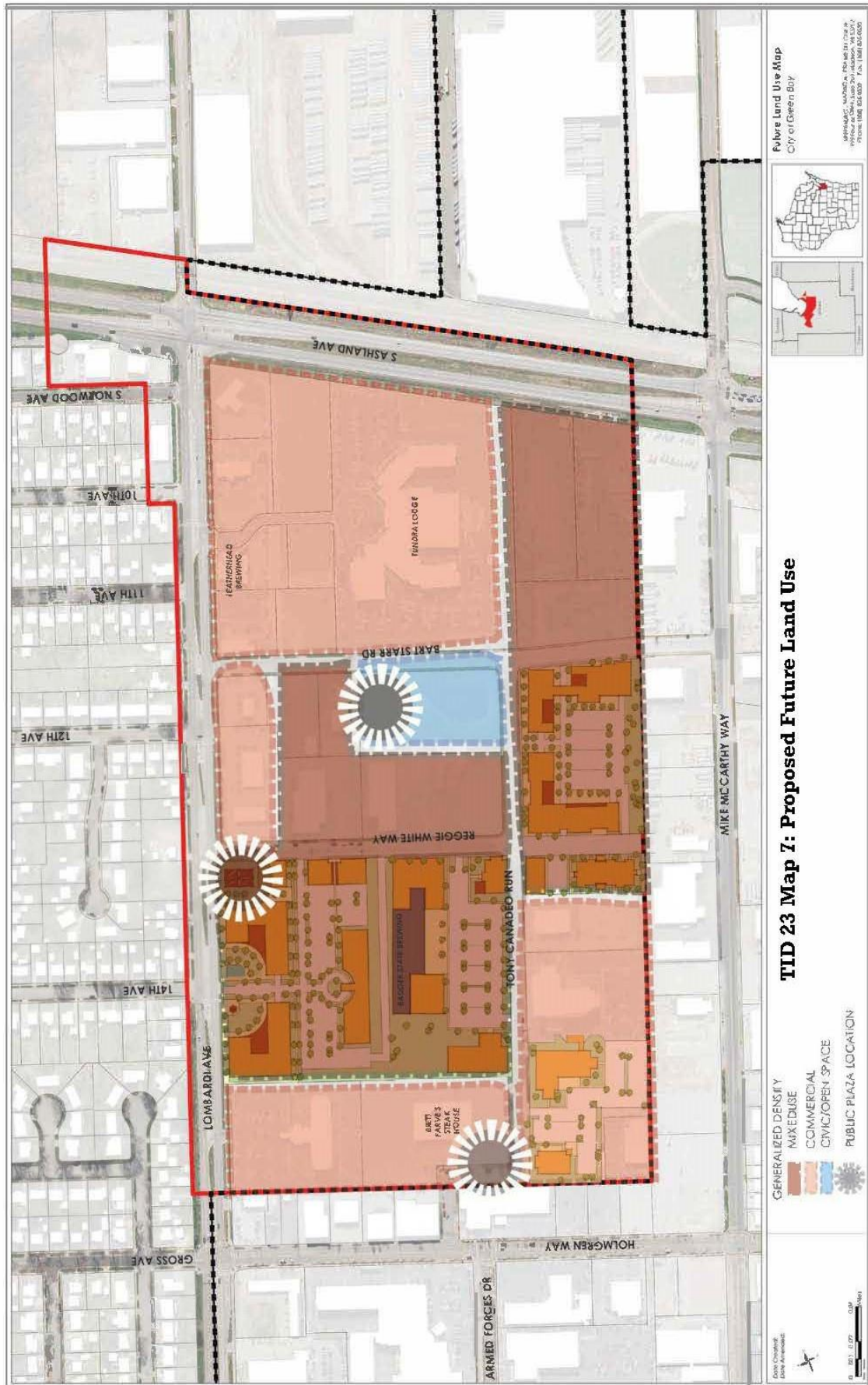
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TID 23 Map 6: Legends District Projects



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 Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\13 TID 23\TID 23 Bldg.mxd



Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Project Plan
Tax Increment District No. 23
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 23, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the project plan and creating the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats., and, in particular, it contains the following:

1. A statement listing the kind, number and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.1105(2)(f)1.k., Wis. Stats.
2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.
5. A map showing existing uses and conditions of real property within the District.

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Mayor and Common Council
of the City of Green Bay
Page 2

6. A map showing proposed improvements and uses in the District.
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.
8. A list of estimated non-project costs.
9. A statement relating to the proposed method for the relocation of any persons to be displaced.
10. A statement indicating how the District promotes the orderly development of the City.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Vanessa", followed by a long horizontal flourish.

Vanessa R. Chavez
City Attorney

Appendix B: Legal Description for TID 23

Part of Private Claims 14 and 15, West Side of the Fox River;

Also part of Lots 8 and 9, Morris and Bromley's Subdivision of the South $\frac{1}{2}$ of Private Claim 13, West Side of the Fox River;

Also part of Lot 2, Brown County Certified Survey Map Number 730, recorded in Volume 3 of Certified Survey Maps, Page 103, as Document Number 692769, (being part of Lots 8 and 9, Morris and Bromley's Subdivision of the South $\frac{1}{2}$ of Private Claim 13, West Side of the Fox River);

Also part of Lot 1, Brown County Certified Survey Map Number 2478, recorded in Volume 11 of Certified Survey Maps, Page 357, as Document Number 990929, being part of Private Claim 15, West Side of the Fox River);

ALSO Lot 1, Brown County Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129, as Document Number 1431391, (being part of Lot 1, Brown County Certified Survey Map Number 2478, recorded in Volume 11 of Certified Survey Maps, Page 357, as Document Number 990929, being part of Private Claim 15, West Side of the Fox River);

Also Lot 2, Brown County Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, as Document Number 1606941, (being part of Lot 9, Morris and Bromley's Subdivision of the South $\frac{1}{2}$ of Private Claim 13, West Side of the Fox River, and part of Private Claim Numbers 14 and 15, West Side of the Fox River);

Also part of Lot 2, Brown County Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, as Document Number 2295609, (being part of Lot 2, Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323, as Document Number 2229510, being part of Private Claim 15, West Side of the Fox River);

ALSO that part of the adjacent Street Rights Of Way Dedicated to the Public;

All located in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of said Lot 2, Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, (also being the intersection of the west right-of-way line of Bart Starr Drive with the City of Green Bay south City Limits Line);

thence N64°-00'-11"W, 711.20 feet, along the south line of said Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, to a point on the southerly extension of the east line of Lot 1 said Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161;

thence N25°-53'-18"E, 374.33 feet, along said east line of Lot 1, Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161 and the extension thereof to the northwest corner of said Lot 2, Certified Survey Map Number 7615, recorded in Volume 52 of Certified Survey Maps, Page 161, (also being a point on the south right-of-way line of Tony Canadeo Run);

thence N64°-06'-38"W, 450.97 feet, along said south right-of-way line of Tony Canadeo Run, to the northwest corner of Lot 1, said Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323;

thence S25°-53'-18"W, 373.48 feet, along the west line of said Lot 1, said Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323, to the southwest corner of said Lot 1, said Brown County Certified Survey Map Number 7424, recorded in Volume 50 of Certified Survey Maps, Page 323, (also being a point on the City of Green Bay southerly City Limits Line;

thence N64°-00'-11"W, 228.56 feet, along said City of Green Bay southerly City Limits Line, to the southeast corner of Lot 2, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129;

thence N25°-54'-05"E, 142.98 feet, along the east line of said Lot 2, Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129; to the southeast corner of Lot 1, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129;

thence N64°-05'-55"W, 196.00 feet, along the south line of said Lot 1, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129, to the southwest corner of said Lot 1, (also being a point on the City of Green Bay City Limits Line);

thence N25°-54'-05"E, 230.03 feet along the west line of said Lot 1, said Certified Survey Map Number 4841, recorded in Volume 31 of Certified Survey Maps, Page 129, to the northwest corner of said Lot 1, (also being the intersection of the south right-of-way line of Tony Canadeo Run and the west right-of-way line of Brett Favre Pass);

thence N25°-48'-27"E, 292.89 feet, along said west right-of-way line of Brett Favre Pass, to the southwest corner of said Lot 2, Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99;

thence N25°-54'-05"E, 230.09 feet, along the west line of said Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, to the northwest corner of said Lot 2, Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99;

thence S64°-02'-35"E, 329.90 feet, along the north line of said Lot 2, Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, to the northeast corner of said Lot 2;

thence N25°-54'-57"E, 409.11 feet, along the east line of Lot 1, said Certified Survey Map Number 6727, recorded in Volume 37 of Certified Survey Maps, Page 99, to the northeast corner of said Lot 1, (also being a point on the south right-of-way line of Lombardi Avenue);

thence S64°-03'-54"E, 729.94 feet, along said south right-of-way line of Lombardi Avenue, to a point on the northerly extension of the west line of Lot 1, said Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260 as Document Number 2467379, (also being the extension of the east right-of-way line of Reggie White Way);

thence S25°-56'-25"W, 179.99 feet, along said west line of said Lot I and extension thereof, Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260, to the southwest corner of said Lot I;

thence S64°-03'-35"E, 350.00 feet, along the south line of said Lot I, Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260, to the southeast corner of said Lot I;

thence N25°-56'-25"E, 180.06 feet, along the east line of said Lot I, Certified Survey Map Number 8007, recorded in Volume 52 of Certified Survey Maps, Page 260, to the northeast corner of said Lot I, (also being a point on the south right-of-way line of Lombardi Avenue);

thence S64°-06'-59"E, 150.00 feet along said south right-of-way line of Lombardi Avenue to the intersection with the west right-of-way line of Bart Starr Drive;

thence S25°-56'-25"W, 860.42 feet, along said west right-of-way line of Bart Starr Drive;

thence continuing along said west right-of-way line of Bart Starr Drive, S24°-55'-24"W, 81.63 feet;

thence continuing along said west right-of-way line of Bart Starr Drive, S21°-44'-58"W, 365.49 feet, to the point of beginning.

Parcels affected being tax parcel numbers: I-1841-B-1, I-1841-C, I-1841-C-2, I-1841-D, I-1841-E, I-1841-E-1, I-1841-E-3, I-1841-F, I-1841-J, and I-1841-M.

Appendix C: TID 23 Parcels and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
I-1841-B-1	1023 TONY CANADEO RUN	3.00	\$ 391,400	\$ 102,700	\$ 494,100
I-1841-C	975 LOMBARDI AVE	13.39	\$ 2,752,600	\$ 3,135,200	\$ 5,887,800
I-1841-C-2	1004 BRETT FAVRE PASS	3.13	\$ 816,300	\$ 1,073,600	\$ 1,889,900
I-1841-D	1921 REGGIE WHITE WAY	1.47	\$ 193,800	\$ 179,700	\$ 373,500
I-1841-E	1920 BART STARR DR	0.85	\$ 102,700	\$ 3,800	\$ 106,500
I-1841-E-1	913 LOMBARDI AVE	0.52	\$ 135,000	\$ 38,700	\$ 173,700
I-1841-E-3	1930 BART STARR DR	0.72	\$ 93,800	\$ 154,900	\$ 248,700
I-1841-F	1945 REGGIE WHITE WAY	2.50	\$ 326,600	\$ 97,300	\$ 423,900
I-1841-J	949 TONY CANADEO RUN	6.00	\$ 863,200	\$ -	\$ 863,200
I-1841-M	1980 BART STARR DR	2.50	\$ 130,600	\$ -	\$ 130,600
10	TOTAL	34.07	\$ 5,806,000	\$ 4,785,900	\$ 10,591,900

numbers are assessed values as of January 1, 2019, except for
numbers in italics are assessed values as of January 1, 2018

Appendix D: TID 23 Pro Forma

TID #	REVENUES				EXPENDITURES			TID BALANCE
	PARCEL COUNT	BASE VALUE	TAX RATE	LOANS	PAYGO	MANAGEMENT		
	NEW VALUE	INC VALUE	INC TAXES					
23 Legends District	6	\$ 9,689,500.00	\$ 23.38	\$ -	\$ -	\$ -	\$ (53,000)	\$ (53,000)
CREATED		\$ 9,689,500	\$ -	\$ -	\$ -	\$ -	\$ (51,700)	\$ (104,700)
Tuesday, September 17, 2019		\$ 22,381,900	\$ 12,692,400	\$ -	\$ -	\$ -	\$ (50,400)	\$ (155,100)
YEAR		\$ 22,381,900	\$ 12,692,400	\$ 296,748	\$ -	\$ (237,399)	\$ (49,100)	\$ (144,850)
0	\$ 9,689,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (47,800)	\$ (208,117)
2019	\$ 9,689,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (46,500)	\$ (176,563)
2020	\$ 9,689,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (45,200)	\$ (218,525)
2021	\$ 22,381,900	\$ 12,692,400	\$ 296,748	\$ -	\$ -	\$ (387,031)	\$ (43,900)	\$ (165,668)
2022	\$ 22,381,900	\$ 12,692,400	\$ 296,748	\$ -	\$ -	\$ (461,847)	\$ (42,600)	\$ (186,326)
2023	\$ 26,381,900	\$ 16,692,400	\$ 296,748	\$ -	\$ -	\$ (461,847)	\$ (41,300)	\$ (112,164)
2024	\$ 26,381,900	\$ 16,692,400	\$ 390,268	\$ -	\$ -	\$ (697,856)	\$ (40,000)	\$ (272,712)
2025	\$ 30,381,900	\$ 20,692,400	\$ 390,268	\$ -	\$ -	\$ (697,856)	\$ (38,700)	\$ (136,948)
2026	\$ 30,381,900	\$ 20,692,400	\$ 483,788	\$ -	\$ -	\$ (697,856)	\$ (37,400)	\$ 116
2027	\$ 34,381,900	\$ 24,692,400	\$ 483,788	\$ -	\$ -	\$ (697,856)	\$ (36,100)	\$ 138,480
2028	\$ 34,381,900	\$ 24,692,400	\$ 577,308	\$ -	\$ -	\$ (697,856)	\$ (34,800)	\$ 278,144
2029	\$ 47,000,000	\$ 37,310,500	\$ 577,308	\$ -	\$ -	\$ (697,856)	\$ (33,500)	\$ 419,108
2030	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (697,856)	\$ (32,200)	\$ 561,372
2031	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (697,856)	\$ (30,900)	\$ 704,936
2032	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (697,856)	\$ (29,600)	\$ 849,800
2033	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (697,856)	\$ (28,300)	\$ 995,963
2034	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (697,856)	\$ (27,000)	\$ 1,143,427
2035	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (697,856)	\$ (25,700)	\$ 1,292,191
2036	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (508,756)	\$ (24,400)	\$ 1,631,354
2037	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (508,756)	\$ (23,100)	\$ 1,971,818
2038	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (508,756)	\$ (21,800)	\$ 2,313,581
2039	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (508,756)	\$ (20,500)	\$ 2,656,644
2040	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (508,756)	\$ (19,200)	\$ 3,001,007
2041	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ (508,756)	\$ (17,900)	\$ 3,346,670
2042	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ -	\$ -	\$ -
2043	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ -	\$ -	\$ -
2044	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ -	\$ -	\$ -
2045	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ -	\$ -	\$ -
2046	\$ 47,000,000	\$ 37,310,500	\$ 872,319	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 47,000,000	\$ 37,310,500	\$ 18,325,658	\$ -	\$ -	\$ (13,986,387)	\$ (992,600)	\$ 3,346,670

Detail Summary of Projects Issued

9/1/2019 to 9/30/2019

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
88411	3567 BLACK SHEEP WAY..21-396	BAY SETTLEMENT INVESTMENTS LLC	JOHNNY B HOME CONSTRUCTION	\$1,662.35	\$350,000.00	Pending
[01-101 - Single Family House, Detached] SINGLE FAMILY ONE STORY W/BASEMENT HOME EC APPROVAL 8/29/19 -EC plan Revised approval 9/19/19						
88445	429 S ROOSEVELT ST..14-1301	REDEVELOPMENT AUTHORITY OF CITY OF GREEN BAY	HABITAT FOR HUMANITY	\$938.60	\$110,000.00	Pending
[01-101 - Single Family House, Detached] NEW 2 STORY SINGLE FAMILY HOME EC APPROVAL 8/27/19						
88446	1209 CHICAGO ST..14-1298	RDA OF THE CITY OF GREEN BAY	GREATER GREEN BAY HABITAT FOR HUMANITY	\$1,128.39	\$115,000.00	Pending
[01-101 - Single Family House, Detached] NEW 2 STORY SINGLE FAMILY HOME EC APPROVAL 8/27/19						
88479	155 PURPLE SAGE DR..21-8164	BLUE VIPER LLC	JOHNNY B HOME CONSTRUCTION	\$1,332.72	\$250,000.00	Pending
[01-101 - Single Family House, Detached] ONE-STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE -EC approval						
88570	3615 LUXEBURG RD..21-240-10	TRACY DELSART	DANIEL KRUEGER	\$1,370.31	\$380,000.00	Pending
[01-101 - Single Family House, Detached] TWO-STORY SINGLE FAMILY HOME W/BASEMENT & ATTACHED GARAGE EC APPROVED 9/9/19						
88589	2649 APPIAN WAY..21-4027	JOSEPH D DUFEK, ETAL	EDGEWATER BUILDERS & DESIGN	\$902.04	\$100,000.00	Pending
[01-101 - Single Family House, Detached] ONE-STORY SINGLE FAMILY HOME Per Kelli wetland deliniation needed 9/23/19 -EC Approval 9/26/19						
88616	505 5th ST..2-879	REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY	NEIGHBORWORKS	\$2,048.18	\$180,000.00	Pending
[01-101 - Single Family House, Detached] SINGLE FAMILY 2-STORY DWELLING PLUS BASEMENT AND GARAGE. EC Approved 9/11/19						
88627	617 PINE TE..6-153-E-3	JONGMA HOMES LLC	JONGMA HOMES, LLC	\$1,209.76	\$200,000.00	Pending
[01-101 - Single Family House, Detached] SINGLE FAMILY 1-STORY HOME EC Approved 9/17/19						
88726	YORKSHIRE RD..22-1588-103	PAUL E SOLETSKI, ETAL	BAY LAKES BUILDERS	\$1,428.43	\$326,113.00	Pending
[01-101 - Single Family House, Detached] SINGLE FAMILY ONE-STORY HOME						
88741	3363 LARGO RIDGE CT..21-8221	JONATHAN D & CHERYL L CADIEUX	INTEGRITY HOME BUILDERS INC	\$1,490.32	\$451,000.00	Pending
[01-101 - Single Family House, Detached] NEW SINGLE FAMILY 1-STORY HOME W/ATTACHED GARAGE EC Approved 9/26/19						
87347	124 ANTOINETTE ST..3-58	BASTEN PROPERTIES LLC	CENTER VALLEY ELECTRIC	\$300.00	\$1,200.00	Pending
[02-434 - Single-Family Residential Building, Alteration] ELECTRICAL REPAIR -CHANGE OUT 100 AMP PANEL IN BASEMENT TO NEW 100 AMP PANEL. see drag and complaint.						
88628	842 S RIDGE RD..6-158-A	DANIEL J & CLAUDETE C GILLIS	CREATIVE DECKS	\$100.00	\$8,200.00	Pending
[02-434 - Single-Family Residential Building, Alteration] 8' 6" x 10' covered porch -Behind existing setback of houses on street.						
88676	414 EASY ST..21-4912	REBECCA M STEFFEK	CREATIVE EDGE PROPERTIES LLC	\$50.00	\$2,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] 8x7 garage door in back of house, non load bearing						
88679	3109 NICOLET DR..22-1611	RODNEY L & JOYCE E GOLDBAHN	METZLER CONSTRUCTION	\$50.00	\$6,400.00	Pending
[02-434 - Single-Family Residential Building, Alteration]						

88683	137 PURPLE SAGE DR..21-8160	JOSEPH D & MARILYN K LAUSCHER	LEGACY SUNROOMS	\$180.00	\$43,419.00	Pending
[02-434 - Single-Family Residential Building, Alteration] 12 x 18=216 sf						
88725	1110 ST. GEORGE ST..7-499	LUIS GARCIA, ETAL	OWNER	\$100.00	\$10,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] REAR OF HOUSE. OWNER WILL BE DOING WORK. ELEC TBD						
88739	3311 LARGO RIDGE DR..21-263-5	STEVEN E & CATHERINE A DEBAUCHE	JOHNNY B HOME CONSTRUCTION	\$255.00	\$15,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration]						
88749	1447 ELIZA ST..17-715	BRIDGET BROWNING, ETAL	OWNER	\$50.00	\$200.00	Pending
[02-434 - Single-Family Residential Building, Alteration] REMOVE 2 WINDOWS INSTALL DOOR						
88765	349 N ASHLAND AV..5-1058	LISA M & LESLIE D VANHORN	OWNER	\$429.80	\$30,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] 1ST AND 2ND FLOOR REMODEL. ELEC, PLUMBING, INSULATE AND DRYWALL						
88784	811 STONY BROOK LN..6-792	TYLER LAWTON, ETAL	OWNER	\$50.00	\$0.00	Closed
[02-434 - Single-Family Residential Building, Alteration] PREVIOUSLY INSTALLED.						
88789	2497 REMINGTON RD..21-8040	TIMOTHY A & MELINDA B FRANK	OWNER	\$205.00	\$5,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] Bedroom, living area						
88794	3367 PAULA ST..22-2178	CODY J & LINDSAY SANDAHL	JACKSON MELCHERT ENTERPRISES LLC	\$75.00	\$3,400.00	Pending
[02-434 - Single-Family Residential Building, Alteration] Unfinished basement.						
88822	907 WILSON AV..18-330	SHIRLEY A & ALBEE RANDOLPH REVOCABLE LIVING TRUST	FINER POINTS HOMES LLC	\$187.18	\$40,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] see proposal attached to permit for scope of work. O.K. to issue Per Brenda Seidl						
88856	422 5th ST..2-192	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	NEIGHBORWORKS	\$280.00	\$80,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] -REPAIR FRONT PORCH ALSO -REMOVE NON LOAD BEARING WALL - 2ND FLOOR						
88934	840 S QUINCY ST..16-135	RICHARD M BONKOWSKI, ETAL	GRYBOSKI BUILDERS	\$225.00	\$62,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration]						
88952	1020 KLAUS ST..20-157	JAMES H & LORI A MOE	FINER POINTS HOMES LLC	\$180.00	\$5,200.00	Pending
[02-434 - Single-Family Residential Building, Alteration] Kitchen and bathroom remodel						
88586	1513 RUSSELL ST..6-1293	HUSTING ERWIN P REVOCABLE LIVING TRUST	CAGE CARPENTRY, LLC	\$150.00	\$28,700.00	Pending
[03-434 - Addition to Single-Multi Family Residential Units] =Attached -Under 100 cy for EC, non permitted.						
86402	1060 GRAY CT..18-781	GERALD C & GLORIA P BIGELOW	BIGELOW RENTALS	\$14,342.53	\$8,000,000.00	Pending
[08-105 - 5 or more family building(refer to 06-103)] -SWB \$25,000 -EC Approved 4/12/19 -\$1700 dpw assesement for lateral hook up per Mark Aerts						
88925	1062 GRAY CT ..18-781	GERALD C & GLORIA P BIGELOW	BIGELOW RENTALS	\$6,002.30	\$0.00	Pending
[08-105 - 5 or more family building(refer to 06-103)] Permit is building/address specific. EC permit and Utility assessment fee is under the 1060 Gray Ct project 86402. Bulding reviews are also under that projetc. Site plan is under that project.						
88926	1064 GRAY CT ..18-781	GERALD C & GLORIA P BIGELOW	BIGELOW RENTALS	\$6,002.30	\$8,000,000.00	Pending
[08-105 - 5 or more family building(refer to 06-103)] Permit is building/address specific. EC permit and Utility assessment fee is under the 1060 Gray Ct project 86402. Bulding reviews are also under that projetc. Site plan is under that project.						
88927	1066 GRAY CT ..18-781	GERALD C & GLORIA P BIGELOW		\$6,002.30	\$0.00	Pending
[08-105 - 5 or more family building(refer to 06-103)] Permit is building/address specific. EC permit and Utility assessment fee is under the 1060 Gray Ct project 86402. Bulding reviews are also under that projetc. Site plan is under that project.						
88928	1068 GRAY CT ..18-781	GERALD C & GLORIA P BIGELOW	BIGELOW RENTALS	\$6,002.30	\$8,000,000.00	Pending

[08-105 - 5 or more family building(refer to 06-103)] Permit is building/address specific. EC permit and Utility assessment fee is under the 1060 Gray Ct project 86402. Bulding reviews are also under that projetc. Site plan is under that project.

88929	1070 GRAY CT ..18-781	GERALD C & GLORIA P BIGELOW	BIGELOW RENTALS	\$6,002.30	\$0.00	Pending
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[08-105 - 5 or more family building(refer to 06-103)] Permit is building/address specific. EC permit and Utility assessment fee is under the 1060 Gray Ct project 86402. Bulding reviews are also under that projetc. Site plan is under that project.

88793	1435 S TAYLOR ST..6-294-4	WT HOLDINGS LLC	BEST BUILT INC	\$210.00	\$10,000.00	Pending
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[10-434 - Multi-Family Residential Building Alteration] CAR HIT BUIDING UNIT 3 KITCHEN DAMAGE/ WATER DAMAGE TO UNIT 4

75703	3525 HUMBOLDT RD..21-7923	U S OIL CO INC	OWNER	\$6,310.58	\$0.00	Pending
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[11-322 - Service Station, Repair Garage] -\$10000 SWB PD 07/01/2019

-EC approved

-Variance request for driveway width

87109	940 ONTARIO RD..21-146-11	VERNON E & BETTY J SCHERER	BILL LORRIGAN CONSTRUCTION	\$4,855.00	\$0.00	Pending
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[11-320 - Industrial buildings(factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)] VS MACHINE

-EC Approval 6/5/19 / SWM approved.

88728	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	GREEN BAY PACKERS	\$140.00	\$0.00	Pending
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[11-329 - Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).] Smaller scale stage, has electrical.

88738	1601 N QUINCY ST..20-684-A	GREEN BAY PACKAGING INC	WISCONSIN PUBLIC SERVICE	\$240.00	\$0.00	Pending
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[11-320 - Industrial buildings(factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)]

75698	1621 MAIN ST..21-2005-3	WILLIAM R WINTON II	MILLENNIUM CONSTRUCTION	\$5,649.00	\$250,000.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] CHANGE OF USE/LEVEL 3 ALTERATION

88135	645 S IRWIN AV..17-448	FRIAR HOUSE FLATS LLC	COMMONWEALTH CONSTRUCTION CORP	\$1,859.87	\$0.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration]

88136	1330 S MILITARY AV..6-209-D	JEAN L LANDIN VANDERPERREN	GOLRUSK PET CARE	\$1,340.28	\$50,000.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] AREA OF ALTERATION 1296 FT

88291	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	BIERLEIN INC	\$1,035.55	\$0.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] This is an upcoming project the ESI out of Tennessee is going to do. Involves new steel structure in BLDG 11A under the new roof on project 87068.

Permission to start on the temporary weather enclosure while plan review is finalized by 9/23/19. -PaulVC

88413	200 PACKERLAND DR..6H-1736	RENN PACKERLAND PROPERTIES LLC	PYRAMID STRUCTURES	\$732.47	\$48,000.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] OFFICE REMODEL APPROX 1193 SQ FT

88454	904 S TAYLOR ST..6H-1081-3	BROOKWIEW MEADOWS LLC	HOWARD IMMEL, INC	\$1,011.26	\$284,000.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Interior alterations - mostly the bathroom area, other work is level 1 alteration

88525	2740 W MASON ST..6H-1752	NORTHEAST WISCONSIN TECHNICAL COLLEGE	ZEISE CONSTRUCTION	\$430.00	\$0.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Reconfiguration of 2 adjacent 3rd floor, single stall bathrooms to be ADA compliant.

88567	843 SHAWANO AV..3-127	MARQ INVESTMENTS LLC	COVER ALL LLC	\$70.00	\$150.00	Closed
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Per complaint #86009

88639	1232 LORE LN..3-806-A	TONNON INVESTMENTS LLC	LASEE CONSTRUCTION LLC	\$140.00	\$3,000.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] PER PENDING COMPLAINT 101430 APT 1

88723	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	MIRON CONSTRUCTION	\$170.00	\$170.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] DEMOLISH CMV WALL - APPROX 240 SQ FT

88729	744 S WEBSTER AV..14-825	BELLIN MEMORIAL HOSPITAL	IEI GENERAL CONTRACTORS	\$360.00	\$37,411.00	Pending
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[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Conference Room -A002a Remodel

88755	1641 MAIN ST..21-2005-2	K & E LIMITED PARTNERSHIP	SINGLETON CONSTRUCTION	\$220.00	\$30,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] EXPANDING STORE INTO VACANT TENANT						
88821	857 SCHOOL PL..3-411	BAY VALLEY FOODS LLC	HOWARD IMMEL, INC	\$70.00	\$80,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] FRUTOSE TANK - CONTAINMENT						
86399	340 S MONROE AV..13-153	WARREN FAMILY FUNERAL HOMES INC	BEST ENTERPRISES, LLC	\$296.63	\$0.00	Pending
[13-437 - Addition to Commercial, Non-Residential Non-housekeeping] SWB needed \$5000						
88204	2231 N QUINCY ST..20-690	GREEN BAY METROPOLITAN SEWERAGE DISTRICT	CD SMITH CONSTRUCTION	\$1,320.00	\$4,186,000.00	Pending
[15-649 - Raze Commercial Building or other Structure]						
88766	2324 UNIVERSITY AV..21-2216-5	UNIVERSITY BK CAPITAL LLC	FRED J PIETTE CO, INC	\$240.00	\$10,000.00	Pending
[15-649 - Raze Commercial Building or other Structure] -Part of site plan 87357						
88622	2001 HOLMGREN WAY..1-1841-B-2	M W D M LLC	OWNER	\$70.00	\$700.00	Pending
[16-*** - Temporary Office or Trailer]						
88768	109 N ADAMS ST..12-118	GREEN BAY REDEVELOPMENT AUTHORITY	OWNER	\$0.00	\$0.00	Closed
[16-*** - Temporary Office or Trailer]						
74629	1705 MURPHY CT..6-2459	JOHN J ZIMANEK	OWNER	\$85.12	\$8,500.00	Pending
[17-438 - New Garage or Carport] Variance for accessory over principal						
-garage to be vinyl sided to match principle structure						
86657	2459 EAST SHORE DR..21-857	FRANK O & JUDITH A KRAFT	HELMLE CONSTRUCTION INC	\$183.60	\$50,000.00	Pending
[17-438 - New Garage or Carport] - Variance for garage in front of house and 2nd structure over 150 sf(will be 240) and in Front setback = GRANTED						
-In Floodplain, has stamped elevation of First Floor Elevation						
88665	906 DOUSMAN ST..5-462	ANN M PESH	OWNER	\$100.00	\$4,700.00	Pending
[17-438 - New Garage or Carport]						
88677	414 EASY ST..21-4912	REBECCA M STEFFEK	CREATIVE EDGE PROPERTIES LLC	\$100.00	\$20,000.00	Pending
[17-438 - New Garage or Carport] 24 FT. X 28 FT. DETACHED GARAGE						
88685	1080 SHADOW LN..1-2633	JEANNINE M MIELKE	SEPPEL CONSTRUCTION LLC	\$163.84	\$30,000.00	Pending
[17-438 - New Garage or Carport] 24x28 - 672 sf						
88700	848 GERARD ST..21-5752	WILLIAM M & CATHERINE A RUBEN	OWNER	\$150.00	\$11,000.00	Pending
[17-438 - New Garage or Carport] 384 sf						
88721	422 5th ST..2-192	REDEVELOPMENT AUTHORITY OF CITY OF GREEN BAY	NEIGHBORWORKS	\$150.00	\$10,000.00	Pending
[17-438 - New Garage or Carport] 22 FT. x 22 FT. = 484 SF						
88847	1061 KELLOGG ST..5-741	ANNA KOLB	OWNER	\$154.72	\$18,000.00	Pending
[17-438 - New Garage or Carport] DETACHED GARAGE						
88890	2517 HAZELWOOD LN..6H-1515	ANDREAS P VANHERWYNEN	OWNER	\$150.00	\$15,035.00	Pending
[17-438 - New Garage or Carport] 24X28						
88705	1326 LAWE ST..17-489	STRATEGIC HOME SOLUTIONS LLC	BORNICK CONSTRUCTION	\$180.00	\$40,000.00	Pending
[18-438 - Remodel Garage or carport or Shed] NO STRUCTUAL WORK BEING DONE. KITCHEN AND BATH HAVE ELEC/PLUMBING WORK.WORK ON PLUMBING IN BASEMENT. FULL INTERIOR UPDATE						
88788	1164 HARVEY ST..7-734	TRENTON J THOMPSON	VAN'S LUMBER & CUSTOM BUILDERS	\$150.00	\$26,244.00	Pending
[18-438 - Remodel Garage or carport or Shed]						

70846	1245 SHADOW LN..1-2214	RMI TAILGATE LLC	ENERGY SERVICES	\$100.00	\$10,000.00	Pending
[19-438 - Addition to Garage, Carport (Residential)] CONCRETE ALREADY THERE, ADDING OVERHANG FROM GARAGE						
88582	610 ETHEL AV..5-823	JAMES T & LISA M LUECKE		\$50.00	\$1,100.00	Pending
[22-328 - Shed, Yard Building] 10x10						
88614	1226 N DANZ AV..21-290-4	A & V TERRACE LLC	OWNER	\$50.00	\$1,000.00	Closed
[22-328 - Shed, Yard Building] SHED - must be fire rated within 10' of both trailer homes with no lot lines.						
-Flood plain, has stamped plans and FEMO Elevation certificate.						
88731	515 COLUMBIA AV..5-757	SAENG & KHAM SAIYAVONG	OWNER	\$50.00	\$999.00	Pending
[22-328 - Shed, Yard Building] 8 FT. X 12 FT. SHED						
88745	501 E EAGLE TERR..6H-3132	DAVID G & LISA A CROSS	OWNER	\$50.00	\$400.00	Pending
[22-328 - Shed, Yard Building] 8 x 10 WOODEN SHED						
88835	3511 PEPPERGRASS DR..21-8126	LISA PARKOS	DETRIE BUILDERS INC	\$50.00	\$8,000.00	Pending
[22-328 - Shed, Yard Building] 10 X 14 YARD SHED						
88841	1738 NANCY AV..6-2440	BRIAN D KOWALCZYK, ETAL	OWNER	\$50.00	\$2,475.00	Pending
[22-328 - Shed, Yard Building] 8X12 SHED						
88625	2903 FERNDAL DR..6H-2870	MARSHA & DAVID HOLTZHEIMER	OWNER	\$100.00	\$5,000.00	Pending
[23-434 - Deck, Porch, Patio]						
88638	1659 BOLAND RD..6-1394	ANN M & TIMOTHY W MCCARRELL	OWNER	\$50.00	\$8,500.00	Pending
[23-434 - Deck, Porch, Patio] COVER CEMENT STEPS -21" ABOVE GRADE						
88645	1242 CROOKS ST..14-1274	ANTONIO M ESQUEDA	OWNER	\$50.00	\$4,100.00	Pending
[23-434 - Deck, Porch, Patio] 18 X 40 PATIO REAR OF HOUSE. FENCE AROUND REAR OF PROPERTY						
88650	2775 WEST POINT RD..6H-1227-11	STEVEN J HARVEY	OWNER	\$50.00	\$4,000.00	Pending
[23-434 - Deck, Porch, Patio] DECK - CONCRETE AND CEMENT SLAB FOR GARBAGE AND RECYCLE BINS AND SMALL UTILITY TRAILER.						
88664	1020 AMBERLY TR..21-152-16	CHRIS R SKALESKI	J&S FLATWORK, LLC	\$50.00	\$5,300.00	Closed
[23-434 - Deck, Porch, Patio] REMOVE OLD 10 FT. X 14 FT. PATIO AT REAR OF HOUSE AND REPLACE IT WITH NEW 16FT. X. 20 FT. PATIO.						
88687	1621 S NORWOOD AV..1-1151	JAMES R & RHONDA L WOLFE	OWNER	\$100.00	\$500.00	Closed
[23-434 - Deck, Porch, Patio] Front of house						
88706	1024 WILSON AV..18-283	NEIL J & STACEY M OLEJNICZAK	HEIN CUSTOM INTERIORS	\$50.00	\$0.00	Pending
[23-434 - Deck, Porch, Patio]						
88707	216 N FISK ST..6-103-A	MEGAN M BURTON	TECH FIRE DESIGN & BUILD LLC	\$75.00	\$10,000.00	Pending
[23-434 - Deck, Porch, Patio] PER COMPLAINT 102209						
88737	1720-1722 CYPRESS LN..21-2542-K-9	SHARON R BASAL	OWNER	\$50.00	\$1,200.00	Pending
[23-434 - Deck, Porch, Patio] LIKE IN KIND. REPLACE BOTH SIDES						
88740	2127 OAKDALE AV..21-2678-T-49	UGOLINO PATINO PATINO, ETAL	OWNER	\$50.00	\$500.00	Closed
[23-434 - Deck, Porch, Patio] CONCRETE IN FRONT OF HOUSE.						
88795	439 KRISTY LEE CT..21-8202	ANTHONY P WERNER	VAN'S LUMBER & CUSTOM BUILDERS	\$100.00	\$10,000.00	Pending

[23-434 - Deck, Porch, Patio]

88831	211 N DANZ AV..21-1229-3	TRACEY A COCHRAN, ETAL	FETT CONSTRUCTION	\$100.00	\$3,200.00	Pending
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[23-434 - Deck, Porch, Patio] Not roof, just decking boards/beam. Using Diamond Piers for footings.

SAME FOOTPRINT.

88839	416 S VAN BUREN ST..14-637	KATE A CHRISTNOT	OWNER	\$50.00	\$550.00	Pending
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[23-434 - Deck, Porch, Patio] PREFAB METAL RAILINGS (3) AND POST ON UPPER WIDOW WALK PORCH

88842	941 9th ST..1-320	DOUGLAS BIDWELL	OWNER	\$50.00	\$300.00	Pending
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[23-434 - Deck, Porch, Patio] REPLACE FRONT DECK STEPS

88863	2050 WHITE OAK TERR..6H-2108	TODD M SNIDER	OWNER	\$100.00	\$770.00	Pending
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[23-434 - Deck, Porch, Patio] 10 x 10

88867	1837 WESTERN AV..6-126-G	JOHN D & PENNY E HARROD	BRYAN MCEWEN	\$70.00	\$3,840.00	Pending
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[23-434 - Deck, Porch, Patio] ALONG FRONT AND BACK OF HOUSE

88912	898 ELMORE ST..5-250	JOE THEYS	THEYS ENTERPRISES	\$50.00	\$200.00	Pending
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[23-434 - Deck, Porch, Patio] BUILT 4 X 4 FT. DECK WITH STEPS WITH FROST PROTECTOR

88921	235 MCKENZIE LN..21-7895	MATTHEW R MURPHY, ETAL	OWNER	\$100.00	\$8,000.00	Pending
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[23-434 - Deck, Porch, Patio] DECK ON BACK SIDE OF HOUSE

88935	840 S QUINCY ST..16-135	RICHARD M BONKOWSKI, ETAL	GRYBOSKI BUILDERS	\$100.00	\$10,000.00	Pending
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[23-434 - Deck, Porch, Patio] 12X22

NEEDS COA

88944	831 N CHESTNUT AV..5-38	AMBER L CASEBEER	OWNER	\$100.00	\$1,300.00	Pending
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[23-434 - Deck, Porch, Patio]

88942	1304 S HURON RD..21-182-2	AMERICAN FLEXPACK PROPERTIES LLC	HOWARD IMMEL, INC	\$140.00	\$60,000.00	Pending
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[24-*** - Siding] REMOVE AND REPLACE EIFS AT FRONT OF OFFICE AREA WITH LP STUCCO SIDING. INSTALL HEAT TRACING ON UPPER AND LOWER ROOFS AS WELL AS AT THE GUTTERS.

88279	431 ONTARIO RD..21-8192	NICHOLAS E & AMY M FOLEY	POOL WORKS	\$175.00	\$15,000.00	Pending
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[25-329 - Swimming Pool]

88659	3538 BAY HARBOR DR..22-1992	MAURICIO SANCHEZMENDEZ, ETAL	OWNER	\$125.00	\$4,500.00	Pending
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[25-329 - Swimming Pool] To include electrical

88916	1220 HOBART DR..6H-1110-2	TVO HOBART LLC	<None>	\$50.00	\$5,000.00	Closed
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[27-434 - New Foundation] POUR PER MANUFACTURE SPECS 16 X 48

88758	1220 MEACHAM ST..1-1656	JAMES M TREPTOW	OWNER	\$50.00	\$1,500.00	Pending
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[28-434 - Foundation Repair] SOUTH WALL AND PARTIAL WEST WALL

88803	900 LIBERTY ST..1-1358-C	JODI A HAACK	DEERVIEW CONSTRUCTION	\$50.00	\$8,000.00	Pending
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[28-434 - Foundation Repair] SOUTH AND WEST WALL

88864	620 ZELAS DR..21-3120	KELLY PALMINI	GARY BASTEN CONSTRUCTION	\$50.00	\$18,865.00	Pending
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[28-434 - Foundation Repair]

88865	640 SCHWARTZ ST..21-2825	ANDREW D & MOLLY A SENECHAL	GARY BASTEN CONSTRUCTION	\$50.00	\$10,110.00	Pending
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[28-434 - Foundation Repair]

88694	1023 MARSHALL AV..18-311	SHAWN D & ADAM A MEDRANO	OWNER	\$50.00	\$2,500.00	Pending
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[33-*** - Roofing] REROOFING 2-1/2 STALL GARAGE, REPLACING ROOFING BOARDS AND SHINGLES

88808	1150 S GRANDVIEW RD..21-202	JUZA FAMILY IRREVOCABLE TRUST	VAN'S LUMBER & CUSTOM BUILDERS	\$125.00	\$45,000.00	Pending
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[33-*** - Roofing] Damage roof on rear sunroom/patio extension from house.

88873	1040 MORAIN WAY..6-2790	AHORN 8 LLC ETAL	AMERICAN BUILDING CONTRACTORS	\$70.00	\$22,928.00	Pending
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[33-*** - Roofing]

88938	1487 ROCKDALE ST..6-973	RYAN W & CHAREE L HARTTER	SCHLIES BUILDERS INC	\$50.00	\$3,000.00	Pending
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[34-*** - Window, Door, Replacement]

88380	2457 LESLIE DR..21-88-8	KARL N LINSMEIER	OWNER	\$50.00	\$0.00	Closed
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[35-*** - Driveway Expansion]

88590	3500 HIGHLAND CENTER DR..21-5550-10	RISHIJOT S CHALLANA	NORTHEAST ASPHALT, INC.	\$70.00	\$37,580.00	Pending
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[35-*** - Driveway Expansion] WORK IN RIGHT OF WAY NEEDS TO BE PERMITTED AND APPROVED BY DPW.

88617	1207 SHADOW LN..1-2221	DENNIS L & JULIE A BEHNKE	CHRISTENSEN CONCRETE CONSTRUCTION	\$50.00	\$6,000.00	Pending
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[35-*** - Driveway Expansion] REPLACE EXISTING DRIVEWAY AND APRON. EXPAND BOTH SIDES. REPLACE 7 SIDEWALK CAKES

88618	2947 SANDIA DR..6H-2842	KORY P & KIM M C GORAL	BLASER CONSTRUCTION	\$50.00	\$4,500.00	Pending
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[35-*** - Driveway Expansion] DRIVEWAY OFF SAND HILL

88624	1363 SERVAIS ST..6-1459	THOMAS M & TINA M SCHMIDT	OWNER	\$50.00	\$2,000.00	Closed
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[35-*** - Driveway Expansion]

88654	1120 EMILIE ST..17-173	THOMAS H & DIANE A SPAAK	MELNARIK CONCRETE	\$50.00	\$9,500.00	Pending
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[35-*** - Driveway Expansion] REMOVE AND REPLACE DRIVEWAY

88655	1969 WOOD LN..6H-1270-4	PAQUE LIVING TRUST	MELNARIK CONCRETE	\$50.00	\$7,000.00	Pending
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[35-*** - Driveway Expansion] REMOVE AND REPLACE DRIVEWAY

88681	2645 INDIAN HILL DR..6H-2332	ADAM T & ERIN J AMA	OWNER	\$50.00	\$8,000.00	Pending
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[35-*** - Driveway Expansion] CONCRETE FLATWORK, DRIVEWAY

88686	311 NORTHERN AV..5-332	CLMBS LLC	BAETEN CONCRETE LLC	\$50.00	\$3,300.00	Pending
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[35-*** - Driveway Expansion] REPLACE DRIVEWAY TO GARAGE AND APRON NO SIDEWALK WORK

88702	864 ELMORE ST..5-1241	MICHAEL J & KELLI M HUNTER	MARTO CONCRETE	\$50.00	\$5,775.00	Closed
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[35-*** - Driveway Expansion]

88704	1092 RALEIGH ST..1-2599	JAY A & CHRISTINE A GOTTFRIED	JEFF BAETEN	\$50.00	\$8,000.00	Pending
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[35-*** - Driveway Expansion] REPLACE EXISTING DRIVEWAY AND EXPAND

88709	1475 EMILIE ST..17-998	CHARLES J RICKER, ETAL	QUINN & SONS CONCRETE	\$50.00	\$4,000.00	Pending
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[35-*** - Driveway Expansion]

88722	1014 HARVEY ST..7-688	DOUGLAS J SCHNEIDER	BILLS ASPHALT	\$50.00	\$4,200.00	Pending
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[35-*** - Driveway Expansion] OFF ALLEY 24 X 43 TO GARAGE ENTRANCE

88727	489 ST. BERNARD DR..21-2475-D-31	MARY J SALM	N&L CONCRETE	\$50.00	\$4,600.00	Pending
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[35-*** - Driveway Expansion] REPLACE EXISTING DRIVEWAY AND WALKWAY TO FRONT DOOR. ADD 8 FT TO RIGHT SIDE OF DRIVEWAY. NO WORK BEING DONE IN R.O.W.

88734	1351 BERNER ST..21-1626	FRANCISCO QUIRINO LAMAS	OWNER	\$50.00	\$3,000.00	Closed
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[35-*** - Driveway Expansion] NEXT TO BACK YARD GARAGE. LEFT SIDE

88742	500 VICTORIA ST..21-2441	RENEE M RENARDGANTZ	ETHAN SCHROEDER	\$50.00	\$2,000.00	Pending
[35-*** - Driveway Expansion] WIDEN DRIVEWAY TO PARK VEHICLE Site plan changed 9/25/19 to 6 ft wide.						
88746	3322 EDINBURGH RD..22-1585	ZEFERINO ZUNIGACABALLERO, OWNER ETAL		\$50.00	\$7,000.00	Closed
[35-*** - Driveway Expansion] REPLACE PORTION OF DRIVEWAY IN FRONT OF GARAGE. NEW WALKWAY AROUND HOUSE, PATIO AND BACK RIGHT CORNER OF HOUSE						
88802	316 GRAY ST..5-1154	LILIA S GONZALEZ	OWNER	\$50.00	\$1,300.00	Pending
[35-*** - Driveway Expansion] CHANGE GRAVEL DRIVE TO CONCRETE. MAINTAIN 1 FT FROM LOT LINE. ADDING 2 STALLS BEHIND HOUSE WITH SCREENING OF UNKNOWN KIND AT THIS TIME.						
88809	1849-1851 WESTERN AV..6-126-F	CHRISTOPHER R MARTIN	BRYAN MCEWEN CONCRETE	\$50.00	\$1,000.00	Closed
[35-*** - Driveway Expansion]						
88829	936 LYNDON ST..18-587	FOLEY PROPERTIES LLC	BLASER CONSTRUCTION	\$50.00	\$5,000.00	Pending
[35-*** - Driveway Expansion]						
88840	1830 12th AV..1-1295-C	ADAM J BROTSKI	OWNER	\$50.00	\$1,000.00	Pending
[35-*** - Driveway Expansion] DRIVEWAY EXPANSION						
88845	726 COLUMBIA AV..18-1487	BROOKE BERNICE SARVER	VERHEYEN CONSTRUCTION	\$50.00	\$5,200.00	Pending
[35-*** - Driveway Expansion]						
88846	2685 RADINZ RD..21-6177	STEVEN J GATEWOOD, ETAL	VERHEYEN CONSTRUCTION	\$50.00	\$75.00	Pending
[35-*** - Driveway Expansion] DRIVEWAY						
88895	1037 N PLATTEN ST..6-749	DEBORAH A SAMSA	DEERVIEW CONSTRUCTION	\$50.00	\$2,000.00	Pending
[35-*** - Driveway Expansion] REPLACEMENT OF 4 SLABS IN DRIVEWAY.						
88900	2068-2072 AUGUST ST..21-1419-L-1	BLH INVESTMENTS LLC	ALL-OUT ASPHALT LLC	\$50.00	\$5,523.00	Pending
[35-*** - Driveway Expansion]						
88901	1833-1835 7th ST..6-2240	BLH INVESTMENTS LLC	ALL-OUT ASPHALT LLC	\$100.00	\$5,059.00	Pending
[35-*** - Driveway Expansion]						
88902	1557 FOELLER DR..8-789	BLH INVESTMENTS LLC	ALL-OUT ASPHALT LLC	\$50.00	\$5,059.00	Pending
[35-*** - Driveway Expansion]						
88913	1443 LANGLADE AV..6-957	CYNTHIA GARBISCH	WILLIES MASONARY & HOME IMPROVEMENT LLC	\$50.00	\$5,300.00	Pending
[35-*** - Driveway Expansion] REPLACE LIKE IN KIND WALKWAY, DRIVEWAY, FRONT STEP						
88936	810 S CHESTNUT AV..2-161-E-1	MICHAEL J KEARNEY, ETAL	GEDEON DANSI	\$50.00	\$4,435.00	Pending
[35-*** - Driveway Expansion]						
88954	1236-1238 ST. CLAIR ST..14-114	ENRIQUE OROZCO	OWNER	\$50.00	\$3,500.00	Pending
[35-*** - Driveway Expansion]						
88612	446 BADER ST..21-446-8	GRACIELA ALVARADO MERCADO	OWNER	\$50.00	\$3,000.00	Pending
[36-*** - Fence] 6" FENCE						
88613	2424 HAMPTON AV..21-3507	TERRY K & BEVERLY A VANLIESHOUT	CUSTOM FENCE	\$50.00	\$5,000.00	Closed
[36-*** - Fence] REPLACE FENCE DAMAGED BY RECENT STORM						
88619	3063 BETH DR..21-7459	SNOVER DELBERT B & JANICE M JOINT REVOC TRUST	OWNER	\$50.00	\$10,370.00	Pending
[36-*** - Fence] NEW VINYL FENCE (REPLACEMENT OF EXISTING FENCE)						
88634	1939 PREBLE AV..21-2191-2	KOHLER T NICKLAUS	FOX VALLEY FENCING LLC	\$50.00	\$4,700.00	Pending

[36-*** - Fence] 183' OF 6' TALL WOOD FENCING

88646	2488 EILEEN ST..21-3557	MAYRA A TINOCO, ETAL	OWNER	\$50.00	\$3,500.00	Pending
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[36-*** - Fence] REAR YARD

88649	3525 BAYWATCH DR..22-1757	PATRICK J & SANDRA K MONGIN	CUSTOM FENCE	\$50.00	\$6,787.00	Pending
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[36-*** - Fence] REAR YARD

88668	830 WILSON AV..18-358-A	DAVID A & STEPHANIE N GUSTAFSON	OWNER	\$50.00	\$1,000.00	Pending
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[36-*** - Fence] CHAIN LINK CENTER WITH WOOD FRAME

88684	800 9th ST..1-600	TRAVIS E PASHEK	SCOTT BROEKMAN	\$50.00	\$1,000.00	Pending
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[36-*** - Fence] CORNER LOT FENCE 7.9 FT BACK FROM PROPERTY LINE

88701	141 HUDSON ST..3-1011	FOURWAY LLC	OWNER	\$50.00	\$0.00	Closed
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[36-*** - Fence]

88708	1061 REED ST..3-1118	RALPH M & KATHRYN J GRUSNICK	LITTLE ROCK FENCE	\$50.00	\$5,920.00	Pending
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[36-*** - Fence] 6 FT. WOODEN FENCE.

88713	1910 E MASON ST..21-1353	ZIEMAN COMMERCIAL PROPERTIES LLC	SPECIAL FORCES	\$50.00	\$2,000.00	Closed
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[36-*** - Fence] REPLACE EXISTING FENCE OF ABOUT 211 FT WIDE 6' TALL

SEE CASE 101897 FOR INSTALL DISCUSSION INVOLVING ZONING ADM, INSPECTOR & OWNER.

88748	837 RAYMOND ST..2-1381	ROGER D & J MICHAEL JERRY	WHIRLWIND POSTHOLES & FENCING, LLC	\$50.00	\$4,517.00	Pending
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[36-*** - Fence] INSTALL 68' OF 68' HIGH BUFFTECH SMOOTH WHITE VINYL PRIVACY FENCE. TO INCLUDE WIND ZONE PROTECTION. NO GATES. GOOD SIDE FENCE OUTWARDS.

88757	1477 FARLIN AV..19-24	HATCH PROPERTIES LLC	ANTHONY ROCKEY	\$50.00	\$5,120.00	Pending
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[36-*** - Fence] 6 ' PRIVACY WOOD

88770	1875 BOND ST..6-1962	JULIE A & RANDALL E KRAUSE	OWNER	\$50.00	\$1,600.00	Pending
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[36-*** - Fence] 4' FENCE

88785	1237 DOUSMAN ST..5-675-B	DOMINIC & KATIE PIGEON	LITTLE ROCK FENCE	\$50.00	\$1,450.00	Closed
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[36-*** - Fence] 57' FENCE

88796	1491 ROCKDALE ST..6-1055	BROOKE F KOLTZ	OWNER	\$50.00	\$0.00	Pending
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[36-*** - Fence]

88801	2611 MARY JO CT..21-4506	MICHAEL E KOMOROSKE	OWNER	\$50.00	\$1,000.00	Closed
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[36-*** - Fence] INSTALL 131 FT. TOTAL OF TREATED WOOD FENCE. 8 FT. EAST SIDE BACK WHICH IS 4 FT. HIGH. 75 FT. ON REAR PROPERTY LINE (NORTH) WHICH IS 4 FT. HIGH. 40 FT. ON WEST SIDE 6 FT. HIGH WHICH THEN DROPS TO 4 FT. HIGH FOR 8 FT.

88805	1018 RAYMOND ST..2-69-C-1	PATRICIA S ADELMAN	OWNER	\$50.00	\$2,000.00	Pending
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[36-*** - Fence]

88807	1767 CARRIAGE CT..6-2184	KATHLEEN M SCHUBRING	CUSTOM FENCE	\$50.00	\$2,383.00	Pending
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[36-*** - Fence] FENCE

88823	911 ROLLING GREEN DR..6H-2676	MICHELLE L MYERS	OWNER	\$50.00	\$3,000.00	Pending
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[36-*** - Fence] Per Paul Neumeyer 9/19/19 open gate trail would be house front yard due to primary access location and drive way moved to that street front.

88827	232 N LOCUST ST..6-108-H	LARRY L & JULIE A HAMILL	OWNER	\$50.00	\$2,000.00	Pending
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[36-*** - Fence] 6' privacy fence wood

88832	2626 FINGER RD..21-118-17	SUMMIT CARRINGTON MANOR LLC	FETT CONSTRUCTION	\$70.00	\$4,000.00	Pending
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[36-*** - Fence]

88836	3251 E TWIN PINES CT..21-7757	CLARK R STEINHARDT	WHIRLWIND POSTHOLES & FENCING, LLC	\$50.00	\$4,953.00	Pending
[36-*** - Fence] TO SUPPLY AND INSTALL A TOTAL OF 64 FT. OF 6 FT. HIGH WHITE PRIVACY VINYL WITH 2 "SWOOP" TRANSITION SECTIONS. 48 FT. OF PRIVACY FENCE AND 16 FT. OF SWOOP SECTIONS. NO GATES. TO INCLUDE WINDZONE PERFORMANCE. GOOD SIDE FACING OUTWARDS.						
88838	1344 ROCKDALE ST..6-837	ANTHONY W & DAWN M TOONEN	CUSTOM FENCE	\$50.00	\$6,000.00	Pending
[36-*** - Fence] ERECT FENCE ON THE WEST AND NORTH SIDE OF THE PROPERTY AT THE LISTED ADDRESS AND ERECT A GATE ON THE SOUTH EAST SIDE.						
88844	3481 YORKSHIRE RD..22-1588-101	JUSTIN L & BRITTANY J GEZELLA	Z FENCING DECKING & RAILING	\$50.00	\$6,200.00	Pending
[36-*** - Fence] FENCE						
88850	961 LANGLADE AV..1-1429-E	CHAD M VANEGEREN	FOX VALLEY FENCING LLC	\$50.00	\$2,100.00	Pending
[36-*** - Fence] 4' TALL CHAIN LINK						
88855	1147 REED ST..3-1142-A	AMY J KOZLOWSKI	OWNER	\$50.00	\$600.00	Pending
[36-*** - Fence] 64 FT. OF 5 FT. WOOD PRIVACY FENCE ALONG THE PROPERTY LINE TO ENCLOSE SIDES AND REAR OF HOME.						
88866	2466 OAKWOOD DR..6H-1264-3	SHEFCHIK LEONARD J & JOAN S REVOCABLE TRUST	CUSTOM FENCE	\$50.00	\$7,700.00	Pending
[36-*** - Fence] FENCE						
88893	1343 WILLOW CREEK PARKWAY..21-7439	JOSEPH E & DANIELLE L HOLMAN	CUSTOM FENCE	\$50.00	\$6,000.00	Pending
[36-*** - Fence] INSTALL APPROX 284 SQ. FT. OF 4 FT. TALL BLACK ORNAMENTAL FENCE W/ TWO GATES. ALL POSTS WILL BE SET IN CONCRETE.						
88914	747 S JACKSON ST..14-588	JAMES & JULIA WERY	OWNER	\$50.00	\$2,000.00	Pending
[36-*** - Fence] COA APPROVED						
88915	1216 APHRODITE RD..21-6232	LOUIS G & BETH A DELFRATE	CUSTOM FENCE	\$50.00	\$5,000.00	Pending
[36-*** - Fence]						
88937	2655 HE-NIS-RA LN..6H-1767	DANIEL R & PATRICE A QUAGLIANO	OWNER	\$50.00	\$2,900.00	Pending
[36-*** - Fence]						
88940	2552 CARMEL LN..21-4666	JOEL E & ANNMARIE GRAVES	OWNER	\$50.00	\$2,000.00	Pending
[36-*** - Fence] WOOD						
88953	843-845 RICKY DR..21-1419-L-13	HUNTER J & SARA E WESOLOSKI	ROSALBA BAUTISTA SANTOS	\$50.00	\$797.55	Pending
[36-*** - Fence]						
88097	304 N ADAMS ST..12-148	304 NORTH ADAMS GREEN BAY LLC	JONES SIGN COMPANY	\$154.22	\$35,000.00	Pending
[37-329 - Signs]						
88228	3525 HUMBOLDT RD..21-7923	KWIK TRIP INC	COLORTECH OF WISCONSIN	\$498.56	\$130,000.00	Pending
[37-329 - Signs]						
88533	1485 W MASON ST..6-169	AAM GREEN BAY PLAZA LLC	FAST SIGNS	\$159.27	\$4,500.00	Pending
[37-329 - Signs] Install new 31 sq ft (10.66' X 2.9')channel letter wall sign above Mason St storefront entrance at 1485 W Mason						
88604	1168 W MASON ST..2-47-A-1	AUTOZONE INC	JONES SIGN COMPANY	\$219.99	\$18,000.00	Pending
[37-329 - Signs] New Wall Signs						
88797	318 N MILITARY AV..6-97-D-2	LEBAKKEN PROPERTIES LLC	OWNER	\$82.48	\$0.00	Pending
[37-329 - Signs]						
88769	124 N ADAMS ST..12-136	FRANKENTHAL BUILDING LLC	OWNER	\$0.00	\$0.00	Closed

[39-*** - Temporary Signs]

88682	816 ELIZABETH ST..19-391	MARIA DELCARMEN DELGADILLO	A1 EMERGENCY SEWER & WATER LLC	\$30.00	\$1,600.00	Closed
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[40-*** - Sanitary Sewers] SANITARY SEWER CONNECTION - REPAIR

88620	1651 MAIN ST..21-2543	CAPITAL CREDIT UNION	AG EXCAVATING	\$30.00	\$3,000.00	Closed
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[41-*** - Storm Sewers] SINK HOLE IN PARKING LOT. DOING AN EXPLORITORY EXCAVATION TO LOCATE AND REPAIR THE PROBLEM. THINK ONE OF THE EXISTING CONCRETE PIPE HAS A HOLE IN IT. POSSIBLY REPLACE EXISTING CATCH BASIN.

88699	1246 DELRAY DR..6H-1836	BERKERR FAMILY LP	JOSKI SEWER	\$30.00	\$1,000.00	Closed
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[41-*** - Storm Sewers] SPOT REPAIR - STOR SEWER 10-12 FT.

88711	823 HOLSCHUH LN..21-6253	MARK B & MARY E FREBERG	MATT'S SERVICES	\$30.00	\$2,495.00	Pending
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[41-*** - Storm Sewers] REPLACE SUMP PUMP PIPE

88747	1738 NANCY AV..6-2440	BRIAN D KOWALCZYK, ETAL	CHAMPION TRENCHING	\$30.00	\$400.00	Closed
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[41-*** - Storm Sewers] RELAY SUMP PUMP LATERAL

88763	2707-2709 SHOREWOOD TERR..22-172-2	CHRISTOPHER KWATERSKI	MATT'S SERVICES	\$30.00	\$2,095.00	Closed
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[41-*** - Storm Sewers] CONNECT SUMP PUMP TO STORM SEWER

88764	1151 MATHER ST..5-1617	STEVEN R SABAH	MATT'S SERVICES	\$30.00	\$1,250.00	Closed
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[41-*** - Storm Sewers] STORM SEWER REPAIR

88792	2775 WEST POINT RD..6H-1227-11	STEVEN J HARVEY	CHAMPION TRENCHING	\$30.00	\$400.00	Closed
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[41-*** - Storm Sewers] SUMP PUMP LINE REPAIR

88854	1757 9th ST..6-2172	GERONIMO & GUADALUPE CORTEZ	JOSKI SEWER	\$30.00	\$1,000.00	Pending
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[41-*** - Storm Sewers] REPAIRING STORM SEWER THAT WAS BORED THROUGH

88648	963 HOLZER ST..18-798-A	VERLIN F DEBAKER	CHAMPION TRENCHING	\$1,000.00	\$1,000.00	Closed
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[42-*** - Mini Sewers] MINI SEWER HOOK UP

88779	720 CHICAGO ST..14-521	MICHAEL J & CHRISTINE M CASPERSON	MATT'S SERVICES	\$1,000.00	\$3,000.00	Pending
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[42-*** - Mini Sewers] MINI-STORM HOOK UP

88791	714 CHICAGO ST..14-540	DIANE R LEMEROND	JOSKI SEWER	\$1,000.00	\$1,000.00	Pending
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[42-*** - Mini Sewers] MINI-SEWER HOOK UP

88833	1450 GRIGNON ST..17-617	CAROL RAE JOPPE	MAROSZEK EXCAVATING	\$1,000.00	\$7,000.00	Closed
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[42-*** - Mini Sewers] INSTALL STORM SEWER TO 2 DOWNSPOUTS AND TO THE SUMP PUMP.

88662	3361 LANGDON ST..21-7790	KENNETH C & PAMELA M STURGIS	FOX VALLEY IRRIGATION INC	\$100.00	\$3,000.00	Pending
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[43-*** - Lawn Sprinklers] NEW TURF WATERING PERMIT

88669	3257 E TWIN PINES CT..21-7758	ANTHONY J & PATRICIA A COUSINEAU	THE SPRINKER COMPANY INC	\$50.00	\$5,000.00	Closed
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[43-*** - Lawn Sprinklers] LAWN SPRINKLER

88724	3329 COTTAGE HILL DR..22-2134	JAMES & SUSAN E WALTERS	CONSERVA IRRIGATION	\$50.00	\$3,600.00	Closed
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[43-*** - Lawn Sprinklers] NEW TURF WATER SPRINKLERS

88898	3387 SONATA DR..21-6135	STEVEN M & MARY BETH JOSSART	KRAHN PLUMBING	\$100.00	\$4,000.00	Pending
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[43-*** - Lawn Sprinklers] TURF WATERING SYSTEM

88899	1661 BIEMERET ST..6-2354	JAMES W & PAM A FREEMAN	FOX VALLEY IRRIGATION INC	\$100.00	\$3,200.00	Pending
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[43-*** - Lawn Sprinklers] NEW TURF WATERING SYSTEM

88635	2314 SANDY LN..21-1111-S-3	ROBERT A DEGRAVE	K KELLY INC	\$150.00	\$2,000.00	Pending
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[44-*** - Water heaters/Appliances] GAS DRYER

88692	2660 SHAG-BARK LN..6H-2340	ONEIDA NATION	NEWCAP, INC.	\$30.00	\$0.00	Closed
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[44-*** - Water heaters/Appliances] WATER HEATER

88695	1216 CROOKS ST..14-1278	SHERRELLE SCHMIDT	NEWCAP, INC.	\$30.00	\$0.00	Pending
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[44-*** - Water heaters/Appliances] WATER HEATER

88712	818 S JEFFERSON ST..16-7	RANDALL L & SHARON J GAST	K KELLY INC	\$30.00	\$3,000.00	Closed
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[44-*** - Water heaters/Appliances] REMOVE A TANK WATER HEATER AND INSTALL A TANKLESS WATER HEATER

88776	318 WESTPLAIN DR..6-2264	JAMES H & LYNN K DUTCHER	K KELLY INC	\$30.00	\$3,000.00	Closed
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[44-*** - Water heaters/Appliances] INSTALL TANKLESS WATER HEATER

88814	1638 DECKNER AV..21-1423	STACY L VANDENPUT	K KELLY INC	\$30.00	\$2,000.00	Closed
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[44-*** - Water heaters/Appliances] WATER HEATER REPLACEMENT - APT#1

88882	720 LAWE ST..16-142-A	LINDA S JACQUES	IDEAL BATHROOM SOLUTIONS	\$50.00	\$7,946.00	Pending
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[44-*** - Water heaters/Appliances] TUB TO SHOWER CONVERSION

88930	1720 S ASHLAND AV..1-1103	MAA LLC	ROYAL FLUSH PLUMBING	\$70.00	\$5,800.00	Closed
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[44-*** - Water heaters/Appliances] WATER HEATER & NEW UTILITY SINK

88945	1875 SMITH ST..21-2167-4-7	ALFRED & JOAN MCALLISTER	NEWCAP, INC.	\$30.00	\$0.00	Pending
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[44-*** - Water heaters/Appliances] WATER HEATER

88887	3506 WATERCREST DR..21-8365	RICHARD L & CATHLEEN M JACOBSEN	BASTEN ELECTRIC	\$50.00	\$0.00	Closed
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[45-*** - Electrical Temporary Services] TEMP SERVICE

67930	2670 UNIVERSITY AV..21-1233	ACS CLINICAL SERVICES LLC	COMPLETE ELECTRIC SERVICE AND MAINTENANCE LLC	\$70.00	\$1,900.00	Pending
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[46-*** - Electrical Service Change] 200A PANEL WITH LARGER 200A PANEL

74248	871 W MASON ST..2-450	GROWTH PROCESS LLC	COMPLETE ELECTRIC SERVICE AND MAINTENANCE LLC	\$50.00	\$1,200.00	Abandoned
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[46-*** - Electrical Service Change] ELEC SVS CHANGE

88630	907 7th ST..1-262	BETTY MIRON	VAN OSS ELECTRIC INC	\$50.00	\$2,200.00	Pending
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[46-*** - Electrical Service Change] SERVICE UPGRADE 60 AMP TO 100 AMP OVERHEAD

88636	1336 WIRTZ AV..1-298	MARISSA ZIEBARTH	SCHAEFER ELECTRIC	\$50.00	\$975.00	Closed
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[46-*** - Electrical Service Change] UPGRADE TO 100 AMP SERVICE

88637	1001 8th ST..1-1457	CREATIVE EDGE REAL ESTATE LLC	SCHWEINER ELECTRIC	\$50.00	\$250.00	Closed
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[46-*** - Electrical Service Change] INSTALL NEW MAST

88660	1014 S CLAY ST..17-34	FABRY ANNETTE M MARITAL TRUST	BURESH ELECTRIC	\$50.00	\$1,500.00	Closed
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[46-*** - Electrical Service Change] 60 TO 100 AMP UPGRADE

88680	1206 GROSS AV..1-158	KIM M MARTIN	VOS ELECTRIC	\$50.00	\$3,500.00	Closed
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[46-*** - Electrical Service Change] UPGRADE TO 100 AMP

88710	611 9th ST..1-892-1	OLD WORLD INVESTMENTS LLC	HARDWIRED ELECTRIC LLC	\$70.00	\$2,500.00	Pending
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[46-*** - Electrical Service Change] UPGRADE TO UNDERGROUND AND SPLITTING ONE UNIT INTO TWO WITH TWO METERS AND NEW LOAD CENTERS

88774	3452 GOLF DR..21-3632	JUDITH E SLAMP	TMG SOLUTIONS LLC	\$50.00	\$2,000.00	Closed
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[46-*** - Electrical Service Change] RUSTY & FEDERAL PACIFIC -NEW 100 AMP PANEL

88777	1125 DAY ST..7-224	LAURIE L THYES	DE BAKER, INC.	\$50.00	\$2,000.00	Closed
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[46-*** - Electrical Service Change] SERVICE CHANGE

88786	312-318 N ROOSEVELT ST..14-27	318 N ROOSEVELT LLC	ELECTRICAL SERVICE SUPPLIES	\$70.00	\$20,000.00	Pending
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[46-*** - Electrical Service Change] SERVICE UPGRADE @ 318 N ROOSEVELT

88834	2981 ALBERT DR..21-1111-D-241	MATTHEW M & KARI I BOLLANT	CLIFF YOUNG ELECTRICAL	\$50.00	\$2,200.00	Pending
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[46-*** - Electrical Service Change] UPGRADE UNDERGROUND - NEW METER AND PANEL

88837	2844 JOSEPHINE CIR..21-1111-D-86	KAYLA A VANASTEN	STIEGLER ELECTRIC	\$50.00	\$1,000.00	Pending
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[46-*** - Electrical Service Change] OVERHEAD TO UNDERGROUND

88852	1108 DOUSMAN ST..5-643	DAVID L DELFOSSE	PACKERLAND ELECTRIC	\$50.00	\$2,000.00	Pending
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[46-*** - Electrical Service Change] SERVICE UPGRADE 60 TO 100 AMPS

88917	1230 THOMAS ST..18-163	BROOKE M RADEY	CURRENT ELECTRICAL SERVICES	\$50.00	\$650.00	Pending
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[46-*** - Electrical Service Change] SERVICE UPGRADE FROM 100 AM TO 200 AMP

88922	1580 FOREST GLEN DR..6-1027-4	ETHEL M DUFEK	DE BAKER, INC.	\$50.00	\$1,500.00	Pending
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[46-*** - Electrical Service Change] CHANGE PANEL TO 100 AMP

88932	832 LAVERNE DR..21-1111-D-154	JIAN QIANG FENG	MICHAEL SEYMOUR, LLC	\$50.00	\$900.00	Pending
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[46-*** - Electrical Service Change] OVERHEAD TO UNDERGROUND SERVICE

88663	1681 JUNIPER DR..21-1110-M-79	HELEN K GILLIS	STAR ELECTRIC SERVICE, INC.	\$50.00	\$600.00	Pending
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[47-*** - Electrical Service Repair] REPAIR BENT PERESCOPE

88773	1074 9th ST..1-170	ERIC R SCHMOLL	TMG SOLUTIONS LLC	\$50.00	\$1,000.00	Pending
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[47-*** - Electrical Service Repair] ELECTRICAL SERVICE REPAIR

88920	1213 LIBERTY ST..1-2457	CHRISTINA J KABARA	GEVERS ELECTRIC LLC	\$50.00	\$900.00	Pending
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[47-*** - Electrical Service Repair] REPAIRING/REPLACING OUTSIDE EQUIPMENT FOR 100 AMP SERVICE

88107	1025 S FISK ST..6-192-5	GREEN BAY CITY OF PARK COLBURN	NORTHERN ELECTRIC, INC.	\$0.00	\$75,150.00	Pending
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[48-*** - Electrical Wiring (Misc., Alteration, Repair)] ELECTRICAL WORK FOR COLBURN PARK POOL BATH HOUSE RENOVATION

88615	2019 TECHNOLOGY WAY..21-252	UNIVERSITY OF WISCONSIN BOARD OF REGENTS	ELAND ELECTRIC CORP	\$400.00	\$209,820.00	Pending
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[48-*** - Electrical Wiring (Misc., Alteration, Repair)] PHOTO-VOLTAIC PANEL UPGRADE AT STEM INNOVATION CENTER

88640	1031 STUART ST..14-915	OSCAR N & PETRA G BELTRAN	LEWINS ELECTRIC	\$50.00	\$480.00	Pending
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[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REINSTALL SERVICE MAST TO EXISTING METER SOCKET (STORM DAMAGE)

88651	1315 LIME KILN RD..23-244-3	SALVATION ARMY THE	CURRENT ELECTRICAL SERVICES	\$70.00	\$1,500.00	Pending
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[48-*** - Electrical Wiring (Misc., Alteration, Repair)] WIRING AND INSTALLING SIX FANS AND MOVING FOUR TV's

88661	1981 E MASON ST..21-1329-2	GENNY ANNE LLC	UNLIMITED ENTERPRISES	\$70.00	\$1,000.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] ADDING 5 OUTLETS FOR A STEAM AND RICE COOKER.						
88667	1653 NANCY AV..6-1246	PATRICK J & DEBRA SWIEKATOWSKI	OWNER	\$50.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] TO COMPLETE PROJECT # 70925 EXTENSION TO WIRE. NEEDS TO COMPLETE SHEETROCK ONCE WIRING IS DONE REST OF GARAGE IS COMPLETE PER OWNER. EXTENSION TO 10/31/19. PO						
88670	656 MT MARY DR..21-1111-D-114	JASON J & TAMMY BOETTCHER	STIEGLER ELECTRIC	\$50.00	\$1,294.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] PROVIDE AND INSTALL NEW METER BASE. PROVIDE AND INSTALL NEW100 AMP MAIN, 24-CIRCUIT PANEL. PROVIDE AND INSTALL (1) 60 AMP CIRCUIT BREAKER TO FEED EXISTING PANEL. PROVIDE AND INSTALL NEW ELECTRODE TO WATER METER.						
88671	2220 MAIN ST..21-457-9	ETD DEVELOPMENT LLC	PACKERLAND ELECTRIC	\$70.00	\$600.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] WIRE NEW MENU KIOST						
88672	1529 W MASON ST..6-170-C	ETD DEVELOPMENT LLC	PACKERLAND ELECTRIC	\$70.00	\$600.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] WIRE NEW MENU KIOSK						
88673	2226 UNIVERSITY AV..21-2274	ETD DEVELOPMENT LLC	PACKERLAND ELECTRIC	\$70.00	\$600.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] WIRE NEW MENU KIOSK						
88761	1620 ACORN DR..6H-1656	WILLIAM J & STEPHANIE K HUBBARD	THOMAS ELECTRIC	\$50.00	\$800.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPAIR SERVICE						
88762	1351-1353 KELLOGG ST..5-1327-A-3	SCOTT J JOBELIUS	THOMAS ELECTRIC	\$50.00	\$800.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPLACE PARASCOPE - 1351 KELLOGG						
88771	1840 10th AV..1-1236	GKTM PROPERTIES LLC	STIEGLER ELECTRIC	\$50.00	\$2,000.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REMOVE EXISTING METER, PANEL AND CONDUIT RISER, INSTALL100 AMP METER, INSTALL 100 AMP 24 SPACE BREAKER PANEL						
88799	1114 SMITH ST..7-203	TRAVIS RUNKE	CURRENT ENERGY SOLUTIONS	\$50.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] UPGRADE ELECTRICAL SERVICE AND REPLACE PLUGS, SWITCHES AND LIGHT FIXTURES. REPAIR ANY OTHER ELECTRICAL ISSUES. - NOT A REMODEL.						
88800	2253 W MASON ST..6H-1088-4-2	BAYCARE AURORA LLC	FAITH TECHNOLOGIES	\$70.00	\$10,000.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] ADD TRANSFORMER IN EMERGENCY PANEL						
88818	2263 SUNRISE CT..21-820-R-19	KIM DERNBACH	DE BAKER, INC.	\$50.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPAIR PARASCOPE						
88819	1614 SHAWANO AV..6-235-A-1	DS2 HOSPITALITY & MANAGEMENT LLC	MASTER ELECTRIC	\$70.00	\$1,600.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] INSTALL RECEPTACLES FOR WASHERS & DRYERS ON 2ND FLOOR						
88824	1110 LARK ST..18-1085	JULIE VANBEAVER	STIEGLER ELECTRIC	\$50.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] SERVICE UPGRADE - REMOVE EXISTING OVERHEAD SERVICE PANEL - PROVIDE AND INSTALL100 AMP MAIN BREAKER CIRCUIT PANEL.						
88884	3080 PINE RIDGE CT..21-1111-D-273	HOPKINS JAMES L LIVING TRUST	DE BAKER, INC.	\$50.00	\$1,100.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] METERBASE TO UNDERGROUND						

88896	514 S CLAY ST..14-861	SAINT PAUL EVANGELICAL LUTHERAN CHURCH	GENERATOR WORKS	\$70.00	\$6,189.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] INSTALL SELECTIVE CIRCUIT STANDBY GENERATOR TO POWER SUMP PUMPS AND BOILER CONTROLS.						
88951	1718 BEECH TREE DR..6H-2107	DAFFINSON JAMES #1 LLC	CURRENT ELECTRICAL SERVICES	\$50.00	\$1,990.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPAIR ELECTRICAL AFTER A TREE FELL ON THE ROOF						
67202	1374 LIBERTY ST..6-1313	ARTHUR S & CHRISTINE ADAMS III	FOREMEN HEATING & VENT INC	\$50.00	\$3,900.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AC						
68172	309 BELLEVUE ST..21-2471-2	MICHAEL H PFOTENHAUER	FOREMEN HEATING & VENT INC	\$50.00	\$4,500.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
68675	532 BADER ST..21-1327-2	PHILLIP GERRITS	FOREMEN HEATING & VENT INC	\$50.00	\$3,800.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88611	1300 DOUSMAN ST..5-659-A	SCOTT & KIMBERLY LEANNA	DIAMOND HVAC LLC	\$50.00	\$3,500.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88629	1249 DELRAY DR..6H-1834	PAT J & LOUISE G BUNJOVAC	APEX HEATING & AIR CONDITIONING	\$50.00	\$11,250.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER						
88631	1711 WOOD LN..6H-1269-3	BRIAN J FIERST, ETAL	SINKLER HEATING & COOLING, INC	\$50.00	\$4,995.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88632	1615 BEAUCHAMP ST..1-2539	RICHARD J COHLER	COMFORT CONTROL SYSTEMS	\$50.00	\$10,900.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
88641	1200 13th AV..1-727	JOHN T MCKEE	BAY AREA SERVICES INC	\$50.00	\$10,150.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
88642	3026 COLLEEN DR..21-1111-D-226	MARILYN F KIBILOWSKI	BAY AREA SERVICES INC	\$50.00	\$7,350.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
88643	1019 MICHALINE DR..6-272	ELLEN I BAMMAN, ETAL	BAY AREA SERVICES INC	\$50.00	\$2,850.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
88644	3580 GLEN OAKS PASS..22-106	TJDM LLC	BAY AREA SERVICES INC	\$50.00	\$3,900.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
88656	1679 MURPHY DR..6-2463	RUSSELL D & LENORE R TOTH	ROBINSON HEATING & COOLING	\$50.00	\$7,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
88658	1103 RALEIGH ST..1-2256	PHILLIP GERALD TILOT	ROBINSON HEATING & COOLING	\$50.00	\$5,600.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
88674	344 N HENRY ST..21-1218-1	TAFG PROPERTIES LLC	WESLEY HEATING AND SHEET METAL	\$70.00	\$7,686.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] ROOF TOP UNIT						
88675	1010 HEYRMAN ST..21-1514-K-20	PETER T & CAROL A LODL	WESLEY HEATING AND SHEET METAL	\$50.00	\$9,478.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER - MINI-SPLIT (DUCTLESS SYSTEM)						
88678	2475 FORESTVILLE DR..6H-1944	ROGER E LAWYER	WESLEY HEATING AND SHEET METAL	\$50.00	\$7,097.00	Closed

[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88688	516 HUBBARD ST..4-97	MASON TACKMIER	CONTROL GROUP INC	\$50.00	\$4,800.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] NEW FURNACE & AC

88689	1015 ERNST DR..6-764	THOMAS M & RENEE M KIRCHEN	APEX HEATING & AIR CONDITIONING	\$50.00	\$5,400.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER

88690	2234 9th ST..6H-1697	DIANNE M HEIM	COMFORT CONTROL SYSTEMS	\$50.00	\$5,340.00	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER

88691	1207 SMITH ST..7-396	DESIREE L MALUEG	NEWCAP, INC.	\$50.00	\$0.00	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

88693	1216 CROOKS ST..14-1278	SHERRELLE SCHMIDT	NEWCAP, INC.	\$50.00	\$0.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

88714	1142-1150 DOTY ST..14-958	PATRICIA J HATTON	BAY AREA SERVICES INC	\$100.00	\$13,500.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] 1142 DOTY ST - TWO EACH FURNACE & AIR CONDITIONER

88715	1142-1150 DOTY ST..14-958	PATRICIA J HATTON	BAY AREA SERVICES INC	\$100.00	\$8,100.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] 1146 DOTY - TWO FURNACES

88716	1142-1150 DOTY ST..14-958	PATRICIA J HATTON	BAY AREA SERVICES INC	\$100.00	\$8,100.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] 1150 DOTY ST - TWO FURNACES

88717	915 CLAYTON PL..21-2982	MATTHEW J & JANIS M NOREM	ROBINSON HEATING & COOLING	\$50.00	\$4,700.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88719	2781 ENGLEWOOD RD..21-6070	TIMOTHY P & ELIZA M KILLIAN	VAN'S HEATING & AC	\$50.00	\$12,128.00	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88720	925 DIVISION ST..5-453	ANN V HERING	VAN'S HEATING & AC	\$50.00	\$5,998.40	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER

88735	121 PACKERLAND DR..6H-1052-3	ARMBRUST S W LLC	ENGEBOS HEATING & COOLING INC	\$70.00	\$8,300.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] REPLACE RTU

88736	1302 MINAHAN ST..18-1243	MATTHEW J MCHENRY	VAN'S HEATING & AC	\$50.00	\$9,581.00	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88750	1601 AMY ST..8-657	ANDRES ALEJANDRO MONGE	BENJAMIN CONST. HEATING & COOLING	\$50.00	\$2,800.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER

88751	1114 SMITH ST..7-203	TRAVIS RUNKE	BENJAMIN CONST. HEATING & COOLING	\$50.00	\$2,800.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

88752	1251 PORLIER ST..17-359	BOARDWALK PROPERTIES LLC	BENJAMIN CONST. HEATING & COOLING	\$50.00	\$1,500.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] MISC REPAIRS/MOVE GAS LINE/2ND FL BATH FAN

88754	1547 CASS ST..8-463	CESAR PLASCENCIA	BENJAMIN CONST. HEATING & COOLING	\$50.00	\$3,000.00	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

88759	540 LORRAINE LN..21-4344	DEAN M & MARY L DUMOULIN	IDEALAIR HEATING & COOLING INC.	\$50.00	\$5,976.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88781	320 SUMAC DR..6H-2573	PARAL ROBERT R & SUSAN L REVOCABLE TRUST	APEX HEATING & AIR CONDITIONING	\$50.00	\$4,489.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88782	3036 BETH DR..21-6379	MICHAEL J & BARBARA J KRAMER	WESLEY HEATING AND SHEET METAL	\$50.00	\$8,051.25	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
88787	1101 ROCKDALE ST..1-1394-C	CHOUA & PORT V LOR	WESLEY HEATING AND SHEET METAL	\$50.00	\$3,561.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
88804	818 S JEFFERSON ST..16-7	RANDALL L & SHARON J GAST	K KELLY INC	\$70.00	\$10,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
88806	1029 GRAY ST..18-979-1	LAURA L NUTHALS	JJ HEATING & COOLING	\$50.00	\$1,876.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88810	481 MCAULIFFE HEIGHTS TR..21-7261	PAUL D & KELLY J MARTELL	RAY'S HEATING AND COOLING	\$50.00	\$3,800.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88851	3071 GOTHIC CT..6H-4075	VOGT JEFFREY & KIMBERLY TRUST	HEALTHY HOMES HEATING & COOLING	\$50.00	\$2,179.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] SPACE HEATER						
88869	331 N MAPLE AV..5-997	EDWIN L & SHERRY L WESTBY	BAY AREA SERVICES INC	\$50.00	\$4,200.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88876	1641 MAIN ST..21-2005-2	K & E LIMITED PARTNERSHIP	CMS MECHANICAL	\$70.00	\$20,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] COMM FURNACE & AIR CONDITIONER						
88880	970 ELMORE ST..5-1285	JESSICA L BURFIEND	BAY AREA SERVICES INC	\$50.00	\$4,400.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88881	1407 WIESNER ST..6-293-A-2	DONNA M LEMMEN	BAY AREA SERVICES INC	\$50.00	\$3,350.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88885	1409 CRESTWOOD DR..6H-1168-7	DENEYS JAMES W & DORIS A REVOCABLE TRUST	COMFORT CONTROL SYSTEMS	\$50.00	\$0.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER						
88886	1416 ELIZA ST..17-668	JOHN D MUSGROVE	APEX HEATING & AIR CONDITIONING	\$50.00	\$5,759.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88889	3486 YORKSHIRE DR..22-1588-106	GREGORY R & JENNIFER L VANDENELZEN	VAN'S HEATING & AC	\$50.00	\$19,082.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
88894	1020 KLAUS ST..20-157	JAMES H & LORI A MOE	APEX HEATING & AIR CONDITIONING	\$50.00	\$3,150.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88904	414 CAMBRIDGE ST..5-1611	MILDRED M HASKINS	VAN'S HEATING & AC	\$50.00	\$4,462.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88906	654 STONEHEDGE RD..21-6962	ROBERT E & GRETCHEN B WICHTOSKI	ROBINSON HEATING & COOLING	\$50.00	\$7,000.00	Pending

[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88907	520 EDWARD DR..21-3586	KENT R & ELIZABETH FERRIER	BAY AREA SERVICES INC	\$50.00	\$4,150.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER

88908	1515 SUE LN..1-2147	ALAN R & KATHY A FUNK	BAY AREA SERVICES INC	\$50.00	\$7,700.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88909	1401 BAUMGART RD..6H-1813	USA IN TRUST FOR ONEIDA TRIBE OF INDIANS OF WI	BAY AREA SERVICES INC	\$50.00	\$7,500.00	Withdrawn
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

88910	436 ECHO HILL DR..21-1111-S-7	JOHNSON ROY D & EMERINE L REVOCABLE TRUST	BAY AREA SERVICES INC	\$50.00	\$5,000.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER

88939	338 PARKLAND RIDGE LN..21-7134	JOHN C & KATHLEEN G MEYER	BLACK-HAAK HEATING, INC.	\$70.00	\$4,000.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

88941	814 PINE ST..10-43	MANCHESKI L & M FAMILY LTD PARTNERSHIP	APEX HEATING & AIR CONDITIONING	\$280.00	\$9,766.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] REPLACE 4 - 80% 50,000 BTU FURNACES

88947	424 GEORGE ST..21-1537	WILLIAM J & CINDY L HILL	NEWCAP, INC.	\$50.00	\$0.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

88892	1438 CEDAR ST..8-73	HC REAL ESTATE LLC	BLAIR FIRE PROTECTION	\$300.00	\$105,000.00	Pending
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[53-*** - Fire protection Sprinkler] 454 HEADS

88911	508 ELIZABETH ST..21-1992	HC REAL ESTATE LLC	BLAIR FIRE PROTECTION	\$250.00	\$10,948.00	Pending
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[53-*** - Fire protection Sprinkler] 60 HEADS

86880	1230 ONTARIO RD..21-162	GILBERTSON REAL ESTATE GROUP LLC	HEYRMAN CONSTRUCTION CO., INC.	\$697.00	\$0.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] SWB \$5000 **// Not needed per Ryan P
EC Approved 9/18/19

88843	128 S BROADWAY..3-320	SLCRE LLC	OWNER	\$70.00	\$3,000.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] Pave areas that currently have gravel. O.K. per Paul Neumeyer 9/18/19

88862	3438 INDIGO BLUFF DR BDG RR..21-8315	APPLE TREE GB TWO LLC	APPLE TREE GB TWO, LLC	\$100.00	\$0.00	Pending
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[58-*** - Site (Erosion control, Fill, Excavation)] EC permit app in Drag file

88943	514 S CLAY ST..14-861	SAINT PAUL EVANGELICAL LUTHERAN CHURCH		\$70.00	\$0.00	Pending
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[60-*** - New HVAC System] BOILER

88633	924 MCDONALD ST..18-454	ST MARYS CEMENT INC (US)	SINCLAIR PLUMBING INC	\$70.00	\$400.00	Closed
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[62-*** - repair/alter existing plumbing system] SANITARY CONNECTION & PALMER VALVE

88652	1322 MINAHAN ST..18-1260	WILLIAM J & CATHERINE A THOMAS	TUNDRALAND	\$50.00	\$9,730.00	Closed
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[62-*** - repair/alter existing plumbing system] BATHRUB AND SURROUND BEING REPLACED BY A SURROUND SHOWER

88653	2058 HAROLD ST..21-1898-N-1	JOE A BRITTNACHER	TUNDRALAND	\$50.00	\$10,300.00	Closed
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[62-*** - repair/alter existing plumbing system] TUB REPLACED WITH SHOWER

88666	1438-1440 LA COUNT RD..6H-2821	GIOVANNI & FARA T SOLLENA	IHLENFELDT PLUMBING	\$50.00	\$500.00	Closed
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[62-*** - repair/alter existing plumbing system] SEE COMPLAINT #102053 - OK'D BY JASON SL.

88772	241 N BROADWAY..4-67	TOHO PROPERTIES LLC	DREWS PLUMBING	\$50.00	\$2,000.00	Closed
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[62-*** - repair/alter existing plumbing system] MOP SINK

88783 835 S VAN BUREN ST..16-293 SAINT VINCENT HOSPITAL ETAL AUGUST WINTER & SONS \$70.00 \$26,000.00 Pending

[62-*** - repair/alter existing plumbing system] CHLORINE INJECTION

88860 829 ERNST DR..6-159-D LILIA M SANCHEZ A1 EMERGENCY SEWER & WATER LLC \$30.00 \$0.00 Closed

[62-*** - repair/alter existing plumbing system] SANITARY REPAIR

88861 612 GROVE ST..8-148 AMY L KOCHA MAD CITY WINDOWS \$50.00 \$9,000.00 Pending

[62-*** - repair/alter existing plumbing system] REPLACEMENT SHOWER

88883 405 CRICKET CT..21-4446 STEPHEN & KATHY HOOD IDEAL BATHROOM SOLUTIONS \$50.00 \$7,200.00 Pending

[62-*** - repair/alter existing plumbing system] TUB TO SHOWER CONVERSION & REPLACE MIXER VALVE

88888 815 S ASHLAND AV..2-255 RAYMOND M TIMM TUNDRALAND \$50.00 \$6,800.00 Closed

[62-*** - repair/alter existing plumbing system] BATHTUB AND SURROUND BEING REPLACED BY A WALKIN SHOWER AND SURROUND

88897 1128 ROSCOE ST..1-382-C JON N & BARBARA A MCNULTY ABSOLUTE PLUMING OF WI LLC \$30.00 \$2,000.00 Closed

[62-*** - repair/alter existing plumbing system] REPLACE MINI-STORM SEWER FROM HOUSE TO OLD

88950 1293 SYRINGA BLVD..18-725 ALTON E & JACQUELINE GILLIS TUNDRALAND \$50.00 \$8,178.00 Closed

[62-*** - repair/alter existing plumbing system] TUB TO SHOWER CONVERSION

88647 2434 MANITOWOC RD..21-3300 ROBERT G UMENTUM CHAMPION TRENCHING \$30.00 \$200.00 Closed

[200-*** - water service] MINI SEWER HOOK UP

88815 2335 PECAN ST..21-4003 KOS HATCHERIES LLP JOSKI SEWER \$30.00 \$1,000.00 Closed

[200-*** - water service] NEW 2" WATER SERVICE INTO BUILDING

88825 318 S CHESTNUT AV..3-597 STEVEN J VANDERLEEST VANRITE PLUMBING \$30.00 \$4,650.00 Closed

[200-*** - water service] LEAD WATER REPLACEMENT

88828 611 N BROADWAY..5-900 D JONES PROPERTIES LLC MATT'S SERVICES \$0.00 \$2,945.00 Pending

[200-*** - water service] REPLACE LEAD WATER LINE

88830 602 S GREENWOOD AV..2-396 DANIEL A WERNER MATT'S SERVICES \$0.00 \$3,295.00 Pending

[200-*** - water service] REPLACE LEAD WATER LINE

88849 815 DIVISION ST..5-491 JONATHAN J & KATHRYN R COOK RAMCO CONSTRUCTION \$0.00 \$6,000.00 Closed

[200-*** - water service] REPLACE LEAD WATER SERVICE

Totals: 327 projects \$109,601.55 \$33,789,067.20

Summary of Projects Issued

9/1/2019 to 9/30/2019

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
01 Single Family House, Detached	10	10	20	10	10	10	10	0	\$13,511.10	\$2,462,113.00
48 Electrical Wiring (Misc., Alteration, Repair)	21	0	0	0	21	0	0	0	\$1,510.00	\$315,523.00
45 Electrical Temporary Services	1	0	0	0	1	0	0	0	\$50.00	\$0.00
46 Electrical Service Change	17	0	0	0	17	0	0	0	\$910.00	\$46,275.00
47 Electrical Service Repair	3	0	0	0	3	0	0	0	\$150.00	\$2,500.00
50 Heating Unit Replacement/ Air Conditioning	58	0	0	0	0	58	0	0	\$3,380.00	\$349,454.65
40 Sanitary Sewers	1	0	0	0	0	0	1	0	\$30.00	\$1,600.00
41 Storm Sewers	8	0	0	0	0	0	8	0	\$240.00	\$11,640.00
42 Mini Sewers	4	0	0	0	0	0	4	0	\$4,000.00	\$12,000.00
43 Lawn Sprinklers	4	0	0	0	0	0	4	0	\$300.00	\$15,800.00
62 repair/alter existing plumbing system	12	0	0	0	0	0	12	0	\$600.00	\$82,108.00
16 Temporary Office or Trailer	2	0	0	2	0	0	0	0	\$70.00	\$700.00
08 5 or more family building(refer to 06-103)	6	1	4	6	6	6	6	1	\$44,354.03	\$24,000,000.00
22 Shed, Yard Building	6	0	0	6	0	0	0	0	\$300.00	\$13,974.00
11 Service Station, Repair Garage	1	1	3	1	1	1	1	1	\$6,310.58	\$0.00
11 Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).	1	0	0	1	1	0	0	0	\$140.00	\$0.00
03 Addition to Single-Multi Family Residential Units	1	1	1	1	1	0	0	0	\$150.00	\$28,700.00
13 Addition to Commercial, Non-Residential Non-housekeeping	1	1	1	1	0	0	1	1	\$296.63	\$0.00
19 Addition to Garage, Carport (Residential)	1	1	1	1	0	0	0	0	\$100.00	\$10,000.00
02 Single-Family Residential Building, Alteration	16	2	9	16	9	5	7	0	\$2,716.98	\$312,019.00
10 Multi-Family Residential Building Alteration	1	0	0	1	1	0	1	0	\$210.00	\$10,000.00
12 Commercial, Non-Residence, Non-Housekeeping, Alteration	13	1	16	13	8	7	7	0	\$13,088.43	\$782,731.00
15 Raze Commercial Building or other Structure	2	1	1	2	1	0	2	1	\$1,560.00	\$4,196,000.00
17 New Garage or Carport	9	8	8	9	6	0	0	0	\$1,237.28	\$167,235.00
18 Remodel Garage or carport or Shed	2	1	1	2	2	0	1	0	\$330.00	\$66,244.00
23 Deck, Porch, Patio	20	8	9	20	0	0	0	0	\$1,445.00	\$77,260.00
24 Siding	1	0	0	1	1	0	0	0	\$140.00	\$60,000.00
25 Swimming Pool	2	2	0	2	2	1	0	0	\$300.00	\$19,500.00
27 New Foundation	1	0	0	1	0	0	0	0	\$50.00	\$5,000.00
28 Foundation Repair	4	0	0	4	0	0	0	0	\$200.00	\$38,475.00
33 Roofing	3	0	1	3	1	0	0	0	\$245.00	\$70,428.00
34 Window, Door, Replacement	1	0	0	1	0	0	0	0	\$50.00	\$3,000.00
35 Driveway Expansion	30	0	0	30	0	0	0	0	\$1,570.00	\$160,906.00
36 Fence	34	0	0	34	0	0	0	0	\$1,720.00	\$116,597.55

37 Signs	5	5	0	5	1	0	0	0	\$1,114.52	\$187,500.00
39 Temporary Signs	1	0	0	1	0	0	0	0	\$0.00	\$0.00
43 Lawn Sprinklers	1	0	0	1	0	0	1	0	\$100.00	\$3,000.00
44 Water heaters/Appliances	9	0	0	0	1	1	9	0	\$450.00	\$23,746.00
53 Fire protection Sprinkler	2	0	2	2	0	0	0	0	\$550.00	\$115,948.00
57 Parking lot (New & Reconstruction)	2	1	1	2	1	0	0	0	\$767.00	\$3,000.00
58 Site (Erosion control, Fill, Excavation)	1	0	1	1	0	0	0	0	\$100.00	\$0.00
60 New HVAC System	1	0	0	0	0	1	0	0	\$70.00	\$0.00
11 Industrial buildings(factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)	2	1	5	2	1	2	1	1	\$5,095.00	\$0.00
200 water service	6	0	0	0	0	0	6	0	\$90.00	\$18,090.00
Totals:	327	45	84	182	96	92	82	5	\$109,601.55	\$33,789,067.20



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year September, 2019	
Municipal Name Green Bay Municipal Court		Municipal Code Number 231		Telephone Number 920-448-3131	
I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State	
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)	\$ 62,554.70	\$ 62,554.70			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 23,017.45	\$ 19,922.37		\$ 3,095.08	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 15,701.97			\$ 15,701.97	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 6,108.87		\$ 6,108.87		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 10,431.99		\$ 5,295.74	\$ 5,136.25	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 7,813.78			\$ 7,813.78	
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)	\$.00			\$.00	
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))	\$.00	\$.00		\$.00	
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)	\$ 1,100.00		\$ 1,100.00		
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.)	\$.00			\$.00	
11. Safe Ride Program (s. 85.55, Stats.)	\$ 1,262.22			\$ 1,262.22	
12. Adjustments (Attach Explanation)	\$ -124.00	\$ -83.00	\$ -10.00	\$ -31.00	
13. Totals	\$ 127,866.98	\$ 82,394.07	\$ 12,494.61	Pay This Amount \$ 32,978.30	

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: NEEL BASTEN Signature: Neil Basten Date: 10-1-19

III. TREASURER'S CERTIFICATION

I hereby certify that the above amount due the state has been received. After so certifying, a copy of this report will be returned to the signer of this report as a receipt, and the stated amount will be remitted to the Department of Administration with this report.

Treasurer: Paul R. Manley Date: 10/3/19

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name: Neil Basten Telephone #: 920-448-3131 Email Address: neilba@greenbaywi.gov



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

October 01, 2019

State of Wisconsin
Court Fines and Assessments
Box 93304
Milwaukee, WI 53293-0304

Please be advised of the following adjustments in this report for the month of September, 2019

Adjustments are broken down as follows:

CC-M	Court Cost Muni	(\$	33.00)
CC-S	Court Cost State	(\$	5.00)
DRG	Drug Fee	(\$	13.00)
FINE	Forfeiture	(\$	50.00)
JAIL	Jail Assmt	(\$	10.00)
PEN	Penalty Assmt	(\$	13.00)
Total Adjustments:		(\$	124.00)

Sincerely,

Neil Basten

MUNICIPAL COURT OFFICIAL
Green Bay Municipal Court

FINAL PAYMENTS RESOLUTION
October 15, 2019

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. FIRESTATION NO. 6 KITCHEN REMODELING WORK
MILBACH CONSTRUCTION SERVICES, CO.

TOTAL AMOUNT EARNED:	\$ 61,679.64
LESS AMOUNT RETAINED:	<u>\$ 0.00</u>
	\$ 61,679.64
LESS AMOUNT PREVIOUSLY PAID:	<u>\$ 0.00</u>
AMOUNT DUE THIS ESTIMATE:	\$ 61,679.64

ACCOUNT NUMBERS
4174160-55201-41154: \$61,679.64
PO #1900075

Adopted _____, 2019

Approved _____, 2019

Mayor

ATTEST:

City Clerk

SEF

**RESOLUTION ACCEPTING DEDICATION
OF RIGHT-OF-WAY AND PUBLIC IMPROVEMENTS
IN PINE ACRES SUBDIVISION
October 15, 2019**

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

WHEREAS, the Common Council on December 5, 2017 approved the request of Tycore Built LLC to enter into a Developer's Agreement with the City of Green Bay for the purpose of constructing sewer, water and street improvements for Pine Acres Subdivision;

WHEREAS, said Agreement was made by both parties on June 19, 2018;

WHEREAS, said Agreement requires Tycore Built LLC upon completion of the sewer, water and street improvements, to unconditionally, and without charge to the City of Green Bay, give, grant, convey and fully dedicate the same with the exception of sanitary and storm sewer laterals and water laterals lying outside of dedicated right-of-way, to the City of Green Bay, its successors and assigns forever, free and clear of all encumbrances whatever; together with (without limitation because of enumeration) all land, structures, mains, conduits, pipes, lines, and appurtenances, together with any and all necessary easements for access thereto;

WHEREAS, Tycore Built LLC has met all of the terms of the agreement, as determined by the Director of Public Works, and has requested that the City of Green Bay accept dedication of the improvements;

WHEREAS, the Director of Public Works has reported on and recommends the acceptance and dedication of the following streets, sanitary sewer, storm sewer, and water main and laterals:

LAFAYETTE DRIVE – 145' E/O CANDLE WAY TO 110' E/O CRESTWOOD SPRINGS DRIVE
BUCKTHORN TRAIL – FROM LAFAYETTE DRIVE TO CRESTWOOD SPRINGS COURT
CRESTWOOD SPRINGS DRIVE – FROM 300' S/O LAFAYETTE DRIVE TO LAFAYETTE DRIVE

NOW THEREFORE, BE IT RESOLVED, that the above streets including sanitary sewer, storm sewer and water improvements be and are hereby accepted by the City of Green Bay.

Adopted _____, 2019

Approved _____, 2019

ATTEST:

Mayor

City Clerk

JMB:jld

**RESOLUTION AUTHORIZING CONDITIONAL-USE
APPROVAL AT 621 SOUTH CLAY STREET
(ZP 19-18)**

October 15, 2019

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

That, pursuant to Zoning Petition 19-18 and the recommendation of the Plan Commission on September 23, 2019, the City of Green Bay does authorize a conditional-use permit for a two-family dwelling on the following described property at 621 South Clay Street:

PLAT OF ASTOR S 1/4 OF LOTS 12-13 & 14 BLK 108 (Tax Parcel No. 14-1115)

Said conditional-use permit shall be granted subject to:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. Compliance with the applicable Uniform Dwelling Code (UDC) building requirements related to a two-family dwelling.

Adopted _____

Approved _____

Mayor

Clerk

pn

Attachment – Map



Redevelopment Authority
of the City of Green Bay

RESOLUTION
REGARDING COMMITMENT TO REDEVELOPMENT OF THE PULLIAM PLANT

October 15, 2019

WHEREAS, for five decades, the City of Green Bay has advocated for relocating the C. Reiss coal terminal operations along the Fox River south of Mason Street; and most recently, this relocation was incorporated into the City of Green Bay Comprehensive Plan (2002) and Lower Fox River and Green Bay Shoreline Waterfront Redevelopment Plan (2010); and

WHEREAS, the City seeks to do this in order to:

1. increase the property's taxable value by an estimated \$100 million;
2. unlock additional, taxable economic development options with the neighboring properties;
3. improve citizen health and safety by eliminating coal dust impacts on the downtown residents; and
4. reduce operation and maintenance expenditures on the three bridges between the site and the bay; and

WHEREAS, the closure of the Pulliam Power Plant at the mouth of the Fox River provides a once-in-a-lifetime opportunity to not only relocate the C. Reiss operation, but also provides transformational opportunities for port-based business expansion in Green Bay, including an inter-modal containerized shipping facility; and

WHEREAS, the City, Brown County, the Port of Green Bay, WEC Energy Group, C. Reiss, and other port businesses are supportive of further exploring this proposal; and

WHEREAS, we need to determine the physical and financial feasibility of this proposal, as the size and scope of this analysis requires State funding, due to its complexity and overall expense of this evaluation; and

WHEREAS, we are seeking one million, five hundred thousand dollars (\$1,500,000.00) in State funding to cover the professional services of a Consultant (a single entity or collaboration of firms) to prepare a Preliminary Concept Plan that includes all architectural, structural, and civil engineering and design documents needed to facilitate the redevelopment of the Pulliam Plant (and potentially adjacent properties), including:

1. geotechnical stability;
2. environmental remediation;
3. site fill;
4. stormwater management;
5. infrastructure; and
6. private improvements; and

WHEREAS, the return on this investment will come in the form of

1. higher per-acre property values than adjacent properties and the City average;
2. remediated environmental contamination and enhancement of the physical (soil, water, air) landscape;
3. expanded non-motorized transportation networks; and
4. the generation job opportunities for individuals of all ages, abilities, and incomes; and

WHEREAS, the City believes this investment, along with post-analysis investments that could eclipse fifteen million dollars (\$15,000,000.00) will maximize the City's downtown potential along the waterfront while also providing a new port expansion opportunity that has been needed for decades.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Authority of the City of Green Bay ("RDA") and the City of Green Bay ("City") hereby request one million, five hundred thousand dollars (\$1,500,000.00) in State funding to cover the professional services of a Consultant to prepare a Preliminary Concept Plan that includes all architectural, structural, and civil engineering and design documents needed to facilitate the redevelopment of the Pulliam Plant (and potentially adjacent properties); and

BE IT FURTHER RESOLVED, that upon obtaining such State funds, that the RDA and/or City will commit funds greater than or equal to one million, five hundred thousand dollars (\$1,500,000.00) towards post-analysis investments.

Adopted _____

Approved _____

**REDEVELOPMENT AUTHORITY
OF THE CITY OF GREEN BAY**

By: _____
Gary J. Delveaux, Chair

Attest: _____
Kevin J. Vonck, Executive Director

Adopted _____

Approved _____

**COMMON COUNCIL OF THE
CITY OF GREEN BAY**

By: _____
Eric Genrich, Mayor

Attest: _____
Kris Teske, City Clerk



Report to the
Green Bay Plan Commission

MEETING DATE

October 15, 2019

PREPARED BY

David Buck, Staff

AGENDA ITEM # V.I.

Zoning Ordinance No. 9-19

An Ordinance amending Zoning Ordinance No. 16-13 for Northeast Wisconsin Technical College Campus Planned Unit Development to adjust the Campus boundary and amend the signage plan (2740 West Mason Street).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. DRAFT ZO 9-19 - Amend ZO 16-13_NWTC PUD
2. ZP 19-21 Exhibit A_amended
3. ZP 19-21 Exhibits B - F_ from ZO 16-13
4. ZP 19-21 Exhibit G_NWTC Signage Map
5. ZP 19-21 Map_adjusted

ZONING ORDINANCE NO. 9-19

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 16-13
FOR NORTHEAST WISCONSIN TECHNICAL COLLEGE
CAMPUS PLANNED UNIT DEVELOPMENT TO
ADJUST THE CAMPUS BOUNDARY AND
AMEND THE SIGNAGE PLAN
(2740 WEST MASON STREET)
(ZP 19-21)

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

SECTION 1. Pursuant to Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for Northeast Wisconsin Technical College campus, as amended by Zoning Ordinance 16-13, is hereby further amended on the following described property:

Tax Parcel Number 6H-1752 (formerly known as Tax Parcel Numbers 6H-1136, 6H-1098, 6H-1067, 6H-1067-1, 6H-1065-1, 6H-1056, 6H-1054, 6H-1135, 6H-1134, 6H-1102, 6H-1748, 6H-1749, 6H-1750, 6H-1751, 6H-1752, 6H-1753, and 6H-1754): W 146 FT OF LOT 45 & LOT 46 EX J12501-43 & LOTS 47-51 & VAC FRONTAGE RD 1ST ADDN TO PACKERLAND SUBD & WLY 550 FT OF LOTS 8, 11, 12 & 13 EX OUTLOT 2 OF 3 CSM 291 & LOTS 10,C & E SEC 20 EX 12 CSM 285 & LOTS 3, 4, 5 & 6 & NW1/4 NE1/4 & NE1/4 NW1/4 & SW1/4 NW1/4 & OUTLOT 1 OF 3 CSM 285 BNG PRT OF LOT 7 EX 371 D 488 & EX 750 R 391 SEC 29 ALL IN T24N R20E EX RDS & LOT 1 OF 38 CSM 286 BNG PRT OF LOT 41 OF 1ST ADDN TO PACKERLAND SUBD

Tax Parcel Number 6H-1745-1: LOT 2 OF 60 CSM 302 BNG PRT OF LOTS 43, 44 & 45 OF FIRST ADDN TO PACKERLAND SUBD

Tax Parcel Number 6H-1740-1: LOT 2 OF 10 CSM 145 BNG PRT OF LOT 37 PACKERLAND SUBD 1ST ADDN

Tax Parcel Number 6H-1740: LOT 1 OF 10 CSM 145 BNG PRT OF LOT 37 PACKERLAND SUBD 1ST ADDN

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

A. Scope and Subject Area.

Northeast Wisconsin Technical College (NWTC) is a two-year technical college serving Northeast Wisconsin by providing education, training, and

life-long learning opportunities for individuals and businesses leading to the development of a skilled workforce.

It is the intent of this ordinance to allow for the continued growth of the campus in an orderly fashion in consideration of surrounding properties consistent with the Wisconsin State Technical College System.

Consistent with the objectives of the College, there is a current opportunity for the development of a higher density residential dormitory to be located on the campus to serve the needs of the students.

Exhibit A depicts the current NWTC campus boundary and the core campus limits.

B. Permitted Uses.

1. Principal Uses. The permitted principal uses include the following:

- a. Educational use as permitted under the Wisconsin State Technical College System.
- b. Uses as allowed within the General Commercial (C1) District.
- c. Options for Independent Living as approved under ZO 1-98 (ZP 1144) and as amended under ZO 4-12 (ZP 12-20).
- d. The Green Bay Botanical Gardens.
- e. Business Incubator in partnership with the College.
- f. Health Clinics in partnership with the College.

2. Residential Dormitories-Student Housing.

- a. Phase I - development of 108 residential apartment units generally compliant with Exhibit B, C, D, E, F.
- b. Architectural Design. Covered entries shall be provided on all ground-level entrances to the structure or other similar architectural entry feature shall be provided.
- c. All exterior building materials shall be of a durable nature and shall blend to complement the overall design of the structure.
- d. All rooftop and ground level mechanical equipment shall be screened

from public view using architectural treatments consistent with the overall design of the structure.

e. Overall design and appearance shall be consistent with Exhibit D, E, F.

f. Dimensional Standards.

1. No building within the development shall exceed four stories or 55 feet in height.

2. A 25 foot side and rear yard setbacks shall be maintained excluding building and parking.

g. Landscaping.

1. Foundation landscaping is provided along the front, side and rear of the building facade. This would include at least a five foot wide area along the front façade from the base of the building and is to include native, hardy perennials and shrubs to complement the façade. This would exclude any entries on the building.

2. Provide a detailed landscaping plan for the area.

3. Accessory Uses. Accessory uses shall include all maintenance buildings, Power & Gas Distribution outdoor lab structures serving the Campus and its programs.

4. 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. Dimensional Standards.

1. Height. Structures located within the campus core boundary may have an overall building height of 80 feet (measured from the average West Mason Street curb elevation) not including mechanical penthouses. Structures outside the campus core boundary may not exceed 35 feet in overall height. The exception to this requirement is the college's Burn Tower located at the Public Safety training area of the campus which may have a height of 80 feet above the elevation at the base of that structure. Student housing is excluded from this requirement.

2. Setbacks. The following setbacks shall apply as measure from property lines/right-of-way lines and shall prohibit any buildings and parking:

- a. West Mason Street - 15 feet
- b. Country Club Road - 25 feet
- c. East property line – 25 feet
- d. North property line – 50 feet

D. 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 Municipal Code.

E. Parking.

- 1. Shall be consistent with Sections 13-1700 and 13-1800, Green Bay Municipal Code.
- 2. Service, loading, and trash collection. Areas for service, loading, or trash collection shall not be visible from public rights-of-way. These functions 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 Municipal Code.
- 3. Gravel or similar material may be used for drives that service the Power & Gas Distribution Field Lab.

F. Lighting. Lighting shall be regulated as specified in Sections 13-524, 13-525, 13-527, Outdoor Lighting Regulations, Green Bay Municipal Code.

G. Signs.

- ~~1. Except as provided herein, all signage shall be designed and installed in compliance with ZO 14-05 (ZP 05-28).~~
- ~~2. Student Housing.~~
 - ~~a. One monument sign is permitted not greater than 8 feet in overall height and not to exceed 80 square feet per side.~~
 - ~~b. Multiple wall signs may be permitted no greater than 25 square feet per sign, not to exceed a total of 100 square feet per wall.~~

- c. ~~All other applicable sign standards shall be met compliant with Section 13-2000, Green Bay Municipal Code.~~

1. General Sign Requirements

- a. Lighting, although not required, is permitted and shall not exceed one-foot candle at the centerline of any public right-of-way.
- b. Banners will be permitted on a temporary basis for a period not to exceed one (1) week, for not more than six (6) events a year.
- c. Vision triangles must be maintained on all public and private intersections as required by Section 13.510(a), Green Bay Municipal Code, and defined as the triangular area defined by the interior sector of two (2) twenty-five (25) foot legs extending from two intersecting streets, or two (2) fifteen (15) foot legs extending from an intersecting street and an alley or driveway. Signs permitted in this area shall have an underclearance of no less than ten (10) feet and shall be no more than three (3) feet high if permitted on the ground. Ground-level signs are permitted in the setback areas, excluding vision triangles, provided they are not otherwise restricted.
- d. Colors and materials of all signs shall be consistent within one another and blend with the existing and proposed structures.
- e. All sign locations shall be appropriately landscaped.

2. Main Campus Identity Signs (located on West Mason Street & Packerland Drive)

- a. A total of four (4) main entrance monument signs shall be permitted as shown on Exhibit 'G'.
- b. Three (3) of the signs will be 'Arrival' Signs and shall not exceed fourteen (14) feet in overall height nor 85 square feet in area per side.
- c. A fourth monument sign with digital display will be permitted on Packerland Drive and Larsen Road and shall not exceed fourteen (14) feet in height and shall not exceed 235 square feet in area per side. Digital signage shall not exceed 15 percent of the overall square footage of the sign area.
- d. Digital portion of the sign shall meet the regulation of Green Bay Municipal Code Section 13-2021 relating to video display signs.

3. Outer Road Signage (Public Rights-of-Way)

- a. A total of six (6) outer road directional signs may be permitted as shown on Exhibit 'G'.
- b. The four (4) outer road signs along Country Club Road shall not exceed six (6) feet in overall height and shall not exceed 55 square feet in area per side each.

- c. Outer road sign on the corner of Country Club and Student Center Blvd shall not exceed six (6) feet in overall height and shall not exceed eighteen (18) square feet in area per side.
 - d. Outer road sign on Packerland shall not exceed eighteen (18) feet of overall height and shall not exceed 55 square feet in area per side.
- 4. Inner Road Signage (Interior Private Roadways)
 - a. A total of thirteen (13) inner road directional signs may be permitted as shown on Exhibit 'G'.
 - i. Potential of up to two (2) additional inner road directional signs may be added with future renovations.
 - b. Inner road signs shall not exceed fifteen (15) feet in overall height and 100 square feet in area per side and may be four sided.
 - c. An inner road sign residing on tenant property at Green Bay Botanical Gardens shall not exceed eight and one half (8.5) feet in overall height and 32 square feet in area per side. A digital display is permitted and shall not exceed 57% of the overall square footage of the sign.
- 5. Building Mounted Wall Signage
 - a. Any property designated as part of the institutional campus shall be allowed to identify individual buildings, whether contiguous or disconnected, with a total sign area not to exceed a total area of 150 square feet in area.
 - i. Sign content may be placed at multiple locations on each building. However they shall not exceed the total allowable sign area.
 - ii. The total allowable sign area on each building may be exceeded in areas that are not visible from an inner campus road or an outer road.
 - b. Signs shall not be internally illuminated.
 - c. Up to four (4) additional wall signs shall be allowed which identify the name of the institution, with an allowable area not to exceed 150 square feet in area each.
 - i. The total area of these signs shall not be included in the total allowable area as described in section (5a).
 - ii. Sign locations shall only be allowed where no more than two (2) wall signs can be viewed at the same time from any public roadway.
- 6. Parking, Directional and Informational Signage

- a. **Parking, directional and other informational signage shall not exceed five (5) feet in overall height and twelve (12) square feet in area per side.**

H. Stormwater Management. A stormwater management plan, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City prior to the issuance of a building permit. See Chapter 30, Green Bay Municipal Code.

I. 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.

Dated at Green Bay, Wisconsin this _____ day of _____, 2019.

APPROVED:

Mayor

ATTEST:

Clerk

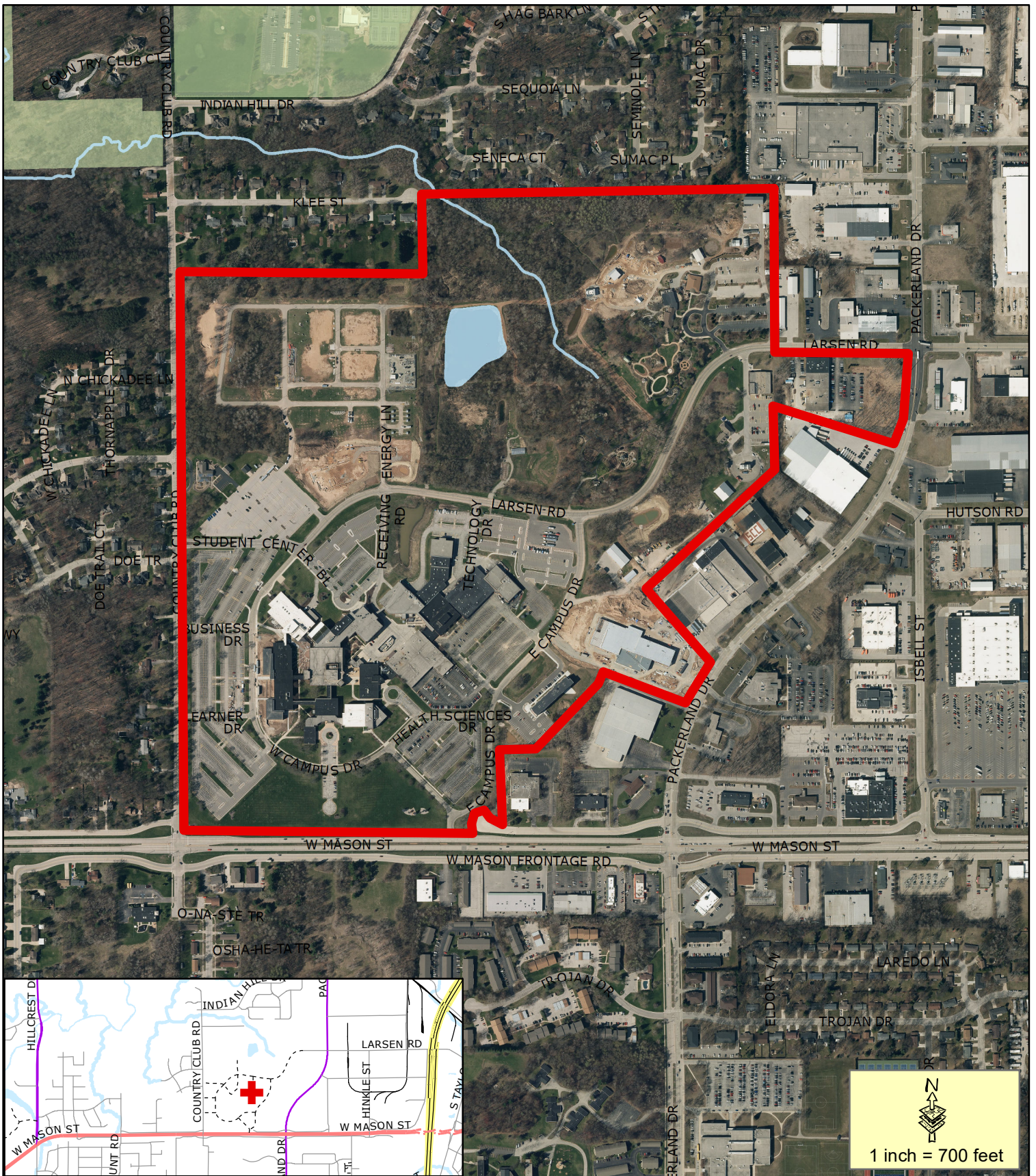
DB:

Attachments:

Exhibit A: Campus Boundary

Exhibit B-F: Residential Dormitories-Student Housing Plans

Exhibit G: Sign Locations



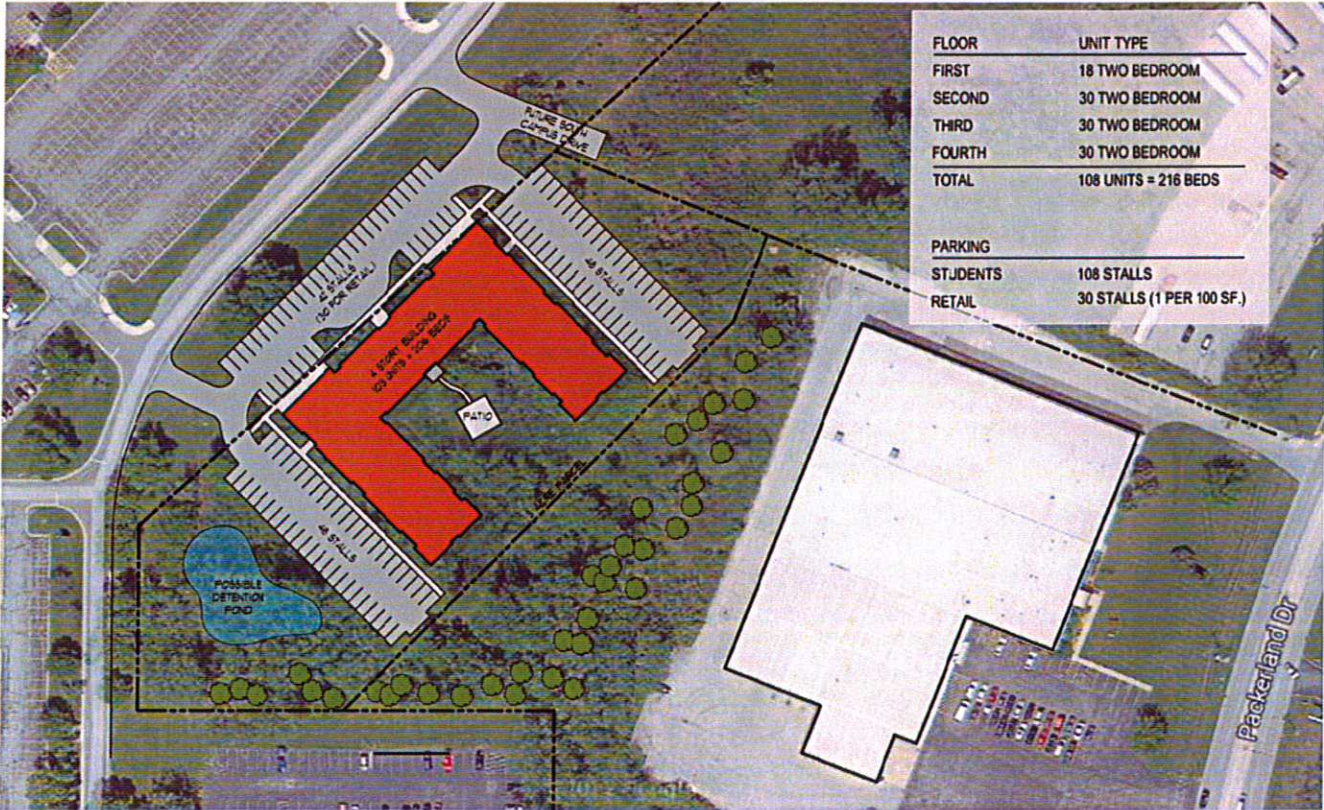
 NWTC Campus

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. The 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 DB

Exhibit A Northeast WI Technical College (NWTC) Campus Boundary_2019



NWTC STUDENT HOUSING
GREEN BAY, WISCONSIN

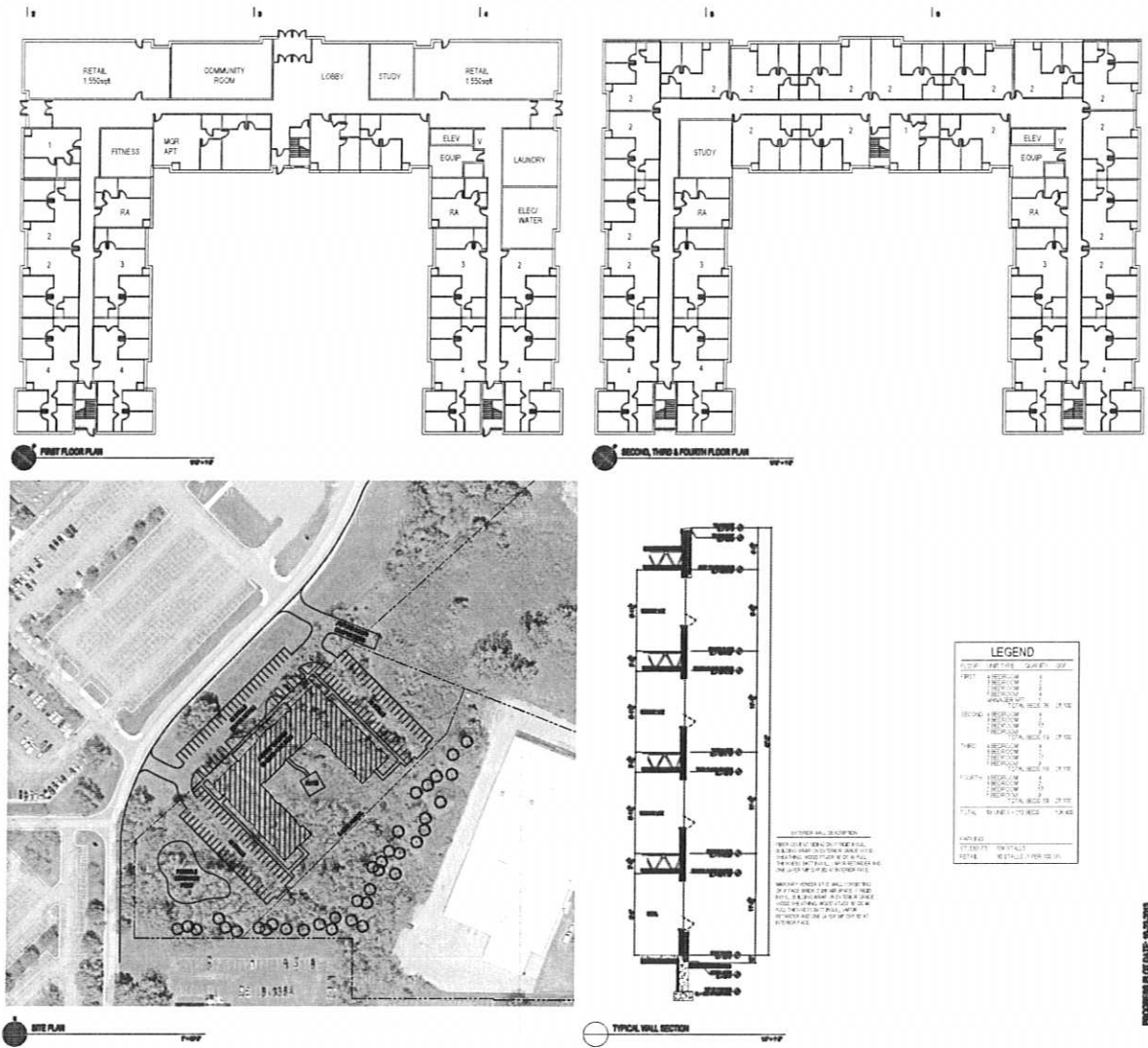


FLOOR	UNIT TYPE
FIRST	18 TWO BEDROOM
SECOND	30 TWO BEDROOM
THIRD	30 TWO BEDROOM
FOURTH	30 TWO BEDROOM
TOTAL	108 UNITS = 216 BEDS
PARKING	
STUDENTS	108 STALLS
RETAIL	30 STALLS (1 PER 100 SF.)

SITE PLAN - 1" = 80'-0"

9.30.13

Exhibit B



practical
 ARCHITECTS
 1000 Main Street, Suite 200
 Natick, MA 01908
 Tel: 508.653.1234
 Fax: 508.653.1235
 www.practicalarchitects.com

NWTC RESIDENCE HALL

PROGRESS PLOT DATE: 10-23-2013

100113-01

A201

Exhibit C



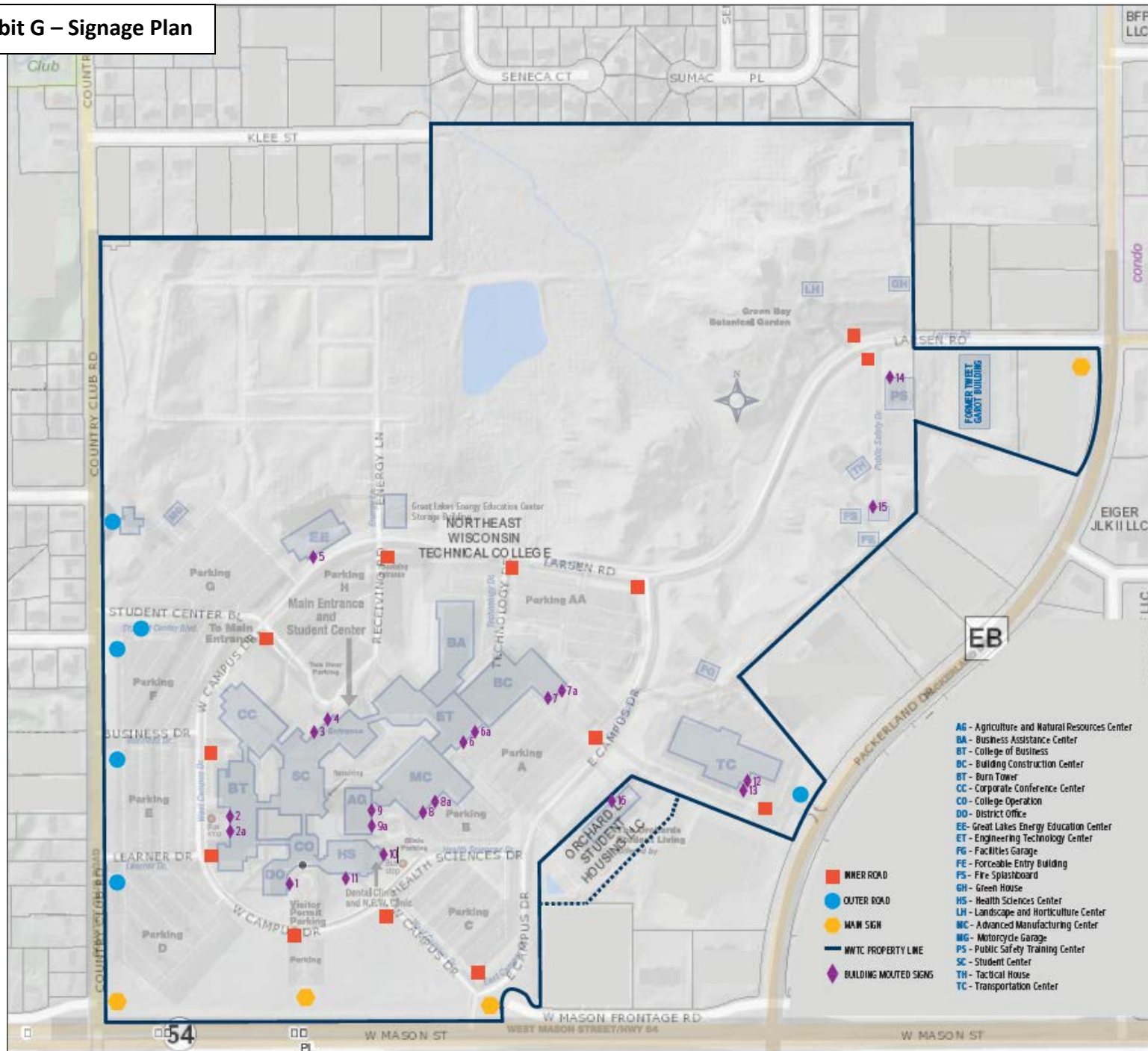
Exhibit D

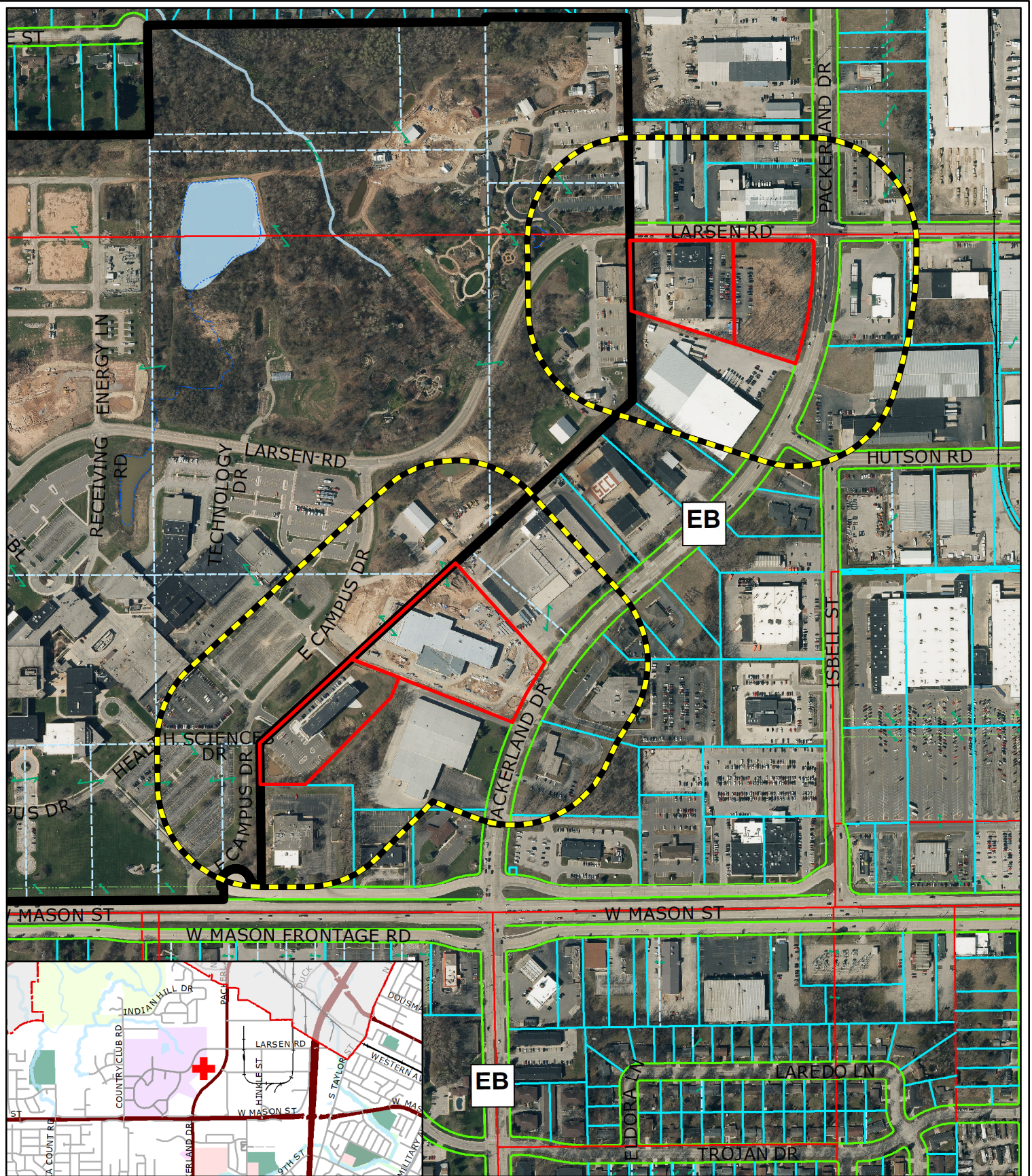




Exhibit F

Exhibit G – Signage Plan





- Subject Property
- 400' Notice Area

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. The 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 DB

Zoning Petition (ZP 19-21)

Request for a Planned Unit Development (PUD) Amendment to Expand NWTC Campus Boundaries and Signage



ZONING ORDINANCE NO. 10-19

**AN ORDINANCE REZONING PROPERTY LOCATED AT
154 BERGER STREET FROM LOW DENSITY RESIDENTIAL (R-1)
TO VARIED DENSITY RESIDENTIAL (R-3)
(ZP 19-23)**

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 rezoning the following described property located at 154 Berger Street from Low Density Residential (R-1) to Varied Density Residential (R-3) District:

LOTS TEN (10) AND ELEVEN (11), BLOCK ONE (1), PLAT OF SMITH BROTHERS GARDEN ADDITION, IN THE CITY OF GREEN BAY, EAST SIDE OF THE FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPTING THEREFROM PARTS USED FOR STREET PURPOSES DESCRIBED IN JACKET 9115 RECORDS, IMAGE 36.

Tax Parcel No.: 21-2567

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 _____, 2019.

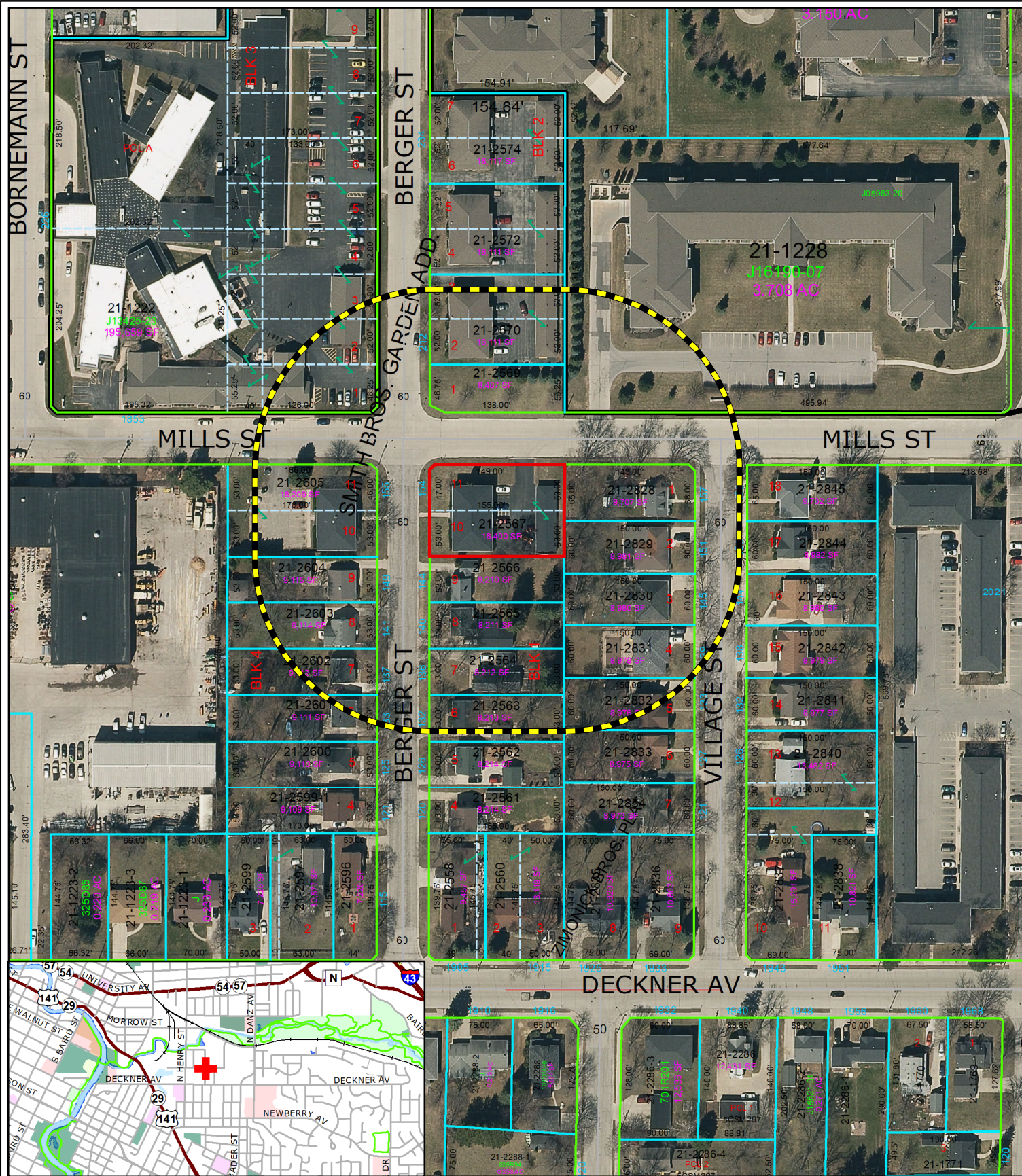
APPROVED:

Mayor

ATTEST:

Clerk

db:
Attachment – Map



- Subject Property
- 200' Notice Area

Zoning Petition (ZP 19-23)

Request to rezone property located at 154 Berger Street from R-1 Low Density Residential District to R-3 Varied Density Residential District.

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0 50 100 Feet

