AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 21, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. Roll Call.

1. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

B. Approval of the Agenda.

1. Approval of the agenda for the October 21, 2019, meeting of the Green Bay Plan Commission.

C. Approval of Minutes.

1. Approval of the minutes from the October 7, 2019, meeting of the Green Bay Plan Commission.

D. Regular Business.

1. (SV 19-03) Consideration with possible action on the request to vacate an unimproved right-of-way located near Hillcrest Drive, submitted by Jamie Sprutles (Ald. J. Brunette, District 12).
   Staff Recommendation: Receive and place on file.

2. (ZP 19-22) Consideration with possible action on the request to amend Zoning Ordiannce 11-13 to allow painted wall signage at 300 Dousman Street, submitted by David Anderson, property owner (Ald. R. Scannell, District 7).

3. (ZP 19-24) Consideration with possible action on the request to amend the Eaton Heights Planned Unit Development (PUD) land use boundaries, 800 Block N Huron Road/811 Barronwood Drive, submitted by John Bunker, on behalf of GLJB Investments, property owners (Ald. B. Dorff, District 1).

4. (PP 19-05) Consideration with possible action on the request of Downtown Green Bay, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7).

5. (PP 19-06) Consideration with possible action on the request of Olde Main Street, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. C. Stevens, District 5).

6. (PP 19-07) Consideration with possible action on the request of On Broadway, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. B. Johnson, District 9).

7. (PP 19-08) Consideration with possible action on the request of Military Avenue Business Association for approval of their 2020 Business Improvement District Operating Plan (Ald. C. Wery, District 8, Ald. M Steuer, District 10 and Ald. J. Vander Leest, District 11).

F. Informational.

1. Director's Report.

2. Date of next meeting: Monday, November 11, 2019.

E. Adjournment.

1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
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 Plan Commission 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.

MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 7, 2019, 6:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM

A. ROLL CALL.

1. Members: Timothy Gilbert - Chair, Sidney Bremer - Vice Chair, Ald. Veronica Corpus-Dax, Lisa Hanson, Jacob Miller, Randall Petrouske and Jerry Wiezbiskie

Members present: Veronica Corpus-Dax, Jerry Wiezbiskie, Randall Petrouske, Timothy Gilbert, Jacob Miller, Sidney Bremer, Lisa Hanson, Excused:

B. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the October 7, 2019, meeting of the Green Bay Plan Commission.

Moved by Ald. Veronica Corpus-Dax, seconded by Jerry Wiezbiskie to approve the agenda. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the September 23, 2019, meeting of the Green Bay Plan Commission.

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to approve the minutes. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

D. REGULAR BUSINESS.

1. (ZP 19-21) Consideration with possible action on the request to amend Zoning Ordinance 16-13 to adjust the boundaries of the NWTC Campus PUD and adjusted campus signage plan, submitted by Casey Leatzow, Graphic House on behalf of Northeast Wisconsin Technical College, Property Owner (Ald. J. Brunette, District 12).

Moved by Lisa Hanson, seconded by Jerry Wiezbiskie to open the floor for discussion. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Sidney Bremer, seconded by Lisa Hanson to close the floor for discussion. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

Moved by Randall Petrouske, seconded by Jerry Wiezbiskie to approve of the request, subject to the amended Planned Unit Development District Ordinance (PUD). Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

2. (ZP 19-23) Consideration with possible action on the request to rezone property located at 154 Berger Street, submitted by David Charles, Vander Zanden Real Estate on behalf of SRL2, Inc., Property Owner.

Moved by Lisa Hanson, seconded by Randall Petrouske to rezone property located at 154 Berger Street. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

3. (SV 19-03) Consideration with possible action on the request to vacate an unimproved right-of-way located near Hillcrest Drive, submitted by Jamie Sprutles (Ald. J. Brunette, District 12).

Moved by Sidney Bremer, seconded by Jerry Wiezbiskie to hold the request to vacate an unimproved right-of-way located near Hillcrest Drive until the next Plan Commission meeting scheduled for October 21, 2019. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

4. (PP 19-04) Consideration with possible action on an appointment to the Downtown Business Improvement District (BID) Board, as nominated by the BID and approved by Mayor Eric Genrich (Ald. R. Scannell).

Moved by Lisa Hanson, seconded by Randall Petrouske to approve Jim DuBois to the Downtown Business Improvement District (BID) Board as nominated by the BID and approved by Mayor Genrich. Motion carried.
Yes- Jacob Miller, Jerry Wiezbiskie, Lisa Hanson, Randall Petrouske, Sidney Bremer, Timothy Gilbert, Veronica Corpus-Dax, No- None, Abstain- None

E. INFORMATIONAL.

1. Director's Report.

Kevin Vonck presented the Director's Report.

2. Date of next meeting: Monday, October 21, 2019.

F. ADJOURNMENT.

Chair Tim Gilbert ajourned the meeting.

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 21, 2019	David Buck, Staff

AGENDA ITEM # D.2.

(ZP 19-22) Consideration with possible action on the request to amend Zoning Ordiannce 11-13 to allow painted wall signage at 300 Dousman Street, submitted by David Anderson, property owner (Ald. R. Scannell, District 7).

BACKGROUND

Reason for Request: To permit building signage to be painted directly on the building facade.

Alderperson/District: Ald. Randy Scannell / 7

Zoning and Land Uses:
Subject Property: Planned Unit Development (PUD) / Commercial - Office Uses
North: Planned Unit Development (PUD) / Mixed Use - Rail Yard Development Area
South: Downtown 1 (D1) / Commercial - Restaurant
East: Planned Unit Development (PUD) / Commercial - Restaurant
West: Planned Unit Development (PUD) / Commercial - Office Uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Downtown, which "promotes high-intensity office, retail, housing, entertainment and public uses preferably in a mixed use environment with strong pedestrian orientations". Additionally, the AuthentiCity Downtown Plan designates the site as part of the Larsen Green Catalyst, appropriate for multiple-family, townhomes, commercial and mixed uses. The proposed amendment to the existing Planned Unit Development is consistent and aligns with the recommendations of the Comprehensive and AuthentiCity Downtown Plans.

Report: In 2008, a Planned Unit Development was adopted (ZO 4-08) for the 21 acre area formerly known as the Larsen Canning Site, located roughly between Dousman Street on the south, Mather Street on the north, North Broadway on the west and the Wisconsin Central Railroad tracks on the east. It was created to provide a framework of land-use regulations designed to encourage the creation of a mixed-use district on the lands formerly used as a large scale vegetable canning operation. In 2013, DDL Holdings acquired the property and the PUD was amended (ZO 11-13) for the redevelopment of the southernmost 4 acres that included rehabilitation of most of the existing buildings south of Kellogg Street extended. Signage within PUD is generally regulated per Green Bay Municipal Code under the Downtown District with exceptions of prohibiting pole signs, requiring conditional use approval for monument signs, adding an allowance for specific off-premise signage and a historic style sign on an existing smoke stack.

At this time, the property owner of the two-story brick office building at 300 Dousman Street is requesting an amendment to the PUD (ZO 11-13) to allow historic style painted wall signs on the south and east facades of the structure. The petitioner has indicated that the signage was designed to match historic signage found on the building when it was a railroad freight office based on a photograph of the building from around 1935 and that design cues were also taken from existing examples found within the Broadway District and greater downtown area.

The building at 300 Dousman was constructed in 1914, and originally used as the Chicago & Northwestern Railroad Freight Office. It was then used as offices for the Larsen Green Vegetable Company until 2006, when it became the home to its current office use for Vincent Urban Walker & Associates. 300 Dousman is not currently listed in the National Register of Historic Places (NRHP) and is just outside of Green Bay's Broadway-Dousman NRHP District. As a result, the building is not subject to the city's historic preservation ordinances. However, as the structure retains much of its historic integrity staff felt that it is important that signage also reflect the historic nature of the building and area. Jason Flatt, the City's Historic Preservation Specialist, was consulted to determine if the proposed painted wall signs were consistent with the building and era of construction. He provided the following commentary:

"The painted signs at 300 Dousman are stylistically appropriate for the building and its era of construction. In general, applying paint to historic, unpainted brick is discouraged as this leads to accelerated deterioration of the brick. Landmarks Commission staff notes that the new painted sign on the front (south façade) of the building is at the same location of an earlier painted sign (where paint had been directly applied to the brick). The sign at the top of the building, on the side (east façade), is in an area that has never been painted previously. The Landmarks Commission staff further notes that relatively little brick, from the perspective of total brick surface area of the building, has been painted and that moisture moving through the brick walls can still migrate to and escape from the large, unpainted areas. This mitigates, to some degree, the concern about accelerated deterioration associated with painting historic brick".

Staff does not feel the signage is overbearing to the building or out of place with the Broadway District or Rail Yard Redevelopment area. Downtown zoning district sign allowances permit one (1) wall sign per street facing façade not to exceed 200 sq. ft. per sign and 400 sq. ft. for all signage. The proposed painted wall signs are approximately 2 ft. X 40 ft. (80 sq. ft.) on the south façade and 2 ft. X 50 ft. (100 sq. ft.) on the east façade meeting the dimensional regulations of the code. The issue requiring the PUD amendment is the direct painting on the exterior wall which is prohibited by code. Staff supports the amendment request and believes that the signage is historically appropriate for the building and will not adversely affect the structural integrity of the brick and will not be detrimental to the Broadway District or the general area.

Ald. R. Scannell, On Broadway, Inc. and property owners within 200 ft. have been notified of the request. Staff has not received any inquiries or objections to the proposed amendment as of the drafting of this report.

RECOMMENDATION

Staff is recommending approval of the request, subject to the draft Planned Unit Development District Ordinance (PUD) amendment.

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-22 Application 9.30.19
2. ZP 19-22 Location Map
3. 300 Dousman C N & W Freight Office Photo
4. Draft ZO 11-19 PUD Amendment_300 Dousman_Historic Wall Signs
5. Exhibit L

REQUEST FOR CITY ACTION
PLAN COMMISSION

www.greenbaywi.gov

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: 9/9/2019

Petitioner(s): David Anderson Phone Number: 920-609-2875

Address: 5515 County Road PP City: De Pere State: WI Zip Code: 54115

Property Owner: LUGA Properties Phone Number: _____

Parcel Numbers (required): _____

Location of Property: 300 Dousman Street, Green Bay WI

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, David Anderson, 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.- Receipt No.: 2754370-13 Zoning Petition No.: 19-22

Briefly describe action desired, noting the property affected and all other pertinent information.
Attach maps and legal descriptions (required).

Request amendment to ZO 11-13 to allow a historic painted wall sign on the south building facade between floor 1 and 2 as well as a historic painted wall sign on the east building facade at the roofline. Matches historic building from approx. 85 years ago with different sign message.

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

Vincent
Urban Walker
& Associates
INSURANCE

300 Dousman Stree
P.O. Box 860
Green Bay, WI 54308-860
920-432-7246 • 1-800-753-915
Fax: 920-432-074

http://www.vincenturbanwalker.con
email: vuw4ins@vuw4ins.con

9/3/19

City of Green Bay

Department of Community and Economic Development

100 N Jefferson St, Rm 608

Green Bay, WI 54301

Good Afternoon:

Please find attached the variance application, 2 photos, and a copy of an inspection report. These relate to our installation without permit of painted signage on our building at 300 Dousman Street. Let me first apologize for submitting a site plan or application for a permit. I should have known this was necessary, but I did not. There was no intentional violation of city ordinances of any kind.

Our intent was to replace the original 4'x8' temporary signage from 2006. This was done with an eye towards retaining the original historic look of the building in the spirit of the signage on Titletown Brewing, Glass Nickel Pizza, and Copper State Brewing.

If you look at the black and white photo which I estimate to be from around 1935, you will see the original painted signs. Looking at what we have done, I think we have tried to keep within that look, while still taking advantage of our location near the bridge. In addition, the design cues were taken from the original sign on the building as well as existing examples in our neighborhood.

In 2006, the city recognized us with an award commemorating the historical renovation of our building. I think our new signage continues that renovation.

In response to the inspection report:

A. As the sign is already up and a rather permanent installation, removal at this point is unfeasible. While it could be done the expense is far greater than the cost of installation, and removal will, in our opinion, diminish the look in the neighborhood.
B. Again, as it is a permanently painted sign, removal will likely damage the bricks it is on, making the building less attractive in a very desirable and highly visited area of the city
C. There is no harm to our installation. It does not block any views, is not offensive, andf in my opinion only adds to the look and feel of the area

Again, no intentional violation was intended. In fact, the replacement of the old signage was intended to help improve the neighborhood.

Please let me know if I can be of further service.

David Anderson

Owner

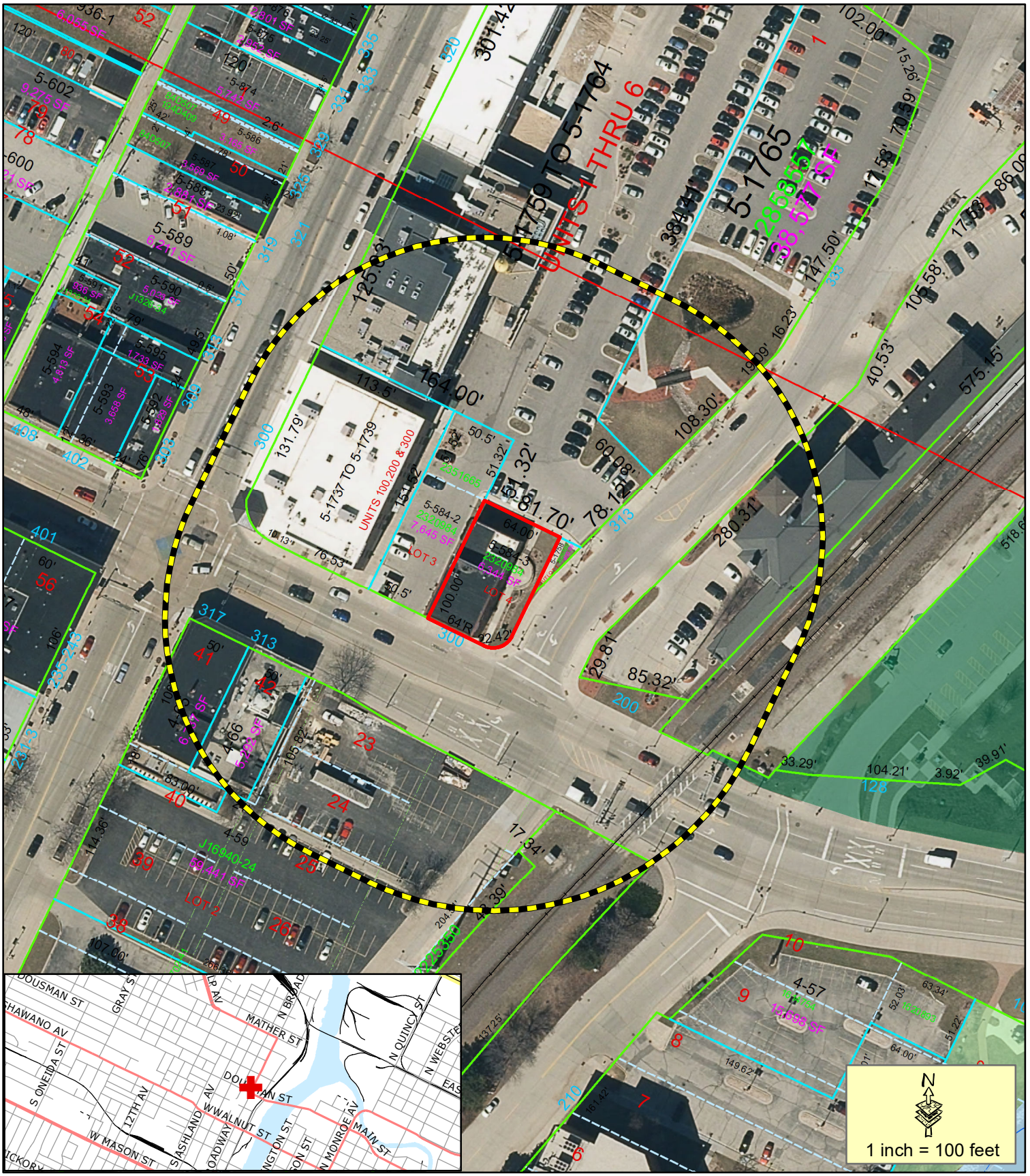
Luga Properties

President

Vincent Urban, Walker, & Associates

C.&N.W.RY. FREIGHT

Vincent Urban Walker & Associates Insurance
Vincent Urban Walker & Associates



Subject Site

200' Property Owner Notice

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 19-22)
Proposal to amend Zoning Ordinance 11-13 to allow painted wall signage at 300 Dousman Street

CITY OF GREEN BAY 1854 Titletown, USA

C.& N.W.RY. FREIGHT STATION
STANDARD

ZONING ORDINANCE NO. 11-19

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 11-13, RELATING TO
A PLANNED UNIT DEVELOPMENT DISTRICT ON THE
EAST SIDE OF NORTH BROADWAY (300 THROUGH 600 BLOCK),
TO AMEND THE SIGNAGE REQUIREMENTS ON THE
STRUCTURE LOCATED AT 300 DOUSMAN STREET
(ZP 19-22)

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 the East Side of North Broadway (300 through 600 block), as amended by zoning ordinance number 11-13, is hereby further amended on the following described property:

Parcel Number 5-584-3 (formerly identified as Lot 104 in Zoning Ordinance No. 11-13): LOT 4 OF 53 CSM 31 BEING PART OF LOTS 21 & 22 OF DOUSMANS ADDITION EXCEPT ROAD IN 2388637 CORRECTED IN 2389707 & CORRECTED IN 2390787.

SECTION 2. Section 2(E) of Green Bay Zoning Ordinance Number 11-13 is hereby amended as follows:

E. SIGNAGE. Signage shall be regulated as follows:

1. Signage shall meet the standards for the D – Downtown Zoning District as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2000 with the following modifications:

   a. Pole signs are prohibited within the PUD boundaries.

   b. Monument signs are permitted through approval of a Conditional Use Permit (CUP).

   c. A detailed signage plan shall be submitted to and approved by the CDRT (Community Development Review Team) at time of site plan submittal and prior to issuance of any building permits.

   d. Off-premises signage is permitted at locations on Broadway and Dousman as identified on Exhibit B. Signage shall meet the dimensional and sign area standards and allowances of monument signs found within Section 13-2000 for the Downtown District.

   e. Signage that generally conforms with Exhibits K-8, K-10, and K-11 shall be allowed with the following standards:

      (1) Because signage on buildings A and B will include the identity for a coordinated mixed-used development, a maximum of two wall signs will be

permitted on each of the east and west building facades with a total area not to exceed 650 square feet.

(2) Roof signage shall be permitted on Lots 105 and 106.

(3) Projecting signs shall not exceed 45 square feet in area per sign.

f. Landmark signage on the existing smokestack shall be permitted on Lot 106. Such signage shall generally conform with Exhibits K-10 and K-11 and shall comply with the following:

(1) In order to manage the scale of the sign, the size and spacing of letters in the sign shall be similar to the size and spacing of the existing "LARSEN" lettering.

(2) Any lighting of the sign shall be complementary to the overall light of the site. External lighting or backlighting are preferred to channel lighting.

(3) The sign must be affixed in a way that does not damage the structural integrity of the stack and that does not obscure the daytime view of the historic "LARSEN" lettering.

(4) The sign height shall not exceed the top of the stack.

(5) The area of landmark signage shall not count toward the total allowable sign area for the building or site.

g. Directional signage (not associated with commercial uses) shall be permitted throughout the development and meet the standards set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2005 with the following modifications:

(1) Signage area shall not exceed 15 square feet.

h. **Landmark and/or replicated historic painted wall signage shall be permitted within the sign band between the first and second floors of the south façade and along the cornice line of the east façade of the structure at 300 Dousman Street, Parcel Number 5-584-3 (formerly referred to as Lot 104 within Zoning Ordinance No. 11-13). Said signage shall be in general conformance with Exhibit L.**

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property.

All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns,

DRAFT

including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by § 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

Attachment:
Exhibit L-Wall Signage Depiction

DRAFT

Exhibit L

Vincent Urban Walker & Associates Insurance
Vincent Urban Walker & Associates

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 21, 2019	

AGENDA ITEM # D.3.

(ZP 19-24) Consideration with possible action on the request to amend the Eaton Heights Planned Unit Development (PUD) land use boundaries, 800 Block N Huron Road/811 Barronwood Drive, submitted by John Bunker, on behalf of GLJB Investments, property owners (Ald. B. Dorff, District 1).

BACKGROUND

Reason for Request: To modify internal land use boundaries of the Planned Unit Development (PUD) from residential/condominium to commercial.

Surrounding Zoning and Land Uses:
Subject Property: Planned Unit Development (PUD) – vacant

North: Planned Unit Development (PUD)	Single-family/condominium uses
South:Planned Unit Development (PUD)	Vacant-commercially zoned
East: Planned Unit Development (PUD)	Vacant
West: Low Density Residential (R1)	Religious institution

Comprehensive Plan: The 2022 Smart Growth plan recommends commercial land uses for the immediate area.

Report: The request would modify the internal land use boundaries of the existing Eaton Height Planned Unit Development (PUD), ZO 25-04. The subject area, the northeast corner of North Huron Road and Humboldt Road, were part of the original PUD boundary and were classified for commercial development, with other lower density residential uses to the north along North Huron and east to Spartan Road. Kwik Trip acquired the entire 10.36 acre parcel that fronts Humboldt Road between North Huron Road and Spartan Road, the area designated for commercial land uses. Kwik Trip has recently started construction on the northeast corner of North Huron Road and Humboldt Road for a convenience store with fuel sales and a car wash.

This PUD amendment would allow for the expansion of the commercial use north into the area detailed on the exhibit attached within this agenda which, was previously designated for residential /condominium uses. Although Kwik Trip has begun construction, the additional property to the north, will allow for a relocated driveway further north with access to North Huron Road and provide additional space to create a buffer to residential properties to the north and east.

Alderman Dorff and affected and adjacent property owners located a minimum of 200' from the subject area have been noticed of the request. Staff is recommending approval of the request as it is compliant with the Comprehensive Plan recommendation and will be subject to current PUD standards.

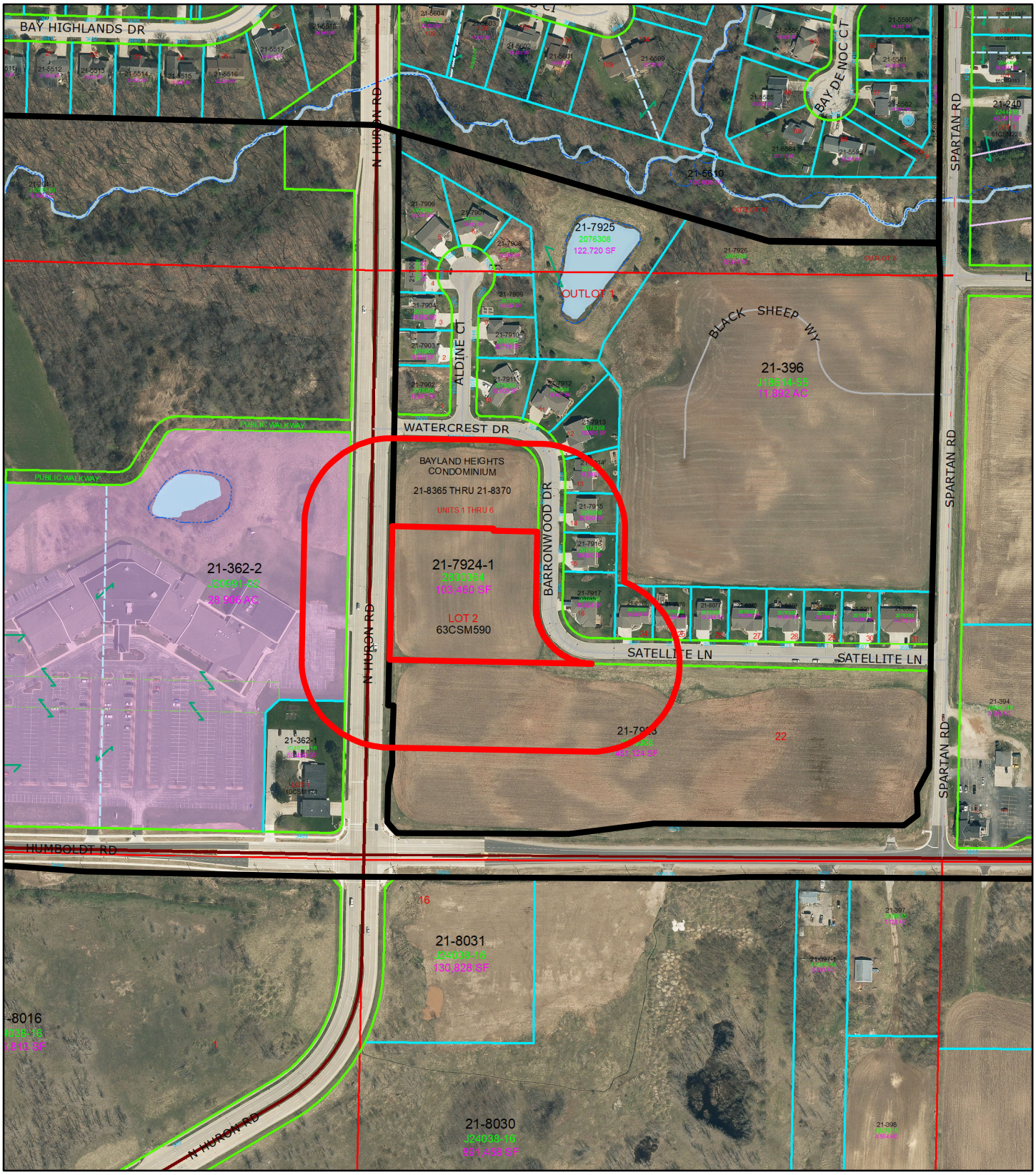
RECOMMENDATION

Approval of the request, subject to the amended Planned Unit Development District Ordinance (PUD).

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-24 Map
2. Kwik Trip Approved Site Plan
3. ZP 19-24 Exhibit



ZP 19-24 PUD Amendment for Eaton Heights
811 Barronwood Drive

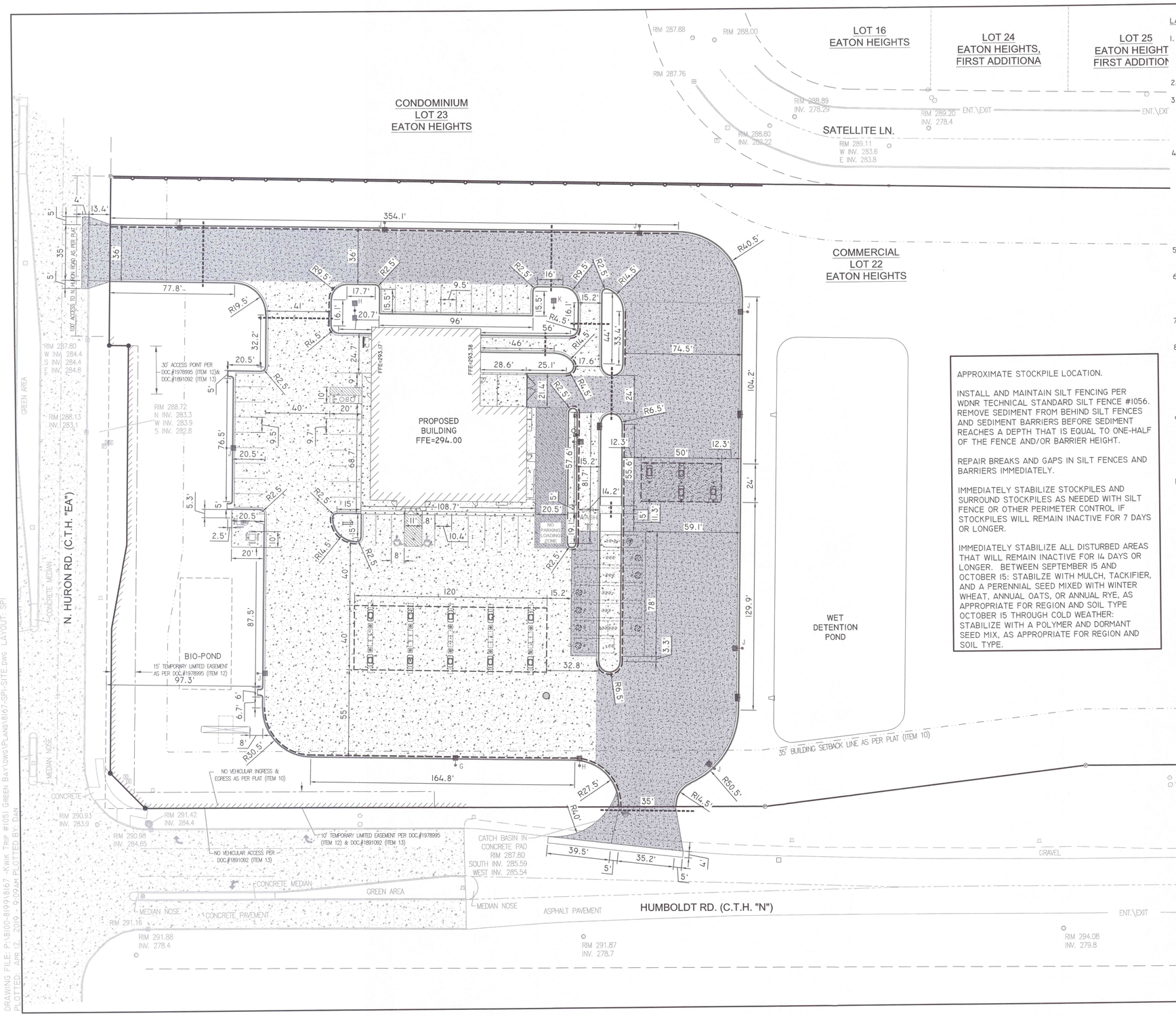
0 87.5 175 350 Feet

N

PUD Boundary

200' Notification 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 10.8.19
08 Oct 2019 X:\Planning\Basemaps\template_8.5x11.mxd



APPROXIMATE STOCKPILE LOCATION.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.

IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
   CAROW LAND SURVEYING CO.
   920-731-4168
2. CURBS ARE DIMENSIONED TO BACK OF CURB.
3. CONVENIENCE STORE, AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWESTERN MOST PROPERTY CORNER AND ALIGNED PARALLEL/PERPENDICULAR TO THE LINE LABELED N01°11'21"E, UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 15' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15- OCT 31 USE: TK-26UV
   NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI
8. THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY CITY STREET CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY. CONTACT MATT WOICEK PH. (920) 448-3100. WITHIN HURON ROAD AND HUMBOLDT ROAD WILL NEED TO CONTACT THE BROWN COUNTY PUBLIC WORKS DEPARTMENT.
9. THE CITY OF GREEN BAY DEPT. OF PUBLIC WORKS MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY SANITARY SEWER OR STORM SEWER CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT MATTHEW HECKENLAIBLE PH. (920) 448-3100.
10. THE CITY OF GREEN BAY WATER DEPT. MUST BE NOTIFIED (3) WORKING DAYS BEFORE THE START OF ANY WATER MAIN CONSTRUCTION WITHIN ANY PUBLIC RIGHT OF WAY OR EASEMENT. CONTACT BRIAN POWELL PH. (920) 448-3480.

SITE DATA:

ZONING DISTRICT:	CI	
TOTAL SITE AREA - EXISTING/PROPOSED:	451,181 SF	
EX. IMPERVIOUS:	0 SF	
EX. PERVIOUS:	451,181 SF	
PARKING REQUIREMENTS PARKING REQUIRED	SERVICE STATION = 1 STALL PER 250 SF OF GFA. 2 SPACES PER SERVICE BAY	
PARKING PROVIDED	36 STALLS	
BUILDING HEIGHTS CONVENIENCE STORE	20.0'	
CANOPY	15.5'	
BUILDING SETBACKS 35' BUILDING SETBACK PER PLAT (ITEM 10)		
PROPOSED LOT GREEN AREA:	328,364 SF	73%
PROPOSED HARD COVER:	122,817 SF	27%
PAVED AREA:	91,143SF	74%
BUILDING ROOF AREA:	9,156 SF	8%
WATER FEATURE AREA:	22,518 SF	18%
CONVENIENCE STORE:	15,166 SF	
(FLOOR AREA) =	7232 SF	
(CAR WASH) =	1924 SF	
(CANOPY) =	6010 SF	

UTILITY PROVIDERS

ELECTRIC/ GAS:
WISCONSIN PUBLIC SERVICE- 800-450-7290

CABLE TV:
TIME WARNER CABLE- 920-496-2040

TELEPHONE:
BROWN COUNTY COMMUNICATIONS- 920-391-1977
AT&T- 920-544-9252

SANITARY/ WATER
CITY OF GREEN BAY 920-448-3480

KWIK TRIP™ STORES

KWIK STAR™ STORES

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

N

SCALE
0 30 60

SITE PLAN

CONVENIENCE STORE #1051

3525 HUMBOLDT ROAD
GREEN BAY, WI

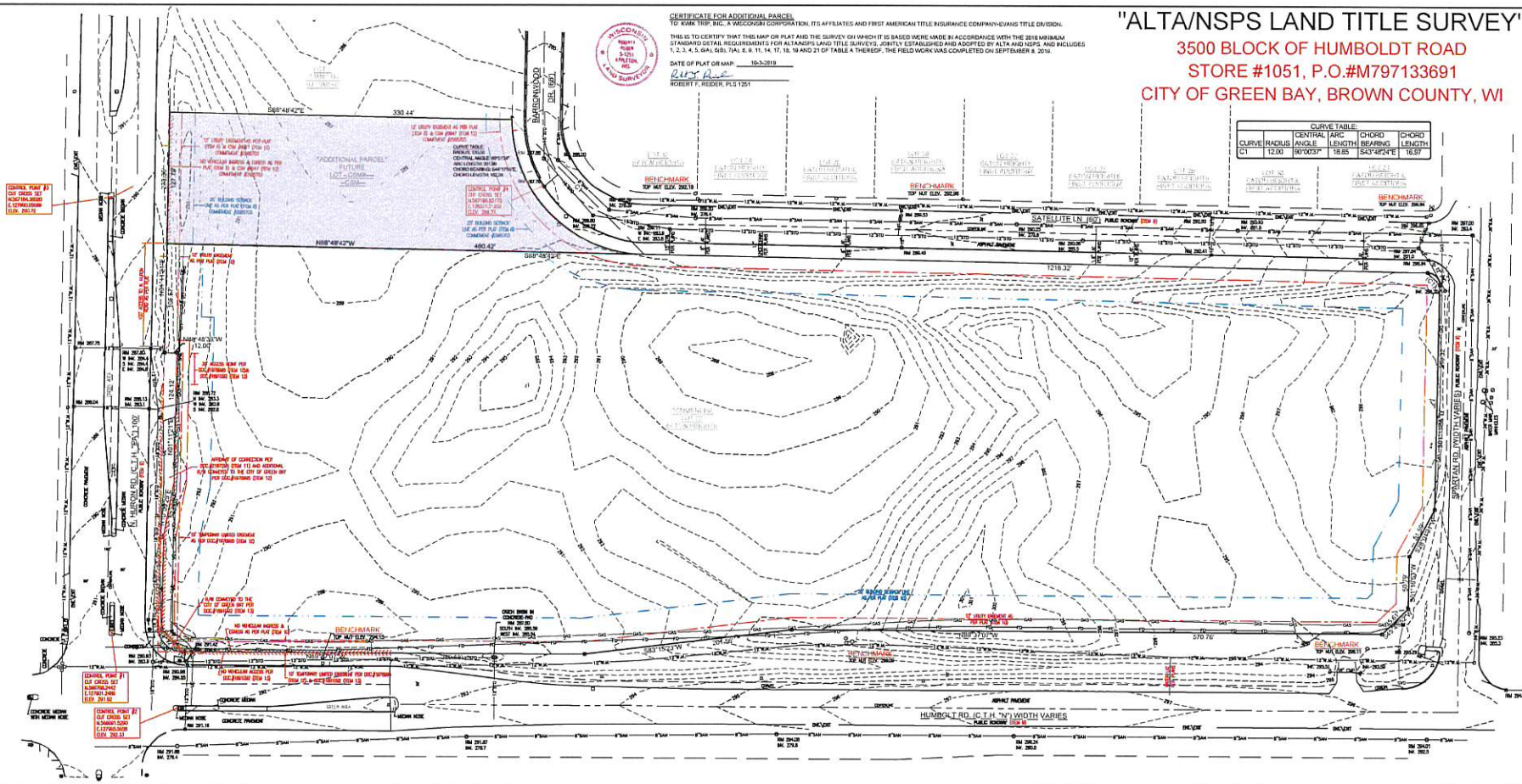
#	DATE	DESCRIPTION
1		

DRAWN BY NAP
SCALE GRAPHIC
PROJ. NO. 8167A
DATE 04/12/19 - REVIEW DOCUMENTS
SHEET SP1

DRAWING FILE: P:\8100-8199\8167 -KWIK TRIP #1051 GREEN BAY\DWG\PLANS\8167-SPI-SITE.DWG LAYOUT: SPI
PLOTTED: APR 12, 2019 - 9:09AM PLOTTED BY: DAN

"ALTA/NSPS LAND TITLE SURVEY"

3500 BLOCK OF HUMBOLDT ROAD
STORE #1051, P.O.#M797133691
CITY OF GREEN BAY, BROWN COUNTY, WI



DESCRIPTION:
LOT TWENTY-TWO (22), ACCORDING TO THE RECORDED PLAT OF EATON HEIGHTS, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN AND CORRECTED BY AN AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 2187295

PARCEL ID: 21-7923
PROPERTY ADDRESS: 3500 BLOCK HUMBOLDT ROAD, GREEN BAY, WISCONSIN 54311

SCHEDULE B-II:
FIRST AMERICAN TITLE INSURANCE COMPANY - EVANS TITLE DIVISION
COMMITMENT NUMBER 2921983, REVISION #2, EFFECTIVE DATE JULY 2, 2019
9) PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES. DOES NOT AFFECT THE SUBJECT PROPERTY.
10) RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY REFERRED TO IN SCHEDULE A HEREIN, DO AFFECT THE SUBJECT PROPERTY AS SHOWN.
11) AFFIDAVIT OF CORRECTION AS PER DOCUMENT NUMBER 2187295, DOES AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
12) TEMPORARY LIMITED EASEMENTS & 30' ACCESS POINT AS PER DOCUMENT NUMBER 1978995, DO AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING
13) TEMPORARY LIMITED EASEMENT AND ACCESS EASEMENTS AS PER DOCUMENT NUMBER 1561592, DO AFFECT SUBJECT PROPERTY AS SHOWN ON DRAWING.
- SEE DOCUMENTS FOR DETAILS.

NOTES:
- UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES. THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION, DIGGERS HOTLINE TICKET NUMBER 20182310323 AND 20182310337
- ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITHIN THIS DRAWING, INDIVIDUAL CONTRACTORS AND SUBCONTRACTORS MUST VERIFY CORRESPONDING DETAILS AND DIMENSIONS FOR THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.
- ALL OF THE SANITARY AND STORM SEWER INVERTS SHOWN ARE PER PLANS PROVIDED BY THE CITY OF GREEN BAY.

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS
2) PROPERTY ADDRESS: 3500 BLOCK HUMBOLDT ROAD, GREEN BAY, WISCONSIN
3) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER: 55009C0193F AND 55009C0194F, EFFECTIVE DATE: AUGUST 18, 2009
4) SAID PARCEL CONTAINS 451,124 SQUARE FEET (10.36 ACRES) OF LAND MORE OR LESS.
6) CITY OF GREEN BAY ZONING REQUIREMENTS
PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE 25-04
BUILDING SETBACKS:
- FRONT YARD SETBACK: 35 FEET
- SIDE YARD SETBACK: 15 FEET
- REAR YARD SETBACK: 25 FEET
- CORNER SIDE YARD: 25 FEET
- MAXIMUM HEIGHT: 45 FEET
- PARKING REQUIREMENTS: AS SET FORTH IN SECTION 13.41, GREEN BAY MUNICIPAL CODE.
9) NUMBER OF PARKING STALLS
0 REGULAR STALLS PRESENT
0 HANDICAPPED STALLS PRESENT
0 TOTAL STALLS PRESENT
17) THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18) A WETLAND DELINEATION OF THE SUBJECT PROPERTY IS BEING COMPLETED AT THE TIME OF THIS SURVEY.
19) NO OFFSITE EASEMENTS EXCEPT THOSE LISTED IN TITLE COMMITMENT.

DESCRIPTION:
LOT __ OF CERTIFIED SURVEY MAP NO. _____, AS DOCUMENT NO. _____, SAID MAP BEING PART OF LOT TWO (2), VOLUME 63 CERTIFIED SURVEY MAPS, PAGE 590, AS MAP NO. 8947, AS DOCUMENT NO. 2830364. SAID MAP BEING PART OF LOT 23 PLAT OF EATON HEIGHTS IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

APN: 21-7924-1

DESCRIPTION OF ADDITIONAL PARCEL:
A PARCEL OF LAND BEING PART LOT 2 OF CERTIFIED SURVEY MAP NO. 8947 AS RECORDED IN VOLUME 63 OF CERTIFIED SURVEY MAPS ON PAGES 590-593 AS DOCUMENT NO. 2830364, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 36; THENCE S89°27'56"E, 50.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 36 TO THE EAST RIGHT-OF-WAY LINE OF N. HURON ROAD (C.T.H. "EA"); THENCE S01°11'21"W, 757.87 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S88°48'42"E, 330.44 FEET TO A POINT OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARROWWOOD DRIVE; THENCE SOUTHEASTERLY, 281.99 FEET ALONG THE ARC OF A 139.00 FOOT RADIUS CURVE OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE LEFT, HAVING A CHORD WHICH BEARS S44°17'55"E AND IS 182.28 FEET IN LENGTH, TO THE SOUTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8947; THENCE N68°48'42"W 480.42 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF N. HURON ROAD (C.T.H. "EA"); THENCE N01°11'21"E, 127.79 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID DESCRIBED PARCEL CONTAINS 1.6526 ACRES OF LAND MORE OR LESS.

SCHEDULE B-II:
FIRST AMERICAN TITLE INSURANCE COMPANY BY EVANS TITLE DIVISION
COMMITMENT NO.: 2985703, DATED: JULY 23, 2019
8) RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY REFERRED TO IN SCHEDULE A HEREIN, DO AFFECT THE SUBJECT PROPERTY AS SHOWN.
9) AFFIDAVIT OF CORRECTION IN DOCUMENT NUMBER 2187295, DO AFFECT PROPERTY AS SHOWN.
- 12' UTILITY EASEMENTS AND 25' BUILDING SETBACKS AS PER PLAT, DO AFFECT PROPERTY AS SHOWN.
- EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP IN SCHEDULE A TO BE DETERMINED ONCE CERTIFIED SURVEY MAP IS RECORDED.
10) AFFIDAVIT OF CORRECTION IN DOCUMENT NUMBER 2187295, DOES NOT AFFECT THE SUBJECT PROPERTY.
11) AFFIDAVIT IN DOCUMENT NUMBER 2836858, DOES AFFECT THE SUBJECT PROPERTY BUT NOT THE GROUND SURVEY.
12) NO VEHICULAR INGRESS/EGRESS TO C.T.H. "EA" AS SET FORTH IN VOLUME 63 CERTIFIED SURVEY MAPS, PAGE 590, MAP NO. 8947 AS DOCUMENT NUMBER 2830364, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.
- 12' UTILITY EASEMENTS AS PER CSM. DO AFFECT SUBJECT PROPERTY AS SHOWN. ALSO CONCRETE SIDEWALKS ARE REQUIRED ALONG WATERCREST DRIVE, BARROWWOOD DRIVE, N. HURON ROAD, AND A SIDEWALK OR TRAIL SYSTEM IS REQUIRED WITHIN THE ENTIRE PLAT AREA (PREVIOUSLY LOT 23 OF EATON HEIGHTS) AT THE TIME THE LOTS ARE DEVELOPED AND PRIOR TO RECEIVING AN OCCUPANCY PERMIT OR AS DIRECTED BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY.
13-19) DO NOT AFFECT THE GROUND SURVEY
- SEE DOCUMENTS FOR DETAILS.

CERTIFICATE FOR LOT 22
TO: KWIK TRIP, INC., A WISCONSIN CORPORATION, ITS AFFILIATES, FIRST AMERICAN TITLE INSURANCE COMPANY AND EVANS TITLE DIVISION.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11, 14, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 28, 2018.
DATE OF PLAT OR MAP: 7-16-2018
ROBERT F. REIDER, PLS 1251

TABLE A: ALTA/NSPS LAND TITLE SURVEY OPTIONAL ITEMS - ADDITIONAL PARCEL
3) SUBJECT PROPERTY IS IN ZONE "X" AND THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY-PANEL NUMBER: 55009C0193F AND 55009C0194F, EFFECTIVE DATE: AUGUST 18, 2009
4) SAID PARCEL CONTAINS 45,651 SQUARE FEET (1.0526 ACRES) OF LAND MORE OR LESS.
6) ZONING REQUIREMENTS: CITY OF GREEN BAY PLANNED COMMERCIAL DISTRICT (PCD) ZP-42 UNDER ZONING ORDINANCE NO. 25-04 - SETBACKS SUBJECT TO CHANGE BASED ON AMENDMENT TO PLAN
BUILDING SETBACKS:
- FRONT YARD SETBACK: 15 FEET
- SIDE YARD SETBACK: 10 FEET
- REAR YARD SETBACK: 25 FEET
- GAS PADS ATTACHED: 22 FEET
- MAXIMUM HEIGHT: 45 FEET/4 STORIES
- MAXIMUM IMPERVIOUS COVERAGE: 70%
- PARKING REQUIREMENTS: AS SET FORTH IN SECTION 13.1700, GREEN BAY MUNICIPAL CODE.
- SIGN REQUIREMENTS: AS SET FORTH IN CHAPTER 13.200, GREEN BAY MUNICIPAL CODE
9) NUMBER OF PARKING STALLS:
0 REGULAR STALLS PRESENT
0 HANDICAPPED STALLS PRESENT
0 TOTAL STALLS PRESENT
17) THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18) NO VISIBLE EVIDENCE OF ANY WETLANDS DELINEATION WORK ON THE SITE ON THE DATE OF OUR FIELD SURVEY.
19) NO OFFSITE EASEMENTS EXCEPT THOSE LISTED IN TITLE COMMITMENT.

Know what's below. Call before you dig.

LEGEND:
- ⊙ = MARR/SONBERNTSEN MONUMENT FOUND
- ● = 1" X 18" I.D. IRON PIPE WITH CAROW CAP SET, WEIGHING 1.13 LBS. PER LINE, FT.
- ⊙ = 3/4" SOLID ROUND IRON REBAR FOUND
- ⊙ = 2" IRON PIPE FOUND
- ⊗ = CHISEL CROSS SET
- X = CHISEL CROSS FOUND
- ■ = P.K. NAIL SET
- ▲ = P.K. NAIL FOUND
- ▲ = RAILROAD SPIKE SET
- △ = RAILROAD SPIKE FOUND
- ⊙ = SANITARY MANHOLE
- ⊛ = STORM MANHOLE
- ⊞ = STORM CATCH BASIN
- ○ = CULVERT
- ⊙ = WATER VALVE
- ■ = CURB STOP
- ⊙ = FIRE HYDRANT
- ⊙ = UTILITY MANHOLE
- ▲ = TRAFFIC SIGNAL
- □ = TRAFFIC SIGNAL
- ○- = LIGHT POLE
- ○ = UTILITY POLE
- ⊙ = BURIED UTILITY WARNING POST
- ⊙ = DOWN GUY
- ⊠ = GAS VALVE
- ⊞ = ELECTRICAL PEDESTAL
- ⊞ = COMMUNICATIONS PEDESTAL
- ⊡ = SIGN
- ( ) = RECORDED AS
- FO = UNDERGROUND FIBER OPTICS
- UE = UNDERGROUND ELECTRICAL
- UC = UNDERGROUND COMMUNICATIONS

N
GRAPHIC SCALE: 1" = 40'
40 0 20 40 80 100 120

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON THE RECORDED PLAT OF "EATON HEIGHTS", LOCATED IN SECTION 36, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

REVISIONS	DATE	RDD
ADDITIONAL TOPO	10-3-2019	

CAROW LAND SURVEYING CO., INC.
615 N. LYNDALE DRIVE
APPLETON, WISCONSIN 54912-4297
PHONE: (920) 731-4166 FAX: (920) 731-3673

DESIGNED | DRAWN: RODMICR | CHECKED: RFR

KWIK TRIP, INC.
ATTENTION: BRAD FRY, P.E.
1626 OAK STREET, P.O. BOX 2107
LA CROSSE, WISCONSIN 54602

PROJECT: CITY OF GREEN BAY; BROWN COUNTY; WI; STORE #1051; PO#M797133691

SCALE: 1" = 40'
DATE: 7-16-2018
PROJECT NO.: C18066.2
SHEET NO.

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 21, 2019	David Buck, Staff

AGENDA ITEM # D.4.

(PP 19-05) Consideration with possible action on the request of Downtown Green Bay, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7).

BACKGROUND

Per BID guidelines and state statues, the City is required to annually review the BID Operating Plans. The Downtown Green Bay BID was established in 1997. Their 2020 Operating Plan is attached. The Downtown Green Bay BID rate will continue to be $2.28 (retail, hospitality or entertainment-related) and $0.76 (office/commercial) per $1,000 assessed property value.

RECOMMENDATION

Staff is recommending approval of the 2020 Downtown Green Bay Business Improvement District Operating Plan.

FISCAL IMPACT

ATTACHMENTS

1. 2020 DGBI Operating Plan
2. PP 19-05 Boundary Map

Operating Plan - 2020
Downtown Green Bay, Inc.

BUSINESS IMPROVEMENT DISTRICT

OPERATING PLAN

Downtown District
The Heart and Soul of Green Bay

Downtown Green Bay, Inc.

130 E. Walnut St. Suite 501

Green Bay, WI 54301

Phone: (920) 437-5972

downtowngreenbay.com

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District Boundaries	3
Proposed Operating Plan	3
Method of Assessment	6
Relationship to Comprehensive Plan	7
Plan Approval Process	7
Future Year Operating Plans	8
Appendices	8

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay received a petition from property owners that requested creation of a Business Improvement District for the purpose of revitalizing and improving the Downtown District business area on Green Bay's east side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the 2020 Operating Plan for the Downtown District.

B. Physical Setting

The physical boundaries of the district include Mason Street to the south, Monroe to the east and the Fox and East Rivers bounding the west and north respectively.

II. DISTRICT BOUNDARIES

Please see the map of the district in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to provide leadership and management for revitalizing the Downtown District. By emphasizing community-based planning, planning that appreciates the advantages of low-cost, modest initiatives over the blockbuster resuscitation efforts of large-scale stand-alone projects the District performs the classic function of the urban neighborhood. Such districts give growth to new businesses, add substance to the local economy and export their innovations to the rest of the City.

B. Proposed Activities

Principle activities to be engaged in by the district during 2020 include:

1. **BUSINESS DEVELOPMENT -** DGBI will continue to advance downtown residential, corporate, and retail development. Recruitment and retention will be in collaboration with regional and local initiatives (i.e. New North, Start Up Hub, Advance, City of Green Bay, etc.) Key focus areas include retail recruitment and residential development. Opportunities to welcome development and mitigate obstacles to progress will be a priority.

2. **PHYSICAL IMPROVEMENTS –**Downtown Green Bay, Inc. will continue to provide district enhancements that include planters, banners, cleanups, and holiday décor. The goal is to improve the first impressions of the district and to be a walkable, livable downtown.

3. **MARKETING –**DGBI will utilize print, digital, media, billboards, social media, and sponsorships to market the brand of the Downtown District. These efforts will target Brown County residents first, and visitors to Green Bay second. Marketing efforts will be further enhanced through the branding of our website, newsletter, and printed materials. The goal of these marketing efforts is to promote and recruit businesses, attract residents, and encourage visitors to the Downtown District.

4. **EVENTS –** DGBI will continue to activate the downtown district with engaging events like the Saturday Farmers Market, Fridays on the Fox, Peace Tree Lighting, Holiday Parade, and the Winter Farmers Market. Other events like Dine on the Deck, Café Crawl and Restaurant Crawls aim to support downtown businesses while attracting residents and visitors from all walks of life to the district.

C. Proposed Expenditures – 2020

DGBI & Charities 2020 Budget

	2020 Budget
Income	
4030 · Contributions Income	
4071 · OMSI Administrative Fees	$68,848
4072A - Special Events Revenue/Sponsorships	$310,010
4077 · Stadium Tax $ Reimbursement-DGBI	$0
7010 Interest Income (Money Market Account)	$1,500
4740 · BID Revenue	$265,859
Total Income	**$646,217**
Expense	
Total 5800 · Administrative Expense	
DGBI Staff	$125,981
OMSI Staff	$56,360
Charities Staff	$149,189
SEP Contribution	$8,544
Payroll Taxes	$25,000
Workmen's Comp	$1,800
Employee Health Insurance	$3,000
***Gray columns to be paid 62% by OMSI & Charities**	
Total Admin including DGBI, OMSI & Charities Staffing	**$369,874**
6000 · Operating Expense	
6020 · Building Rent & Utilities	$24,600
6060 · Telephone & Internet	$4,000
6084 · Business Insurance	$8,000
6100 · Office Supplies	$2,200
6120 · Postage	$250
6140 · Dues and Subscriptions	$1,600
6150 - Banking Charges	$800
6160 · Non-Profit Licenses/Fees/Personal Prop. Taxes	$100
6220 · Accounting	$11,500
6240 - Training/Education/Staff Search/Recruitment	$1,500
6300 · Business Expense/Travel/Meetings/Parking	$2,500
6420 · Repairs & Maintenance	$1,531
6490 · Equipment, Copy Machine, Technology	$2,500
6490A-Office 365	$750
Total 6000 · Operating Expense	**$61,831**

6800 · Program Expense	
6830 · Physical Improvements • **Holiday wreath lighting** • **Bi-Annual District-wide clean up and cleaning supplies** • **Assist with weed management of District streets** • **Banner maintenance** • **Assist City with streetscape initiatives such as planters, pop up spaces, parklets**	$16,700
6840 · Business Development	$12,875
6860 · Marketing & Public Relations	$28,322
Special Event Expenses	$156,615
Total Program & Special Event Expenses	**$214,512**
Total Expense	**$646,217**
Net Income	***$0***

D. Financing Method

The proposed expenditures contained in Section C, above, will be financed in part from moneys collected from the BID assessment. It is estimated that approximately **$265,859** will be raised through assessments. Any other funds that may be made available to the BID for the purposes contained herein shall be collected and expended as identified in Section C.

E. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility is the implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five
2. Composition - At least three fifths members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to Downtown Green Bay, Inc.

The BID shall be a separate entity from the Downtown Green Bay, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. Downtown Green Bay, Inc. may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Parcels Assessed

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing, and all parcels used exclusively for manufacturing, will be assessed. Real property used exclusively for residential purposes may not be assessed, as required by the BID law. Residential property will be defined as 100% residential property or owner-occupied properties. Property exempt from paying real estate taxes will not be assessed. Property owned by government agencies will not be assessed.

Levy of Assessment

Special assessments under this 2020 Operating Plan are hereby levied against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as Appendix D. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor's office in June 2019 except as otherwise identified below.

The principle behind the assessment methodology is that each non-exempt parcel's owners should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, thus it has been assumed that hospitality and entertainment uses will derive the most benefit and therefore will contribute to the BID at a higher assessment rate and warehouse uses will benefit the least and therefore contribute at a lower rate.

The 2019 assessment shown on Appendix D was calculated as $2.28 for each $1,000 of assessed value for properties whose use is identified as retail, hospitality or entertainment-related and $.76 for each $1,000 of assessed value for properties whose use is identified as office/commercial. Appendix C, attached hereto, contains a list of SIC codes identifying these properties.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix D. It must be proven annually by the owner of the property in question to the BID board.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

Creation of a business improvement district to facilitate District redevelopment is consistent with the City of Green Bay's Comprehensive Plan, Downtown Design Plan and Waterfront Plan and would promote the orderly development of the City in general.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.

2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.

3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.

4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.

6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the BID audits and approve the proposed Operating Plan. They will provide a recommendation to Council.

2. Common Council will act on the proposed Operating plans.

3. The Common Council will act on the proposed BID Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2020 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2019 conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b).

APPENDICES

A. STATUTE
B. PETITION
C. PROPOSED DISTRICT BOUNDARIES
D. 2019 PROJECTED ASSESSMENTS
E. CITY ATTORNEY'S OPINION

APPENDIX A & B:

Wisconsin State Statute "BID Law"
66.1109 Business improvement districts.
(1) In this section:
(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
(e) "Municipality" means a city, village or town.
(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
1. The special assessment method applicable to the business improvement district.
1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
2. The kind, number and location of all proposed expenditures within the business improvement district.
3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
5. A legal opinion that subds. 1. to 4. have been complied with.
(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
(3)
(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.
(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
(5)
(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
(b) A municipality may terminate a business improvement district at any time.
(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
History: *1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.*

APPENDIX C - PROPOSED DISTRICT BOUNDARIES

This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/ City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map provided by City of Green Bay Planning Department. September, 2004.

400 200 0 400 Feet

District Boundary

City of Green Bay
Downtown Green Bay, Inc
Business Improvement District

APPENDIX D- 2019 PROJECTED ASSESSMENTS

Assessment options are based on the type of business occupying the majority of a parcel. Properties that are assessed are coded as follows:

Assessment Rate

.00228 Retail, Hospitality or Entertainment (BID 3)

.00076 All other commercial properties being assessed (BID 4)

Bid District	Parcel	Property Location	Owner/Mailing	Total Value	Assessment
3	11-105	529 N MONROE AV	529 N MONROE AVE BUILDING LLC	$ 1,320,400	$ 3,011
3	11-115	333-335 MAIN ST	HYATT EQUITIES LLC	$ 10,682,300	$ 24,356
3	11-116	333 MAIN ST	HYATT EQUITIES LLC	$ 635,600	$ 1,449
3	11-149	310 N MONROE AV	MAIN ORIENTAL MARKET LLC	$ 206,600	$ 471
3	11-203	119 N MONROE AV	ASHVIN S MAISURIA	$ 704,800	$ 1,607
3	11-241	103 S MONROE AV	TKD PETROLEUM LLC	$ 676,900	$ 1,543
3	11-45	314 N MONROE AV	EDWARD M & RENEE J WINECK	$ 144,200	$ 329
3	11-46	610-614 BODART ST	ROBERT & MELIDA WAGNER	$ 230,100	$ 525
3	11-92	416-418 N MONROE AV		$ -	$ -
3	12-115	119-121 N ADAMS ST	NEUFIELD ENTERPRISES LLC	$ 302,900	$ 691
3	12-116	117 N ADAMS ST	GIOCOR57 LLC	$ 200,800	$ 458
3	12-117	115 N ADAMS ST	ROBERT P SANDERSON	$ 173,700	$ 396
3	12-120	225 E WALNUT ST	LIZA RAE LLC	$ 219,200	$ 500
3	12-121	217-221 E WALNUT ST	AMERICAN HOLDINGS INC	$ 281,900	$ 643
3	12-138	312 CHERRY ST	FRANKENTHAL BUILDING LLC	$ 116,500	$ 266
3	12-14	225 N WASHINGTON ST	WIDMER PROPERTIES LLC	$ 150,100	$ 342
3	12-145	218 N ADAMS ST	VICE ENTERPRISES LLC	$ 894,800	$ 2,040
3	12-147	306-312 PINE ST	A & E INVESTMENT CORP	$ 576,400	$ 1,314
3	12-148	304 N ADAMS ST	304 NORTH ADAMS GREEN BAY LLC	$ 18,310,200	$ 41,747
3	12-15	223 N WASHINGTON ST	WIDMER PROPERTIES LLC	$ 157,700	$ 360
3	12-164	201 MAIN ST	PHVIF GREEN BAY LLC	$ 6,841,900	$ 15,600
3	12-165	501 N ADAMS ST		$ -	$ -
3	12-17	219 N WASHINGTON ST	RONALD L & RACHEL A SMITS	$ 404,900	$ 923
3	12-18	217 N WASHINGTON ST	DUPONT INVESTMENTS LLC	$ 296,600	$ 676
3	12-190-A	131 S WASHINGTON ST	131 SOUTH WASHINGTON LLC	$ 69,400	$ 158
3	12-191	129 S WASHINGTON ST	KARMAN DEVELOPMENT LLP	$ 320,700	$ 731
3	12-196	301-120 N ADAMS ST	BAYLAKE FOOD COURT REAL ESTATE LLC	$ 858,500	$ 1,957
3	12-20	213 N WASHINGTON ST	ROBERT COWLES	$ 158,200	$ 361
3	12-21	209-211 N WASHINGTON ST	AJ TODEY LLC C/O ALICE TODEY	$ 448,300	$ 1,022
3	12-22	207 N WASHINGTON ST	DONNA K MUENSTER	$ 262,400	$ 598

3	12-23	201 N WASHINGTON ST	GOELZ JEFFREY J LIVING TRUST	$ 243,800	$ 556
3	12-353	205-215 E WALNUT ST	WALNUT WASHINGTON LLC	$ 347,400	$ 792
3	12-354	102-112 N WASHINGTON ST	WALNUT WASHINGTON LLC	$ 791,900	$ 1,806
3	12-355	202 CHERRY ST	NICOLET NATIONAL BANK	$ 139,800	$ 319
3	12-356	202 CHERRY ST	NICOLET NATIONAL BANK	$ 5,700	$ 13
3	12-365	301 N WASHINGTON ST	WATERMARK OWNER LLC	$ 276,400	$ 630
3	12-366	301 N WASHINGTON ST	WATERMARK OWNER LLC	$ 294,500	$ 671
3	12-367	301 N WASHINGTON ST	325NORTH WASHINGTON LLC	$ 1,169,700	$ 2,667
3	12-44	123-125 S WASHINGTON ST	AMH LLC	$ 371,200	$ 846
3	12-46	121 S WASHINGTON ST	121 SOUTH WASHINGTON INVESTMENTS LLC	$ 154,600	$ 352
3	12-47	119 S WASHINGTON ST	SECORA FAMILY TRUST	$ 157,400	$ 359
3	13-10	348 S WASHINGTON ST	THE FREIMANN HOTEL BLDG C/O JESSE WOTRUBA	$ 474,500	$ 1,082
3	13-2	234 S WASHINGTON ST	HARP & EAGLE LTD	$ 1,820,000	$ 4,150
3	13-39	321 S WASHINGTON ST	DOWNTOWNER MOTEL INC	$ 2,135,500	$ 4,869
3	13-49	234 S ADAMS ST	RUMMELE S JEWELERS INC OF GREEN BAY	$ 515,200	$ 1,175
3	13-76	339 S ADAMS ST	WILLIAM M & ROBERTA L ATKINSON	$ 116,600	$ 266
3	14-386	515 S MONROE AV	WARPINSKI PROPERTIES	$ 279,200	$ 637
3	15-122	510 S MONROE AV	LTB PROPERTY LLP	$ 812,900	$ 1,853
4	11-1	430 MAIN ST	MANOS HOLDINGS GREEN BAY LLC	$ 2,586,900	$ 1,966
4	11-102	500-508 N MONROE AV	GREEN BAY RADIATOR LLC	$ 277,400	$ 211
4	11-103-A	600 N MONROE AV	RICO S PARKING LOT LLC	$ 39,000	$ 30
4	11-107	503 MAIN ST	GB FUTURE 503 LLC	$ 906,000	$ 689
4	11-109	514 N MADISON ST	FAE HOLDINGS 453826R LLC	$ 60,500	$ 46
4	11-117	433 MAIN ST	ASSOCIATED BANK LEASING REAL EST MS 8227	$ 12,206,100	$ 9,277
4	11-123	528 N MADISON ST	FAE HOLDINGS 453826R LLC	$ 46,200	$ 35
4	11-124	516 N MADISON ST	FAE HOLDINGS 453826R LLC	$ 46,200	$ 35
4	11-125	510 ELM ST	FAE HOLDINGS 453826R LLC	$ 88,800	$ 67
4	11-13	201 N JEFFERSON ST	ASSOCIATED KELLOGG BANK	$ 200,100	$ 152
4	11-138-A	417 PINE ST	PINE STREET CAT COMPANY LLC	$ 698,900	$ 531
4	11-139	425 PINE ST	US BANK NATIONAL ASSOCIATION	$ 4,190,800	$ 3,185
4	11-160	616 PINE ST	CITY OF GREEN BAY	$ -	$ -
4	11-174	225-229 N MADISON ST	ASSOCIATED KELLOGG BANK	$ 570,200	$ 433
4	11-185	501 CHERRY ST	ASSOCIATED BANK NA	$ 230,200	$ 175
4	11-188	201 N MONROE AV	ASSOCIATED BANK NA	$ 1,300,000	$ 988
4	11-191	605 CHERRY ST	CITY OF GREEN BAY	$ -	$ -
4	11-2	330 N ADAMS ST	304 NORTH ADAMS GREEN BAY LLC	$ 160,600	$ 122

4	11-202	118 N MONROE AV	GARY ROSS HESSELGESSER	$ 270,000	$ 205
4	11-206	512 CHERRY ST	GREEN BAY BUSINESS CENTER III LLC	$ 312,700	$ 238
4	11-209	126 N MADISON ST	BRIAN F & JAMES E MICHAUD	$ 420,700	$ 320
4	11-210	435 E WALNUT ST	GREEN BAY BUSINESS CENTER III LLC	$ 2,730,500	$ 2,075
4	11-222	503 E WALNUT ST	GREEN BAY BUSINESS CENTER III LLC	$ 51,500	$ 39
4	11-224	521 E WALNUT ST	BUCKMASTER REVOCABLE LIVING TRUST	$ 75,200	$ 57
4	11-224-A	519 E WALNUT ST	BUCKMASTER REVOCABLE LIVING TRUST	$ 100,400	$ 76
4	11-225	533 E WALNUT ST	GREEN BAY BUSINESS CENTER III LLC	$ 319,400	$ 243
4	11-228	102 N MONROE AV	GARY ROSS HESSELGESSER	$ 94,800	$ 72
4	11-230	619 E WALNUT ST	JEFFREY A & CAROLYN M JAZGAR	$ 162,500	$ 123
4	11-243	113 S MONROE AV	GARY D WISNESKI	$ 150,300	$ 114
4	11-253	500-512 E WALNUT ST	TWO BEELERS LLC	$ 595,700	$ 453
4	11-254	117 S MADISON ST	DAVID N & KATHY A SHAW	$ 89,200	$ 68
4	11-257	414 E WALNUT ST	COLUMBUS OFFICE BUILDING LLC	$ 892,200	$ 678
4	11-258	115 S JEFFERSON ST	GRAY TELEVISION GROUP INC	$ 1,608,900	$ 1,223
4	11-259	434 E WALNUT ST	DAVID N & KATHY A SHAW	$ 141,700	$ 108
4	11-264-1	130 S MADISON ST	GRAY TELEVISION GROUP INC	$ 184,000	$ 140
4	11-269	125 S JEFFERSON ST	JAMES SICKEL	$ 2,050,700	$ 1,559
4	11-44	BLOCK BODART ST	EDWARD M & RENEE J WINECK	$ 54,400	$ 41
4	11-53	607-617 BODART ST	MAY MARIE INC	$ 235,300	$ 179
4	11-55	406 N MONROE AV	RICOS PARKING LOT LLC	$ 215,100	$ 163
4	11-56	300 N MADISON ST	WW GRAINGER INC ATTN: TAX DEPT	$ 5,668,500	$ 4,308
4	11-91	420 N MONROE AV	BEVERLY FRENCH	$ 500	$ -
4	11-95-A	MAIN ST		$ -	$ -
4	12-1-2	335 N WASHINGTON ST	RIVER CENTER LOFTS LLC C/O STONE HOUSE DEV INC	$ 3,195,300	$ 2,428
4	12-114	216-222 CHERRY ST	TAJ ENTERPRISES LLC	$ 775,600	$ 589
4	12-118	109 N ADAMS ST		$ -	$ -
4	12-119	227 E WALNUT ST		$ -	$ -
4	12-122	101 N ADAMS ST		$ -	$ -
4	12-13	227-229 N WASHINGTON ST	WIDMER PROPERTIES LLC	$ 306,600	$ 233
4	12-130	118 S ADAMS ST	GIGOT PROPERTIES LLC C/O MARK S GIGOT	$ 1,158,000	$ 880
4	12-130-1	110 S ADAMS ST	TMJ LLC	$ 1,015,500	$ 772
4	12-134	112 N ADAMS ST	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	$ -	$ -

4	12-135	116 N ADAMS ST	FRANKENTHAL BUILDING LLC	$ 94,900	$ 72
4	12-137	130 N ADAMS ST	FRANKENTHAL BUILDING LLC	$ 1,030,600	$ 783
4	12-139	314 CHERRY ST	FRANKENTHAL BUILDING LLC	$ 20,700	$ 16
4	12-140	202 N ADAMS ST	ASSOCIATED KELLOGG BANK	$ 4,039,900	$ 3,070
4	12-144	214-216 N ADAMS ST	ASSOCIATED KELLOGG BANK	$ 318,700	$ 242
4	12-175	400 N WASHINGTON ST	SCHREIBER FOODS INC ATTN TAX DEPARTMENT	$ 42,857,900	$ 32,572
4	12-184-A	401 N WASHINGTON ST	CITYDECK LANDING LLC T WALL ENTERPRISES MNG	$ 8,678,000	$ 6,595
4	12-185	WASHINGTON ST	GDC WASHINGTON STREET LLC	$ 232,400	$ 177
4	12-19	215 N WASHINGTON ST	DUPONT INVESTMENTS LLC	$ 127,300	$ 97
4	12-190	201 DOTY ST	GDC WASHINGTON STREET LLC	$ 1,669,200	$ 1,269
4	12-192	127 S WASHINGTON ST	OWEN F MONFILS LE	$ 228,100	$ 173
4	12-197	301-130 N ADAMS ST	CITY CENTER PROPERTIES LLC	$ 1,084,100	$ 824
4	12-198	301-140 N ADAMS ST	CITY CENTER PROPERTIES LLC	$ 369,600	$ 281
4	12-199	301-150 N ADAMS ST	NNB PROPERTIES LLC	$ 245,200	$ 186
4	12-200	301-160 N ADAMS ST	CITY CENTER PROPERTIES LLC	$ 131,800	$ 100
4	12-201	301-210 N ADAMS ST	HCW LLC	$ 1,775,500	$ 1,349
4	12-202	301-220 N ADAMS ST	HCW LLC	$ 1,943,800	$ 1,477
4	12-203	301-230 N ADAMS ST	HCW LLC	$ 64,900	$ 49
4	12-204	301-240 N ADAMS ST	HCW LLC	$ 538,800	$ 409
4	12-205	301-250 N ADAMS ST	HCW LLC	$ 627,400	$ 477
4	12-206	301-260 N ADAMS ST	HCW LLC	$ 376,900	$ 286
4	12-24	111 N WASHINGTON ST	NICOLET JOINT VENTURES LLC	$ 10,959,200	$ 8,329
4	12-281	110-126 S WASHINGTON ST	VARSITY HOLDINGS LLC	$ 603,000	$ 458
4	12-282	110-126 S WASHINGTON ST	MANCOSKE KRAMER REAL ESTATE	$ 125,100	$ 95
4	12-283	110-126 S WASHINGTON ST	NICOLET NATIONAL BANK	$ 694,500	$ 528
4	12-363	115 E WALNUT ST	NICOLET JOINT VENTURES LLC	$ 398,100	$ 303
4	12-364	115 E WALNUT ST	GB METREAU LLC	$ 12,815,000	$ 9,739
4	12-368	301 N WASHINGTON ST	WATERMARK OWNER LLC	$ 1,206,800	$ 917
4	12-369	301 N WASHINGTON ST	FE WATERMARK LLC	$ 533,100	$ 405
4	12-370	301 N WASHINGTON ST	FE WATERMARK LLC	$ 20,300	$ 15
4	12-371	301 N WASHINGTON ST	FE WATERMARK LLC	$ 2,167,600	$ 1,647
4	12-372	301 N WASHINGTON ST	FE WATERMARK LLC	$ 287,400	$ 218
4	12-373	301 N WASHINGTON ST	FE WATERMARK LLC	$ 1,469,700	$ 1,117
4	12-374	301 N WASHINGTON ST	FE WATERMARK LLC	$ 282,300	$ 215
4	12-375	301 N WASHINGTON ST	FE WATERMARK LLC	$ 287,700	$ 219
4	12-38-1	130 E WALNUT ST	SAFFORD BUILDING LLC	$ 378,000	$ 287
4	12-38-10	130 E WALNUT ST	BELLIN BUILDING ASSOC	$ 377,600	$ 287
4	12-38-2	130 E WALNUT ST	SAFFORD BUILDING LLC	$ 424,500	$ 323
4	12-38-3	130 E WALNUT ST	SAFFORD BUILDING LLC	$ 169,400	$ 129
4	12-38-4	130 E WALNUT ST	SAFFORD BUILDING LLC	$ 124,500	$ 95

4	12-38-5	130 E WALNUT ST	SAFFORD BUILDING LLC	$ 238,400	$ 181
4	12-38-6	130-F E WALNUT ST	URSULA BERTRAND HINZ	$ 192,400	$ 146
4	12-38-7	130 E WALNUT ST	BELLING BUILDING LLC	$ 261,600	$ 199
4	12-38-7-1	130 E WALNUT ST	TRAVLYNN PROPERTIES LLC	$ 251,900	$ 191
4	12-38-8	130 E WALNUT ST	SAFFORD BUILDING LLC	$ 51,900	$ 39
4	12-38-9	130 E WALNUT ST	SAFFORD BUILDING LLC	$ 27,600	$ 21
4	12-86	330 N WASHINGTON ST	SCHREIBER FOODS INC ATTN TAX DEPARTMENT	$ 364,000	$ 277
4	13-1	200 S WASHINGTON ST	NICOLET REAL ESTATE AND INVESTMENTS CORP	$ 3,493,600	$ 2,655
4	13-101	417 S ADAMS ST	SW LEASING LLP	$ 274,600	$ 209
4	13-107	416 CROOKS ST	STORMIN TITLE LLC	$ 266,400	$ 202
4	13-107-A	403 S JEFFERSON ST	U SAVE AMERICA LLC	$ 290,400	$ 221
4	13-11	400 S ADAMS ST	SECOND WIND AUTO GALLERY LLC	$ 1,566,803	$ 1,191
4	13-112	318 S MADISON ST	JAMKAT LLC	$ 82,000	$ 62
4	13-114	332 S MADISON ST	MELANIE HORKMAN	$ 231,200	$ 176
4	13-117	421 CROOKS ST	JEFFERSON STREET PARTNERSHIP LLP	$ 82,800	$ 63
4	13-118	345 S JEFFERSON ST	JEFFERSON STREET PARTNERSHIP LLP	$ 482,800	$ 367
4	13-119	333 S JEFFERSON ST	THOMAS J & KATHLEEN A KITSLAAR	$ 77,800	$ 59
4	13-120	325 S JEFFERSON ST	DANIEL E & PATRICIA A COLVIN JR	$ 195,200	$ 148
4	13-121	321 S JEFFERSON ST	JAMKAT LLC	$ 82,000	$ 62
4	13-122	315 S JEFFERSON ST	GEORGE A & SHARON R THORNE	$ 200,400	$ 152
4	13-123	311 S JEFFERSON ST	ERIC R. WIMBERGER	$ 118,000	$ 90
4	13-124	307 S JEFFERSON ST	VANDE CASTLE PROPERTIES LLP	$ 35,700	$ 27
4	13-125	303 S JEFFERSON ST	VANDE CASTLE PROPERTIES LLP	$ 108,500	$ 82
4	13-127	420-422 DOTY ST	TOSA 420 LLC	$ 266,600	$ 203
4	13-128	212-214 S MADISON ST	GREEN BAY BUSINESS CENTER III LLC	$ 172,500	$ 131
4	13-132	225-231 S JEFFERSON ST	CITY OF GREEN BAY C/O ENGINEERING DEPT	$ 157,700	$ 120
4	13-133	221 S JEFFERSON ST	CITY OF GREEN BAY C/O ENGINEERING DEPT	$ 79,200	$ 60
4	13-135	200 S MONROE AV	FIRST UNITED METHODIST CHURCH GREEN BAY	$ -	$ -
4	13-151	332 S MONROE AV	WARREN FAMILY FUNERAL HOMES INC	$ 128,700	$ 98
4	13-153	340 S MONROE AV	WARREN FAMILY FUNERAL HOMES INC	$ 818,300	$ 622
4	13-163	408 S MONROE AV	MADISON MONROE INVESTMENTS LLP	$ 679,900	$ 517
4	13-164	416-418 S MONROE AV	LAWRENCE G VESELY	$ 314,100	$ 239

4	13-165	424 S MONROE AV	MOSKI CORP	$ 895,200	$ 680
4	13-171	445 S MADISON ST	445 MADISON CHICAGO LLC ATT: KEN	$ 919,600	$ 699
4	13-179	413-415 S MADISON ST	MCE PROPERTIES LLC	$ 235,700	$ 179
4	13-18	444 S ADAMS ST	AMERICAN FOODS GROUP LLC	$ 1,305,200	$ 992
4	13-183	420-500 S WASHINGTON ST	WASHINGTON STREET RIVER PROPERTIES LLC	$ 3,044,400	$ 2,314
4	13-185	400 S WASHINGTON ST	WASHINGTON ST DEPOT LLC	$ 949,700	$ 722
4	13-20	419 S WASHINGTON ST	SECOND WIND AUTO GALLERY LLC	$ 379,400	$ 288
4	13-43	200-220 S ADAMS ST	INDUSTRY CONSULTING GROUP INC	$ 2,443,500	$ 1,857
4	13-50	235 WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	$ 214,500	$ 163
4	13-51	229 STUART ST	INDUSTRY CONSULTING GROUP INC	$ 81,800	$ 62
4	13-53	211 S WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	$ 41,300	$ 31
4	13-54	205 S WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	$ 82,600	$ 63
4	13-55	201 S WASHINGTON ST	INDUSTRY CONSULTING GROUP INC	$ 86,500	$ 66
4	13-56	201-215 S ADAMS ST	PREMONSTRATENSIAN FATHERS THE	$ 200,100	$ 152
4	13-57	219-231 S ADAMS ST	ATTY THOMAS M OLEJNICZAK	$ 1,283,400	$ 975
4	13-71	336 S JEFFERSON ST	ROCK KRAMER J & CAROLYN F JOINT REVOCABLE TRUST	$ 230,200	$ 175
4	13-74	315 CROOKS ST	WILLIAM M & ROBERTA L ATKINSON	$ 43,800	$ 33
4	13-75	345 S ADAMS ST	SCHMILINGVISION LLP	$ 267,200	$ 203
4	13-8	318 S WASHINGTON ST	RIVER EAST 318 LLC	$ 5,230,300	$ 3,975
4	13-87	414 S JEFFERSON ST	414 S JEFFERSON ST GREEN BAY LLC	$ 1,139,800	$ 866
4	13-97-A	445 S ADAMS ST	CHICAGO STREET LLC	$ 384,000	$ 292
4	13-99	425 S ADAMS ST	WILLIAM S VAN ESS	$ 456,900	$ 347
4	14-383	535 S MONROE AV	PS & LC REAL ESTATE LLC	$ 208,300	$ 158
4	14-385	519 S MONROE AV	JAMES R & DIANE J WARPINSKI	$ 346,900	$ 264
4	14-387	503 S MONROE AV	FAMILY SERVICES OF NORTHEAST WISCONSIN INC	$ -	$ -
4	14-403	417 S MONROE AV	SCHIEGG INVESTMENTS LLC	$ 800,000	$ 608
4	14-419	345 S MONROE AV	JOHN C & JULIE A MAY	$ 296,000	$ 225
4	14-420	337 S MONROE AV	JOHN C & JULIE A MAY	$ 217,600	$ 165
4	14-422	325-327 S MONROE AV	JOURNEY TO ADULT SUCCESS INC	$ -	$ -
4	14-424	315 S MONROE AV	PROVENANCE LLP	$ 539,800	$ 410
4	14-439	225 S MONROE AV	FELD LTD PARTNERSHIP	$ 688,800	$ 523

4	14-443	211 S MONROE AV	JOSEPH M RECKA & JAMES T JOANNES	$ 294,300	$ 224
4	14-444	203 S MONROE AV	MARK S & KATHRYN A GIGOT	$ 143,600	$ 109
4	15-103	432 MARTIN ST	MARILYN R GARDNER	$ 25,900	$ 20
4	15-104	508 S MADISON ST	MARILYN R GARDNER	$ 112,500	$ 85
4	15-105	426 MARTIN ST	MARILYN R GARDNER	$ 41,600	$ 32
4	15-106	420 MARTIN ST	MARILYN R GARDNER	$ 83,400	$ 63
4	15-107	526 S MADISON ST	MARILYN R GARDNER	$ 57,700	$ 44
4	15-108	530 S MADISON ST	MARILYN R GARDNER	$ 105,600	$ 80
4	15-117	533 S JEFFERSON ST	MARILYN R GARDNER	$ 54,900	$ 42
4	15-118	527 S JEFFERSON ST	JADEITE INC C/O JOHN MARTINSON	$ 649,600	$ 494
4	15-23	501 S ADAMS ST	COSMO LLC C/O JOHN F BUTZ	$ 127,500	$ 97
			Total	**$ 238,317,003**	**$ 265,859**

APPENDIX E - CITY ATTORNEY'S OPINION – TO BE SUBMITTED

Planning Project (PP 19-05)
Request by Downtown Green Bay, Inc. for approval of their 2020 Business Improvement District Operating Plan.

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by City of Green Bay Planning Department.
SJH October 2018

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Miles

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 21, 2019	David Buck, Staff

AGENDA ITEM # D.5.

(PP 19-06) Consideration with possible action on the request of Olde Main Street, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. C. Stevens, District 5).

BACKGROUND

Per BID guidelines and state statues, the City is required to annually review the BID Operating Plans. The Olde Main Street BID was established in 1999. Their 2020 Operating Plan is attached. The Olde Main Street BID rate will continue to be $3 (hospitality or entertainment-related), $1 (warehouse) and $2.50 (all other properties) per $1,000 assessed property value.

RECOMMENDATION

Staff is recommending approval of the 2020 Operating Plan for the Olde Main Street Business Improvement District.

FISCAL IMPACT

ATTACHMENTS

1. 2020 OMSI Operating Plan
2. PP 19-06 Boundary Map

Operating Plan - 2020
Olde Main Street, Inc.

BUSINESS IMPROVEMENT DISTRICT

2020 OPERATING PLAN

Olde Main Street, Inc.

130 E. Walnut St. Suite 501

Green Bay, WI 54301

Phone: (920) 437-5972

downtowngreenbay.com

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay received a petition from property owners that requested creation of a Business Improvement District for the purpose of revitalizing and improving the Olde Main Street business area on Green Bay's east side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the 2020 Operating Plan for the Olde Main Street district.

B. Physical Setting

The physical boundaries of the district include the Main Street corridor bounded on the west by the alleyway immediately east of Monroe Avenue, on the east by Grove Street, the East River shoreline to the north and varying commercial boundaries on the south.

II. DISTRICT BOUNDARIES

Please see the map of the district in Appendix C of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to provide leadership and management for revitalizing Main Street. By emphasizing community-based planning, planning that appreciates the advantages of low-cost, modest initiatives over the blockbuster resuscitation efforts of large-scale stand-alone projects the District performs the classic function of the urban neighborhood. Such districts give growth to new businesses, add substance to the local economy and export their people and innovations to the rest of the City.

B. Proposed Activities

Principle activities to be engaged in by the district during 2020 include:

1. **BUSINESS DEVELOPMENT** – Olde Main Street, Inc. will continue to activate and promote key commercial and residential areas. Opportunities to leverage progress related to downtown development will also be identified and pursued. Business recruitment will be in collaboration with regional and local initiatives (i.e. New North, Start Up Hub, City of Green Bay, etc.). Opportunities to welcome development and mitigate obstacles to progress will be a priority.

2. **MARKETING –** OMSI will engage in event focused marketing to further establish the brand of Olde Main Street as the Arts District. We will work to promote the development of the Whitney Park area to potential businesses and residents. These efforts will be further enhanced through the branding of our website, newsletter, and printed materials. The goal of these marketing efforts is to position Olde Main Street as a progressive, artistic, and culture-focused commercial and residential area in the eyes of our community.

3. **EVENTS –** OMSI will continue to plan events such as Gallery Nite and Theatre in the Park to further enhance the corridor's brand as the Arts District. Other events such as Summer Solstice Celebration, Summer in the Park and Galantine's Day are designed to support existing businesses while attracting new businesses, creatives and visitors to the area.

4. **PHYSICAL IMPROVEMENTS AND FIRST IMPRESSIONS-** Olde Main Street, Inc. will continue to provide district enhancements that include planters, banners, cleanups, and holiday décor. A focus remains on public art to further brand Olde Main Street as the Arts District. OMSI will also continue to support and promote the progress of the East River Trail.

5. **BUSINESS AND NEIGHBORHOOD CONNECTIONS** – Olde Main Street, Inc. will continue to build positive relationships with new and current businesses and organizations as well as with nearby neighborhood associations.

C. Proposed Expenditures – 2020

	2020 Budget	2019 Budget
Revenues		
BID Assessments	$56,936	$57,734
Contributions & Sponsorships	$50,650	$40,425
Planter Program Revenue	$7,600	$7,600
Prior Period Reserves		$7,529
Total Revenue	**$115,186**	**$113,288**
Expenses		
Administrative Fees	$68,848	$65,065
Operating		
Insurance	$2,300	$2,200
Postage & Meetings & Misc.	$300	$335
Legal/Accounting/Audit	$8,000	$7,600
Training/Education/Mileage/Dues & Subscriptions	$500	$700
Equipment/Office Supplies	$700	$1,000
Total Admin & Operating Expense	***$80,648***	***$76,900***
Programs		
Physical Improvements		
Greenspace/Planter Program	$12,000	$12,000
District Appearance	$500	$100
Three Corner Marker Flag	$300	$300
Holiday Decorations	$1,000	$100
Public Art	$0	$0
Total Physical Improvements	$13,800	$12,500
Business Development		
Business Recruitment & Retention	$1,125	$2,250
Total Business Development	$1,125	$2,250
Marketing & Events		
Website/Social Media	$1,644	$1,219
Branding/Guides/Public Awareness	$3,510	$5,409
Gallery Nite/Art on Main	$3,000	$3,310
Summer in the Park	$4,000	$4,500

Theater / Comedy in the Park	$1,500	$1,950
Annual Meeting	$650	$550
Small Business Saturday	$400	$400
Summer Solstice	$3,800	$3,800
Galentines Day	$200	$500
New Event	$500	
Total Marketing and Events	$19,204	$21,638
Total Programs	***$34,129***	***$36,388***
Total Expense	***$114,777***	***$113,288***
Net Income	*$ 409*	*$ -*

D. Financing Method

The proposed expenditures contained in Section C, above, will be financed in part from moneys collected from the BID assessment. It is estimated that approximately **$56.936** will be raised through assessments. Any other funds that may be made available to the BID for the purposes contained herein shall be collected and expended as identified in Section C.

E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is the implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five
2. Composition - At least three fifths members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.
3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to Olde Main Street, Inc.

The BID shall be a separate entity from the Olde Main Street, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. Olde Main Street, Inc. may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Parcels Assessed

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing, and all parcels used exclusively for manufacturing, will be assessed. Real property used exclusively for residential purposes may not be assessed, as required by the BID law. Residential property will be defined as 100% residential property or owner-occupied properties. Property exempt from paying real estate taxes will not be assessed. Property owned by government agencies will not be assessed.

Levy of Assessment

Special assessments under this 2020 Operating Plan are hereby levied against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as Appendix D. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor's office in January 2019 except as otherwise identified below.

The principle behind the assessment methodology is that each non-exempt parcel's owners should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, thus it has been assumed that hospitality and entertainment uses will derive the most benefit and therefore will contribute to the BID at a higher assessment rate and warehouse uses will benefit the least and therefore contribute at a lower rate.

The 2019 assessment shown on Appendix D was calculated as $3.00 for each $1,000 of assessed value for properties whose use is identified as hospitality or entertainment-related and $1.00 for each $1,000 of assessed value for properties whose use is identified as warehouse. Appendix C, attached hereto, contains a list of SIC codes identifying these properties. The 2019 assessment for remaining non-exempt tax parcels in the District, not identified as used for hospitality or entertainment-related uses or for warehousing, was calculated as $2.50 for each $1,000 of assessed value.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property classification from that designated in Appendix D. It must be proven

annually by the owner of the property in question to the BID board. The maximum assessment for any individual or business shall be $3,000.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

The mission of Olde Main Street- to facilitate District redevelopment, is consistent with the City of Green Bay's Comprehensive Plan and Downtown Master Plan; the organization promotes the orderly development of the City in general. Olde Main Street's Design Plan was adopted in 2001 and recognized by the City of Green Bay as an integral element of the city's vision and plan.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan and provide assistance as appropriate thereafter.

2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.

3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.

4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.

5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.

6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the BID audits and approve the proposed Operating Plan. They will provide a recommendation to Council.
2. Common Council will act on the proposed Operating Plans
3. The Common Council will act on the proposed BID Plan.

B. Petition against Creation of the BID

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon 2017 activities, and information on specific assessed values, budget amounts and assessment amounts are based on 2017 conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common

Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b)

APPENDICES

A. STATUTE
B. PETITION
C. PROPOSED DISTRICT BOUNDARIES
D. 2019 PROJECTED ASSESSMENTS
E. CITY ATTORNEY'S OPINION

APPENDIX A & B:

Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

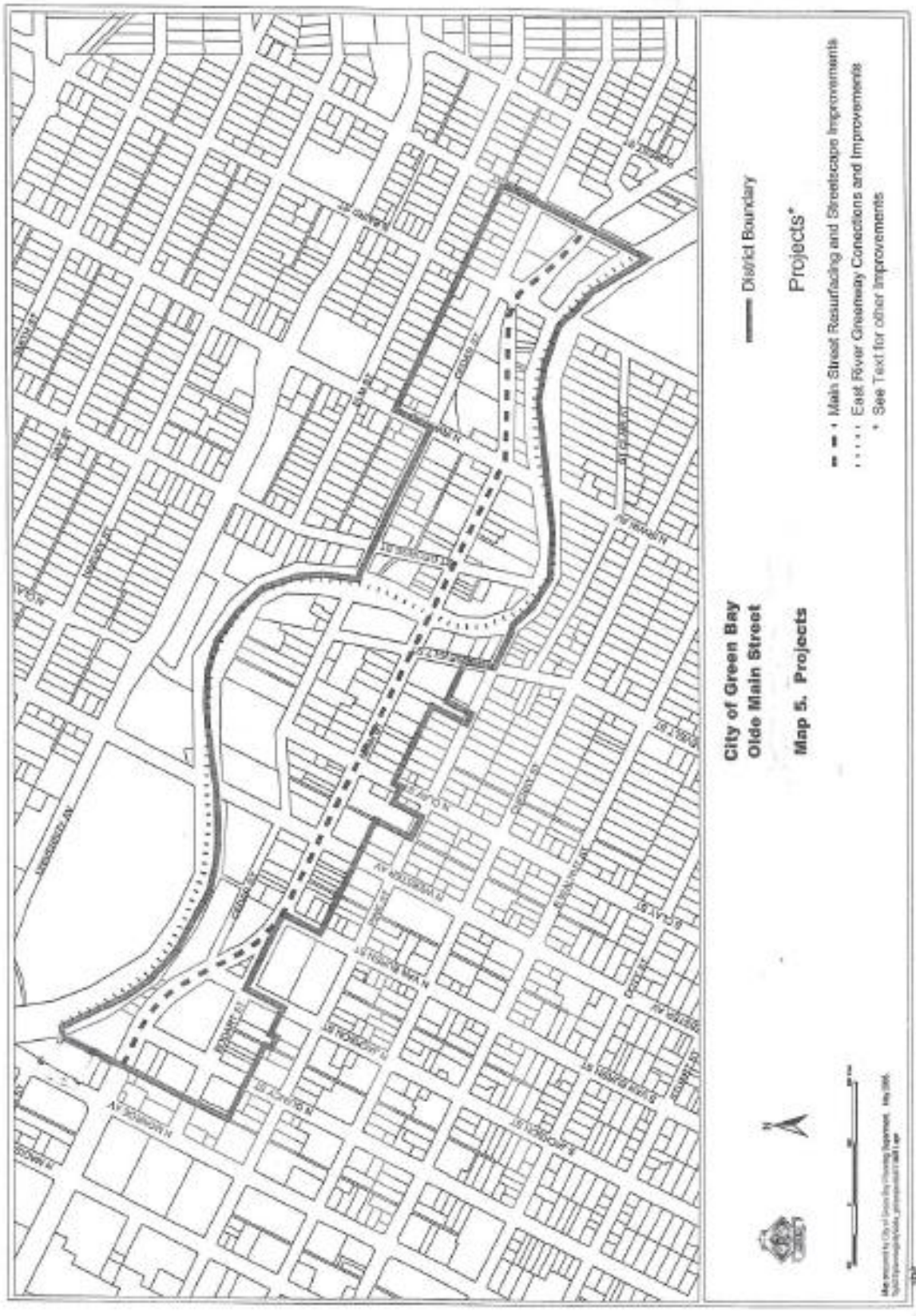
(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.
(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
(5)
(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
(b) A municipality may terminate a business improvement district at any time.
(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
History: *1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.*

APPENDIX C - PROPOSED DISTRICT BOUNDARIES



APPENDIX D- 2019 PROJECTED ASSESSMENTS

Assessment options are based on the type of business occupying the majority of a parcel. Properties that are assessed are coded as follows:

Assessment Rate

.003 hospitality or entertainment related (BID 12)
.001 warehouse (BID 10)
.0025 all other properties being assessed (BID 11)

BID	Parcel ID	Property Location	Owner	Total Value	Assessment
10	10-25	801 CEDAR ST	RFS Green Bay LLC	$ 645,900	$ 646
10	10-4	714-716 BODART ST	ROBERT E CADMUS JR	$ 134,600	$ 135
10	11-100	417 N QUINCY ST	KEVIN C KUEHN	$ 83,200	$ 83
10	14-10	325 N ROOSEVELT ST	GREEN BAY AREA PUBLIC SCHOOL DISTRICT MINOKA-HI	$ -	$ -
10	14-30	300 N ROOSEVELT ST	318 N ROOSEVELT LLC	$ 12,900	$ 13
10	8 -268	1233 MAIN ST	J DARRELL GRIEG	$ 13,000	$ 13
10	8 -279	313 ST GEORGE ST	CITY OF GREEN BAY- PARKS	$ -	$ -
10	8 -286	1280 MAIN ST	MOSKI CORP	$ 310,500	$ 310
10	8 -324-A	432 N IRWIN AV	PATRICK J LIEBMAN	$ 110,300	$ 110
10	9 -33-1	413-415 N CLAY ST	J5B Development LLC, PO	$ 47,900	$ 48
10	9 -34	1023 MAIN ST	Main Street Green Bay Properties LLC	$ 227,600	$ 228
10	9 -52	423-427 N CLAY ST	Main Street Green Bay Properties LLC	$ 134,900	$ 135
10	9 -56	1108 CEDAR ST	POMP S TIRE SERVICE INC	$ 31,600	$ 32
10	9 -58	1118 CEDAR ST	F R W REALTY LLC	$ 382,400	$ 382
10	9 -62	409 N ROOSEVELT ST	F R W REALTY LLC	$ 367,100	$ 367
10	9 -64	435 N ROOSEVELT ST	F R W REALTY LLC	$ 67,600	$ 68
10	9 -71-A	CEDAR ST	WOCHINSKE REALTY LLC	$ 9,100	$ 9
10	9 -72	1207 CEDAR ST	MARICQUE S INC	$ 58,500	$ 58
10	9 -73	518 N ROOSEVELT ST	WOCHINSKE REALTY LLC	$ 272,800	$ 273
10	9 -74	1141 CEDAR ST	POMP S TIRE SERVICE INC	$ 28,200	$ 28
10	9 -80	1111 CEDAR ST	MILLER SCRAP IRON & STEEL	$ 218,500	$ 218
10	9 -81	1101 CEDAR ST	CEDAR STREET PARTNERSHIP	$ 765,700	$ 766
11	10-14	700 MAIN ST	U HAUL PROPERTY TAX	$ 671,900	$ 1,680

11	10-27	CEDAR ST		$ -	$ -
11	10-28	CEDAR ST		$ -	$ -
11	10-29	500 N QUINCY ST		$ -	$ -
11	10-6	722 BODART ST	Neighborhood Housing Services of 437 S. Jackson St.	$ 520,400	$ 1,301
11	10-8	800 CEDAR ST	HUS PROPERTIES LLC	$ 282,500	$ 706
11	11-104	635 MAIN ST	JNT VENTURE LLC C/O NICOLE M SCHREINER	$ 741,500	$ 1,854
11	11-47	618 BODART ST	K B PROPERTIES LLP	$ 102,200	$ 255
11	11-50	619 BODART ST	KEVIN C KUEHN	$ 155,000	$ 387
11	11-99	620 MAIN ST	HAROLD A LIEBERGEN	$ 150,000	$ 375
11	14-27	312-318 N ROOSEVELT ST	318 N ROOSEVELT LLC	$ 100,200	$ 250
11	14-6	1122-1126 MAIN ST	GREATER SOURCE LLC	$ 75,000	$ 187
11	14-7	1138 MAIN ST	1138 MAIN LLC	$ 536,200	$ 1,340
11	8 -1	1400-1410 MAIN ST	NULUND GROUP II LLC	$ 233,700	$ 584
11	8 -114	1417 CEDAR ST	CEDAR CENTER ARTS INC	$ -	$ -
11	8 -116	1411 CEDAR ST	CEDAR CENTER ARTS INC	$ 43,500	$ 109
11	8 -117	1405 CEDAR ST	CAROLS ORDAZ	$ 127,400	$ 318
11	8 -263	433-435 ST GEORGE ST		$ -	$ -
11	8 -264	1245 MAIN ST	J DARRELL GREIG JR	$ 271,100	$ 678
11	8 -265	427 ST GEORGE ST	DOGFISH LLC	$ 58,600	$ 146
11	8 -265-1	ST GEORGE ST	J DARRELL GREIG JR	$ 2,200	$ 5
11	8 -272	1242 MAIN ST	COPPENS PROPERTIES LLC	$ 70,600	$ 176
11	8 -280	1250-1252 MAIN ST	JOHN L LERCH	$ 56,800	$ 142
11	8 -282	1260 MAIN ST	MOSKI CORPORATION	$ 79,400	$ 198
11	8 -284	1270-1274 MAIN ST	MOSKI CORP	$ 396,300	$ 991
11	8 -285	1276 MAIN ST	MOSKI CORP	$ 310,600	$ 776
11	8 -287	1296 MAIN ST	MOSKI CORP	$ 63,200	$ 158
11	8 -289	1306 MAIN ST		$ -	$ -
11	8 -290	1322 MAIN ST		$ -	$ -
11	8 -295	1344 MAIN ST		$ -	$ -
11	8 -296	1352-1354 MAIN ST		$ -	$ -
11	8 -301	1313 MAIN ST	GB AREA UNITARIAN UNIVERSALIST FELLOWSHIP I	$ -	$ -
11	8 -302	1335 MAIN ST	SANEHA REAL ESTATE INC	$ 854,300	$ 2,136
11	8 -305	1281 MAIN ST	KOSMOSKI INVESTMENT CORP	$ 95,700	$ 239
11	8 -306	1285 MAIN ST	MOSKI CORP	$ 244,900	$ 269
11	8 -309	1263 MAIN ST	WEST AVE LLC	$ 950,900	$ 2,377
11	8 -311	1255 MAIN ST	J DARRELL GREIG JR	$ 47,400	$ 118
11	8 -312	1251 MAIN ST	J DARRELL GREIG JR	$ 26,400	$ 66
11	8 -313	1247 MAIN ST	J DARRELL GREIG JR	$ 49,600	$ 124

11	8 -314	1242 CEDAR ST	WEST AVE LLC	$	58,000	$	145
11	8 -315	1250 CEDAR ST	WEST AVE LLC	$	67,300	$	168
11	8 -318	1274 CEDAR ST	DYNAMIC VENTURES LLC	$	152,200	$	380
11	8 -320	1284 CEDAR ST	MOSKI CORPORATION	$	23,600	$	59
11	8 -321	433 N IRWIN AV	A & A CORNER COIN REAL ESTATE LLC	$	307,400	$	768
11	8 -329	1371-1375 CEDAR ST	JAMES A GIESE	$	191,700	$	479
11	8 -335	1333 CEDAR ST	HECTOR & ANA ROSA GONZALEZ	$	163,800	$	409
11	8 -75	1405-1429 MAIN ST	CEDAR CENTER ARTS INC	$	613,300	$	1,533
11	8 -8	1428-1430 MAIN ST	MELOTTE DISTRIBUTING INC	$	126,900	$	317
11	8 -839	1228-11 MAIN ST	NICOLET NATIONAL BANK	$	68,400	$	171
11	8 -840	1230-11 MAIN ST	NICOLET NATIONAL BANK	$	58,000	$	145
11	8 -841	1232-01 MAIN ST	NICOLET NATIONAL BANK	$	19,500	$	49
11	8 -842	1232-11 MAIN ST	NICOLET NATIONAL BANK	$	86,700	$	217
11	8 -843	1234-01 MAIN ST	NICOLET NATIONAL BANK	$	64,200	$	160
11	8 -844	1234-11 MAIN ST	NICOLET NATIONAL BANK	$	67,700	$	169
11	8 -845	1234-12 MAIN ST	NICOLET NATIONAL BANK	$	75,000	$	187
11	8 -846	1234-21 MAIN ST	NICOLET NATIONAL BANK	$	111,400	$	278
11	8 -847	1234-31 MAIN ST	THE BRIDGE RECORDING STUDIO LLC	$	111,400	$	278
11	8 -848	1236-11 MAIN ST	NICOLET NATIONAL BANK	$	59,900	$	150
11	8 -849	1236-21 MAIN ST	NICOLET NATIONAL BANK	$	68,300	$	171
11	8 -850	321-01 ST GEORGE ST	WILLIAMS HOLDINGS LLC	$	111,400	$	278
11	8 -851	1238-11 MAIN ST	LIZA RAE LLC	$	156,900	$	392
11	8 -852	1238-21 MAIN ST	CHIEF PAINTS LLC	$	78,700	$	197
11	8 -853	1240-11 MAIN ST	CHIEF PAINTS LLC	$	119,200	$	298
11	8 -854	1240-21 MAIN ST	CHIEF PAINTS LLC	$	119,200	$	298
11	9 -14	1000 MAIN ST	RONALD L & RACHEL A SMITS	$	470,800	$	1,177
11	9 -17	1028 MAIN ST	PDQ REAL ESTATE HOLDINGS LLC	$	494,200	$	1,235
11	9 -19-1	319 N CLAY ST	PDQ REAL ESTATE HOLDINGS LLC	$	26,000	$	65
11	9 -20	1201-1207 MAIN ST	WOCHINSKE REALTY LLC	$	642,200	$	-
11	9 -24	1141 MAIN ST	CYRUS DEVELPMENT SERVICES LLC	$	83,200	$	208
11	9 -26	1131 MAIN ST	POMPS TIRE SERVICE INC	$	490,100	$	-
11	9 -29	1121-1123 MAIN ST	WOCHINSKE REALTY LLC	$	65,500	$	164
11	9 -30	1115 MAIN ST	POMP S TIRE SERVICE INC	$	66,100	$	135
11	9 -31	1109 MAIN ST	POMP S TIRE SERVICE INC	$	57,100	$	143
11	9 -32	416 N CLAY ST	POMP S TIRE SERVICE INC	$	116,100	$	290

11	9 -33	1033-1035 MAIN ST	J5B Development LLC	$	103,600	$	259
11	9 -33-2	1031 MAIN ST	J5B Development LLC	$	50,900	$	127
11	9 -35	1021 MAIN ST	AMY JO STERNBERG	$	68,200	$	170
11	9 -36	1019 MAIN ST	AMY JO STERNBERG	$	92,400	$	231
11	9 -37	1013-1015 MAIN ST	J5B Development LLC	$	162,300	$	406
11	9 -41	931 MAIN ST	MCHAHA LLC	$	195,600	$	489
11	9 -45	915 MAIN ST		$	-	$	-
11	9 -46	913 MAIN ST		$	-	$	-
11	9 -47	907 MAIN ST		$	-	$	-
11	9 -48	901 MAIN ST	GB901 Main LLC	$	90,700	$	227
11	9 -49	900 CEDAR ST	DAVID BARTIKOFSKY	$	191,200	$	478
11	9 -50	1018 CEDAR ST	Main Street Green Bay Properties LLC	$	13,400	$	33
11	9 -55	1102 CEDAR ST	POMP S TIRE SERVICE INC	$	14,000	$	35
11	9 -57	1112 CEDAR ST	POMP S TIRE SERVICE INC	$	314,000	$	785
11	9 -60	1124 CEDAR ST	F R W REALTY LLC	$	80,600	$	201
11	9 -71	1203 CEDAR ST	WOCHINSKE REALTY LLC	$	130,000	$	325
11	9 -75	1127 CEDAR ST	WOCHINSKE REALTY LLC	$	16,200	$	40
11	9 -76	1125 CEDAR ST	WOCHINSKE REALTY LLC	$	16,200	$	40
11	9 -76-1	1137 CEDAR ST	WOCHINSKE REALTY LLC	$	322,600	$	806
11	9 -77	1123 CEDAR ST	WOCHINSKE REALTY LLC	$	115,000	$	-
11	9 -78	1121 CEDAR ST	WOCHINSKE REALTY LLC	$	874,600	$	-
11	9 -85	500-510 N WEBSTER AV	DENNY H BROTSKI	$	272,400	$	681
11	9 -86	903-929 CEDAR ST	929 CEDAR LLC	$	697,800	$	1,744
11	9 -9	930 MAIN ST	CVS CAREMARK CORP CVS # 2237-01	$	2,016,100	$	3,000
12	10-1	700 BODART ST	THE COVER LLC	$	211,100	$	633
12	10-2	708 BODART ST	WADE CONARD	$	91,000	$	273
12	10-5	718-720 BODART ST	720 BODART LLC	$	150,600	$	452
12	14-1	1100 MAIN ST	GREATER SOURCE LLC	$	558,600	$	1,676
12	14-2	1106 MAIN ST	HEIMAN PARTNERSHIP LLC	$	300,500	$	901
12	14-3	1114 MAIN ST	GREATER SOURCE LLC	$	220,500	$	661
12	14-338	324 N ROOSEVELT ST	A & J INVESTMENT PROPERTIES LLC	$	208,700	$	626
12	8 -118	500 N BAIRD ST	LEONEL CORTES	$	117,400	$	352
12	8 -266	1237 MAIN ST	J DARRELL GREIG JR	$	249,600	$	749
12	8 -267	1235 MAIN ST	Dogfish LLC	$	106,000	$	318
12	8 -273	1244 MAIN ST	JPMORGAN CHASE BANK NA	$	183,500	$	551
12	8 -281-A	1258 MAIN ST	CRAIG T GALLOWAY & PATRICK J BEIMBORN	$	390,100	$	1,170

12	8 -283	1264 MAIN ST	RONALD L & RACHEL A SMITS	$	94,900	$	285
12	8 -297-A	1356 MAIN ST		$	-	$	-
12	8 -303	1301 MAIN ST	Tasty Treats Real Estate LLC	$	279,700	$	839
12	8 -307	1277-1281 MAIN ST	CIRCLE B DEVELOPMENT LLC	$	262,200	$	787
12	8 -332	1351 CEDAR ST	ARNOLD J PENDERGAST	$	184,900	$	555
12	9 -22	1155 MAIN ST	CYRUS DEVELOPMENT SERVICES LLC	$	32,100	$	96
12	9 -23	1149 MAIN ST	CYRUS DEVELOPMENT SERVICES LLC	$	48,100	$	144
12	9 -25	1139 MAIN ST	CYRUS DEVELOPMENT SERVICES LLC	$	172,300	$	517
12	9 -39	1001 MAIN ST	BLUEBIRD ENTERTAINMENT C/O ERIC PLESS	$	357,800	$	1,073
12	9 -44	919 MAIN ST	SIMONET DEVELOPMENT LLC	$	406,700	$	1,220
12	9 -54	420 N CLAY ST	POMP S TIRE SERVICE INC	$	80,600		
			Total	**$**	**27,375,900**	**$**	**56,936**

APPENDIX E - CITY ATTORNEY'S OPINION – TO BE SUBMITTED

Planning Projects (PP 19-06)
Request by Olde Main Street, Inc. for approval of their 2020 Business Improvement District Operating Plan

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by City of Green Bay Planning Department.
SJH October 2018

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Miles

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 21, 2019	David Buck, Staff

AGENDA ITEM # D.6.

(PP 19-07) Consideration with possible action on the request of On Broadway, Inc. for approval of their 2020 Business Improvement District Operating Plan (Ald. R. Scannell, District 7 and Ald. B. Johnson, District 9).

BACKGROUND

Per BID guidelines and state statues, the City is required to annually review the BID Operating Plans. The On Broadway Inc. BID was established in 2004. Their 2020 Operating Plan is attached. The On Broadway Inc. BID rate will continue to be $1.29 per $1,000 assessed property value.

RECOMMENDATION

Staff is recommending approval of the 2020 On Broadway, Inc. Business Improvement District Operating Plan.

FISCAL IMPACT

ATTACHMENTS

1. Draft Operating Plan OBI 2020
2. PP 19-07 Boundary Map

2020 Operating Plan

Broadway Business Improvement District

BUSINESS IMPROVEMENT DISTRICT NO. 3

PROPOSED OPERATING PLAN

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Broadway business area on Green Bay's West side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Broadway Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Green Bay Economic Development Department.

B. Physical Setting

The Broadway Business Improvement District has a general setting starting at the point where Mason Street meets the west bank of the Fox River; west to the southwestern property line of parcel 2-948 (Wisconsin Central LTD); continuing northwest to Maple Avenue; north on Maple Avenue to the northern property line of parcel 3-1144-B (339 South Maple Avenue); east along said property line to Chestnut Avenue; north along Chestnut Avenue to Howard Street; west on Howard Street to the alleyway beginning on the western most property line of parcel 3-330 (506-508 Howard Street); north through the alleyway to the southern border of parcel 3-85 (515 West Walnut Street); west at the property line to South Maple Avenue; north on South Maple Avenue through Walnut Street to the northern property line of 4-223 (514 West Walnut Street); east at said property line to alleyway; north in alleyway to the northern property line of parcel 4-102 (230 North Maple Avenue); west along said property line to North Maple Avenue; north on North Maple Avenue to Dousman Street; west on Dousman Street to alleyway beginning at the western property line of parcel 5-607 (301 North Maple Avenue); north in said alleyway to northern property line of parcel 5-605-1; east along said property line to North Maple Avenue; north on North Maple Avenue to Kellogg Street; east on Kellogg Street to Chestnut Avenue; north on Chestnut Avenue to Elmore Street; east on Elmore Street to Broadway Street; north on Broadway Street to alleyway beginning on the northern property line of parcel 5-72 (710 North Broadway Street); east through said alleyway to McDonald Street; north on McDonald Street to James Street; east on James Street to the northeastern property line of parcel 5-1525-A; south along said property line to western bank of Fox River.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The object of the Broadway Business Improvement District is to foster a vibrant community activated by:

- People strolling the streets shopping for one-of-a kind gifts or everyday goods
- Diners enjoying diverse restaurants that intermingle with shops and other cultural and entertainment venues
- Activity flowing between the streets of Broadway and the waterfront to the rest of downtown
- A variety of housing styles mixed throughout the district, proving affordable housing for all markets
- The entrepreneurial spirit coupled with a strong dynamic employee base

As creativity and art provide the underlying pulse of the district, these elements combine making the Broadway District the place people of all ages and backgrounds come to shop, eat, live, work, network and play.

Proposed Activities – Year Next

Principle activities to be engaged in by the district during its next year of operation will include:

1. Develop and execute a branding campaign for the On Broadway district that promotes the district as a destination. Direct reporting of impact of BID investment using key performance indicators.

2. Develop a business retention strategy that collects data to better understand trends and needs within the district.

3. Maintain benches, garbage cans, planters/beautification, business exterior grants and other hardscape improvements throughout the district.

4. Improve awareness of BBID investments in the district by partnering with On Broadway, Inc. and other funded partners to promote the BBID brand.

B. Proposed Expenditures – Year Next

	Proposed Budget
Hardscape	
Lighting	$ 10,000
Annual Maintenance	$ 25,000
Seasonal Decoration/Art	$ 10,000
Total Hardscape	$ 45,000
Administrative	
BBID Annual Audit	$ 2,000
Total Administrative	$ 2,000
Marketing	
Marketing Allowance	$ 18,000
Total Marketing	$ 18,000
Total	$ 65,000

C. Financing Method

It is proposed to raise $65,000 through BID assessments (see Appendix C). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

D. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

The Broadway Business Improvement District Board shall be organized as follows:

1. Board size – Maximum of 9, minimum of 7, with one representative of the Mayor or Council.

2. Composition - A majority (at least 5) members shall be owners or occupants of property within the District.

3. Term – The nine board member positions shall rotate every three years, with three positions expiring at the end of each calendar year-end. The Board may remove, by a majority vote, any BID Board member who is absent from more than 3 meetings, without a valid excuse. In the event that a member takes the position mid-term (before the position expires every three years), that term shall count as the first term if two years or more remain on the term. Should less than two years remain on the term, this time is not counted towards the term limit and the board member shall be allowed to serve up to the maximum two additional three year terms.

4. Compensation - None.

5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.

6. Record keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.

7. Staffing - The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. Unless requested otherwise by the Board, any staff members or employees of contractors may attend all meetings of the Board, but will not have voting authority.

8. Officers - The Board shall appoint a Chairman, Treasurer and Secretary, any two of the three of which shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board. The Board may also give its staff limited ability to write checks to carry out the Plan. Any individual on the Board can be appointed an Officer, but shall be limited to two consecutive years as an Officer.

E. Relationship to On Broadway, Inc.

The BID shall be a separate entity from On Broadway, Inc., notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

As of January 1, 2019, the property in the proposed district had a total assessed value of $50.3 million. This plan proposed to assess the property in the district at a rate of $1.29 per $1,000.00 of assessed value, unchanged from the prior year and subject to the maximum assessment, for the purposes of the BID.

Appendix shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109 (1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

Objectives: Downtown Revitalization Support economic revitalization of downtown by encouraging diverse economic activity including government and professional offices, insurance and financial services, education and training, convention, lodging, food and beverages, and entertainment, retail, and high-density residential land uses. - *Chapter 26: Economic Development: Objective - 4, from Smart Growth 2022, City of Green Bay, May 2003.*

Land Uses: “Downtown” Mixed Use: The “downtown” land use category allows and promotes high-intensity office, retail, housing and civic land uses, preferably in mixed use buildings with a strong pedestrian orientation. It applies within the Broadway corridor as it does in Downtown “proper,” although the scale of buildings along Broadway is smaller, and the intensity of use is likely to be somewhat lower. As discussed in the Historic Preservation Plan, the Broadway historic districts could benefit from site plan review of development projects, using design standards that are geared to the specific character of those districts. - *Chapter22: Neighborhoods and Districts: Objectives, Policies and Recommendations for District 3, from Smart Growth 2022, City of Green Bay, May 2003.*

Based on the objectives and land use requirements cited above, this BID Operating Plan is consistent with the City’s Comprehensive Plan for the Broadway District.

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The City of Green Bay Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.

2. The City Plan Commission, in cooperation with the Economic Development Department, will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.

3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.

4. The Common Council will act on the proposed BID Plan.

5. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.

6. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

1. Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

2. Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

OPERATING PLAN APPENDICES

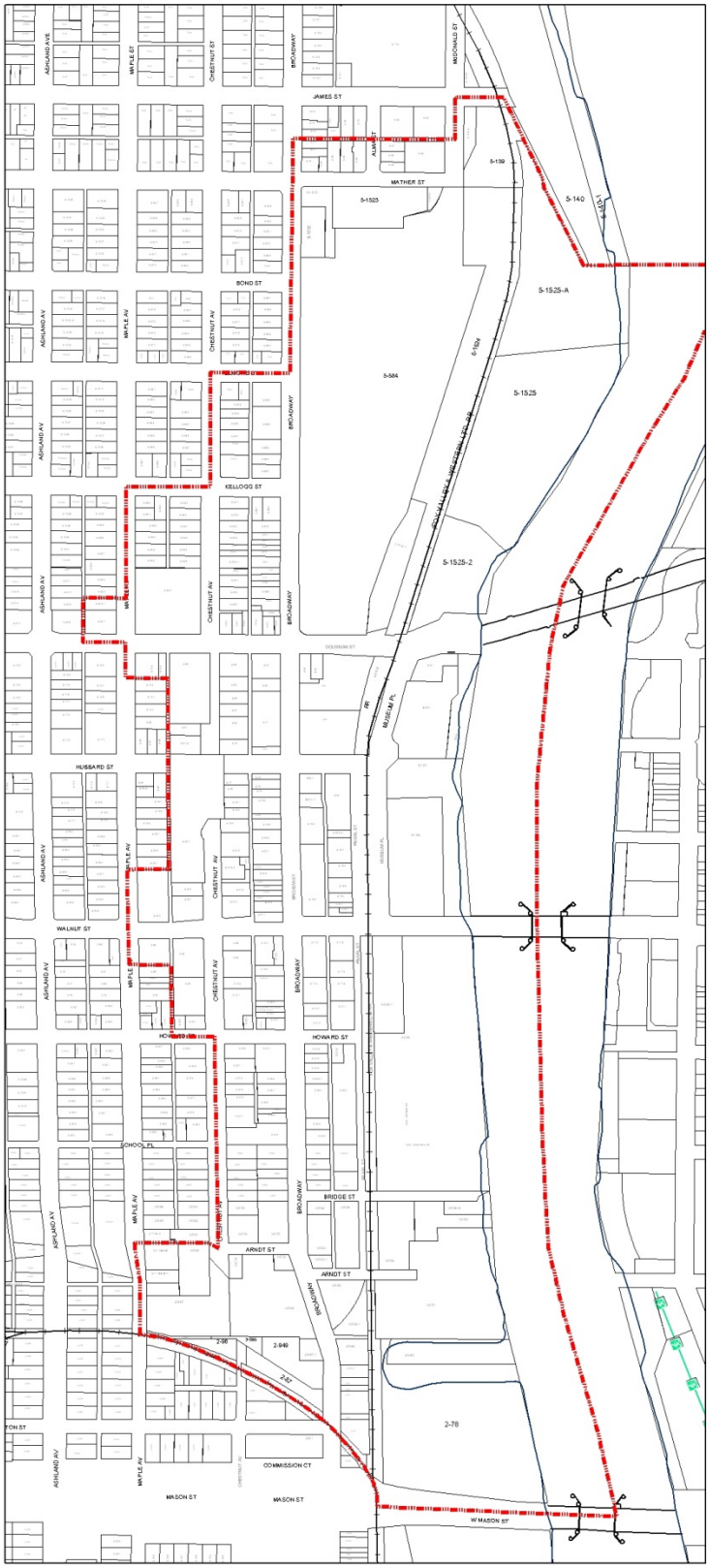
A. STATUTE
B. DISTRICT BOUNDARIES MAP
C. YEAR PROJECTED ASSESSMENTS
D. CITY ATTORNEY'S OPINION

APPENDIX A - Wisconsin State Statute “BID Law”

66.1109 Business improvement districts.
(1) In this section:
(a) "Board" means a business improvement district board appointed under sub. (3) (a).
(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries
of the district were determined.
(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
(e) "Municipality" means a city, village or town.
(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
1. The special assessment method applicable to the business improvement district.
1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
2. The kind, number and location of all proposed expenditures within the business improvement district.
3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
5. A legal opinion that subds. 1. to 4. have been complied with.
(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
(3)
(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local

legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.
(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
(5)
(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
(b) A municipality may terminate a business improvement district at any time.
(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
History: *1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.*

APPENDIX B – District Map



On Broadway, Incorporated

A MAIN STREET PROGRAM

Business Improvement District Boundary

0 100 200 400 600 800 Feet

This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The map is controlled by the field measurements between the corners of the Public Land Survey System and the parcels are mapped from available records which may not precisely fit field conditions. Brown County/ City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by City of Green Bay Planning Department. July, 2004.
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APPENDIX C – Year Projected Assessments

2 -72	$ 131,600.00	$ 170.00	519 S BROADWAY	JOSEPH AERTS C/O OUR PLACE RESTAURANT
2 -76	$ -	$ -	525 S BROADWAY	REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
2 -77	$ -	$ -	531 S BROADWAY	REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY
2 -947	$ 293,000.00	$ 378.00	419 S MAPLE AV	BADGER CAPITAL INVESTMENTS LLC
3 -100	$ 104,200.00	$ 134.00	117-119 S CHESTNUT AV	BMO HARRIS BANK N.A. ATTN CORP REAL EST 24 FL
3 -101	$ 212,200.00	$ 274.00	125 S CHESTNUT AV	BMO HARRIS BANK N.A. ATTN CORP REAL EST 24 FL
3 -104-A	$ 70,100.00	$ 90.00	116 S BROADWAY	RAYMOND G SALTER
3 -105	$ 240,700.00	$ 310.00	112-114 S BROADWAY	JOHNATHAN INVESTMENTS C/O JOHN MCCARTY
3 -106	$ 234,500.00	$ 302.00	110 S BROADWAY	RAYMOND G SALTER
3 -107	$ 389,200.00	$ 502.00	405 W WALNUT ST	BOBS HOLDINGS LLC
3 -110	$ 364,700.00	$ 470.00	317 W WALNUT ST	BEVERLY A ZEISE
3 -113	$ 379,000.00	$ 489.00	123 S BROADWAY	DUBOIS REAL ESTATE HOLD C/O DUBOIS FORMAL WEAR
3 -114	$ 220,000.00	$ 284.00	120 S PEARL ST	SMA CONSTRUCTION SERVICES LLC
3 -116	$ 52,600.00	$ 68.00	100 BLOCK S PEARL ST	ABBY HOLDINGS LLC
3 -1300	$ 106,900.00	$ 138.00	126-1 S BROADWAY	URBAN CONCEPTS LLC
3 -1301	$ 138,800.00	$ 179.00	126-2 S BROADWAY	JOSEPH H BURKE
3 -306	$ 2,412,000.00	$ 3,111.00	111 W WALNUT ST	GREEN BAY ACQUISITION CO
3 -306-1	$ 539,200.00	$ 696.00	201 W WALNUT ST	ABBY HOLDINGS LLC
3 -310	$ 22,300.00	$ 29.00	307 HOWARD ST	HOLLY A HEBEL
3 -311	$ 61,000.00	$ 79.00	100 BLOCK S PEARL ST	ABBY HOLDINGS LLC
3 -312	$ 102,700.00	$ 132.00	127 S BROADWAY	DUBOIS REAL ESTATE HOLD C/O DUBOIS FORMAL WEAR
3 -313	$ 64,200.00	$ 83.00	131 S BROADWAY	DANIEL L DU BOIS
3 -314	$ 135,000.00	$ 174.00	201 S BROADWAY	HOLLY A HEBEL
3 -315	$ 22,300.00	$ 29.00	205 S BROADWAY	ROGER C ANDERSON
3 -316	$ 38,600.00	$ 50.00	211 S BROADWAY	JULIE BLASER
3 -317	$ -	$ -	200 S BROADWAY	GREEN BAY AREA PUBLIC SCHOOL DISTRICT
3 -320	$ 238,200.00	$ 307.00	128 S BROADWAY	BOYD KOWALSKI
3 -322	$ 93,900.00	$ 121.00	124 S BROADWAY	RAYMOND SALTER
3 -325	$ 5,600.00	$ 7.00	412 HOWARD ST	BMO HARRIS BANK N.A. ATTN CORP REAL EST 24 FL
3 -362	$ 119,300.00	$ 154.00	301 S PEARL ST	GREEN BAY ACQUISITION CO
3 -363	$ 35,500.00	$ 46.00	S BROADWAY	MAUREEN LEGOIS
3 -364	$ 27,000.00	$ 35.00	223 S BROADWAY	MAUREEN LEGOIS
3 -369-A	$ 78,400.00	$ 101.00	226 S BROADWAY	MITCHELL T HYDE
3 -562	$ -	$ -	325 S BROADWAY	R B J HOLDINGS LLC
3 -563	$ -	$ -	327 S BROADWAY	R B J HOLDINGS LLC
3 -563-1	$ 187,400.00	$ 242.00	339 S BROADWAY	GUPPO LLC
3 -569	$ 611,500.00	$ 789.00	420 S BROADWAY	BADGER CAPITAL INVESTMENTS LLC
3 -572	$ 39,100.00	$ 50.00	402 S BROADWAY	BADGER CAPITAL INVESTMENTS LLC
3 -588	$ 100,100.00	$ 129.00	316 S BROADWAY	CHAO T MOUA
3 -589	$ 7,800.00	$ 10.00	312 S BROADWAY	DAWN M MCCOY
3 -590	$ 8,600.00	$ 11.00	304 S BROADWAY	DAWN M MCCOY

3 -591	$ 176,800.00	$ 228.00	300 S BROADWAY	SANCTUARY SPAS LLC
3 -642	$ 181,900.00	$ 235.00	301 S BROADWAY	VAJ HOLDINGS LLC
3 -643	$ 131,500.00	$ 170.00	307 S BROADWAY	MAUREEN LEGOIS
3 -644	$ 26,400.00	$ 34.00	309 S BROADWAY	RBJ HOLDINGS LLC
3 -85	$ 615,600.00	$ 794.00	515 W WALNUT ST	KWIK TRIP INC
3 -92	$ 200,100.00	$ 258.00	118 S CHESTNUT AV	DEMOCRATIC PARTY OF BROWN COUNTY
3 -96	$ 420,500.00	$ 542.00	509 W WALNUT ST	NEWCMG PROPERTIES LLC
3 -98	$ 40,300.00	$ 52.00	409 W WALNUT ST	BOBS HOLDINGS LLC
3 -99	$ 62,200.00	$ 80.00	100 BLOCK S CHESTNUT AV	BOBS HOLDINGS LLC
4 -104	$ 356,900.00	$ 460.00	517 DOUSMAN ST	BO ENTERPRISES LLC C/O PATRICK BUCKLEY
4 -154	$ 696,100.00	$ 898.00	142 N BROADWAY	LORENZEN HOLDINGS LLC
4 -156	$ 210,500.00	$ 272.00	151-153 N BROADWAY	NOC HARN LLC
4 -157	$ 85,000.00	$ 110.00	147 N BROADWAY	THE STRING INSTRUMENT WORKSHOP
4 -158	$ 268,500.00	$ 346.00	143 N BROADWAY	SAND AND SUN LLC
4 -159	$ 29,600.00	$ 38.00	144 N CHESTNUT AV	SAND AND SUN LLC
4 -187	$ 31,400.00	$ 40.00	133 N PEARL ST	PETES ANNEX LLC
4 -188	$ 18,600.00	$ 24.00	119 N PEARL ST	PETES ANNEX LLC
4 -189	$ 35,000.00	$ 45.00	127 N PEARL ST	PETES ANNEX LLC
4 -190	$ 12,000.00	$ 15.00	115 N PEARL ST	PETES ANNEX LLC
4 -191	$ 5,900.00	$ 8.00	111 N PEARL ST	PETES ANNEX LLC
4 -192	$ 3,900.00	$ 5.00	105 N PEARL ST	PETES ANNEX LLC
4 -193	$ 7,600.00	$ 10.00	100 BLOCK N PEARL ST	PETES ANNEX LLC
4 -194	$ 2,434,600.00	$ 3,141.00	310 W WALNUT ST	PETES ANNEX LLC
4 -201	$ 214,500.00	$ 277.00	133 N BROADWAY	BETT LLC
4 -201-1	$ 205,300.00	$ 265.00	127 N BROADWAY	BROADWAY WHITE LLC
4 -204	$ 151,300.00	$ 195.00	123-125 N BROADWAY	GAME HOLDINGS LLC
4 -205	$ 266,700.00	$ 344.00	121 N BROADWAY	XA & VANOUDOM LEE
4 -206	$ 223,400.00	$ 288.00	119 N BROADWAY	ERIC J & JENNIFER M WOLLER
4 -210	$ 532,500.00	$ 687.00	109 N BROADWAY	CZACHOR & POLACK DEV LLC
4 -215-A	$ 92,400.00	$ 119.00	122 N CHESTNUT AV	GREEN BAY COMMUNITY THEATRE INC
4 -216	$ 76,400.00	$ 99.00	138 N CHESTNUT AV	BETT LLC
4 -221	$ 117,100.00	$ 151.00	500 W WALNUT ST	WALNUT AUTO INVESTMENTS LLC
4 -223	$ 598,300.00	$ 772.00	514 W WALNUT ST	FAMILY DOLLAR STORES INX ATTN TAX DEPT
4 -253-A	$ 9,500.00	$ 12.00	N PEARL ST	PETES ANNEX LLC
4 -254	$ 372,000.00	$ 480.00	139 N BROADWAY	SEE VENTURES LLC
4 -263	$ 224,900.00	$ 290.00	111 N BROADWAY	ACCESS R LLC
4 -264	$ 224,900.00	$ 290.00	111 N BROADWAY	THE DOCKING STATION LLC
4 -265	$ 235,600.00	$ 304.00	111 N BROADWAY	WHETTER DANIEL D & CARRIE L JOINT REVOC TRUST
4 -266	$ 183,400.00	$ 237.00	111 N BROADWAY	ACCESS R LLC
4 -59	$ 202,000.00	$ 261.00	N BROADWAY	PARKING LOT U LLC
4 -60	$ 2,120,100.00	$ 2,735.00	164 N BROADWAY	BAYCARE HEALTH SYSTEMS LLC
4 -61-1	$ 593,400.00	$ 765.00	154 N BROADWAY	154 N BROADWAY LLC
4 -62	$ 552,400.00	$ 713.00	200 BLOCK N BROADWAY	THERESA M BEERNTSEN
4 -65	$ 405,700.00	$ 523.00	317 DOUSMAN ST	BANGKOK GARDEN C/O PACHIA STANGE

4 -66	$ 551,400.00	$ 711.00	313 DOUSMAN ST	HIGH BRAU LLC
4 -67	$ 1,212,200.00	$ 1,564.00	235-243 N BROADWAY	TOHO PROPERTIES LLC
4 -68	$ 217,400.00	$ 280.00	231-233 N BROADWAY	WASHINGTON LLC C/O CREATIVE REAL ESTATE
4 -71	$ 2,170,700.00	$ 2,800.00	211-215 N BROADWAY	SCHILLINGER PROPERTIES LLC
4 -72	$ 482,700.00	$ 623.00	201 N BROADWAY	201 BROADWAY LLC % AL VODICKA
4 -74	$ 357,500.00	$ 461.00	163 N BROADWAY	DANIEL & ILDEMAN R NIELSON
4 -75	$ 379,100.00	$ 489.00	159 N BROADWAY	DAVID & LISA BARTIKOFSKY
4 -76	$ 70,200.00	$ 91.00	157 N BROADWAY	NOC HARN LLC
4 -84	$ 290,900.00	$ 375.00	413-423 DOUSMAN ST	KALIZ LTD PARTNERSHIP
4 -85	$ 994,400.00	$ 1,283.00	505 DOUSMAN ST	FRANK LAND HOLDING LLC
5 -1524-1	$ 894,100.00	$ 1,153.00	200 DOUSMAN ST	TITLETOWN BREWING CO LLC
5 -1525	$ 1,400,000.00	$ 1,806.00	REAR DOUSMAN ST	GRAYMONT WESTERN LIME INC
5 -1525-A	$ 771,700.00	$ 995.00	700 MC DONALD ST	GRAYMONT WESTERN LIME INC
5 -1525-B	$ 6,600.00	$ 9.00	201 MATHER ST	ARTHUR W ZINGLER III
5 -1737	$ 1,295,100.00	$ 1,671.00	300 N BROADWAY	GREEN BAY BROADWAY DEVELOPMENT LLC
5 -1738	$ 1,300,400.00	$ 1,678.00	300 N BROADWAY	GREEN BAY BROADWAY DEVELOPMENT LLC
5 -1739	$ 1,302,200.00	$ 1,680.00	300 N BROADWAY	GREEN BAY AREA CHAMBER OF COMMERCE
5 -1740	$ 11,600.00	$ 15.00	321 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1741	$ 9,700.00	$ 13.00	331 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1742	$ 9,700.00	$ 13.00	333 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1743	$ 9,700.00	$ 13.00	335 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1744	$ 9,700.00	$ 13.00	337 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1745	$ 9,700.00	$ 13.00	339 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1746	$ 9,700.00	$ 13.00	341 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1747	$ 9,700.00	$ 13.00	343 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1748	$ 9,700.00	$ 13.00	345 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1749	$ 9,700.00	$ 13.00	347 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1750	$ 9,700.00	$ 13.00	349 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1756	$ 509,800.00	$ 658.00	420 N BROADWAY	DDL HOLDINGS LLC
5 -1757	$ 2,085,500.00	$ 2,690.00	520 N BROADWAY	DDL HOLDINGS LLC
5 -1758	$ 100.00	$ -	305 DONALD DRIVER WY	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -1759	$ 4,086,700.00	$ 5,272.00	320-101 N BROADWAY	DDL HOLDINGS LLC
5 -1760	$ 670,600.00	$ 865.00	320-102 N BROADWAY	DDL HOLDINGS LLC
5 -1761	$ 1,043,200.00	$ 1,346.00	320-201 N BROADWAY	DDL HOLDINGS LLC
5 -1762	$ 1,042,400.00	$ 1,345.00	320-301 N BROADWAY	DDL HOLDINGS LLC
5 -1763	$ 928,700.00	$ 1,198.00	320-401 N BROADWAY	DDL HOLDINGS LLC
5 -1764	$ 129,900.00	$ 168.00	313 DONALD DRIVER WY	DDL HOLDINGS LLC
5 -54	$ 143,700.00	$ 185.00	200-230 MATHER ST	ARTHUR W ZINGLER III
5 -58	$ 79,400.00	$ 102.00	704 ALMA ST	NANCY & IDA MAE ROGERS
5 -584-2	$ 45,900.00	$ 59.00	308 DOUSMAN ST	DDL HOLDINGS LLC C/O KAREN KLEVESAHL
5 -584-3	$ 446,600.00	$ 576.00	300 DOUSMAN ST	LUGA PROPERTIES LLC
5 -588	$ 160,100.00	$ 207.00	319 N BROADWAY	CAESARS PALACE OF GREEN BAY LLC
5 -589	$ 36,200.00	$ 47.00	317 N BROADWAY	FORT HOWARD NEW TOWN RED
5 -590	$ 324,200.00	$ 418.00	313 N BROADWAY	FORT HOWARD NEW TOWN LLC

5 -591	$ 11,700.00	$ 15.00	DOUSMAN ST	WIDMER PROPERTIES LLC
5 -592	$ 159,600.00	$ 206.00	400 DOUSMAN ST	CATHY T LESANDRINI & ROBERT A PHILLIPS
5 -593	$ 98,400.00	$ 127.00	402 DOUSMAN ST	SAMS INVESTMENTS LLC
5 -594	$ 179,700.00	$ 232.00	408 DOUSMAN ST	WIDMER PROPERTIES LLC
5 -595	$ 92,100.00	$ 119.00	309 N BROADWAY	DHUEY PROPERTY LLC
5 -596	$ 144,600.00	$ 187.00	412 DOUSMAN ST	WIDMER PROPERTIES LLC
5 -597	$ 295,500.00	$ 381.00	414-416 DOUSMAN ST	GNC DEVELOPMENT LLC
5 -599	$ -	$ -	314 N CHESTNUT AV	
5 -600	$ 28,600.00	$ 37.00	N CHESTNUT AV	FORT HOWARD NEW TOWN LLC
5 -602	$ 43,300.00	$ 56.00	324 N CHESTNUT AV	ON BROADWAY
5 -607	$ 305,000.00	$ 393.00	301 N MAPLE AV	EXPRESS PROPERTY LLC
5 -874	$ 17,300.00	$ 22.00	329 N BROADWAY	CST LLC
5 -875	$ 118,500.00	$ 153.00	331 N BROADWAY	CST LLC
5 -876	$ 117,100.00	$ 151.00	333 N BROADWAY	CST LLC
5 -877	$ 116,700.00	$ 151.00	335 N BROADWAY	CST LLC
5 -878	$ 13,800.00	$ 18.00	N BROADWAY	CST LLC
5 -879	$ 59,700.00	$ 77.00	341 N BROADWAY	BENZ PLEKAN REAL EST LLC
5 -882	$ 976,100.00	$ 1,259.00	401 N BROADWAY	HISTORIC RESTORATIONS LLC
5 -885	$ 319,600.00	$ 412.00	419 N BROADWAY	ROGER D BERTRAND ETAL
5 -890	$ 128,100.00	$ 165.00	431 N BROADWAY	MARTIN R LEONHARD
Total	$50,303,500.00	$64,896.00		

APPENDIX D – City Attorney Opinion

Planning Project 19-07
Request by On Broadway for approval of their 2020 Business Improvement District Operating Plan

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by City of Green Bay Planning Department.
SJH October 2018

N

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Miles

Report to the
Green Bay Plan Commission

MEETING DATE	PREPARED BY
October 21, 2019	David Buck, Staff

AGENDA ITEM # D.7.

(PP 19-08) Consideration with possible action on the request of Military Avenue Business Association for approval of their 2020 Business Improvement District Operating Plan (Ald. C. Wery, District 8, Ald. M Steuer, District 10 and Ald. J. Vander Leest, District 11).

BACKGROUND

Per BID guidelines and state statues, the City is required to annually review the BID Operating Plans. The Military BID was established in 2013. Their 2020 Operating Plan is attached. The Military BID rate will continue to be $0.25 (industrial), $2 (office) and $2.25 (retail/entertainment) per $1,000 assessed property value. The minimum and maximum assessment amounts per parcel also remain at $250 and $2,500 respectively.

RECOMMENDATION

Staff is recommending approval of the 2020 Military Avenue Business Improvement District Operating Plan.

FISCAL IMPACT

ATTACHMENTS

1. 2020 MABA Operating Plan
2. PP 19-08 Boundary Map

BUSINESS IMPROVEMENT DISTRICT NO. 4

2020
OPERATING PLAN

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I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created 66.1109 (formerly S. 66.608) of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Green Bay approved a petition from property owners in September 2013 to create a Business Improvement District for the purpose of revitalizing and improving the Military Avenue business area on Green Bay's west side. The BID law requires that every district have an annual Operating Plan.

This document is the Operating Plan for the Military Avenue district. The Military Avenue BID Executive Director, in coordination with the Military Avenue BID Board, prepared this Plan with technical assistance from the City of Green Bay Department of Economic Development.

B. Physical Setting

The Military Avenue Business District has boundaries starting at Lombardi Avenue moving north on Military with a northern most boundary of 116 N Military on the east side of the street and 123 N Military on the west side of the street.

Including: 1560 and 1598 W Western Ave, 1603, 1614 and 1626 W Seventh St, 1559-1565 Ninth St, 1577 Langlade Ave, 1530, 1536 and 1540 Leo St, 1521, 1541, 1587, 1590, and 1606 W Shawano Ave, 1505, 1529, 1555, 1561, 1566, 1593, and 1616 W Mason St.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the map in Appendix B of this plan. A listing of the properties included in the district is provided in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives – 2020

Military Avenue, Inc. exists to create an environment that supports the continued success of the businesses and neighborhoods in the Military Avenue district located on the west side of Green Bay.

Military Avenue, Inc. fosters a spirit of collaboration and cooperation with local businesses and neighborhoods by working to improve the entire district. We do our work by marketing, branding and

promoting business activities, physical improvements in the district, event planning, new business recruitment, retaining, and supporting existing businesses.

B. Proposed Activities – 2020

Principle activities to be engaged in by the district during its SEVENTH year, 2020, of operation will include:

- Fully utilize the website, new sign and social media platforms, applications and other emerging technology and way finding signage.
- Explore a central, public friendly, location for events and holiday display, including holiday lighting.
- Offer and support opportunities for public art and murals throughout the district.
- Continue plantings, lawn care and maintenance projects within the street view and medians to provide a clean and professional appearance.
- Create signature events, including the Market on Military, and other marketing efforts in the district to build customer traffic and increase BID business and customer participation.
- Seek out grant funding for quality projects.
- Invest in public amenities such as bike racks, benches, and garbage cans.

C. Proposed Budget – Year SEVEN - 2020

Revenues	**Projected 2020**	**Change from 2019**
Planned BID Assessment Funds	$94,762	0
(BID Assessments $98,710 minus 4% delinquent)		
(Estimated) Donations/Partnerships	$2,000	+$2,000
(Estimated) Grants /Restricted Income	$5,000	-$3,000
(Estimated) Event Funds/Sponsorships	$3,000	0
(Estimated) Interest Income	$1,000	+$1,000
Carry Over from 2018	$53,052	+53,052
(Estimated) Carry Over from 2019	$20,000	+$20,000
Total Revenue	***$178,814***	
Expenses		
Staffing	$47,328	0

Operating Expenses rent, insurance, audit, accounting, supplies, etc.	$14,800	+$750
Technology	$1,500	0
Programs		
Design/Physical improvements Street pole banners throughout district, Planter boxes winter and summer throughout district, weed control at medians, monument sign Wi-Fi and operations at Lombardi and Military intersection, plus funds for a new Public Amenities project.	$16,485	+$28,651
Economic/Business Development Business recruitment and support, plus funds for a new Planning/Visioning update.	$31,000	+$30,000
Events Summer and Winter Market on Military, Small Business Saturday, Joint Advertising, EBT costs, new events with identity focus based on visioning.	$10,200	-$50
Organization/ Marketing Social media, marketing, advertising, website hosting.	$3,100	+$1,000
Total Expenses	***$153,814.00***	
BALANCE	**$25,000**	

D. Financing Method

$98,710 is proposed to be raised through BID assessments (see Appendix C) and assume an assessment delinquency amount of ~$3,948.00 based on 4% delinquencies. We have therefore budgeted for $94,762. We are also setting a goal to obtain grants, sponsorships, and donations to provide funding in the amount of $10,000. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of BID Board

Upon creation of the BID, the Mayor appointed members to the district board ("board"). The board's primary responsibility is implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size – at least Five

2. Composition - At least three fifths members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Green Bay. The board shall elect its Chairperson from among its members.

3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.

4. Compensation – None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Military Avenue Business Association.

The BID shall be a separate entity from the Military Avenue Business Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board or as required by law. The Association may, and it is intended, shall contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

Assessment rate per thousand for industrial is $0.25, office $2.00, retail/entertainment $2.25. Minimum assessment rate per parcel is $250.00 Maximum assessment rate is $2,500 per parcel.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

For properties whose use comprises mixed SIC codes, the property has been identified by the ground level use(s) of any buildings constructed on the property. The ground level use is presumed to be the dominant use of the property. If a ground level has more than two uses, then the property has been identified by the use that makes up more than one half of the ground level square footage. The burden is on the owner to change a property

classification from that designated in Appendix C. It must be proven annually by the owner of the property in question to the BID board.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of $2,500.00 per parcel will be applied.

As of January 1, 2014 the property in the district had a total assessed value of over seventy-three million dollars. This plan assesses the property in the district at a rate for industrial $0.25, for office $2.00, for retail/entertainment $2.25. per $1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the BID.

Appendix C shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix C, as revised each year.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1)(b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

V. RELATIONSHIP TO GREEN BAY COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

The plan for Military Avenue is to transform the corridor into a signature street with a cohesive identity. This will be accomplished by elevating the level of aesthetics, functionality and safety with improved site and building design. The balance of land uses along Military Avenue must shift in recognition of current and expected future market conditions and to better manage the supply and demand of real estate. Sections of the corridor will transition to finer blocks of mixed-use development that better relate to the scale of surrounding neighborhoods.

Implementation of this plan will result not only in attracting new businesses to Military Avenue, but also in creating an environment that supports the continued success of existing, beneficial businesses. Limited amounts of redevelopment may result in tear down and reconstruction. But in most cases, redevelopment will occur in smaller steps like landscaping parking areas, upgrading building façades, or adding decorative lighting. Military Avenue will become a more complete corridor that caters to local residents and employees who use

multiple modes of transportation. This transition is a necessary response to the changing market and context, and will create a more economically sustainable future for Military Avenue. *(Military Avenue Market Analysis and Corridor Design Plan, Executive Summery, Pages 7-8. Adopted by the City of Green Bay: 3/1/2011)*

B. City Role in District Operation

The City of Green Bay has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement District and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Brown County and other units of government to support the activities of the district.

VI. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in the initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Green Bay.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Green Bay as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109 (3)(b).

APPENDICES

A. STATUTE
B. DISTRICT BOUNDARIES
C. 2015 CITY ASSESSMENTS
1. CITY BID ASESSMENT REPORT INDUSTRIAL
2. CITY BID ASSESSMENT REPORT OFFICE
3. CITY BID ASSESSMENT REPORT RETAIL

APPENDICE A

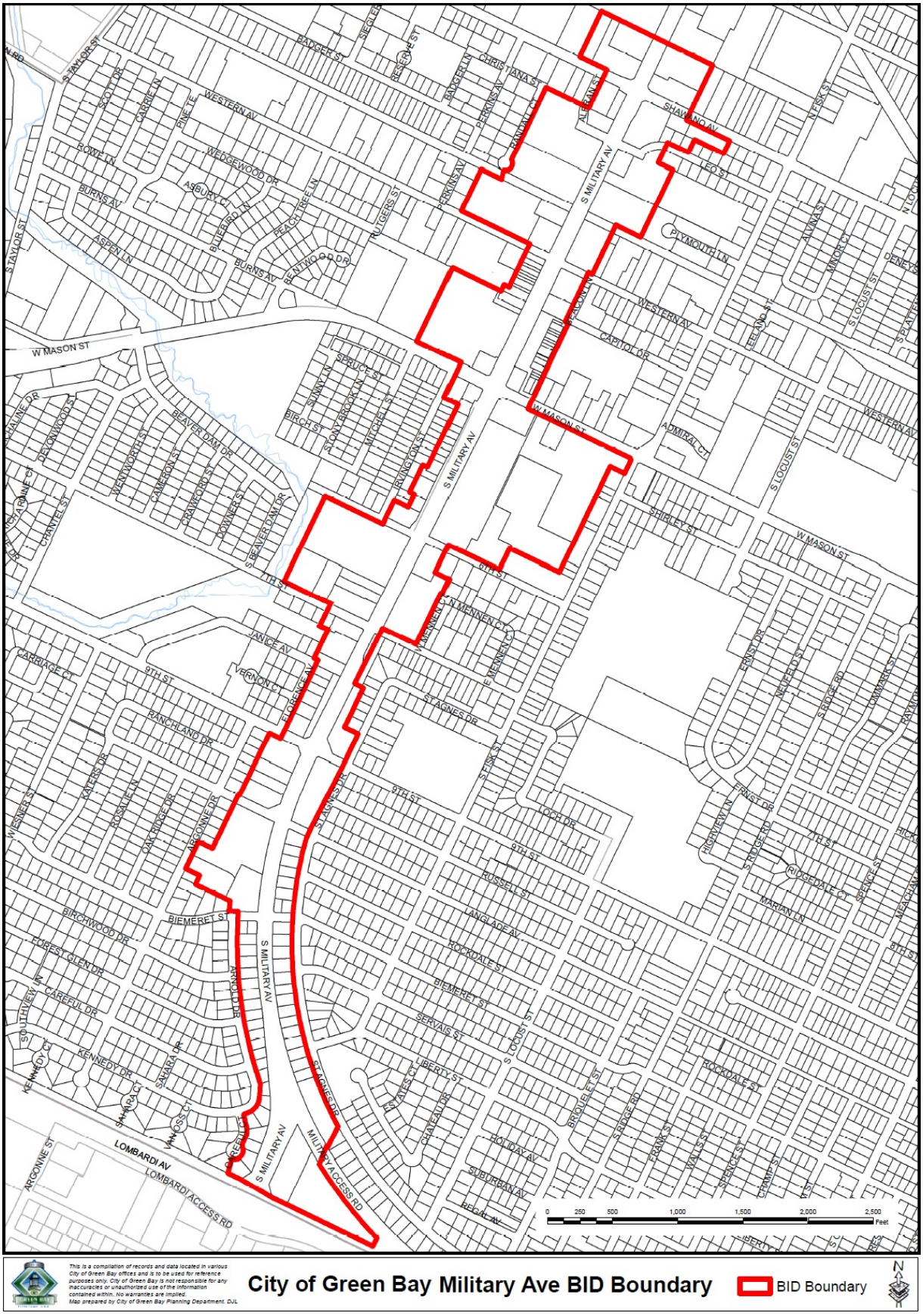
Wisconsin State Statute "BID Law"

66.1109 Business improvement districts.
(1) In this section:
(a) "Board" means a business improvement district board appointed under sub. (3) (a).
(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries
of the district were determined.
(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
(e) "Municipality" means a city, village or town.
(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
1. The special assessment method applicable to the business improvement district.
1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
2. The kind, number and location of all proposed expenditures within the business improvement district.
3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
5. A legal opinion that subds. 1. to 4. have been complied with.
(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.
(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
(3)
(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.
(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the

owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
(5)
(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
(b) A municipality may terminate a business improvement district at any time.
(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
History: *1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.*

APPENDICE B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S RIDGE RD
BIEMERET ST
ROCKDALE ST
RUSSELL ST
LANGLADE AV
SERVAIS ST
LIBERTY ST
HOLIDAY AV
SUBURBAN AV
REGAL AV
LOMBARDI AV
LOMBARDI ACCESS RD
MILITARY ACCESS RD
ARGONNE ST
KENNEDY DR
SAHARA CT
VANESS CT
SOUTHVIEW LN
CAREFUL DR
FOREST GLEN DR
BIRCHWOOD DR
OAK RIDGE DR
ARGONNE DR
ROSALIE LN
CATES DR
WESSEL ST
CARRIAGE CT
RANCHLAND DR
VERNON CT
FLORENCE AV
ANICE AV
CHANTEL ST
CHARMAINE CT
DELAINE DR
DELWOOD ST
WENTWORTH ST
CAMEROL ST
CRAWFORD ST
DOWNER ST
BEAVER DAM DR
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BIRCH ST
SUNNY LN
SUNNY BROOK LN
SPRUCE ST
MICHEL ST
HARRISON ST
N MENNEN CT
E MENNEN CT
W MENNEN CT
ADMIRAL CT
CAPITOL DR
ARAGON LN
PLYMOUTH LN
ALVINA ST
MINOR CT
LEELANAU ST
SHIRLEY ST
ERNST DR
NEUFELD CT
LOMBARDI ST
HIGHVIEW LN
RIDGEDALE CT
MARIAN LN
SPENCE ST
MEADOW LN
LOCH DR
CHATEAU DR
ESTATES CT
BROUEET ST
FRANK ST
VALLEY ST
CHAMP ST
ALEXANDER ST
SHAWANO AV
LED ST
N FISK ST
PERKINS AV
PERKINS AV
BADGER ST
BADGER LN
CHRISTIANA ST
RESERVE ST
SIEGLER
RUTGERS ST
BLUEBIRD LN
PEACHTREE LN
WEDGEWOOD DR
ASBURY CT
BURNS AV
ROWE LN
PINE TE
CARRIE LN
SCOTT DR
S TAYLOR ST
ASPEN LN
BENTHWOOD DR
0 250 500 1,000 1,500 2,000 2,500 Feet
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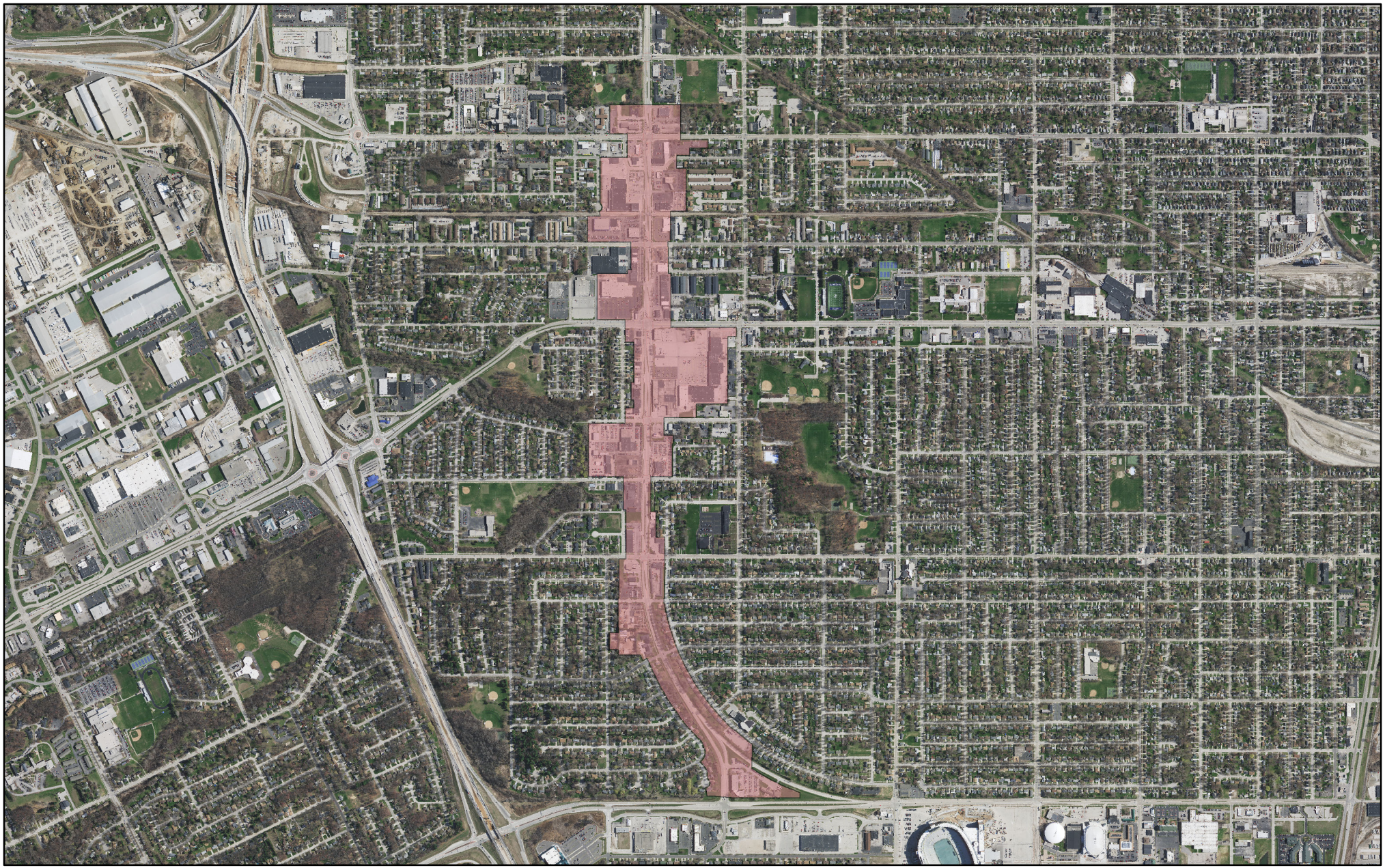
Map prepared by City of Green Bay Planning Department. DJL
City of Green Bay Military Ave BID Boundary
BID Boundary
N



Planning Project 19-08
Request by Military Avenue Business District for approval of their 2020 Business Improvement District Operating Plan

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Map prepared by City of Green Bay Planning Department.
SJH October 2018

0 0.125 0.25 0.5 0.75 1 1.25
Miles