



AGENDA OF THE ECONOMIC DEVELOPMENT AUTHORITY

**MONDAY, NOVEMBER 11, 2019, 5:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. Roll Call.

1. Members: Vacant - Chair, Pam Parish Vice-Chair, Ald. Brian Johnson, Mahamed Rage, Michael Peot, John Calewarts and Glen Sherman

B. Approval of the Agenda.

1. Approval of the agenda for the November 11, 2019, meeting of the Economic Development Authority.

C. Approval of Minutes.

1. Approval of the minutes from the August 12, 2019, meeting of the Economic Development Authority.

D. Regular Business.

1. Election of Chair for the Economic Development Authority due to a vacancy.
2. Consideration with possible action on University Heights Commerce Center development strategy.
3. Consideration with possible action of resolution for nomination for the 2019-2020 Community Development Investment (CDI) Grant.

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

4. Consideration with possible action on the I-43 wetland study and business park expansion.

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

E. Informational.

1. Update on Brownfields Program.
2. Director's Report.
3. Date of next meeting: December 9, 2019.

F. 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 Economic Development Authority 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 ECONOMIC DEVELOPMENT AUTHORITY

**MONDAY, AUGUST 12, 2019, 5:00 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Gary Sikich - Chair, Vice Chair (vacant), Ald. Brian Johnson, Pam Parish, Mahamed Rage, Michael Peot and John Calewarts

Members present: Gary Sikich, John Calewarts, Brian Johnson, Pam Parish, Mike Peot,
Excused: Mahamed Rage

Others present: Mayor Eric Genrich

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 12, 2019, meeting of the Economic Development Authority.

Moved by Board Member Pam Parish, seconded by Mike Peot to approve the agenda. Motion carried.

Yes- Brian Johnson, Pam Parish, Mike Peot, John Calewarts, Gary Sikich, No- None, Abstain- None

C. APPROVAL OF MINUTES.

1. Approval of the minutes from the June 3, 2019, meeting of the Economic Development Authority.

Moved by Ald. Brian Johnson, seconded by Pam Parish to approve the minutes. Motion carried.

Yes- Brian Johnson, Pam Parish, Mike Peot, John Calewarts, Gary Sikich No- None, Abstain- None

D. REGULAR BUSINESS.

1. Consideration with possible action regarding the posting of a Request for Proposal (RFP) for the Community Development Investment (CDI) Grant Program.

Moved by Ald. Brian Johnson, seconded by John Calewarts to post the RFP for the Community Investment Grant Program. Motion carried.

Yes- Brian Johnson, Pam Parish, Mike Peot, John Calewarts, Gary Sikich No- None, Abstain- None

2. Election of Vice-Chair for the Economic Development Authority due to a vacancy.

Ald. Brian Johnson nominated Pam Parish for Vice-Chair for the Economic Development Authority. Pam Parish accepted the nomination.

Chair Gary Sikich then asked if there were any other nominations for Vice-Chair, hearing none.

Moved by Gary Sikich, seconded by Michael Peot to elect Pam Parish as Vice Chair for the Economic Development Authority. Motion carried.

Yes- Brian Johnson, Pam Parish, Mike Peot, John Calewarts, Gary Sikich, No- None, Abstain- None

E. INFORMATIONAL.

1. Update on Brownfields Program.

Matt Buchanan presented an update regarding the Brownfield's Program. No action needed.

2. Director's Report.

Kevin Vonck presented the Director's Report.

Chair Gary Sikich announced this is his last meeting. He is resigning from the Authority.

No action needed.

3. Date of next meeting: September 9, 2019.

F. ADJOURNMENT.

Moved by Gary Sikich, seconded by Mike Peot to adjourn. Motion carried.

Yes- Brian Johnson, Pam Parish, Mike Peot, John Calewarts, Gary Sikich, No- None, Abstain- None



Report to the
Economic Development Authority
of the City of Green Bay

MEETING DATE

November 11, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # D.2.

Consideration with possible action on University Heights Commerce Center development strategy.

BACKGROUND

The City of Green Bay Created Tax Increment District Nine (TID 9), State Highway 54/57 Business Park, in 2003, in order to facilitate commercial and industrial development on the northeast side of the City.

The development in the subsequent years did not occur as expected and as a result the TID has not generated sufficient increment needed to pay project expenses. Thus, staff recommended that the City allocate funds from other TID's to TID 9 in order to close it before its mandatory termination date of 2026. RDA approved a Termination Resolution on August 20, 2019, and the Common Council approved it on September 17, 2019.

Despite the closure of the TID, staff strongly believes that development opportunities still remain, especially for large-scale light manufacturing uses. Staff is seeking direction from the EDA in terms of next steps regarding a development strategy that covers land use changes, marketing and financial incentives.

RECOMMENDATION

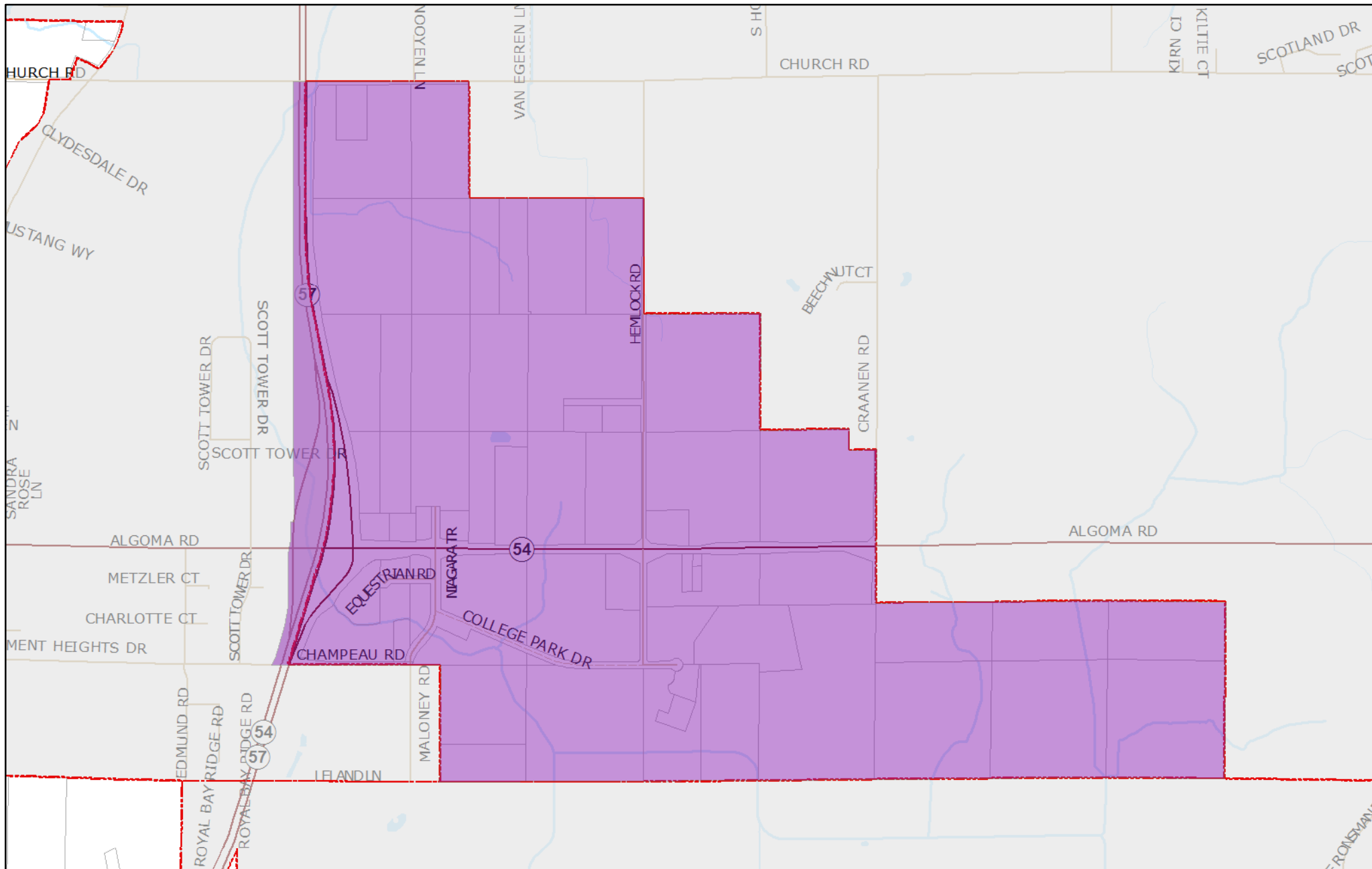
To be discussed at meeting.

FISCAL IMPACT

To be determined.

ATTACHMENTS

1. 6.2 - TID - TID 9 - Map
2. 6.2 - TID - TID 9 - Project Plan - 031001
3. 6.2 - TID - TID 9 - Resolution - 190917 - Termination



Green Bay Tax Increment Financing District 9

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R.
Date Printed: 14 Mar 2018 X:\Planning\Work Order Requests\2018\18.11 Individual TIDs\individual_TIDs.mxd

TID

- 9
- City Info
- Lakes, Ponds & Rivers
- Highway (Federal, State, or County)

- Local Road or Street
- Private Road or Street
- Proposed Road or Street
- Unknown; Unofficial Road or Street
- Vacated Road or Street
- Trails
- Railroad

0 0.125 0.25 0.5 Miles



TAX INCREMENT FINANCE DISTRICT NO. 9

PROJECT PLAN

STATE HWY 54/57 BUSINESS PARK

**City of Green Bay, Wisconsin
October 2003**

Introduction

An increase in business start-up, expansion and relocation combined with the dwindling availability of land in the I-43 Business Center, prompted the City of Green Bay to identify alternate land sources to serve area business's growing needs. The recently annexed property directly east of State Highway 54/57 was identified, as an ideal prospect for another City owned Business Park. The newly annexed 1,100 acres currently zoned residential park, will serve commercial and industrial business developments.

In order to facilitate development of the property referred to above, the City of Green Bay proposes the utilization of Tax Increment Financing (TIF) to cover property acquisition, public improvement costs and business assistance. The following report details the project plan and supporting documentation necessary to comply with Wisconsin State statutes in the creation of a Tax Increment District (TID).

Creation of another municipally owned, fully-developed Business Park, through Tax Increment Financing, sets the stage for private investment, which will in turn stabilize land uses, maximize property values, and create thousands of jobs, benefiting not only the City of Green Bay, but all of Brown County and northeastern Wisconsin.

Description of the Proposed District

I. Regional Location

The proposed Tax Increment Finance District No. 9 is located on the City's northeast side, east of State Highway 54/57, west of Craanen Rd., south of Church Rd. and north of the Town of Humboldt. State Highway 54/57 is the major highway that provides access to the district; this highway shares a major interchange with Interstate 43 just minutes away from the proposed district. Map 1 Shows TIF 9 and its relative location in the City of Green Bay.

II. Tax Increment District Boundary

Tax Increment 9 Boundaries are illustrated on Map 2. The legal description for the District is included as Appendix "A."

III. General Make-Up

The proposed tax increment finance district contains 58 parcels and 1,100 acres presently zoned Residential Park. Map 5 shows existing land use for the proposed TID area and Map 3 the corresponding zoning. The proposed TID consists of 1,100 acres zoned Residential Park. The intent for the proposed TID is to establish a Planned Commercial Development Overlay District subject to the protective covenants and restrictions agreed upon collectively by the Town of Scott and the City of Green Bay, per the boundary agreement.

Appendix "B" provides a listing of all parcels within the TID address and assessed values are also listed.

Project Plan

A. Improvements

The City of Green Bay will recruit the assistance of a professional consultant to determine the public works and related improvements proposed as part of TID 9. Proposed improvements, will include, but are not limited to property acquisition, site preparation costs, possible loan to business, public infrastructure and public amenities such as gateway improvements, which include but are not limited to signs sculptures, banners, flags, etc. Pedestrian improvements may also be considered. These include but are not limited to lighting, pavers and landscaping. Improvements, which have an estimated cost of \$25,000 per acre, will enhance the economic viability of the district and provide public amenities to beautify the overall commercial corridor.

Improvements include but are not limited to,

1. Construction of an estimated 20,805 feet of new streets including pavement, storm sewer, box culvert, and sanitary sewer

2003 Rates

Sanitary Sewer	\$27 per front foot \$50 per front foot (former Town of Scott)	
Sanitary Connection	4" - \$735	6" - \$770
Storm Sewer	\$28 per front foot	
Storm Connection	6" - \$455	12" - \$870
New Street Construction	Concrete Pavement \$140 Bituminous Pavement \$65	

Assuming approximately 20,850 feet of street will be constructed and every 100 feet there will be a 6" sanitary connection and 12" storm connection; we can deduce that when we add an initial \$1,000,000 to build the main sewer interceptor the estimated cost of total construction for streets and sewer will be between \$6,000,000 and \$7,000,000.

2. Installation of utilities including water, natural gas and electrical lines

2003 Rates

Water for Residential and other ordinary users	\$21 per front foot
User requiring larger than 8" mains	\$28 per front foot

Lateral with new water main	1”- \$500
New connection service	1” – Actual Cost
Larger service than 1”	Actual Cost

Assuming approximately 20,850 feet of street will be constructed and taking into account an initial cost of \$2,000,000 to run new water service to the district; we can assume that approximate cost of installing water service to the district will be between \$2,500,000 and \$3,500,000. Based on I-43 Business Center numbers for gas and electric at \$4,000 per 100 ft, we anticipate estimated cost to range from \$500,000-\$1,000,000 (cost subject to lot layout).

3. Landscaping and Trails

Using estimates from the I-43 Business Center which averaged \$24,000 in 1997 for newly constructed street landscaping and figuring in a 5 percent increase in costs per year, we can assume that landscaping for the district is estimated cost between \$175,000 and \$500,000 (estimated on 2003 costs for materials and labor).

Approximately 27,639 feet will be utilized as trails and walkways. Using this figure and a conceptual design plan for a walkway in the I-43 Business Center, which included a 2,640 foot paved walkway for an approximate cost of \$20,000, we can estimate cost for the TID 9 to be between \$225,000 and \$500,000.

4. Installation of ornamental lighting and signage: costs will be subject to design plans and business needs.

5. Annual tax increment in excess of current operations and debt service may be donated to any of the City’s redevelopment TIDS.

6. Grants and loans may be made available to developers in order to accomplish the objectives outlined in the project plan.

B. Economic Feasibility

Background

Under Wisconsin Tax Increment Law, the property taxes paid each year on the increase in equalized value of the Tax Increment District may be used by the City to pay the costs of development projects for the District. The increase in value is determined by taking the District's current value and deducting the value in the District that existed when the District was created (base value). All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for Direct payment of project costs or the payment of debt service on bonds used to finance project costs.

All project expenditures must be made within seven years of the creation of the Tax Increment District, and tax increments may be received until project costs are recovered but for no longer than twenty-three years.

Green Bay Market

The City of Green Bay has many advantages for businesses to expand or relocate to the City. Green Bay is the state's third largest city, located 114 miles north of Milwaukee, 204 miles north of Chicago and 280 miles east of Minneapolis.

Green Bay's population continues to grow and diversify showing a strong population growth in the 1990's. Population trends are reflective of the economic growth found in the region as the Green Bay MSA led the nation in percentage job growth in a May 2000 report from the US Department of Labor.

	1990 Census	2000 Census
Green Bay population	96,466	103,641
Green Bay MSA	194,594	215,040

Green Bay serves as the retail, commercial, educational, and medical center of northeastern Wisconsin and the upper peninsula of Michigan. The City is also the transportation hub of the region with excellent highway, air, rail and port infrastructure.

In the appendix of this report is a Green Bay MSA profile recently completed by Wisconsin Public Service.

TIF Capacity Analysis

Wisconsin statutes establish a limit on the equalized property value that may be located within Tax Increment Districts (TIF Capacity). Two methods for determining that limit are defined in that statute. A municipality must meet the requirements on one of the two methods.

The City meets this requirement because the combined equalized values within all TIDS existing in the municipality is less than 7% of the total equalized value of the City. Using this method, the City of Green Bay capacity is as follows

**Tax Incremental Finance
Capacity Analysis
(January 2002)**

Equalized Value of the City of Green Bay	\$4,964,950,400.00
TIF Maximum (7% of City Value)	\$347,546,528.00
Total Value within Existing TIDS 3,4,5 6, 7* & 8*	\$257,700,300.00
Present Capacity for Future TIF Districts	\$89,846,228.00

*Value for TIF 7 and TIF 8 will be posted 8/15/03

Capacity for creation of a new Tax Increment Districts in the City of Green Bay is more than satisfactory to permit the creation of TID 9.

Projection of Future Tax Increments

Using the I-43 Business Center model for development and the City's 2020 Smart Growth Plan as a reference tool, the proposed TID plan anticipates a number of developments throughout the life of TID 9. All development will contribute not only to stabilizing property values, but throughout the life of the TIF enhancing those same property values, by creating a consistent and viable commercial district. Those stable and hopefully increasing values will assure the growth of increments, which in turn will repay the debt generated to finance the public improvements.

Future tax increments expected to be generated through creation of TID 9, can be estimated through the analysis of I-43 Business Center rate of absorption. The City's 2020 Smart Growth plan indicates absorption of land in the I-43 Business Center as approximately 40 acres per year. A more conservative estimate would be assumed for the initial years of TID 9.

Land Developments

The new Business Park will apply a conservative growth projection based upon actual I-43 Business Center performance. Basic assumptions are as follows: the plan will project absorption at 5 acres a year for the first 3 years, 10 acres per year in years 4-6, 15 acres per year in years 7-9, 20 acres per year in years 10-12, 25 acres per year in years 13-15, 30 acres per year in years 16-19 and 35 acres per year in years 20-23. Total land developed in this period is 455 acres, leaving approximately 645 acres for future development. The second assumption is applying the I-43 business centers per acre value to these new developments, I-43 Business Park has an average developed assessed value of \$300,000/acre. In addition we will not assume an annual value increase beginning in year 6 as has been past practice.

Year	TID Increased Value	Tax Increment
1	\$ 1,500,000.00	\$ 37,500.00
2	\$ 3,000,000.00	\$ 75,000.00
3	\$ 4,500,000.00	\$ 112,500.00
4	\$ 7,500,000.00	\$ 210,000.00
5	\$ 10,500,000.00	\$ 294,000.00
6	\$ 13,500,000.00	\$ 378,000.00
7	\$ 18,000,000.00	\$ 504,000.00
8	\$ 22,500,000.00	\$ 630,000.00
9	\$ 27,000,000.00	\$ 756,000.00
10	\$ 33,000,000.00	\$ 924,000.00
11	\$ 39,000,000.00	\$1,092,000.00
12	\$ 45,000,000.00	\$1,260,000.00
13	\$ 52,500,000.00	\$1,470,000.00
14	\$ 60,000,000.00	\$1,680,000.00
15	\$ 67,500,000.00	\$1,890,000.00
16	\$ 76,500,000.00	\$2,142,000.00
17	\$ 85,500,000.00	\$2,394,000.00
18	\$ 94,500,000.00	\$2,646,000.00
19	\$105,000,000.00	\$2,940,000.00
20	\$115,500,000.00	\$3,234,000.00
21	\$126,000,000.00	\$3,528,000.00
22	\$136,500,000.00	\$3,822,000.00
23	\$147,500,000.00	\$4,130,000.00

Appendix “C” provides a complete pro-forma spread sheet for the TID. Using the following assumptions, TIF should support the public expenditures required for this project and result in substantial development with the new commercial business park.

TID Pro-Forma Assumptions:

1. Interest income on the saving balance is projected at 4% annually.
2. Bond Interest is estimated at 7.0% for all bonds.
3. Total tax increment assumes a total tax levy of \$28 per \$1000 of assessed value.

C. Description of the Methods of Financing All Estimated Project Costs and Time When the Costs or Monetary Obligations are to be Incurred

The City may use a variety of financing methods to implement TID 9 activities, including but not limited to lease-revenue bonds and general obligation bonds. Additionally, should grant opportunities be available the City may apply for such assistance in order to reduce public borrowing and allow for a rapid closeout of TID 9.

The amounts and time frames for borrowing will vary. Interest cost of the borrowings can vary over time, thus the interest rates used in the pro-forma found in Appendix “C” are the best current estimates available. The total interest is based on the district life with repayment scheduled to end 23 years after inception of the District. Total interest costs are projections only. Should conditions warrant during the life of the TID 9, the City may opt to refinance the outstanding debt issued to better take advantage of lower interest rates.

The spreadsheet in Appendix “C” assumes all public project costs being financed through the issuance of bonds. Not included in the calculations were additional income sources, which could be generated through the course of the project, including lease payments and land sale revenues. Should these revenues be realized the City may elect to use this revenue to fund other identified projects, reduce borrowing or pay portions of the TIF related debt for the City.

Interest earnings from the available cash balances will be credited to the district each year based on the City’s existing method of interest allocation.

Financial audits will be done in accordance with Wisconsin State Statutes, Section 66.46 and all other applicable sections.

As can be reasonably determined from the data contained in Appendix “C”, the District will be sufficiently funded to pay off debt balances before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with State Statutes.

D. TID Expenses

It is anticipated that the City may elect to expend funds each year for the first seven years on project administration, which could include salaries and fringe benefits, management and marketing of the TID, as well as bond issuance related expenses.

E. Statement Indicating How Creation of the Tax Increment District Promotes Orderly Development of the City

The proposed Tax Increment District is a critical element in implementing the City of Green Bay's 2020 Smart Growth Plan, as well as Brown County's 2020 Land Use and Transportation Plan. The Smart Growth Plan emphasizes the need for a new business park to fill the role of the near-capacity I-43 Business Center. As the City's newest business park, TID 9 will provide an ideal setting for start-up, expanding and relocating businesses throughout the community. Tax Increment Financing will equip the City of Green Bay with the necessary resources to plan and develop State Highway 54-57 Business Park and market fully developed lots. Installing the necessary infrastructure, will be key to recruiting new business to the area and will provide existing businesses with opportunities for expansion and relocation. As businesses take advantage of the new business park, new tax base will be created and quality jobs will become available, which the Smart Growth Plan identifies as crucial to an economically diverse environment.

Proposed Changes of Zoning Ordinances, Master Plans, Official Map, Building Codes and City Ordinances

The regulatory documents reviewed with respect to the projects proposed within the TID9 Plan are as follows:

- 1-Master Plan
- 2-Official Map
- 3-Zoning Codes
- 4-Building Codes

Summarized below are the findings.

Master Plan

The City of Green Bay adopted a 2020 Smart Growth Plan in 2003. The planned uses in TID 9 are consistent with the City's Smart Growth Plan, as well Brown County's Comprehensive plan.

Official Map

Any changes expected will comply with the terms of the boundary agreement and the City's Smart Growth Plan. If any specific development projects warrant a change, the City will take the required procedural actions to review such amendments.

Zoning

The area found within the boundaries of TID 9 will require the creation of a Planned Unit Commercial Development Overlay District (PCD) per Sec, 13.51, City Zoning Code. The subject area presently is zoned a district that does permit certain industrial type uses. The intent is to create a Master Plan for the entire TID area that incorporates a PCD Overlay. The PCD will permit industrial type uses throughout the TID area.

The Boundary Agreement between the Town of Scott and the City of Green Bay requires the creation of a Joint Planning Commission (JPC) made up of representatives of the Town and City. The JPC will oversee a large area called the Joint Planning Area as designated in the approved Boundary Agreement. TID 9 is located entirely in the Joint Planning Area and therefore will be administered by the JPC who will make recommendations to the Town Board and City Common Council. A major responsibility of the JPC is the creation of the Master Plan for the area in and around TID 9. This Master Plan will set the future zoning of the TID area with the intention of creating a Business Park that permits certain industrial type land uses.

Building Codes

Building codes for the City of Green Bay will not be changed to accommodate TID 9 activities.

F. Estimated Non-Project Costs

There are no non-project costs associated with the proposed TID 9 projects.

G. Proposed Method for Relocation of Any Persons to be Displaced

Displacement pursuant to Wisconsin Statute occurs when municipal funds cause the relocation of occupants of property. Displacement may occur when property is purchased to prepare underdeveloped and/or deteriorated sites for new development. Should such actions be necessary, the occupants of these properties will be provided relocation assistance pursuant to State Statutes. The City of Green Bay's acquisition/relocation specialists will provide relocation services with funds provided through TIF or by the City of Green Bay.

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Tax Incremental District Termination

City of Green Bay Resolution Number 19-##
(Town, Village, City) (Municipality)

Termination of Tax Incremental District (TID) # 9 and authorization to: *(check one)*

- ☒ Distribute excess increment to overlying taxing districts
☐ Transfer all remaining debts to the municipality

WHEREAS, the City of Green Bay created TID # 9 on 10-07-2003, and adopted a project plan in the same year, and
(mm-dd-yyyy)

WHEREAS, all TID # 9 projects were completed in the prescribed allowed time; and:

- ☒ WHEREAS, sufficient increment was collected as of the 2020 tax roll, payable 2021, to cover TID # 9 project costs.
(year) (year)
☐ WHEREAS, insufficient increment was collected to cover project costs.

THEREFORE BE IT RESOLVED, that the City of Green Bay does dissolve/terminate TID # 9 ;
 and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2021, whichever comes first, that the TID has been terminated; and
(year)

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR final accounting form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR; and:

- ☒ BE IT FURTHER RESOLVED, that the City Treasurer shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate shares to be determined by the final audit by the City's auditors, _____.
- ☐ BE IT FURTHER RESOLVED, that the City of Green Bay shall accept all remaining debts for TID # 9 as determined by the final audit by the Municipality's auditors, _____.

Adopted this 17 day of September, 2019
(year)

Resolution introduced and adoption moved by alderperson _____

Motion for adoption seconded by alderperson _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

 Mayor/Head of Government Signature

 Clerk Signature



Report to the
Economic Development Authority
of the City of Green Bay

MEETING DATE

November 11, 2019

PREPARED BY

Wendy Townsend, Economic
Coordinator

AGENDA ITEM # D.3.

Consideration with possible action of resolution for nomination for the 2019-2020 Community Development Investment (CDI) Grant.

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

BACKGROUND

Project Overview: The Economic Development Authority of the City of Green Bay (EDA) reviews and nominates shovel-ready projects that meet the requirements laid out by Wisconsin Economic Development Corporation (WEDC) for the Community Development Investment Grant Program. WEDC will have final approval of project selection. Submittals are not guaranteed funding. The City of Green Bay released an RFP for project nominations for the Community Development Investment (CDI) Grant Program on 8/12/19. The City received two (2) project proposals.

Program Description: The program will support community redevelopment efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts. Funded activities should lead to measurable benefits in job opportunities, property values and/or leveraged investments by local and private partners.

RECOMMENDATION

Staff recommends a resolution nominating the Merge Mixed-Use Project at 321 and 325 North Broadway for the Community Development Investment Grant.

FISCAL IMPACT

ATTACHMENTS

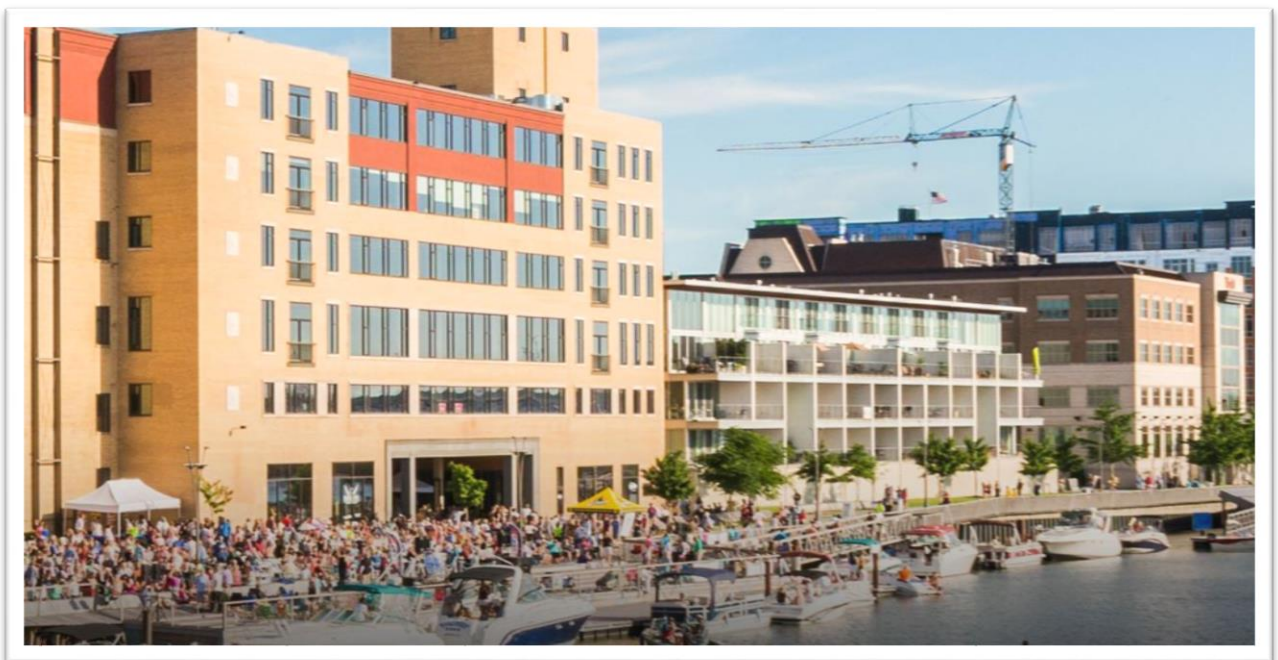
1. RFP-CDI (2)
2. 2019 Draft Farmory Business Plan
3. Merge CDI Grant Application
4. CDI Grant Score Sheet
5. RESOLUTION NOMINATING THE MERGE



City of Green Bay
Department of Community and Economic Development

Request for Proposals

Community Development Investment Grant Program (2019-2020)



Economic Development Authority of
the City of Green Bay

Released August 12, 2019

**Request for Proposals:
Community Development Investment Grant Program
(2019-2020)**

I. Introduction

A. Project Overview

The Economic Development Authority of the City of Green Bay (EDA) is seeking shovel ready projects that meet the requirements laid out by Wisconsin Economic Development Corporation (WEDC) for the Community Development Investment Grant Program. WEDC will have final approval of project selection. Submittals are not guaranteed funding.



B. Program Description

The program will support community redevelopment efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts. Funded activities should lead to measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners.

C. Eligible Requirements

The project must be within the City of Green Bay's city limits.

The applicants will need to follow the below criteria to receive grant assistance under the following restrictions:

- Grant recipients must provide a minimum 3:1 match investment in project costs.
- No more than 30 percent of the match investment may consist of other state and/or federal grant sources.
- Applicants must provide a signed resolution by the City of Green Bay authorizing the submittal of an application to the CDI Grant Program.
- Generally, applicants may only receive one CDI Grant per fiscal year; applicants within Designated Rural Counties may receive more than one grant per year, based on available funding.

D. Eligible activities

- Building renovation
- Historic preservation
- Demolition
- New construction
- Infrastructure investment
- Project or site development planning

E. Eligible projects

- Development of significant destination attractions
- Rehabilitation and reuse of underutilized or landmark buildings
- Infill development
- Historic preservation
- Infrastructure efforts, including disaster prevention measures, providing substantial benefit to downtown residents/property owners
- Mixed-use developments (not exclusively residential)

F. Activities ineligible for grant assistance or match include, but are not limited to:

- Past costs
- In-kind contributions
- Indirect construction costs (a.k.a. “soft” costs)

G. The following will be taken into account when considering a CDI Grant:

- Impact on the community
- Financial justification
- Previous planning efforts
- Readiness to proceed
- Involvement of public-private partnerships
- Other factors determined by WEDC

H. Incentives and Available Funding (FY19)

The grants will be limited to 25% of eligible project costs, with a maximum grant amount of up to \$250,000.

I. Activities and Expected Outcomes

22:1 leverage of other investment.

II. Proposal Requirements

A. Proposal Content and Organization

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

1. Title Page

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

2. Investment

Describe the project and provide a scope of work. Include preliminary project work that has been to date and submit drawings, renderings or maps describing what the proposed development will look like and how it relates to the community.

3. Capacity

Provide a timetable for the project, including start and completion dates.

4. Financials

Proposals should identify planned sources of financing for the project. Attach any proof of funding sources; i.e. loan approvals, financial statements, letters of credit etc.

5. Experience

Explain related experience in project development. Provide résumés of project team members, any examples of previous projects that may relate to this type of development.

Submittal Requirements

Proposals must be received by the EDA by Friday, October 4, 2019, no later than 4:00 p.m. CDT

Please send proposals to:

City of Green Bay
Department of Community & Economic Development
Attn: Wendy Townsend
100 N Jefferson St, Room 608
Green Bay, WI 54301
OR
Email to: wendyto@greenbaywi.gov

III. Selection Process and Criteria

A. Selection Criteria

City staff will review and score proposals according to the following criteria:

Factor
Investment
Scope of work- project story
Community impact
Populations served
Project sustainability
Capacity
Time to complete
Time to attain
Jobs created for all ages, abilities and incomes
Financials
Planned sources of funding
Experience
Demonstrated success
Project team qualifications
Design Considerations
Location
Creativity
Economic Impact

B. Questions and Comments

All questions can be submitted by email to the contact information provided below. Answers will then be provided weekly, via the City website (www.greenbaywi.gov), as a part of an addendum to this RFP.

Mail to: City of Green Bay
Department of Community & Economic Development
Attn: Wendy Townsend
100 N Jefferson St, Room 608
Green Bay, WI 54301
OR
Email to: wendyto@greenbaywi.gov

C. Selection Process

The project selection process will involve the following primary steps:

1. *Proposal review*
2. *Staff recommendation of selected project*
3. *EDA approval of selected project*

D. Timeline

- Proposals due: Friday, October 4, 2019 by 4:00 p.m.
- EDA selection: Monday, October 14, 2019 at 5:00 p.m.

E. Rules Governing Competitive Evaluation

1. Examination of Request for Proposals

Applicants should carefully examine the entire RFP, any addenda, and all related materials and data referenced in the RFP. .

2. Contract Negotiations

The highest-ranked project will submit a CDI Grant application to WEDC. The Project Manager will be responsible for contacting WEDC and working through the application process.

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

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

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

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

Project: Community Development Investment Grant Review Form

	Possible Points	Awarded Points
Project:		
Impact: The project is shovel ready with an emphasis on but not limited to downtown community-driven efforts. This project will lead to measurable benefits in job opportunities, property values and/or leverage investment by local and private partners. Scope/story.	10	
Notes:		
Eligibility : Grant recipients must provide a minimum 3:1 match investment in project costs. No more than 30 percent of the match investment may consist of other state and/or federal grant resources. This project is an eligible activity: Building renovation, historic preservation, demolition, new construction, infrastructure investment, project or site development planning. Or, this project is an eligible project: Development of significant destination attractions, Rehabilitation and reuse of underutilized or landmark buildings, infill development, historic preservation, infrastructure and mixed used developments (not exclusively residential)	10	
Notes:		
Sustainability and Permanence: Improvements have a lasting value that will remain relevant to the property over time and will extend the life of the overall building. Improvements will increase the efficiency of resource use — energy, water, and materials — while reducing building impacts on human health and the environment during the building's lifecycle.	5	
Notes:		
Design Considerations: The project location, creativity and economic impact. The project design was considered and will complement the neighborhood.	5	
Notes:		
Economic Impact: The following will be taken into account when considering a CDI Grant: Impact on community, financial justification, previous planning efforts and experience, readiness to proceed, involvement of public and private partnerships.	10	
Notes:		
Applicant Capability and Responsibility: The applicant and/or their contractor has provided sufficient evidence to demonstrate their ability to complete the project as proposed, on time, and within budget. Rate planned sources of funding and project team qualifications.	10	
Notes:		
Total Points	50	
Do you recommend approval of the project? Farmory had a total of 37 points and Merge had a total of 45 points		

**RESOLUTION NOMINATING THE MERGE
MIXED-USE PROJECT - 321 & 325 N. BROADWAY
FOR THE COMMUNITY DEVELOPMENT
INVESTMENT GRANT**

November 19, 2019

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the Wisconsin Economic Development Corporation supports community redevelopment efforts, with an emphasis on downtown community-driven efforts, by providing financial incentives for shovel-ready projects in the State of Wisconsin through its Community Development Investment Grant; and

WHEREAS, the Merge Urban Development Group has proposed the Merge Mixed-Use Development project at 321 and 325 North Broadway, which is an urban infill project on a main corridor in a qualified Opportunity Zone in Downtown Green Bay, Wisconsin; and

WHEREAS, the City of Green Bay has determined that the Merge Mixed-Use Development project will serve as a catalyst project that will stimulate future economic development in the Broadway District;

NOW, THEREFORE, BE IT RESOLVED that the City Green Bay hereby officially nominates the Merge Urban Development Group's Merge Mixed-Use Development project for Wisconsin Economic Development Corporation's Community Development Investment Grant.

Adopted _____

Approved _____

Mayor

Clerk

wmt

Attachments:

1. Merge Mixed-Use Development CDI Grant Application



Report to the
Economic Development Authority
of the City of Green Bay

MEETING DATE

November 11, 2019

PREPARED BY

David Buck, Staff, Wendy Townsend,
Economic Coordinator

AGENDA ITEM # D.4.

Consideration with possible action on the I-43 wetland study and business park expansion.

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

BACKGROUND

Approximately one year ago, the City of Green Bay began the preliminary stages of investigating an expansion of the I-43 Business Center.

The first order of business was to determine the feasibility of such an expansion from a land development capability standpoint. In October, staff met with property owners of the area (roughly bound by East Mason Street on the north, Erie Road on the west, and the city limits on the south and east) and received permission to access their private property to conduct a wetland study. In March 2019, the City contracted NES Ecological Services (Div. of Robert E Lee & Assoc.) to conduct the wetland study which was completed this past summer.

The wetland study (attached) analyzed available data from USGS topographic maps, historic aerial photos including Farm Service Agency slides, WDNR Wetland Inventory maps and the Soil Survey of Brown County, WI as well as included on-site field investigations. The final product of said study has been reviewed by staff and we are now at the point to discuss the findings of the report, potential expansion area and anticipated land-uses with the EDA to determine further direction on the potential for the business center expansion.

Following this discussion with EDA, staff anticipates meeting with property owners again this December to disseminate the study's findings and present the direction of the next stages of this project.

RECOMMENDATION

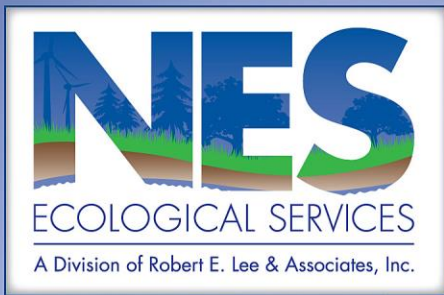
Staff recommends the EDA accept the Wetland Investigation Report and place it on file as well as providing staff direction on the potential for the business center expansion.

FISCAL IMPACT

ATTACHMENTS

1. GB I-43 Industrial Park_Final Wetland Investigation Report
2. Final Wetland Investigation Report_Full Map

3. I-43 East Area_Concept L-U 11.1.19



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Wetland Investigation Report

I-43 Business Park Expansion

Prepared for

City of Green Bay

100 North Jefferson Street, Room 608

Green Bay, WI 54301-5026

Project No. 10575061

Authored By:

Samantha Rock & James Havel

June 26, 2019

www.NESWI.com

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Appendices

Appendix A	Site Location
Appendix B	Wetland Investigation Mapping
Appendix C	Summary Table of Potential Wetlands

INTRODUCTION

NES Ecological Services (NES) – A Division of Robert E. Lee & Associates, Inc. (REL) conducted a preliminary wetland investigation on 53 parcels located in Sections 11&12, T23N, R21E, City of Green Bay, Brown County, Wisconsin (Appendix A). The area investigated is approximately 683 acres in size and contains several wetlands. The preliminary wetland review was conducted to detect potential wetland resources that may be impacted during the future expansion of the I-43 Business Park.

NES is a natural resources firm focusing entirely on issues associated with wetlands, native habitat restoration and wildlife management. NES staffs ecologists specializing in wetlands, botany, and wildlife who are well qualified to assist individuals, companies, and municipalities with a variety of wetland services, ecological surveys, natural resource planning, and native habitat restoration projects. The wetland ecologists involved with this project are Samantha Rock and James Havel. The GIS specialist/drone specialist involved with this project is Philip Ohlinger. Ms. Rock has a B.S. in Environmental Science and a M.S. in Sustainability Science relating to Natural Resource Management and Wetland Ecology. She has several years of experience performing delineations along with plant and habitat surveys. Mr. Havel has a B.S. in Wildlife Management and Biology and a M.S. in Environmental Science, which provides him with a very strong background in natural resource sciences including wetland ecology. He has been working at NES for the past twenty years performing wetland related activities. Mr. Ohlinger has a B.S. in Environmental Science, and a certificate in geographic information systems (GIS). He has over five years of experience as a GIS specialist, and is commercially licensed by the FAA to fly drones.

METHODOLOGY

Desktop Review

Prior to conducting the field review a desktop review of the United States Geological Survey (USGS) Topographic Map (National Geographic Society, 2019); the Wisconsin Department of Natural Resources (WDNR) Surface Water Data Viewer (SWDV) (2019); 2-foot Brown County Contour Data; 1982-2002 Farm Service Agency (FSA) Slides; 1938, 1960, 1978, 1992, 2000, 2005, 2010, 2014 & 2017 Brown County orthophotos; 2004, 2005, 2006, 2008, 2010, 2013, 2014, 2015 & 2017 National Agricultural Imagery Program (NAIP) orthophotos; 1992 National Aerial Photography Program (NAPP); 2011 & 2018 Google Earth imagery; and the Natural Resource Conservation Service (NRCS) Web Soil Survey (2019) was performed in order to gain familiarity with the site's topography, existing wetland vegetation and soils data.

As the background mapping was reviewed, preliminary wetland boundaries were established for each parcel, if present, throughout the project area. Boundaries were based on the presence of re-occurring wetness/wetland signatures in the historic aerial imagery. The background data was then utilized to field verify features and approximate boundaries.

Field Review

NES/REL conducted the field review in two parts: 1) drone flight to gather high resolution imagery and 2) site visits to ground truth identified wetland features and their approximate boundaries. Steps taken for each are discussed below. These reviews were originally scheduled to be completed in the early portion (mid-May) of the 2019 growing season to provide an accurate representation of wetland features and their boundaries found throughout the project area. However, due to the abnormally wet spring, the field

review components were delayed until June when site conditions within the general area appeared closer to normal. The decision regarding site conditions was based on professional field experience along with visual observations of the agricultural fields via a windshield survey and other site work conducted by our wetland ecologists within Brown County.

Drone Flight

On June 6th, 2019, NES/REL staff conducted the drone flight. The drone was programed to fly at a height of 400' in a grid pattern with 80% frontal overlap and 70% slide overlap on all photos. The high resolution imagery taken by the drone was then georeferenced within ArcMap to ensure accuracy. The drone imagery was reviewed to verify wetland features and modify rough wetland boundaries established during the desktop review. The imagery generated via the drone flight was then utilized to create the wetland maps for the project.

On-site Wetland Verification

Field visits were conducted June 10th-14th, 2019 to verify wetland signatures identified during the desktop review and drone flight and further refine approximate wetland boundaries. A Trimble GeoExplorer handheld GPS unit (sub-meter accuracy) was utilized to collect rough wetland boundaries within wooded sections since neither aerial photography nor the drone flight allowed for an accurate depiction of wetlands or their boundaries within these communities. GPS data were collected in the Wisconsin County Coordinate System. Evidence of hydrology, vegetation and topography were utilized to establish the approximate wetland boundaries. In some cases, this method was also used for communities found within the fallow and active agricultural fields to further refine boundaries identified through the desktop review and drone flight. Wetland communities were categorized into four groups based on the Wisconsin Wetland Inventory Classification Guide (WDNR 1992): emergent/wet meadow, farmed emergent/wet meadow, scrub-shrub and forested. Communities categorized as farmed had evidence of very recent or active disturbance within the wetland. Open water areas (i.e., ponds) were mapped as separate features. Drainage swales connecting wetland communities were also identified during the review process.

Waterway Navigability Determination

The City also requested that NES/REL provide professional judgement regarding the navigability of waterways found within the project area. The below definitions were utilized to determine their potential status.

Section 404 of the Clean Water Act CWA defines navigable waters as “all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide” (EPA, 2019). The WDNR defines navigable waterways as “public lakes, rivers, and streams that have a bottom (bed) and side (bank), and enough water to float any boat, skiff, or canoe of the shallowest draft on a reoccurring basis” (WDNR, 2019, *Navigability and Ordinary High Water Mark Determinations*). Both the EPA and the WDNR do not regulate many agricultural or roadside ditches, since many of these features are not historic or naturally occurring, excluding them from Section 404 and Wisconsin State Statute chapter 30 and 281. The WDNR in section 30.10 (4) (c) defines a farm drainage as “any artificial channel which drains water from lands which are used for agricultural purposes” and will not take jurisdiction of unless the channel prior to the conversion to an agricultural ditch was navigable or is connected to a navigable waterway (WDNR, 2019, *Applicability of the exemptions for agricultural use or farm drainage ditches under Ch. 30 and s. 281.31, Wis. Stats.*).

RESULTS

Desktop Review

Many wetland complexes were identified throughout the parcels within the project area utilizing the historic background mapping and imagery. Preliminary features and boundaries were established and further refined or, in some cases, removed utilizing the high resolution imagery collected with the drone. These maps were then utilized in the field verification process.

Field Review

Wetlands

NES/REL staff identified 118.13 acres (5,145,588 ft²) of potential wetland through the on-site verification process (Appendix B). Several of these wetlands are complexes comprised of two or more wetland community types or open water features as described above. The community type and their approximate acreage are listed below for each parcel and associated landowner. All but four of the 53 parcels contained wetland. Appendix C provides a summary table of these potential wetlands by owner and parcel number.

Drainage swales were identified during the review process if they appeared to convey water between wetland features. Although they may have water present during periods of time (e.g., after heavy rainfalls or early spring), the features may not have hydric soils or hydrology for long enough periods of time to be classified as wetland. In fact, many of the identified swales contained predominantly upland vegetation during the site investigation; therefore, most of these features are likely upland.

21-186 (Huron Limits LLC)

Total acreage of the parcel is 30.5 acres. NES/REL staff located three farmed wetlands and one wetland complex comprised of multiple community types totaling 225,713 ft² of potential wetland.

21-186 (Huron Limits LLC)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-186	30.5	123093	44,105	2,288	56,227	0	225,713

21-187 & 21-205-1 (Dorothy M Zuidmulder)

Total acreage of the parcels is 47.9 acres. NES/REL staff located ten emergent/wet meadow wetlands, one scrub-shrub wetland and one wetland complex comprised of multiple community types totaling 332,767 ft² of potential wetland.

21-187 & 21-205-1 (Dorothy M Zuidmulder)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-187	38.1	175,594	0	0	126,353	0	301,947
21-205-1	9.8	25,348	3,417	2,055	0	0	30,820

21-199-2 (John J Bunker Etal)

Total acreage of the parcel is 2.56 acres. NES/REL staff located two emergent/wet meadow wetlands totaling 5,478 ft² of potential wetland.

21-199-2 (John J Bunker Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-199-2	2.56	5,478	0	0	0	0	5,478

21-195, 21-199 & 21-201 (Pierquet Family LTD Partnership Etal)

Total acreage of the parcels is 79.2 acres. NES/REL staff located four farmed wetlands, four wetland complexes comprised of multiple community types and one emergent/wet meadow wetland totaling 442,951 ft² of potential wetland.

21-195, 21-199 & 21-201 (Pierquet Family LTD Partnership Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-195	16.02	37,048	2,057	0	13,508	0	52,612
21-199	34.89	177,258	58,306	0	0	0	235,564
21-201	28.29	90,897	48,139	9,110	6,630	0	154,776

21-195-2 (Pierquet Rosella Revocable Trust)

Total acreage of the parcel is 1.48 acres. NES/REL staff located one emergent/wet meadow wetland totaling 11,598 ft² of potential wetland.

21-195-2 (Pierquet Rosella Revocable Trust)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-195-2	1.48	11,598	0	0	0	0	11,598

21-204-1 (Kelly L Boucher Etal)

Total acreage of the parcel is 8.87 acres. NES/REL staff located one wetland complex comprised of multiple community types totaling 55,191 ft² of potential wetland.

21-204-1 (Kelly L Boucher Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-204-1	8.87	17,926	37,265	0	0	0	55,191

21-204-3 (Thomas O Boucher Etal)

Total acreage of the parcel is 9.92 acres. NES/REL staff located one farmed wetland and three wetland complexes comprised of multiple community types totaling 55,191 ft² of potential wetland.

21-204-3 (Thomas O Boucher Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-204-3	9.92	1,341	58,675	0	0	0	60,016

21-204 (Daniel J & Denise E Boucher)

Total acreage of the parcel is 0.89 acres. NES/REL staff located one emergent/wet meadow wetland totaling 4,717 ft² of potential wetland.

21-204 (Daniel J & Denise E Boucher)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-204-3	0.89	4,717	0	0	0	0	4,717

21-204-2, 21-205-2 & 21-205 (Gerald J & Rite Boucher)

Total acreage of the parcels is 38.35 acres. NES/REL staff located four farmed wetlands, six emergent/wet meadow wetlands, one scrub-shrub wetland and one wetland complex comprised of multiple community types totaling 250,534 ft² of potential wetland.

21-204-2, 21-205-2 & 21-205 (Gerald J & Rite Boucher)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-204-2	18.69	79,662	16,883	0	0	0	96,545
21-205-2	9.85	81,402	4,119	0	877	0	86,398
21-205	9.81	34,747	8,346	3,488	21,011	0	67,592

21-205-3 (William G & Karen A Boucher Etal)

Total acreage of the parcel is 9.82 acres. NES/REL staff located two farmed wetlands, one emergent/wet meadow wetland and one wetland complex comprised of multiple community types totaling 34,631 ft² of potential wetland.

21-205-3 (William G & Karen A Boucher Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-205-3	9.82	13,461	4,205	16,965	0	0	34,631

21-200 (Stuart E & Cynthia G Frankow)

Total acreage of the parcel is 8.22 acres. NES/REL staff located one emergent/wet meadow wetland and one wetland complex comprised of multiple community types totaling 28,099 ft² of potential wetland.

21-200 (Stuart E & Cynthia G Frankow)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-200	8.22	4,007	1,500	11,855	10,737	0	28,099

21-190, 21-192 & 21-203 (Rentmeester Antoinette L Revocable Trust)

Total acreage of the parcels is 75.04 acres. NES/REL staff located six farmed wetlands, one emergent/wet meadow wetland and eight wetland complexes comprised of multiple community types totaling 374,597 ft² of potential wetland.

21-190, 21-192 & 21-203 (Rentmeester Antoinette L Revocable Trust)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-190	26.25	44,000	57,361	0	0	0	101,361
21-192	29.49	68,654	52,125	9,698	0	0	130,477
21-203	19.3	73,888	68,870	0	0	0	142,758

21-202-2 & 21-202-1 (James K & Tonia M Derouin)

Total acreage of the parcels is 3.91 acres. NES/REL staff located two wetland complexes comprised of multiple community types totaling 53,140 ft² of potential wetland.

21-202-2 & 21-202-1 (James K & Tonia M Derouin)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-202-1	1.74	5,689	0	11,967	3,512	0	21,168
21-202-2	2.16	3,840	0	28,132	0	0	31,972

21-202 (Juza Family Irrevocable Trust)

Total acreage of the parcel is 17.38 acres. NES/REL staff located two farmed wetlands and three wetland complexes comprised of multiple community types totaling 130,109 ft² of potential wetland.

21-202 (Juza Family Irrevocable Trust)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-202	17.38	34,644	31,021	1,456	62,988	0	130,109

21-206-A (Jerry R & Luanne E Oleary)

Total acreage of the parcel is 0.55 acres. NES/REL staff located no wetlands on the parcel.

21-208 (Jenna M & Joseph S Rust)

Total acreage of the parcel is 17.5 acres. NES/REL staff located three farmed wetlands, one emergent/wet meadow wetland and one wetland complex comprised of multiple community types totaling 177,870 ft² of potential wetland.

21-208 (Jenna M & Joseph S Rust)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-208	17.5	118,273	34,780	9,504	3,678	11,635	177,870

21-208-1 & 21-207-1 (Daniel A & Judith Rentmeester)

Total acreage of the parcels is 9.72 acres. NES/REL staff located one farmed wetland and one wetland complex comprised of multiple community types totaling 84,385 ft² of wetland.

21-208-1 & 21-207-1 (Daniel A & Judith Rentmeester)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-207-1	4.87	8,851	13,214	3,369	0	0	25,434
21-208-1	4.85	35,206	14,190	9,553	0	0	58,949

21-207 (Roger & Jeanne M Craanen)

Total acreage of the parcel is 5.86 acres. NES/REL staff located one scrub-shrub wetland and one wetland complex comprised of multiple community types totaling 32,184 ft² of potential wetland.

21-207 (Roger & Jeanne M Craanen)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-207	5.86	25,474	1,153	5,557	0	0	32,184

21-21 (Richard R & Carol J Nachtwey)

Total acreage of the parcel is 3.08 acres. NES/REL staff located no wetlands on the parcel.

21-21-A (Roger & Humboldt Investments LLC)

Total acreage of the parcel is 10.38 acres. NES/REL staff located one emergent/wet meadow and one farmed wetland totaling 48,218 ft² of potential wetland.

21-21-A (Roger & Humboldt Investments LLC)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-21-A	10.38	39,824	8,394	0	0	0	48,218

21-19-1 (RRL Land LLC)

Total acreage of the parcel is 10 acres. NES/REL staff located one emergent/wet meadow and two farmed wetlands totaling 36,640 ft² of potential wetland.

21-19-1 (RRL Land LLC)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-19-1	10	9,701	26,939	0	0	0	36,640

21-189, 21-189-1, 21-22, 21-22-1 & 21-24 (City of Green Bay)

Total acreage of the parcels is 54.59 acres. NES/REL staff located five farmed wetlands, three emergent/wet meadow wetlands and two wetland complexes comprised of multiple community types totaling 124,346 ft² of potential wetland.

21-189, 21-189-1, 21-22, 21-22-1 & 21-24 (City of Green Bay)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-189	4.12	0	0	0	0	0	0
21-189-1	3.09	0	0	0	0	0	0
21-22	23.01	14,292	18,364	0	0	0	32,656
21-22-1	2.35	0	0	0	0	0	0
21-224	17.65	26,201	25,587	0	0	0	51,788
ROW Padi-Wood Lane	3.84	5,635	15,349	12,428	0	0	33,412
ROW Arline Lane	0.53	6,490	0	0	0	0	6,490

21-191, 21-193 & 21-211 (Joseph C Rentmeester)

Total acreage of the parcels is 21.69 acres. NES/REL staff located three farmed wetlands and one wetland complex comprised of multiple community types totaling 56,771 ft² of potential wetland.

21-191, 21-193 & 21-211 (Joseph C Rentmeester)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-191	9.74	22,507	19,109	0	0	0	41,616
21-193	0.86	388	1835	0	0	0	2,223
21-211	11.09	3,773	9,158	0	0	0	12,931

21-211-1 (Peter T & Carol A Blan)

Total acreage of the parcel is 17.34 acres. NES/REL staff located two farmed wetlands and one wetland complex comprised of multiple community types totaling 79,046 ft² of potential wetland.

21-211-1 (Peter T & Carol A Blan)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-211-1	17.34	8,036	71,010	0	0	0	79,046

21-210 (Gerald K Rentmeester)

Total acreage of the parcel is 18.35 acres. NES/REL staff located two wetland complexes comprised of multiple community types totaling 141,867 ft² of potential wetland.

21-210 (Gerald K Rentmeester)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-210	18.35	136,947	1,004	1,753	2,163	0	141,867

21-212 (Anthony J & Patricia A Boulanger)

Total acreage of the parcel is 10.12 acres. NES/REL staff located two wetland complexes comprised of multiple community types and one farmed wetland totaling 137,511 ft² of potential wetland.

21-212 (Anthony J & Patricia A Boulanger)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-212	10.12	118,824	3,866	0	14,821	0	137,511

21-213 (Roger D & Jeanne M Craanen)

Total acreage of the parcel is 36.46 acres. NES/REL staff located three wetland complexes comprised of multiple community types and three farmed wetland totaling 735,014 ft² of potential wetland.

21-213 (Roger D & Jeanne M Craanen)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-213	36.46	482,499	60,063	0	186,363	6,089	735,014

21-188-1 (Daniel G & Traci Rae Karnopp)

Total acreage of the parcel is 0.85 acres. NES/REL staff located no wetlands on the parcel.

21-188-3 (Degrave Carla J Revocable Trust)

Total acreage of the parcel is 0.85 acres. NES/REL staff located no wetlands on the parcel.

21-188-5 (Ong Vue Etal)

Total acreage of the parcel is 2.44 acres. NES/REL staff located two emergent/wet meadow wetlands totaling 7,767 ft² of potential wetland.

21-188-5 (Ong Vue Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-188-5	2.44	7,767	0	0	0	0	7,767

21-188-2 (Phillips Revocable Trust)

Total acreage of the parcel is 1.53 acres. NES/REL staff located one emergent/wet meadow wetland totaling 1,448 ft² of potential wetland.

21-188-2 (Phillips Revocable Trust)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-188-2	2.44	7,767	0	0	0	0	7,767

21-188-6-1 (James M & Debra A Kroll)

Total acreage of the parcel is 23.93 acres. NES/REL staff located one emergent/wet meadow wetland and one wetland complex comprised of multiple community type totaling 195,964 ft² of potential wetland.

21-188-6-1 (James M & Debra A Kroll)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-188-6-1	23.93	195,964	0	0	0	0	195,964

21-188-6 (Anthony K Dillenburg Etal)

Total acreage of the parcel is 2.50 acres. NES/REL staff located two emergent/wet meadow wetlands totaling 64,684 ft² of potential wetland.

21-188-6 (Anthony K Dillenburg Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-188-6	2.50	64,684	0	0	0	0	64,684

21-188-4 (Dolores R Holl Etal)

Total acreage of the parcel is 4.74 acres. NES/REL staff located two emergent/wet meadow wetlands totaling 44,068 ft² of potential wetland.

21-188-4 (Dolores R Holl Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-188-4	4.74	44,068	0	0	0	0	44,068

21-188 (Daniel P & Cindy P Shannon)

Total acreage of the parcel is 1 acre. NES/REL staff located no wetlands on the parcel.

21-194 (Degrave Daniel W SR & Linda A Revocable Trust)

Total acreage of the parcel is 37.91 acres. NES/REL staff located three farmed wetlands, two emergent/wet meadow wetlands and three wetland complexes comprised of multiple community types totaling 303,206 ft² of potential wetland.

21-188-4 (Dolores R Holl Etal)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-194	37.91	133,034	170,172	0	0	0	303,206

21-209 & 21-214 (Degrave Real Estate LLC)

Total acreage of the parcels is 58.03 acres. NES/REL staff located seven farmed wetlands and four wetland complexes comprised of multiple community types totaling 865,058 ft² of potential wetland.

21-191, 21-193 & 21-211 (Joseph C Rentmeester)							
Parcel	Parcel Size (Acres)	Emergent/Wet Meadow (ft ²)	Farmed Emergent/Wet Meadow (ft ²)	Scrub-Shrub (ft ²)	Forested (ft ²)	Open Water (ft ²)	Total (ft ²)
21-209	38.68	366,571	167,890	0	0	16,533	550,994
21-214	19.35	305,265	8,801	0	0	0	314,066

Navigable Waterways

NES/REL staff using the definitions discussed above and professional judgement determined there were no navigable waterways within the project area; however, only WDNR officials can provide official determinations of navigable waterways.

CONCLUSION

The mapped potential wetlands included within this report provide an additional resource to the parcel owners and the City of Green Bay for future planning purposes. NES/REL staff located 118.13 acres (5,145,588 ft²) of potential wetland on 49 parcels during the investigation. Although the boundaries for each feature were defined and further refined using the historical and drone flight imagery along with on-site observations, a full review of all three wetland parameters were not conducted. Vegetation, topography and easily observed hydrology indicators were reviewed in-field, where able; however, soil profiles and those hydrology indicators located below the soil surface were not observed. Therefore, each identified wetland feature within the project area should be delineated to establish definitive wetland boundaries and evaluated to determine their potential jurisdictional status (i.e., isolated vs. non-isolated – final determination are made by the U.S. Army Corps of Engineers (USACE)) and assessed to verify the current health of the communities (i.e., dominated by invasive species) for permitting purposes as described below. Identified drainage swale should also be reviewed more thoroughly to ensure they do not meet the definition of wetland. These surface water conveyance features should also be considered when planning develop to ensure proper drainage is maintained within an area. We also want to note that even if development is planned to avoid the potential wetlands identified by NES/REL, a wetland determination will be required for those areas containing WDNR mapped wetlands that extend beyond our boundaries or that have potential hydric soils if more than one acre of disturbance is planned. Data will need to be collected and a report prepared by either a WDNR Assured or non-Assured Wetland Delineator. A non-Assured individual will be required to obtain concurrence from the WDNR on both determinations and delineations.

The USACE Regulatory Program includes Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (CWA). Section 10 requires a permit for any work in, over, or under a navigable water of the U.S., while Section 404 requires a permit for the discharge of dredged or fill material into waters of the U.S. Many waterbodies and wetlands in the U.S. are considered waters of the U.S. and are therefore subject to the USACE Section 404 regulatory authority; however, isolated wetlands and headwater streams may not be considered jurisdictional. The WDNR regulates all wetlands, navigable waters, and adjacent lands under a variety of Wisconsin State Statutes (Chapter 30 and 281) and Wisconsin Administrative Codes (NR 103, 299, 350, and 353). Municipalities, townships, and

counties may also apply regulations such as but not limited to zoning setbacks and protections over floodplains, shorelands, waterways, and wetlands. Each agency independently makes decisions over the regulatory jurisdiction of wetlands and waterways. Any permit requirements associated with a particular project will be determined by regulatory staff.

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A

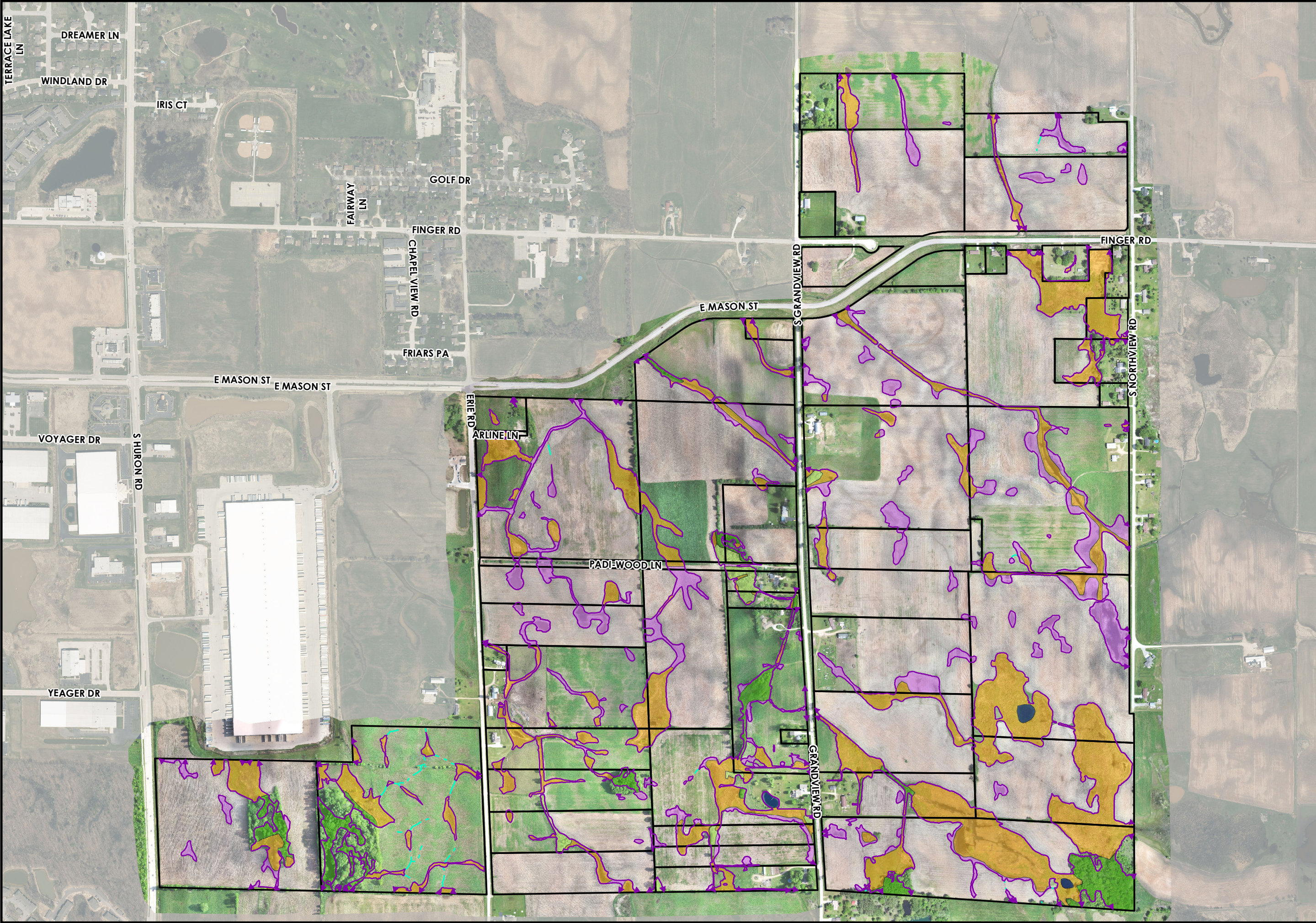
APPENDIX A

Site Location

B

APPENDIX B

Wetland Investigation Mapping



Legend

- Potential Wetland Line
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/Wet Meadow
- F - Emergent/Wet Meadow (Farmed)
- S - Scrub/Shrub
- T - Forested
- W - Open Water

Sources: Robert E. Lee & Associates, Inc., May 2019 UAV Aerial

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OWNER: HURON LIMITS LLC

Legend

- Potential Wetland Line
- Owner Area - (+/- 30.5 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **123093 SF**
- F - Emergent/Wet Meadow (Farmed) - **44105 SF**
- S - Scrub/Shrub - **2288 SF**
- T - Forested - **56227 SF**
- W - Open Water - **0 SF**



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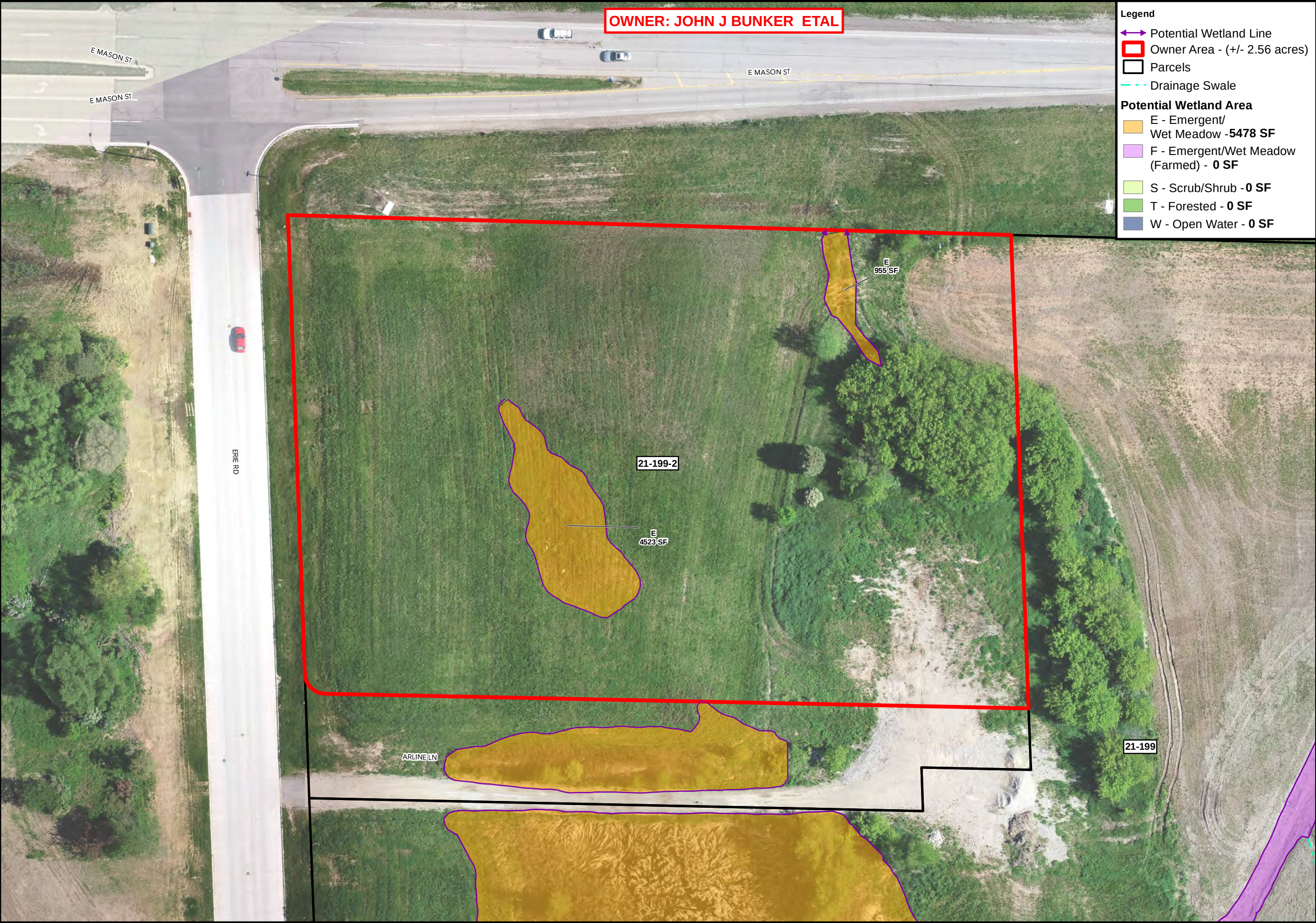
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0 160 Feet



OWNER: JOHN J BUNKER ETAL

Legend

- Potential Wetland Line
- Owner Area - (+/- 2.56 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **5478 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**



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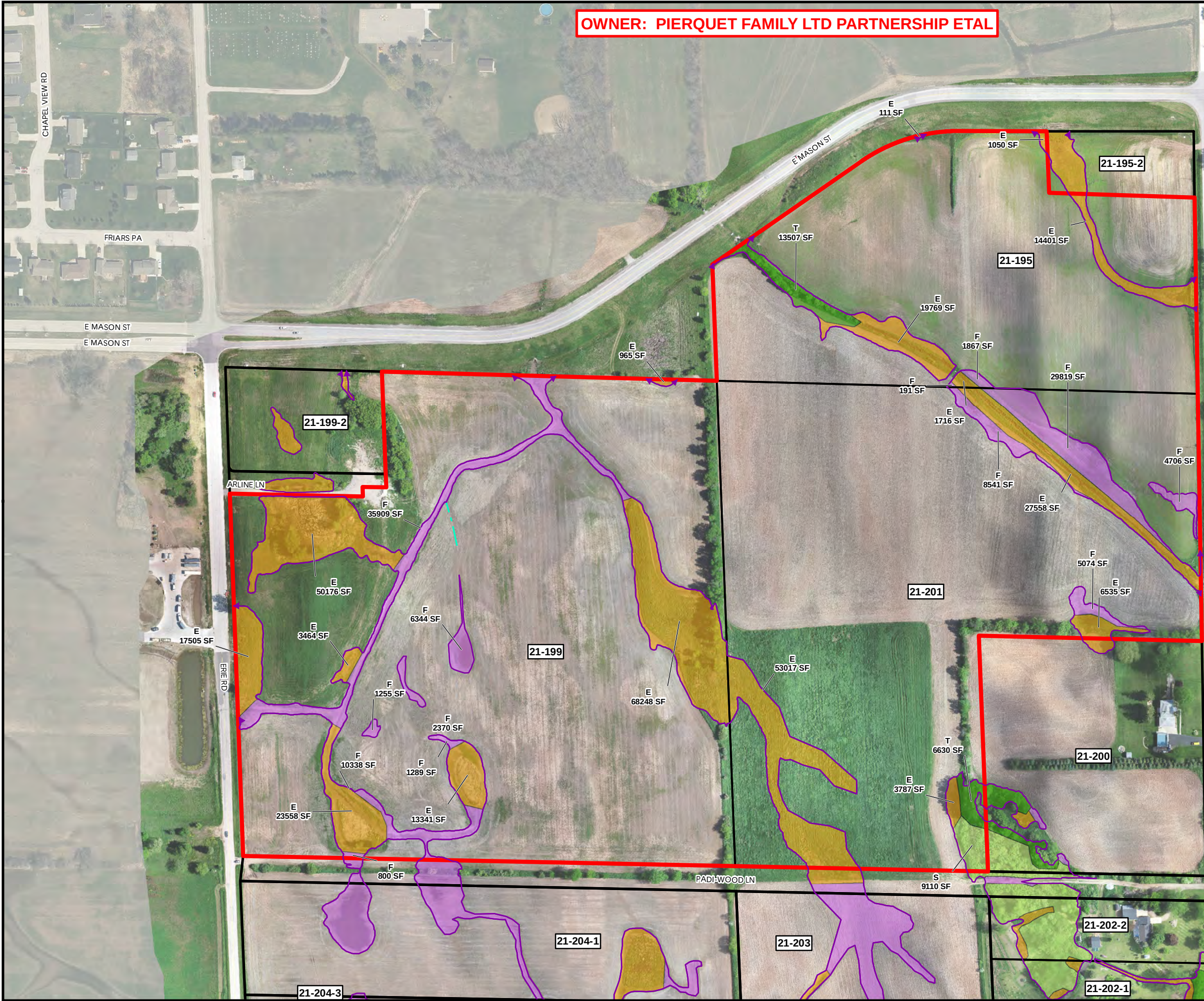
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0 50 Feet

N



OWNER: PIERQUET FAMILY LTD PARTNERSHIP ETAL

Legend

- Potential Wetland Line
- Owner Area - (+/- 79.2 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - 305203 SF
- F - Emergent/Wet Meadow (Farmed) - 108502 SF
- S - Scrub/Shrub - 9110 SF
- T - Forested - 20136 SF
- W - Open Water - 0 SF



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0 250 Feet



OWNER: PIERQUET ROSELLA REVOCABLE TRUST

Legend

- Potential Wetland Line
- Owner Area - (+/- 1.48 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **11598 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**



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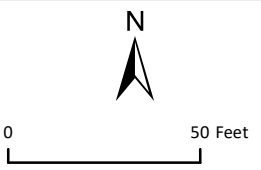
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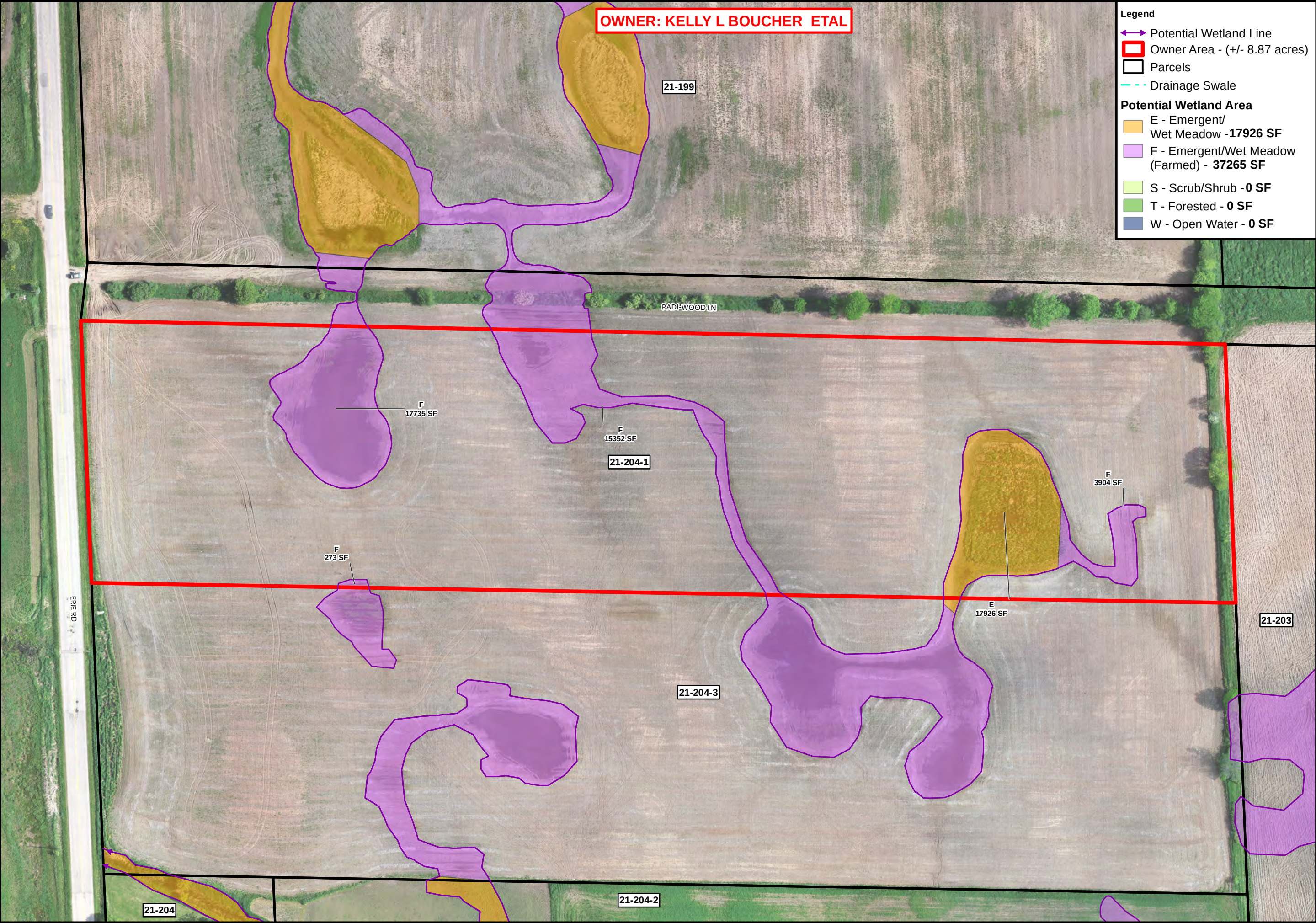
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0 50 Feet



OWNER: KELLY L BOUCHER ETAL

Legend

- Potential Wetland Line
- Owner Area - (+/- 8.87 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/
Wet Meadow - **17926 SF**
- F - Emergent/Wet Meadow
(Farmed) - **37265 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**



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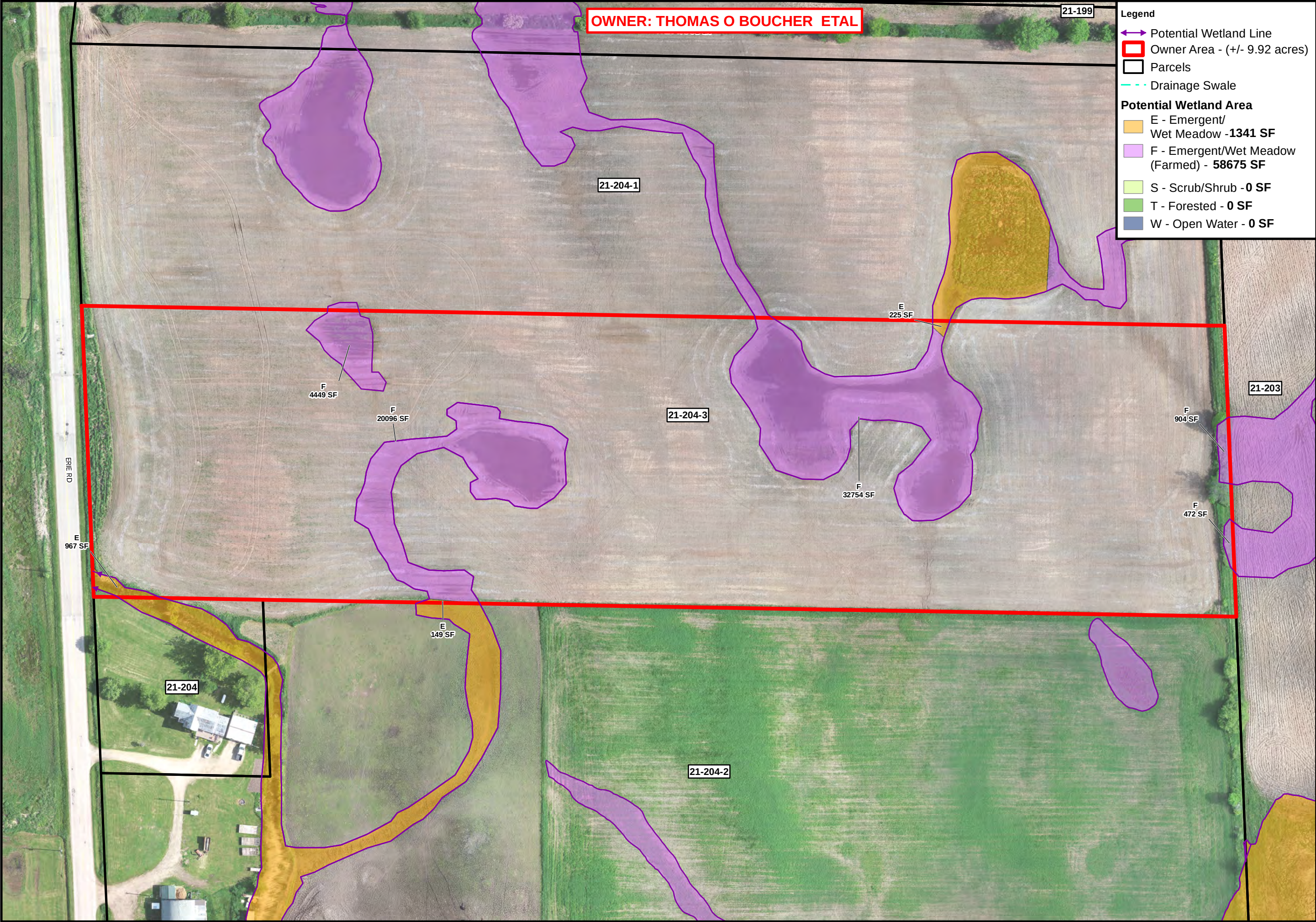
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0 100 Feet



Legend

- Potential Wetland Line
- Owner Area - (+/- 9.92 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

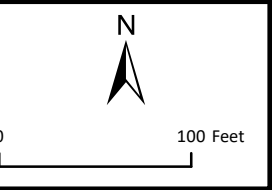
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- F - Emergent/Wet Meadow (Farmed) - **58675 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

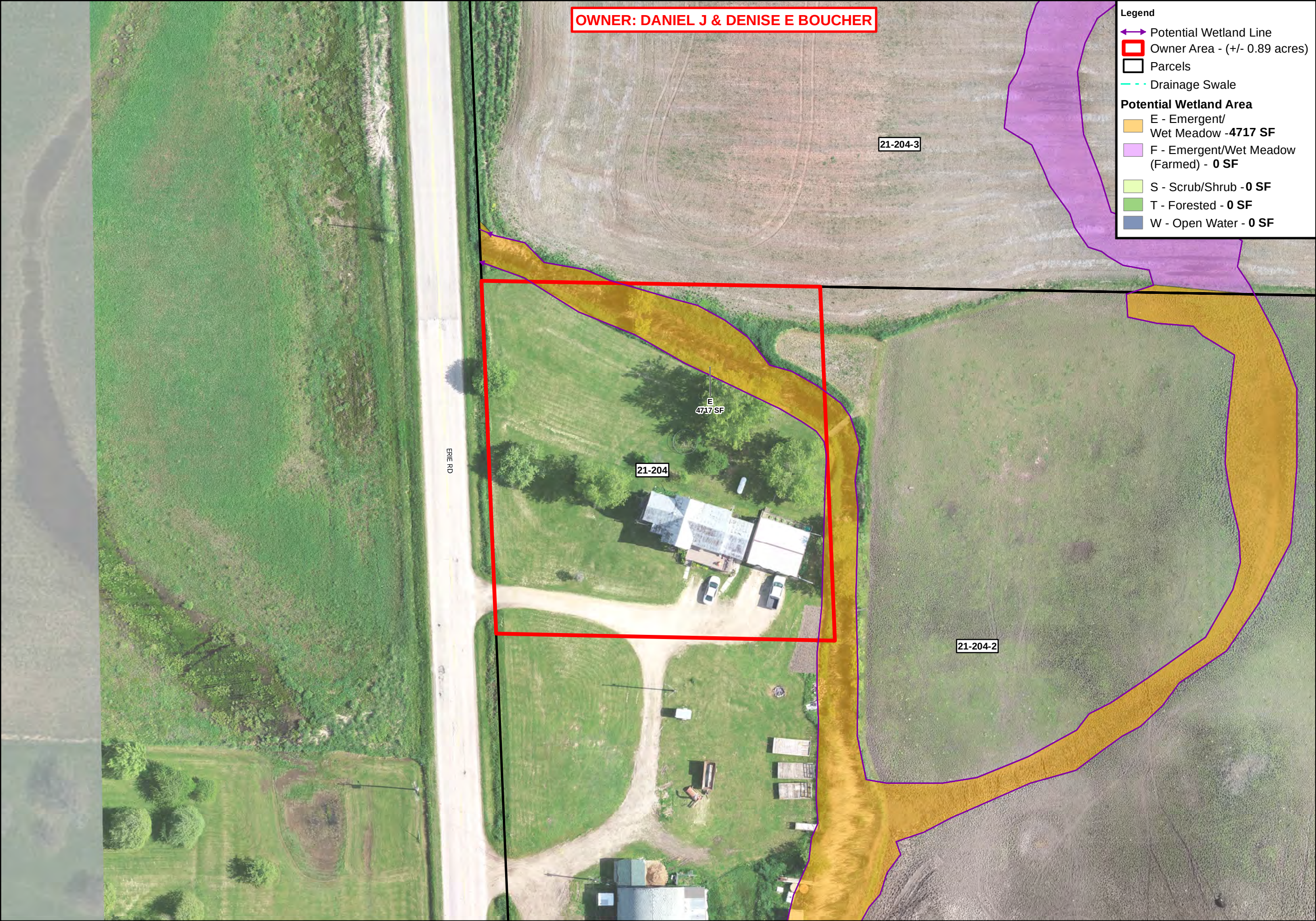


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OWNER: DANIEL J & DENISE E BOUCHER

Legend

- Potential Wetland Line
- Owner Area - (+/- 0.89 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow -4717 SF
- F - Emergent/Wet Meadow (Farmed) - 0 SF
- S - Scrub/Shrub -0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF



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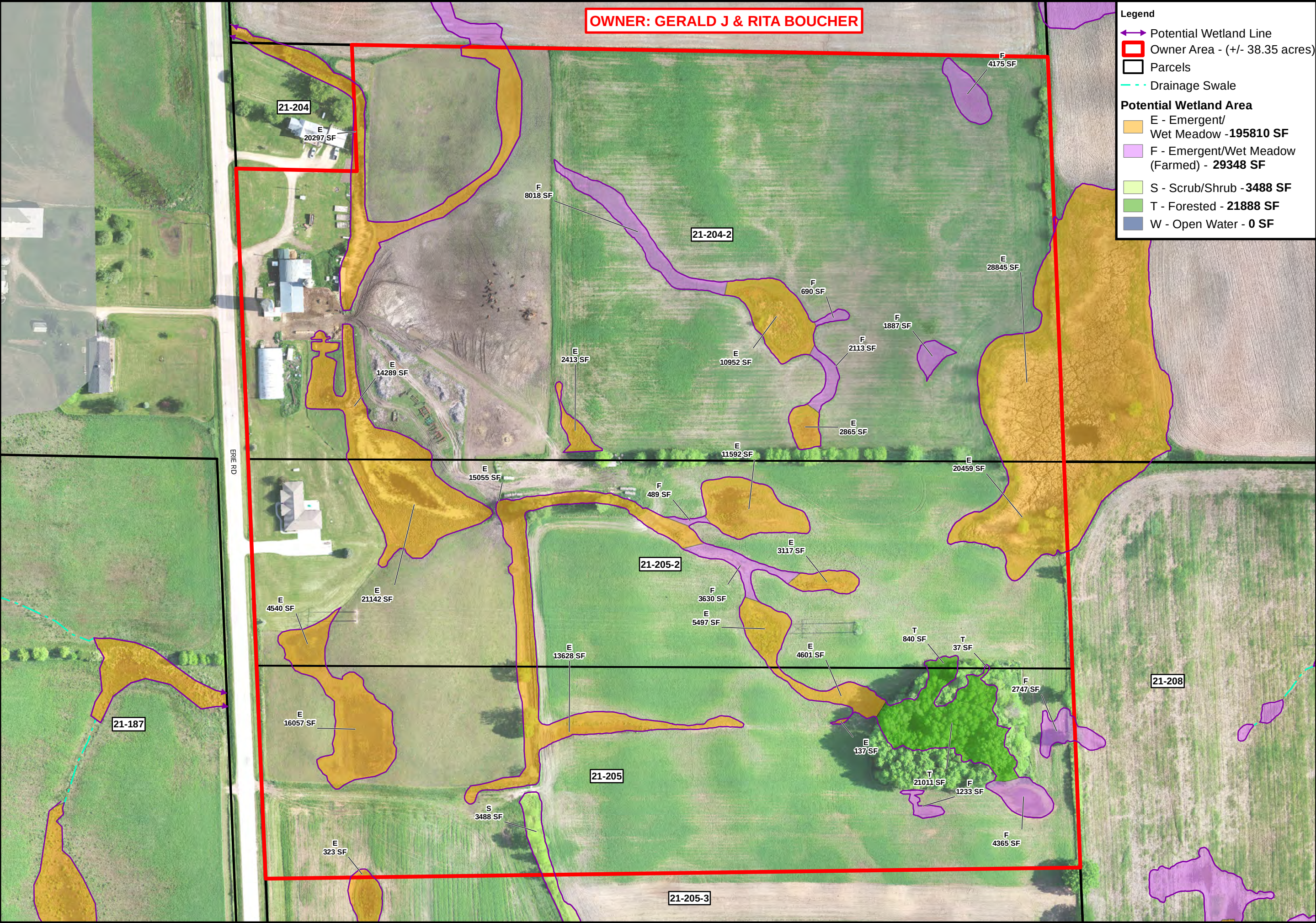
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0 50 Feet



OWNER: GERALD J & RITA BOUCHER

Legend

- Potential Wetland Line
- Owner Area - (+/- 38.35 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **195810 SF**
- F - Emergent/Wet Meadow (Farmed) - **29348 SF**
- S - Scrub/Shrub - **3488 SF**
- T - Forested - **21888 SF**
- W - Open Water - **0 SF**

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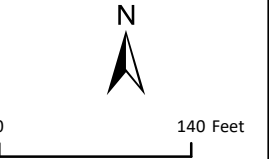
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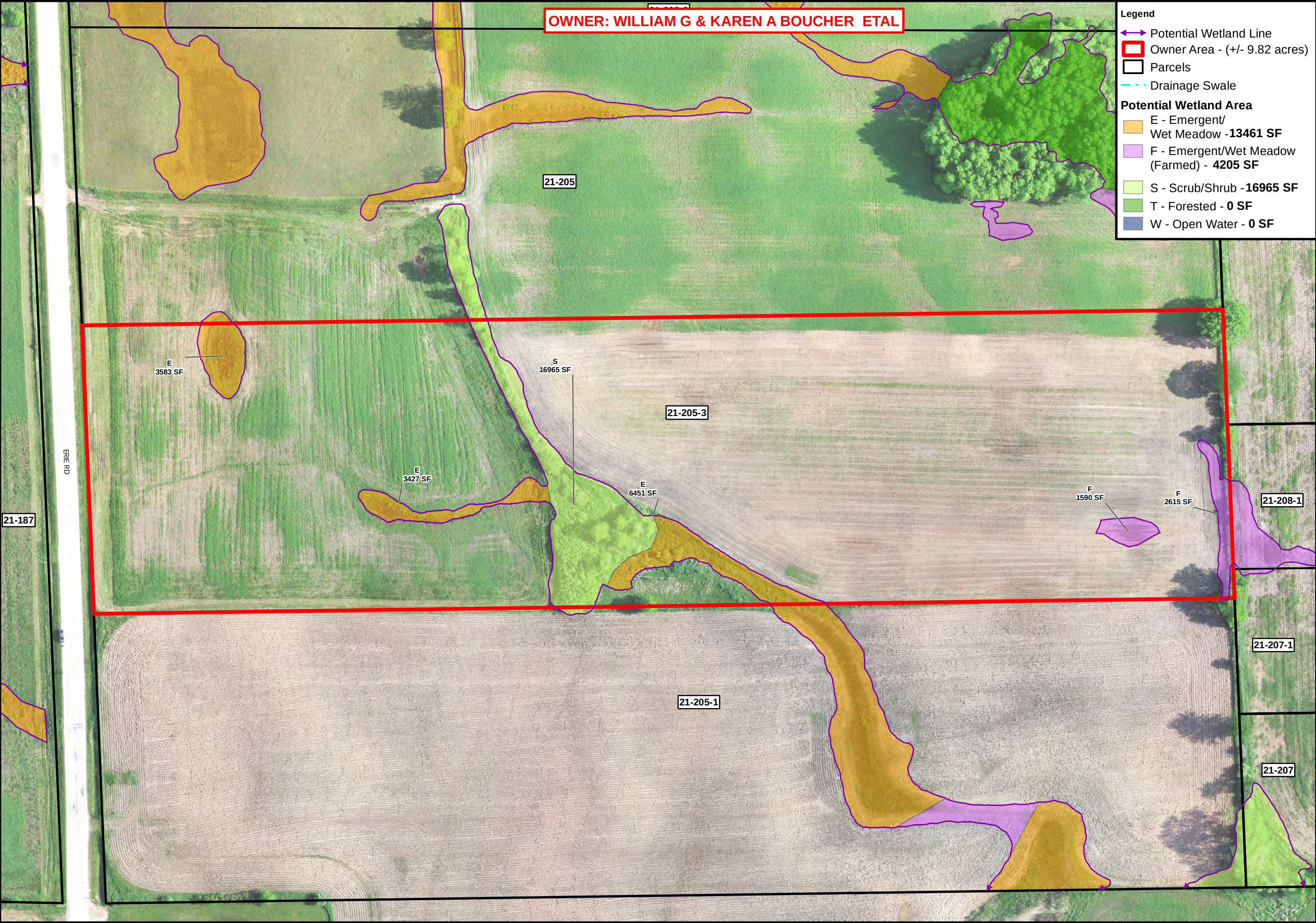
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OWNER: WILLIAM G & KAREN A BOUCHER ETAL

Legend

- Potential Wetland Line
- Owner Area - (+/- 9.82 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow -13461 SF
- F - Emergent/Wet Meadow (Farmed) - 4205 SF
- S - Scrub/Shrub -16965 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF

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0 100 Feet



OWNER: STUART E & CYNTHIA G FRANKOW

Legend

- Potential Wetland Line
- Owner Area - (+/- 8.22 acres)
- Parcels
- Drainage Swale

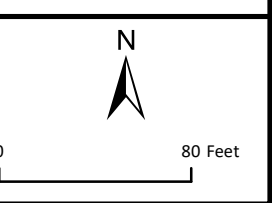
Potential Wetland Area

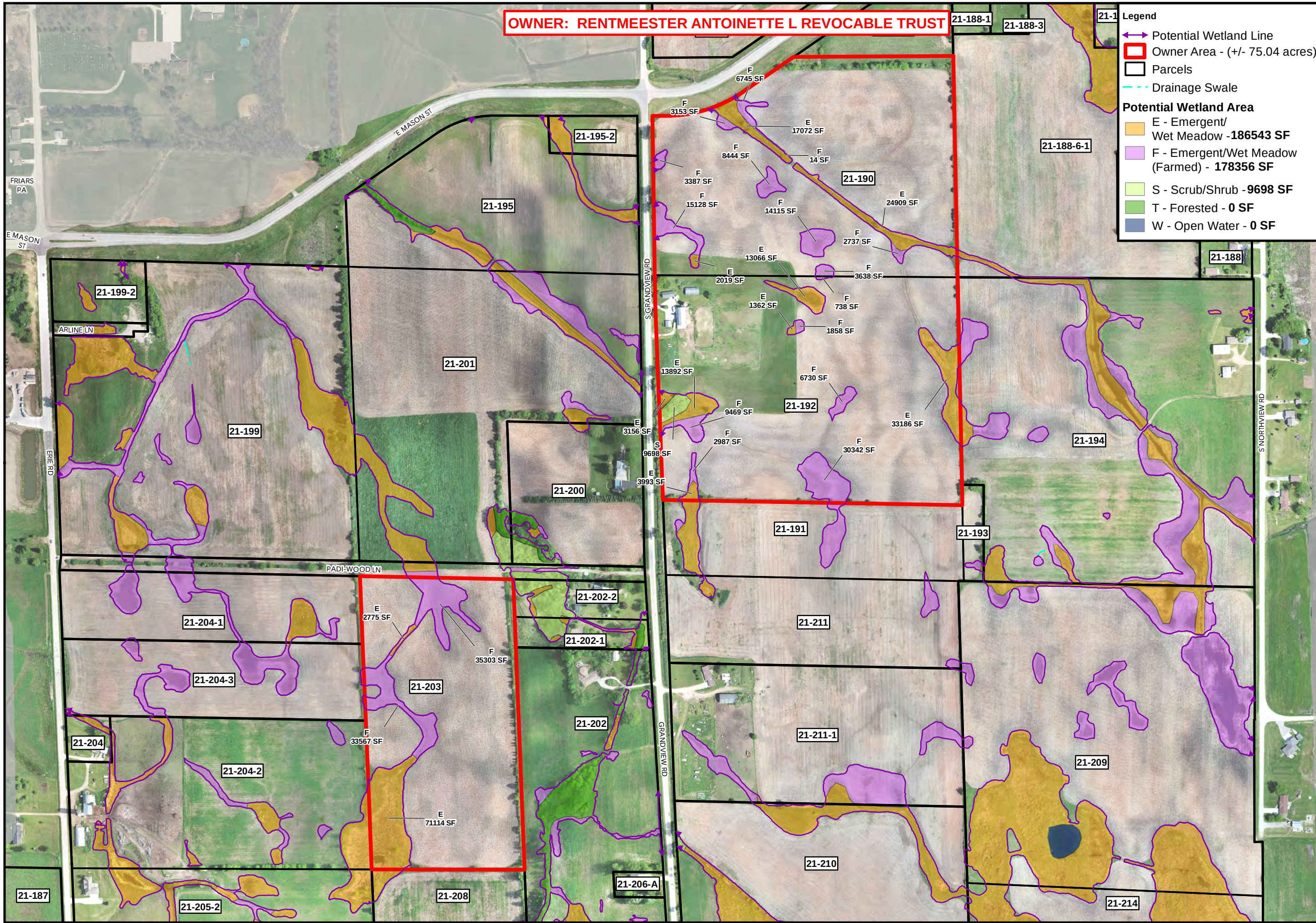
- E - Emergent/Wet Meadow -4007 SF
- F - Emergent/Wet Meadow (Farmed) - 1500 SF
- S - Scrub/Shrub -11855 SF
- T - Forested - 10737 SF
- W - Open Water - 0 SF



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Brown County, Wisconsin

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OWNER: RENTMEESTER ANTOINETTE L REVOCABLE TRUST

Legend

- Potential Wetland Line
- Owner Area - (+/- 75.04 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/Wet Meadow - 186543 SF
- F - Emergent/Wet Meadow (Farmed) - 178356 SF
- S - Scrub/Shrub - 9698 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF



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0 380 Feet



OWNER: JAMES K & TONIA M DEROUIN

Legend

- Potential Wetland Line
- Owner Area - (+/- 3.91 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **9529 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **40099 SF**
- T - Forested - **3512 SF**
- W - Open Water - **0 SF**



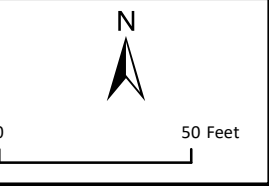
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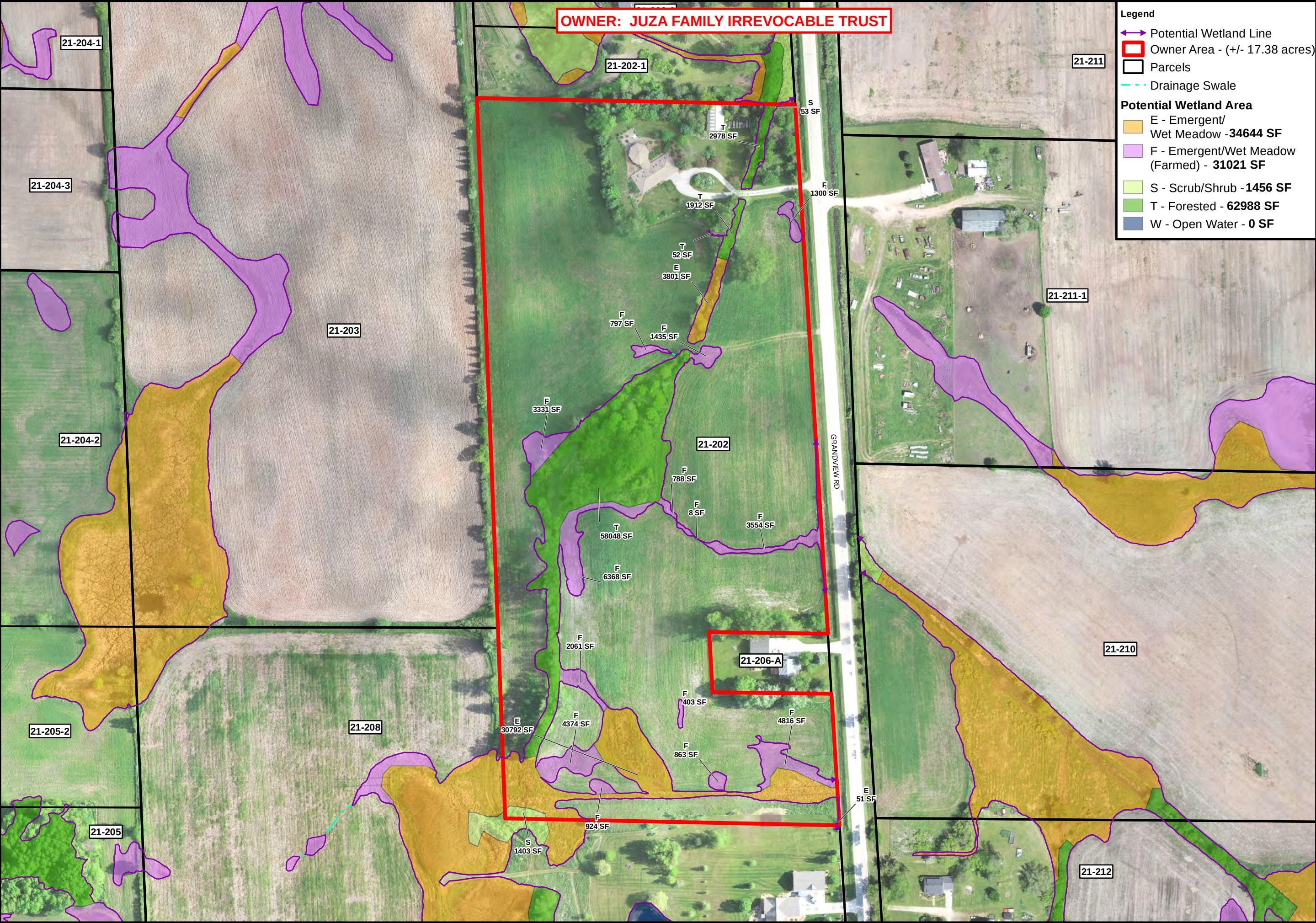
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0 50 Feet



OWNER: JUZA FAMILY IRREVOCABLE TRUST

Legend

- Potential Wetland Line
- Owner Area - (+/- 17.38 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **34644 SF**
- F - Emergent/Wet Meadow (Farmed) - **31021 SF**
- S - Scrub/Shrub - **1456 SF**
- T - Forested - **62988 SF**
- W - Open Water - **0 SF**

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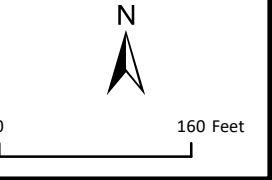
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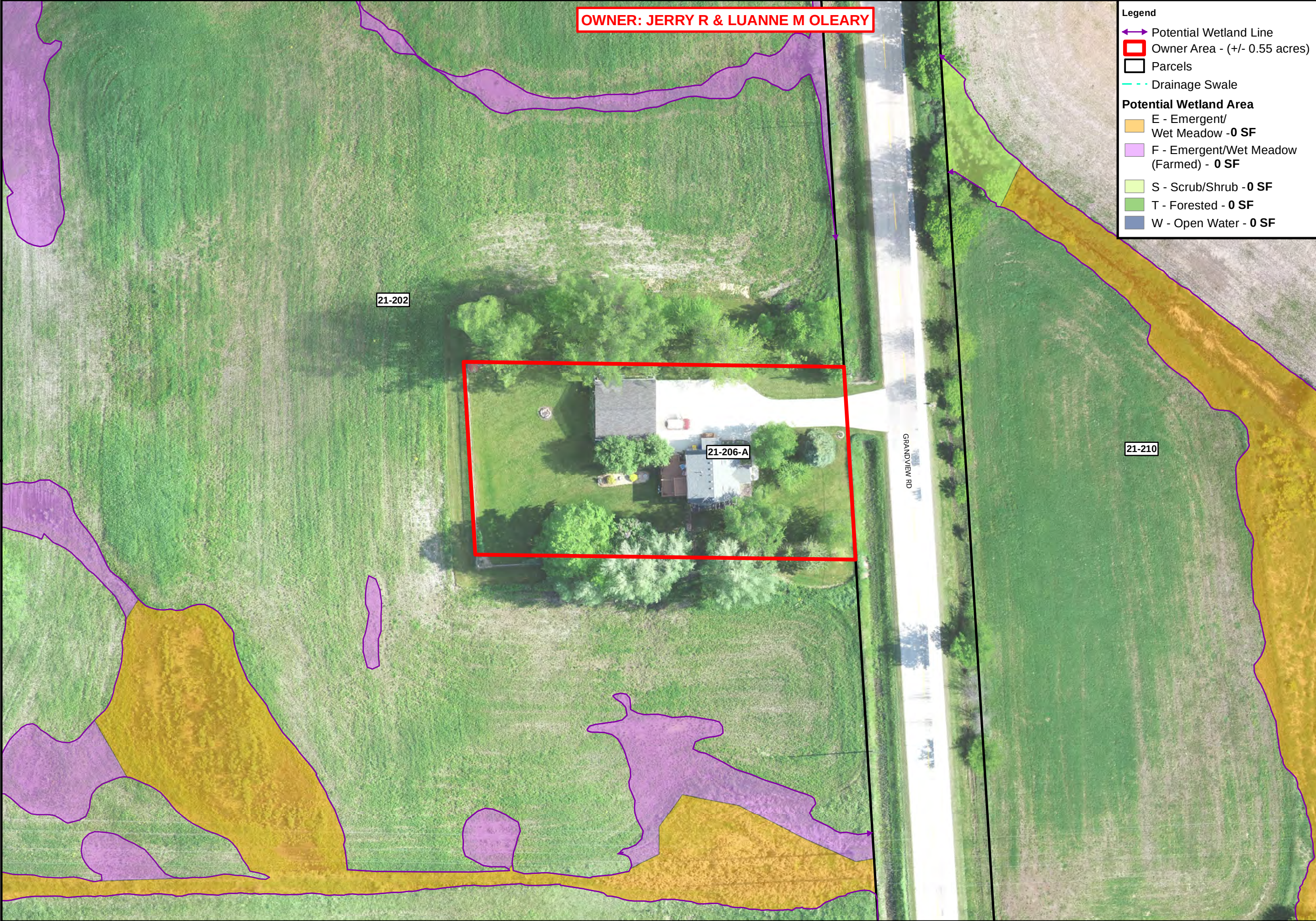
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OWNER: JERRY R & LUANNE M OLEARY

Legend

- Potential Wetland Line
- Owner Area - (+/- 0.55 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - 0 SF
- F - Emergent/Wet Meadow (Farmed) - 0 SF
- S - Scrub/Shrub - 0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF



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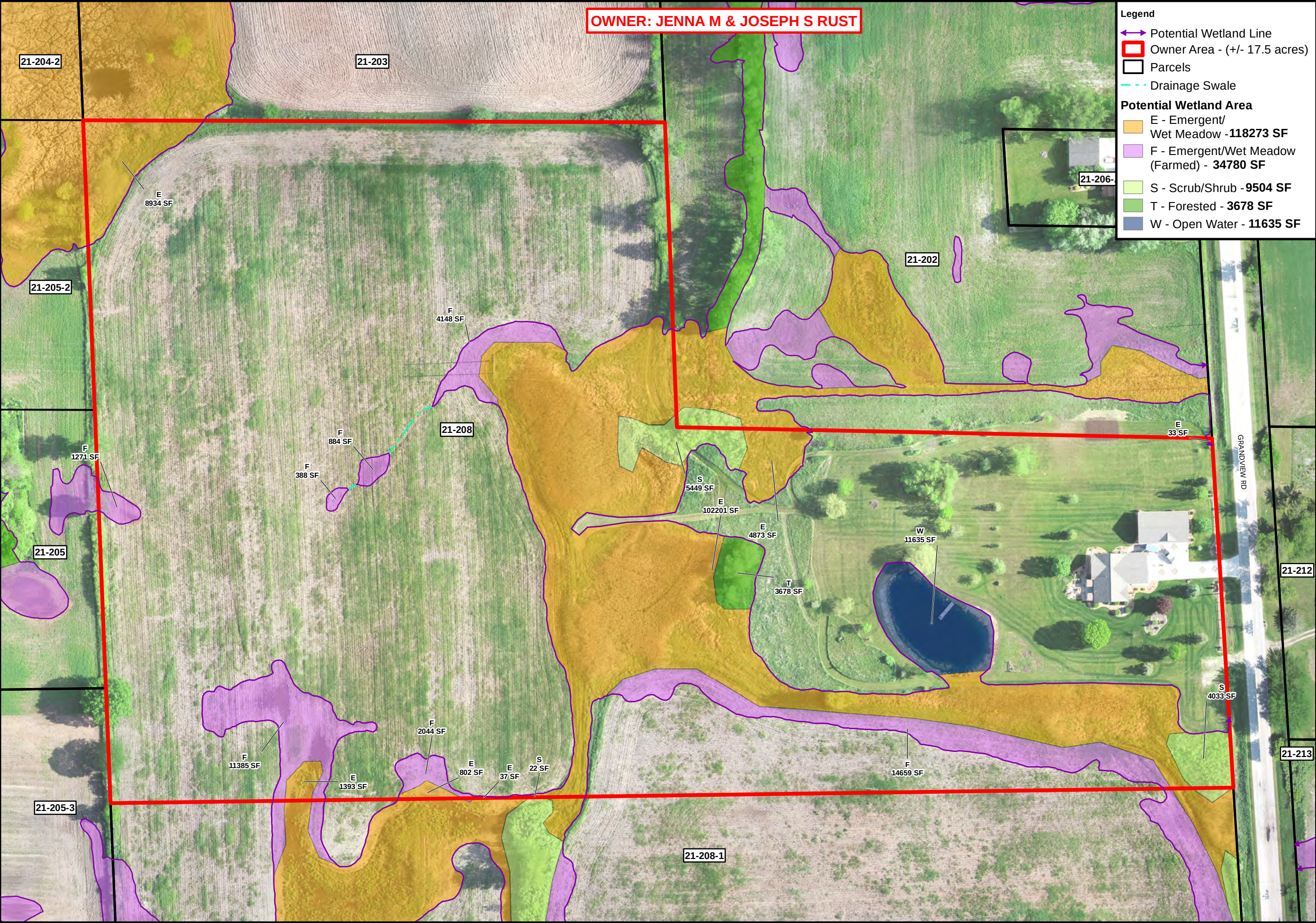
Brown County, Wisconsin

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0 50 Feet



OWNER: JENNA M & JOSEPH S RUST

Legend

- Potential Wetland Line
- Owner Area - (+/- 17.5 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/Wet Meadow - **118273 SF**
- F - Emergent/Wet Meadow (Farmed) - **34780 SF**
- S - Scrub/Shrub - **9504 SF**
- T - Forested - **3678 SF**
- W - Open Water - **11635 SF**



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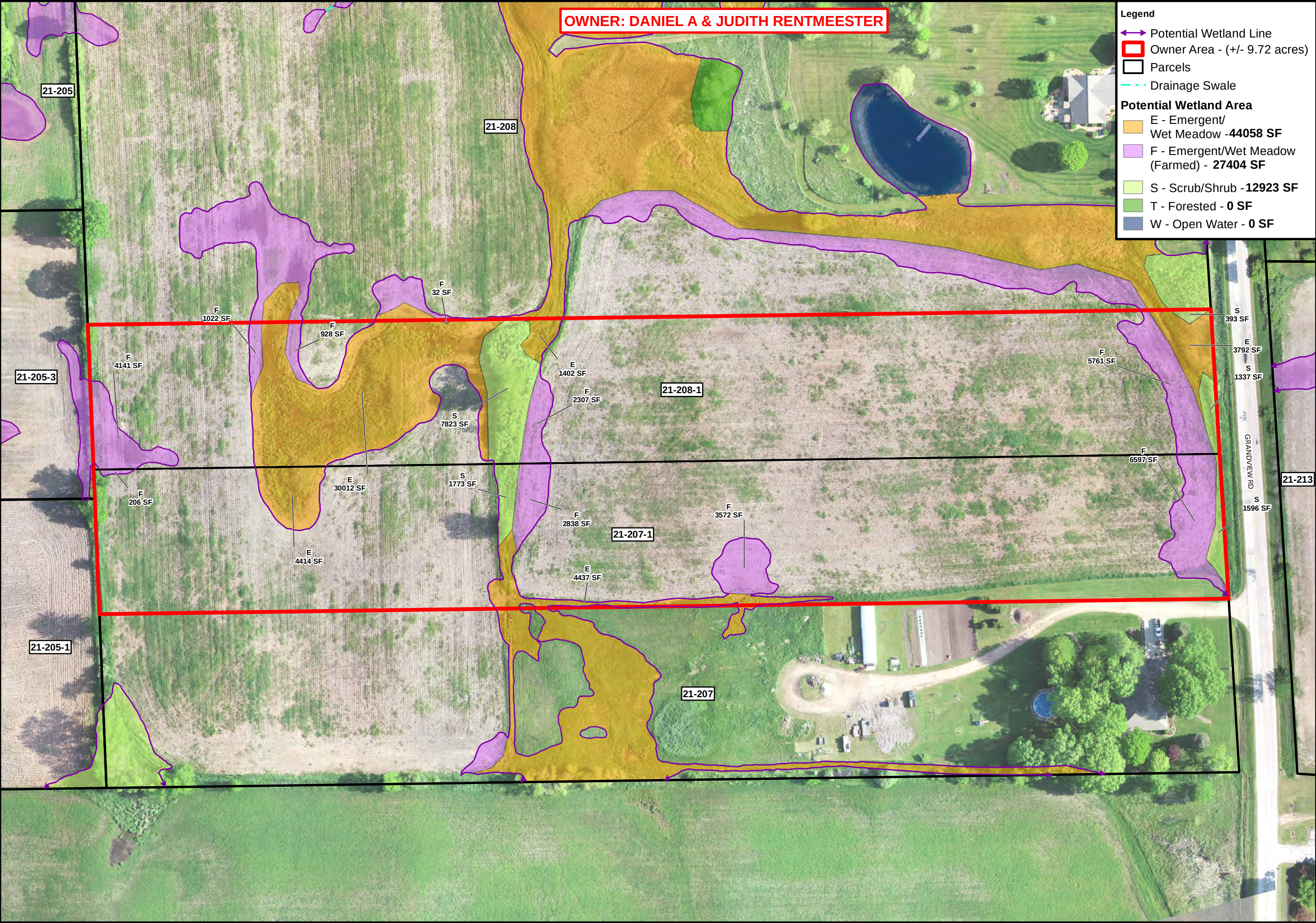
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0 100 Feet



OWNER: DANIEL A & JUDITH RENTMEESTER

Legend

- Potential Wetland Line
- Owner Area - (+/- 9.72 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **44058 SF**
- F - Emergent/Wet Meadow (Farmed) - **27404 SF**
- S - Scrub/Shrub - **12923 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

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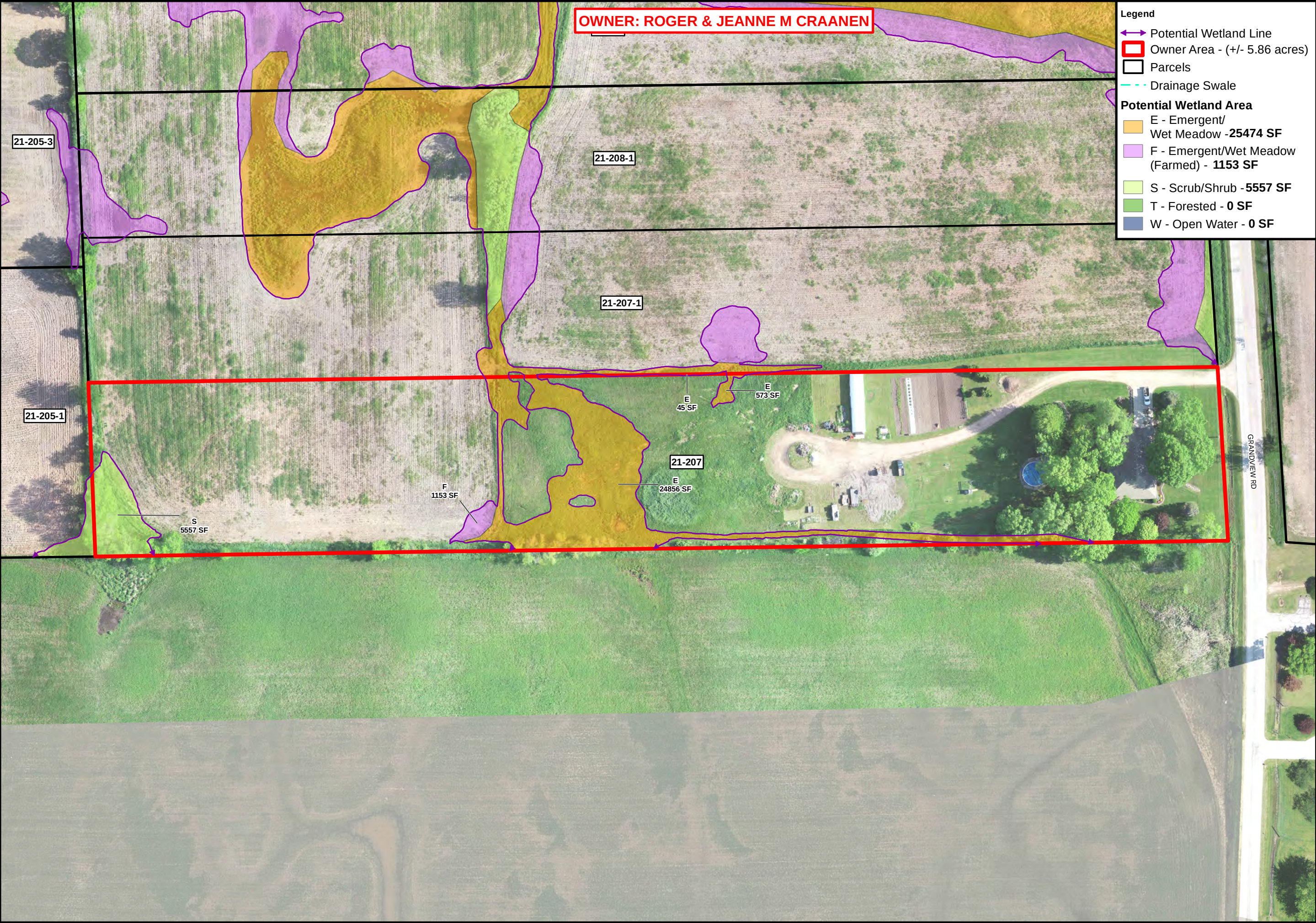
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OWNER: ROGER & JEANNE M CRAANEN

Legend

- Potential Wetland Line
- Owner Area - (+/- 5.86 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **25474 SF**
- F - Emergent/Wet Meadow (Farmed) - **1153 SF**
- S - Scrub/Shrub - **5557 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**



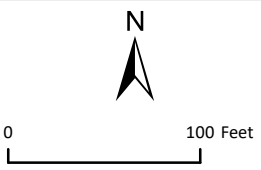
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0 100 Feet



OWNER: RICHARD R & CAROL J NACHTWEY

Legend

↔

Potential Wetland Line

□

Owner Area - (+/- 3.08 acres)

□

Parcels

Drainage Swale

Potential Wetland Area

■

E - Emergent/
Wet Meadow -0 SF

■

F - Emergent/Wet Meadow
(Farmed) - 0 SF

■

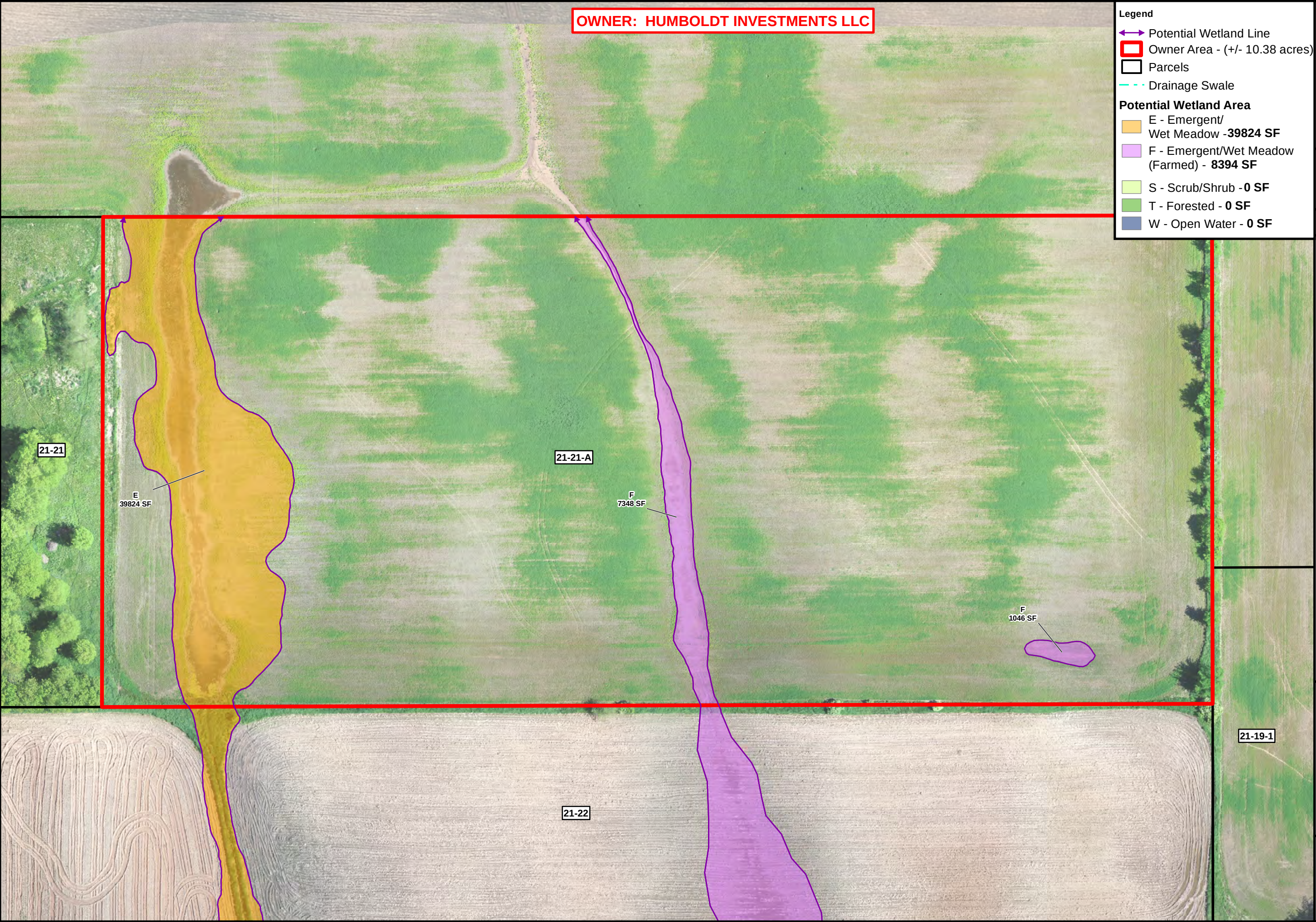
S - Scrub/Shrub -0 SF

■

T - Forested - 0 SF

■

W - Open Water - 0 SF



OWNER: HUMBOLDT INVESTMENTS LLC

Legend

- Potential Wetland Line
- Owner Area - (+/- 10.38 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/Wet Meadow - **39824 SF**
- F - Emergent/Wet Meadow (Farmed) - **8394 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

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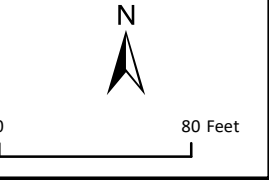
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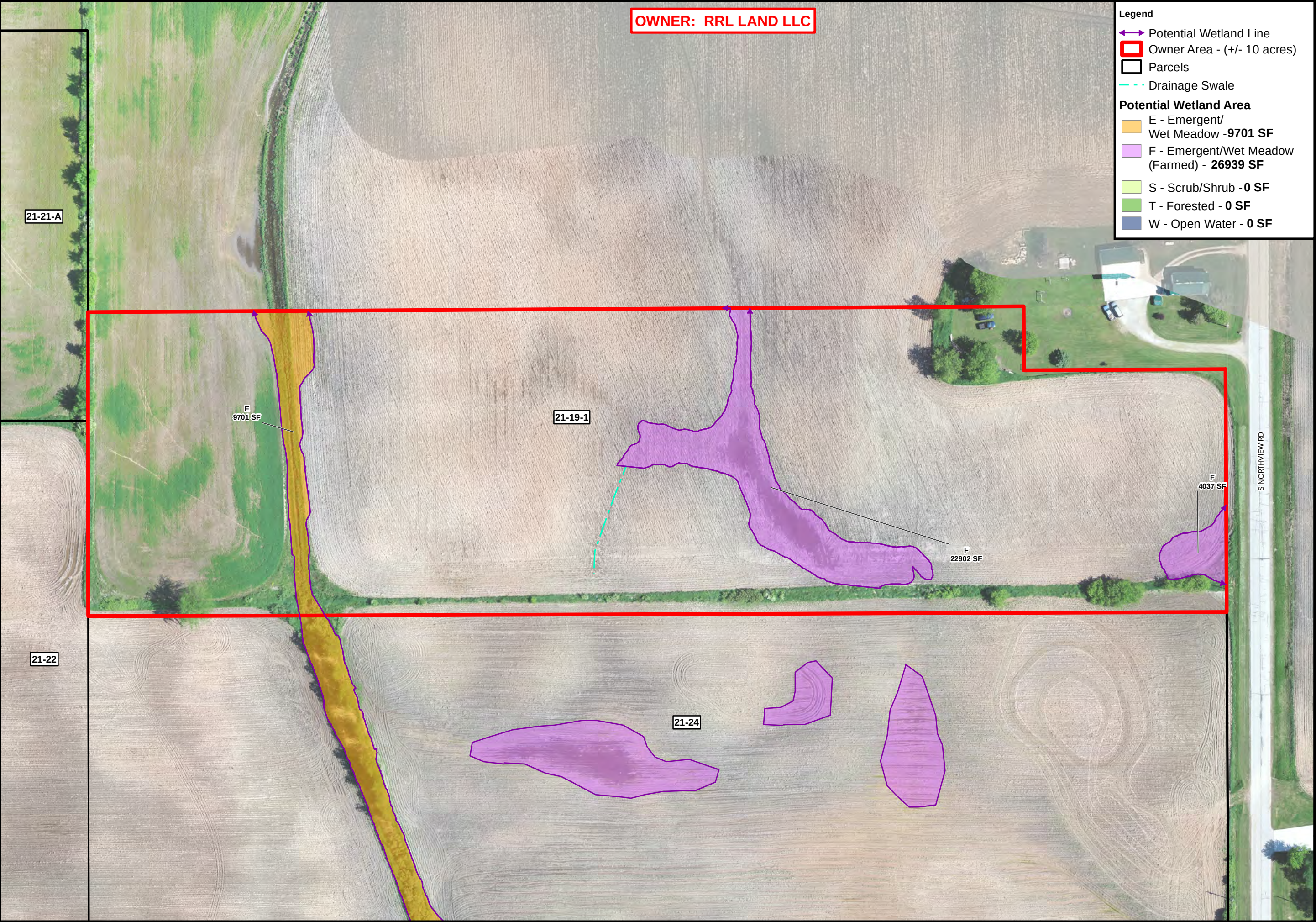
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OWNER: RRL LAND LLC

Legend

- Potential Wetland Line
- Owner Area - (+/- 10 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/Wet Meadow - **9701 SF**
- F - Emergent/Wet Meadow (Farmed) - **26939 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**



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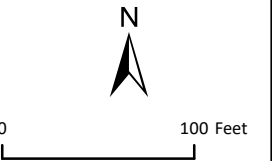
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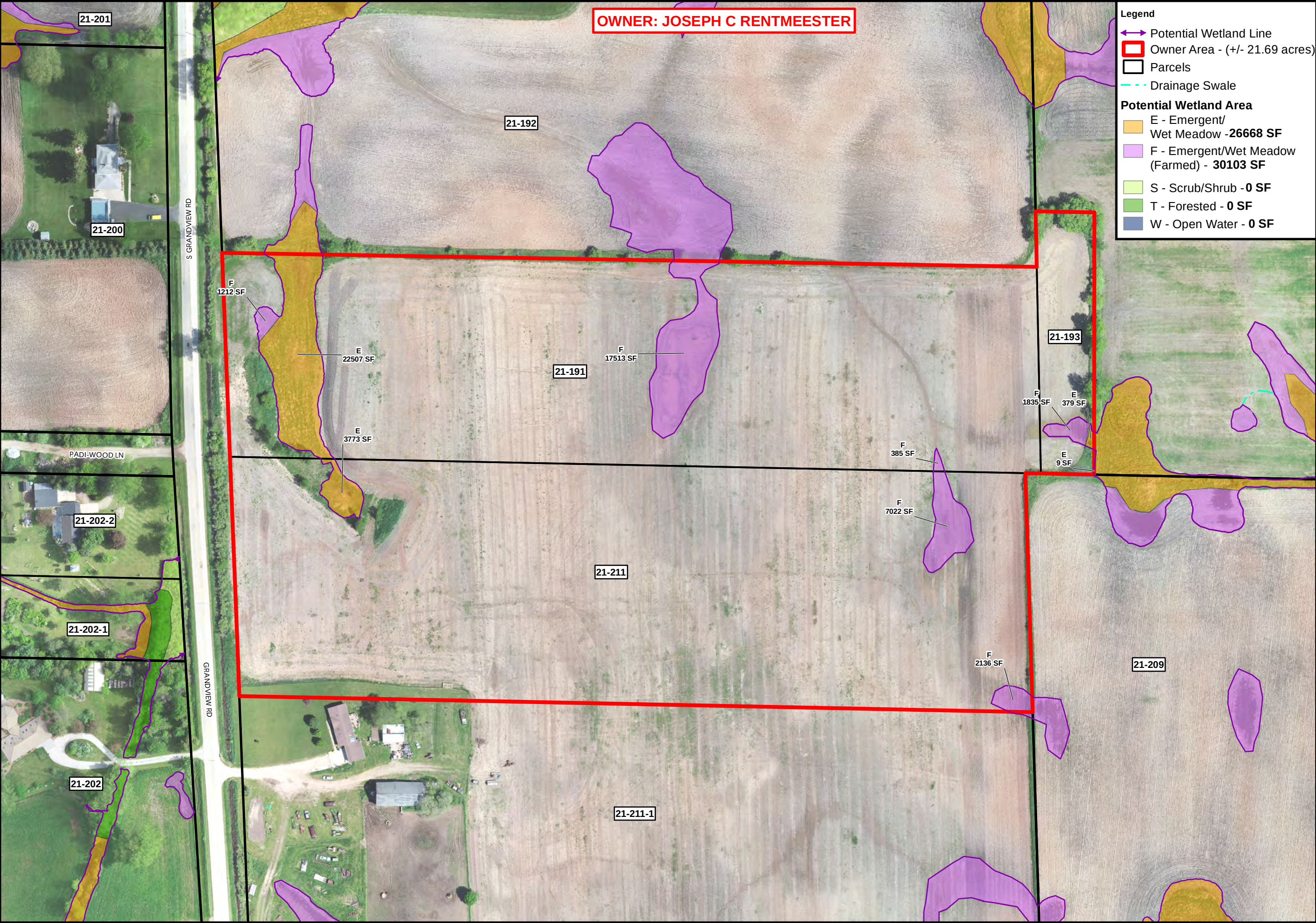
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0 100 Feet



OWNER: JOSEPH C RENTMEESTER

Legend

- Potential Wetland Line
- Owner Area - (+/- 21.69 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

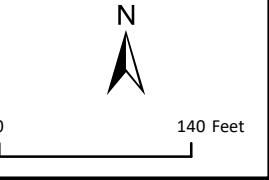
- E - Emergent/ Wet Meadow - 26668 SF
- F - Emergent/Wet Meadow (Farmed) - 30103 SF
- S - Scrub/Shrub - 0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF

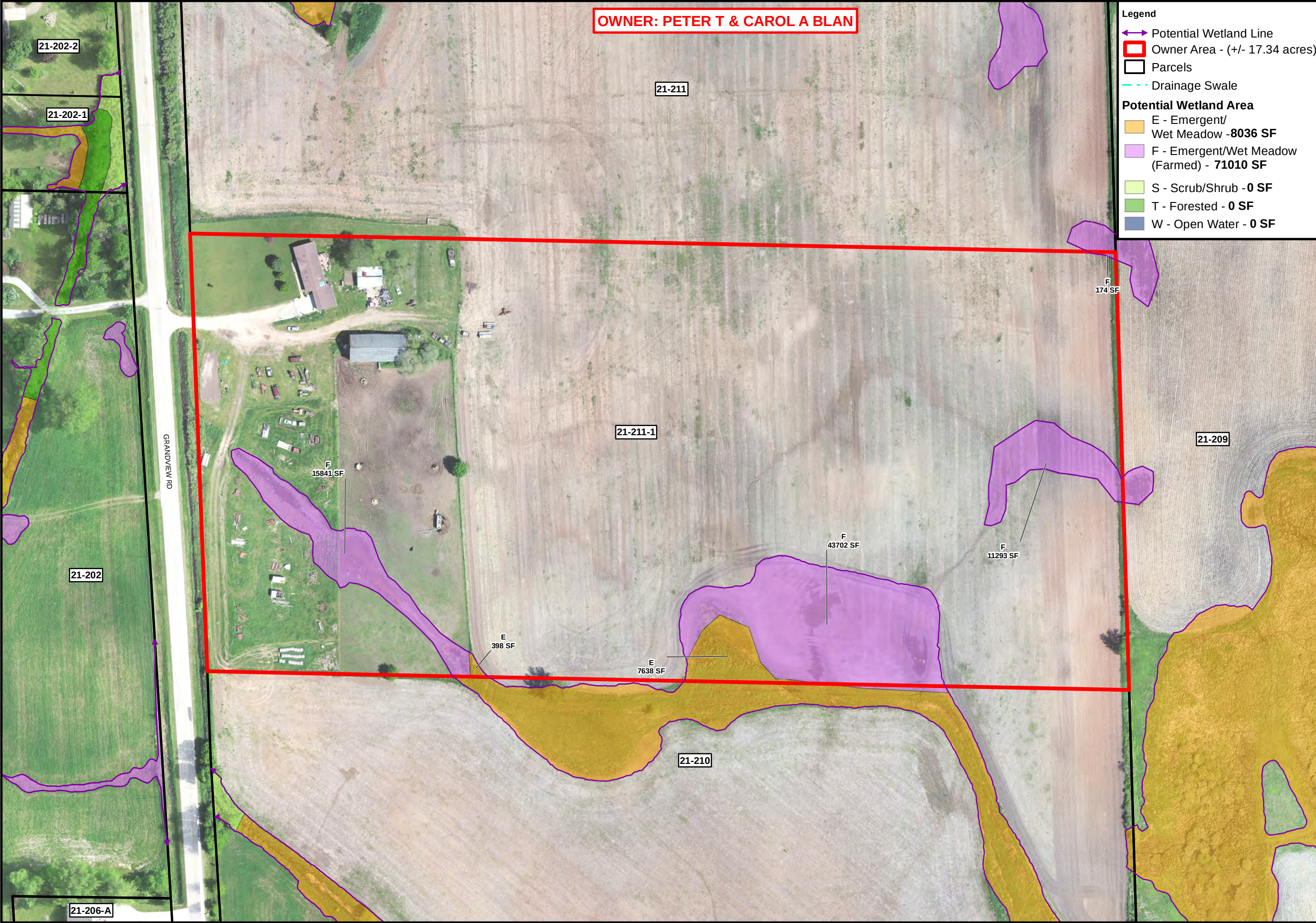


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Legend

- Potential Wetland Line
- Owner Area - (+/- 17.34 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **8036 SF**
- F - Emergent/Wet Meadow (Farmed) - **71010 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

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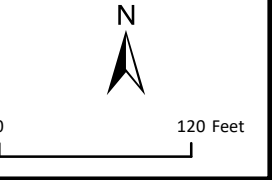
Preliminary Wetland Review

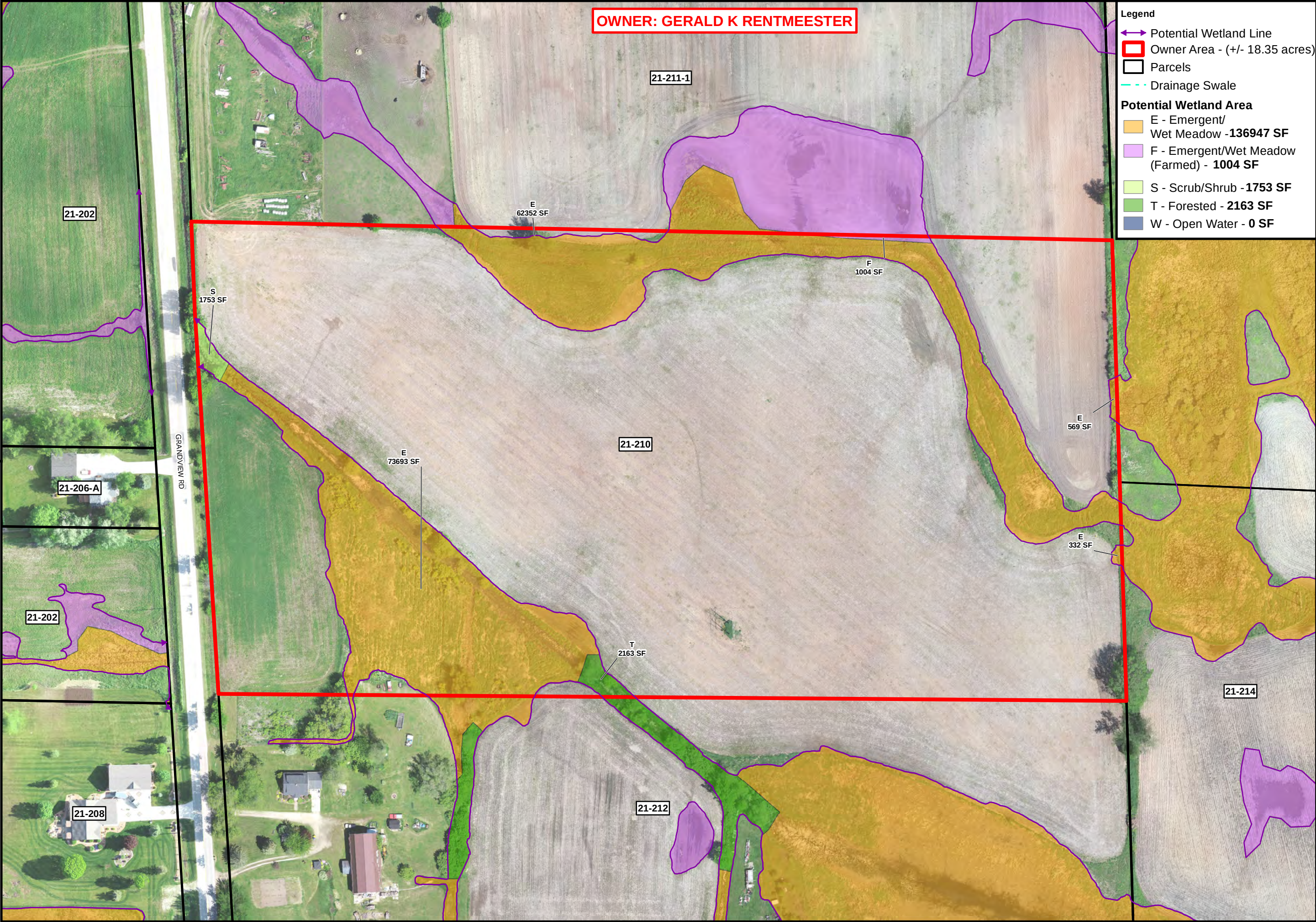
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OWNER: GERALD K RENTMEESTER

Legend

- Potential Wetland Line
- Owner Area - (+/- 18.35 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **136947 SF**
- F - Emergent/Wet Meadow (Farmed) - **1004 SF**
- S - Scrub/Shrub - **1753 SF**
- T - Forested - **2163 SF**
- W - Open Water - **0 SF**

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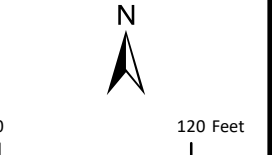
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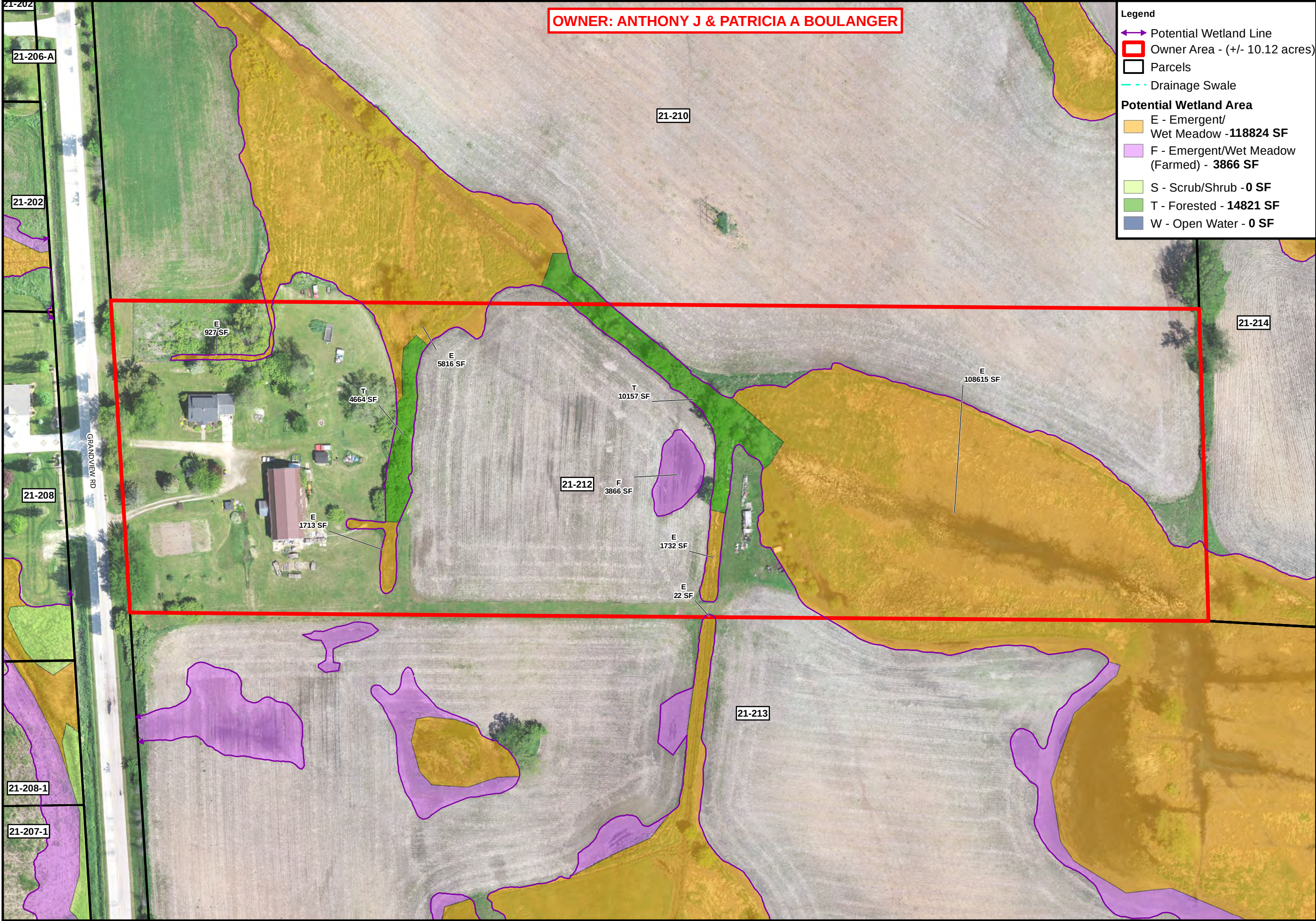
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OWNER: ANTHONY J & PATRICIA A BOULANGER

Legend

- Potential Wetland Line
- Owner Area - (+/- 10.12 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **118824 SF**
- F - Emergent/Wet Meadow (Farmed) - **3866 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **14821 SF**
- W - Open Water - **0 SF**

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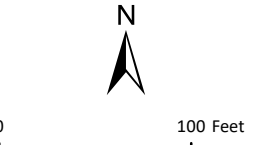
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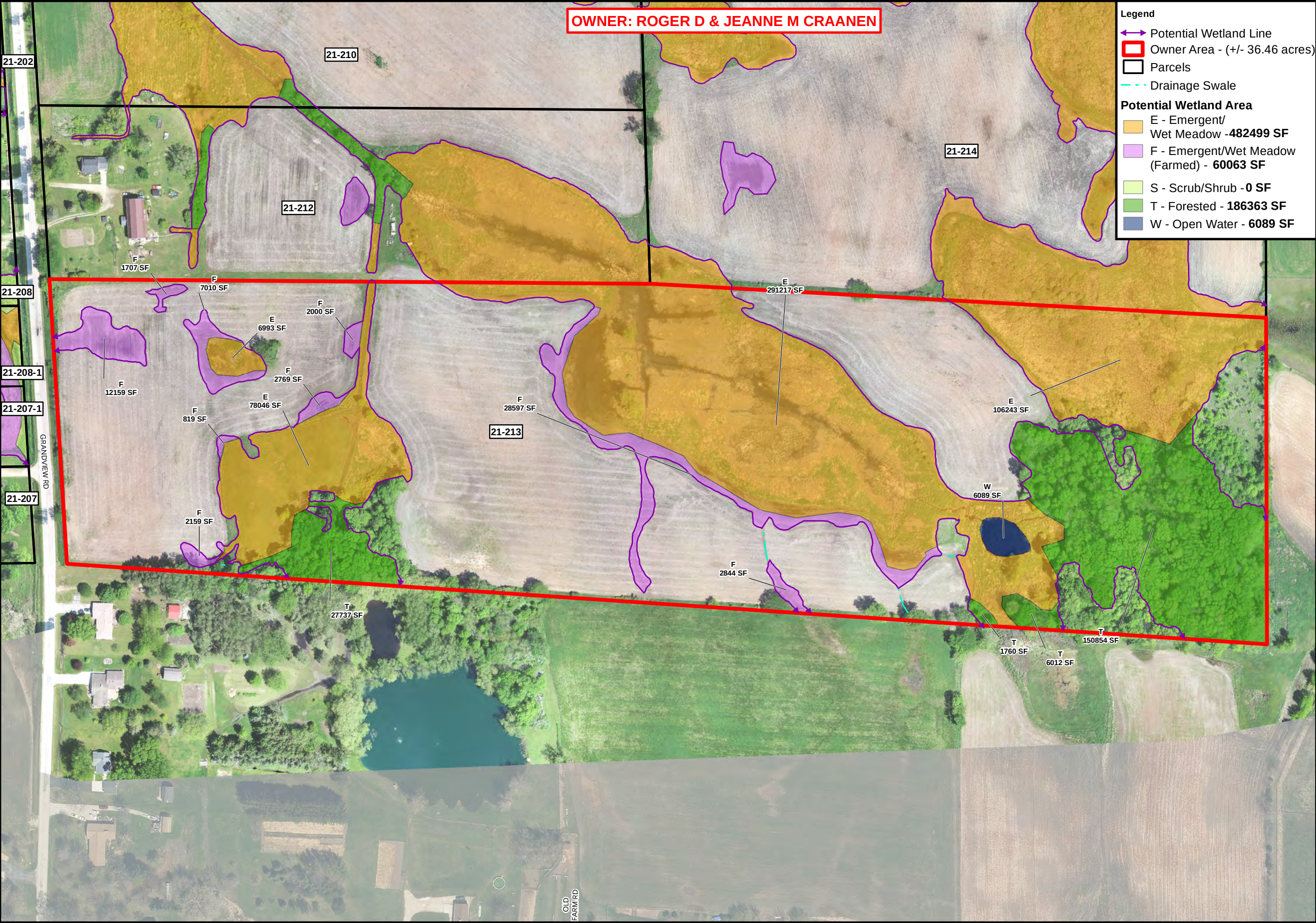
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OWNER: ROGER D & JEANNE M CRAANEN

Legend

- Potential Wetland Line
- Owner Area - (+/- 36.46 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - 482499 SF
- F - Emergent/Wet Meadow (Farmed) - 60063 SF
- S - Scrub/Shrub - 0 SF
- T - Forested - 186363 SF
- W - Open Water - 6089 SF



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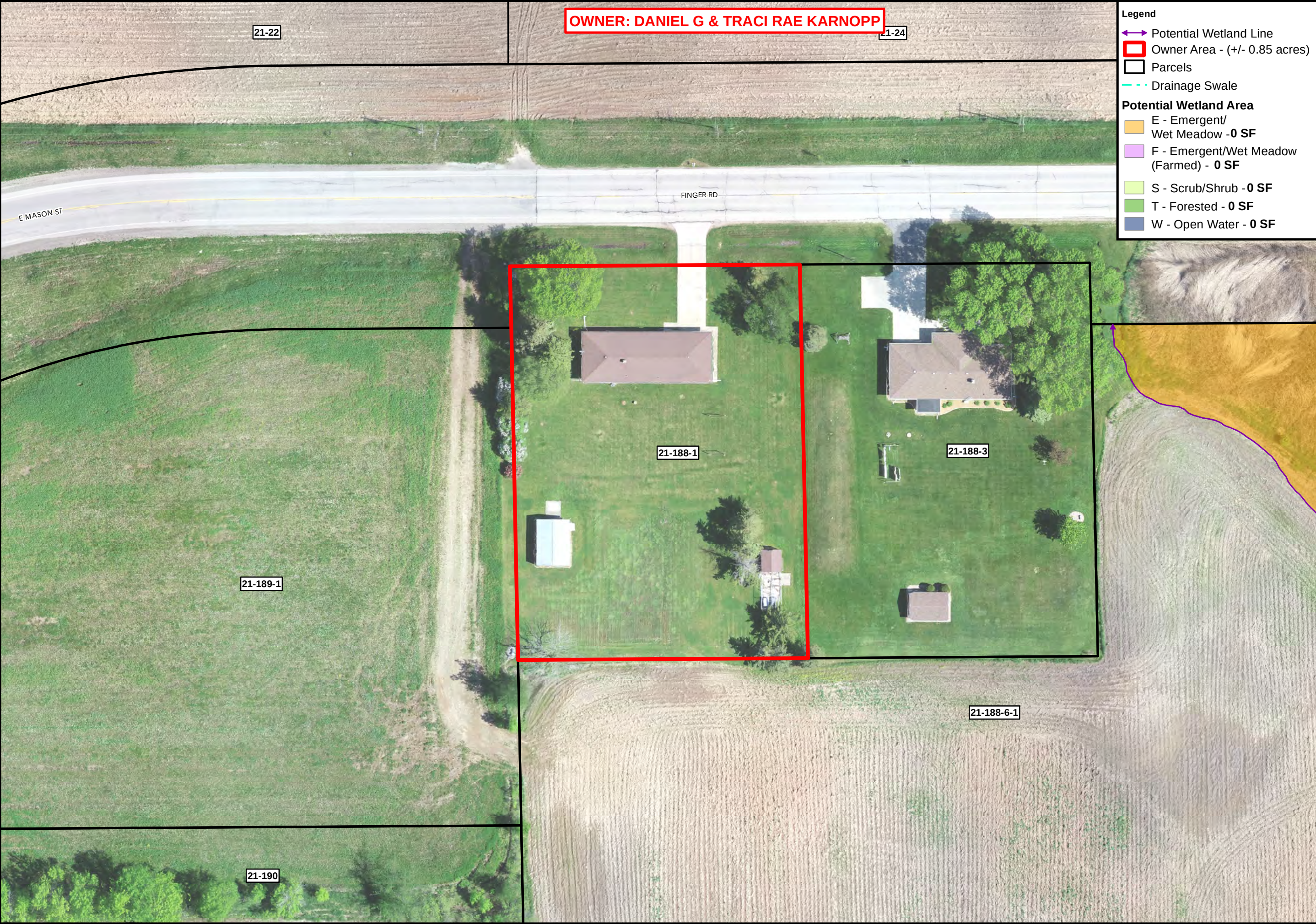
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0 180 Feet



OWNER: DANIEL G & TRACI RAE KARNOPP

Legend

- Potential Wetland Line
- Owner Area - (+/- 0.85 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - 0 SF
- F - Emergent/Wet Meadow (Farmed) - 0 SF
- S - Scrub/Shrub - 0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF



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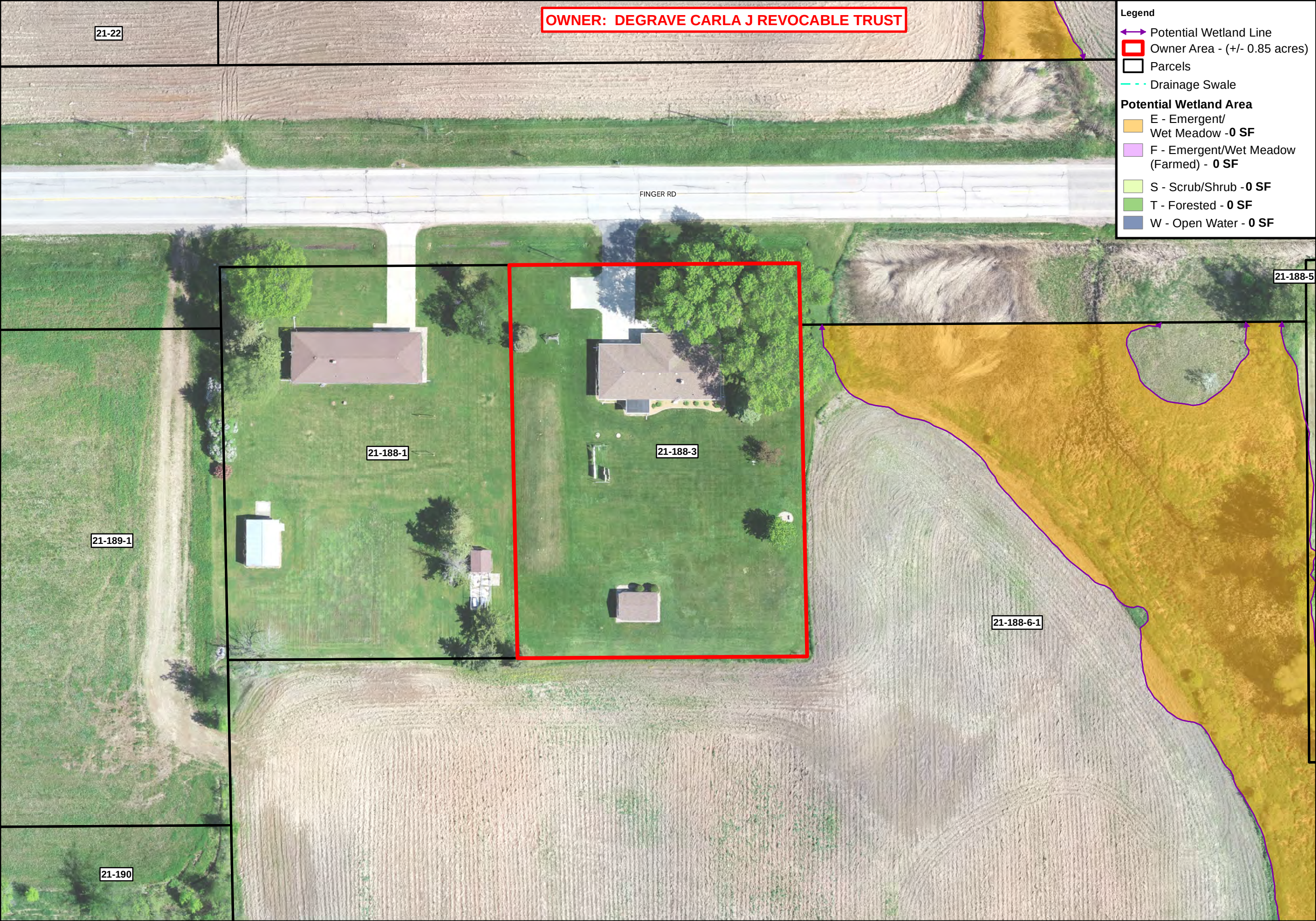
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0 50 Feet



OWNER: DEGRAVE CARLA J REVOCABLE TRUST

Legend

- Potential Wetland Line
- Owner Area - (+/- 0.85 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - 0 SF
- F - Emergent/Wet Meadow (Farmed) - 0 SF
- S - Scrub/Shrub - 0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF



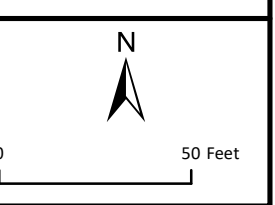
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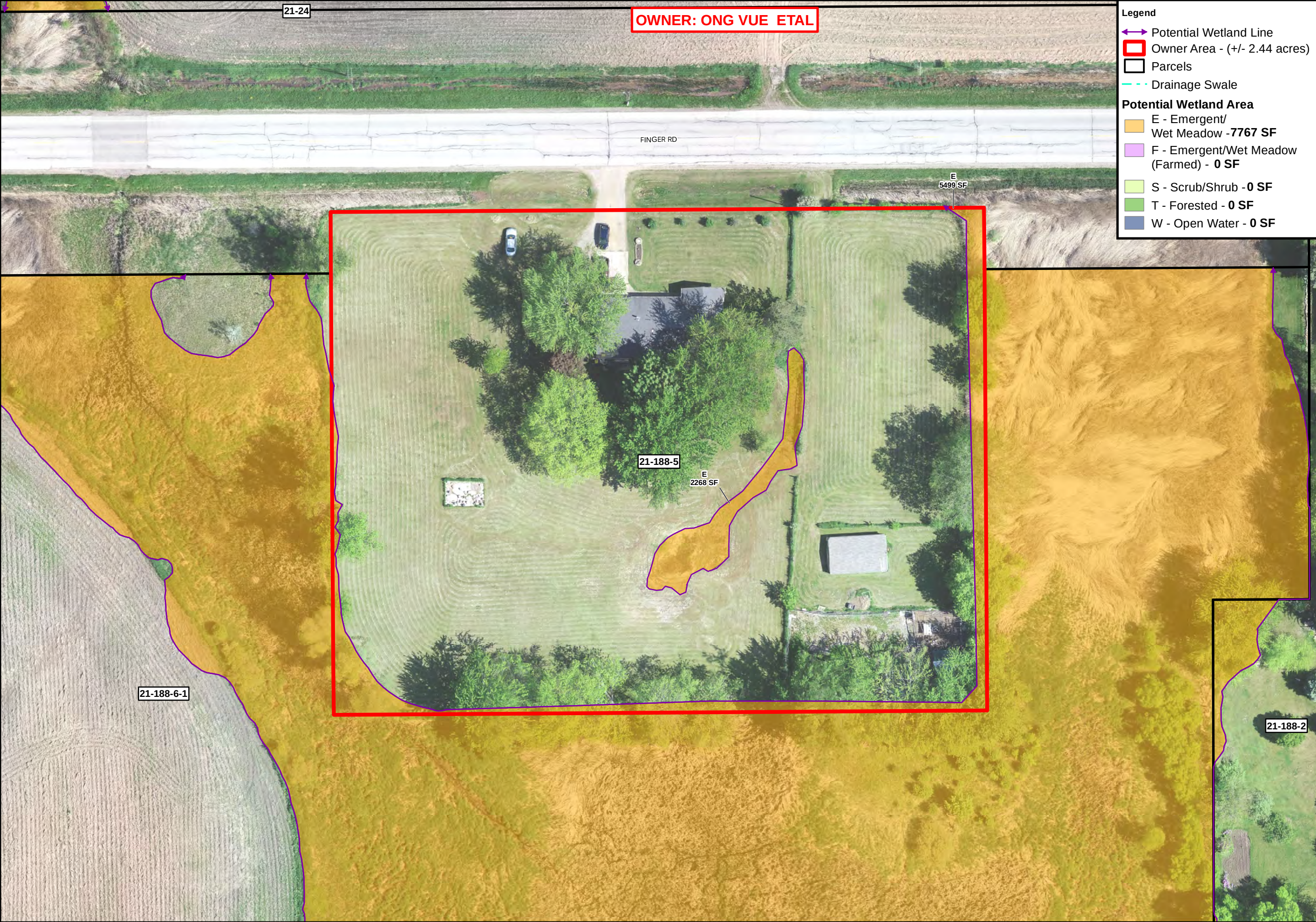
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Legend

- Potential Wetland Line
- Owner Area - (+/- 2.44 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow -7767 SF
- F - Emergent/Wet Meadow (Farmed) - 0 SF
- S - Scrub/Shrub -0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF



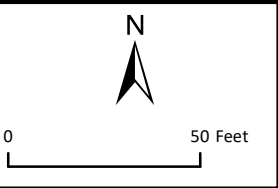
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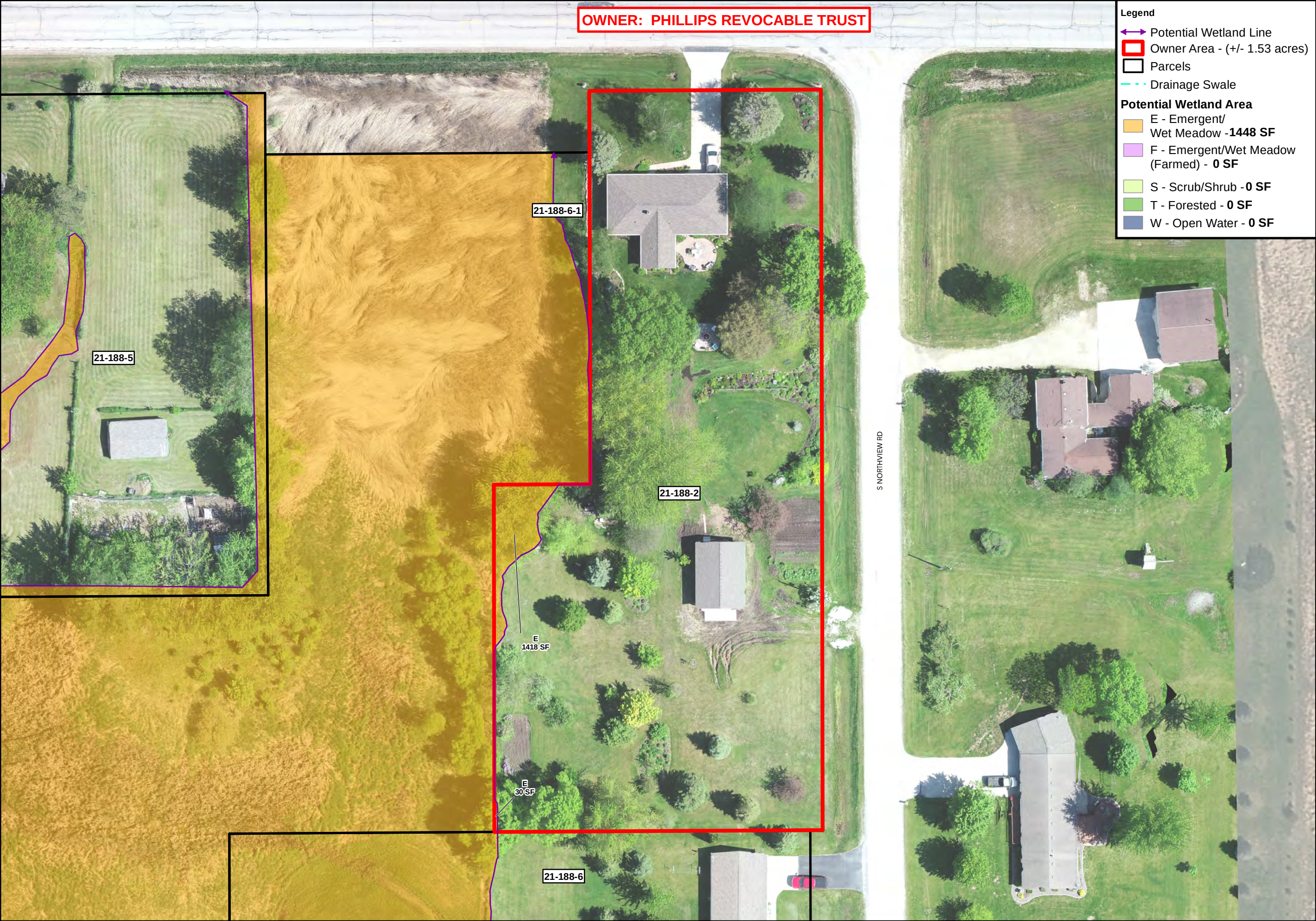
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OWNER: PHILLIPS REVOCABLE TRUST

Legend

- Potential Wetland Line
- Owner Area - (+/- 1.53 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

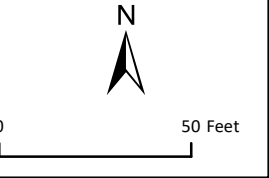
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- F - Emergent/Wet Meadow (Farmed) - 0 SF
- S - Scrub/Shrub -0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF

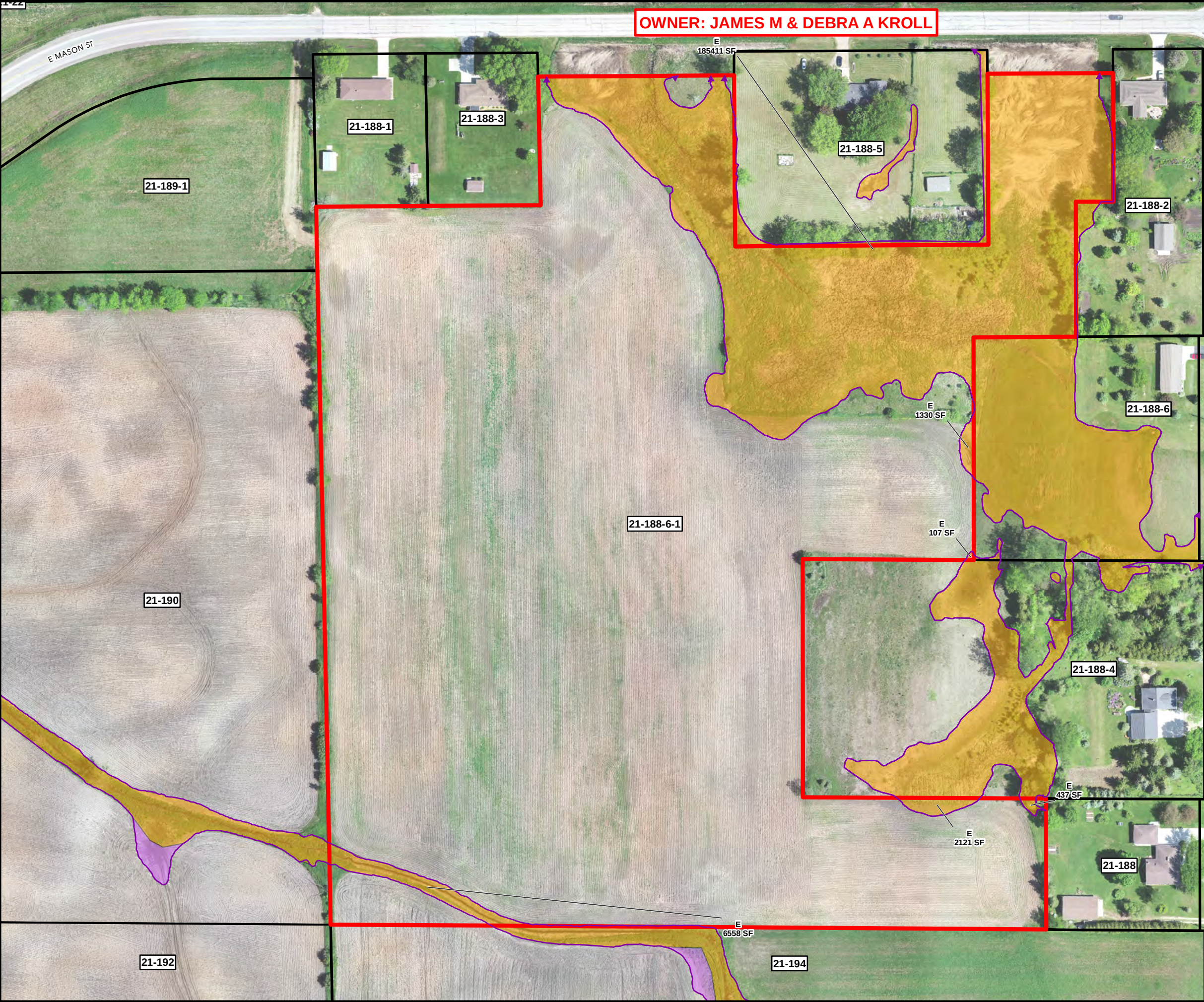


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Brown County, Wisconsin

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Legend

- Potential Wetland Line
- Owner Area - (+/- 23.93 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/Wet Meadow - **195964 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

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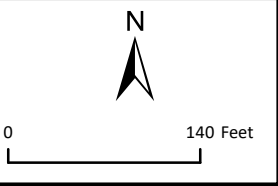
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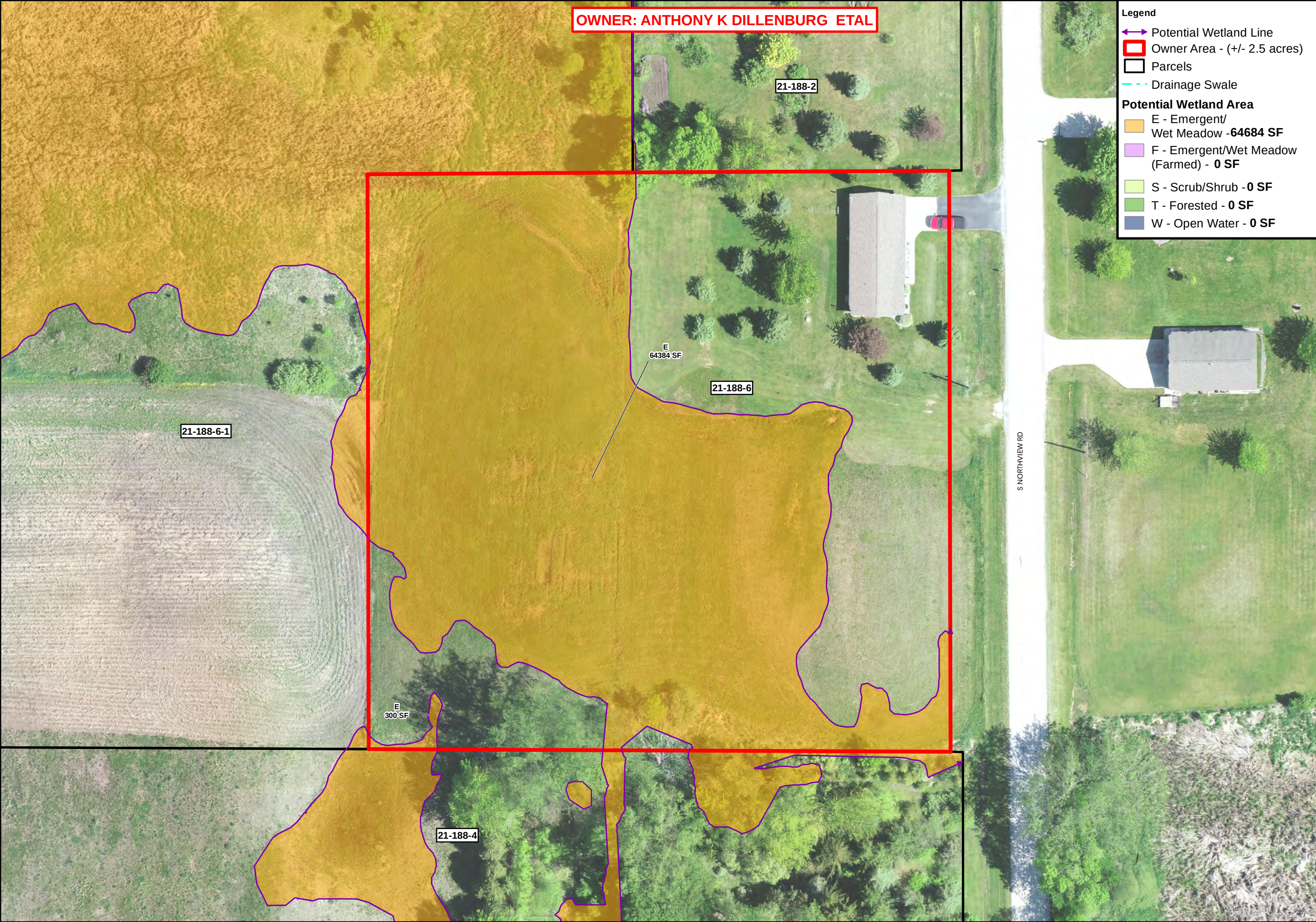
6/28/2019

City of Green Bay
Preliminary Wetland Investigation
NES Project No. 1057061
City of Green Bay
Brown County, Wisconsin

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OWNER: ANTHONY K DILLENBURG ETAL

Legend

- Potential Wetland Line
- Owner Area - (+/- 2.5 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **64684 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

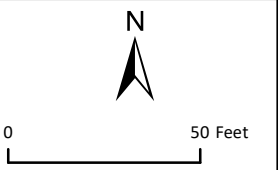


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0 50 Feet



Legend

- Potential Wetland Line
- Owner Area - (+/- 4.74 acres)
- Parcels
- Drainage Swale

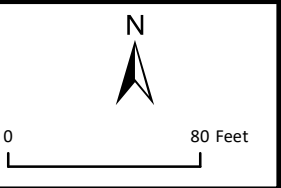
Potential Wetland Area

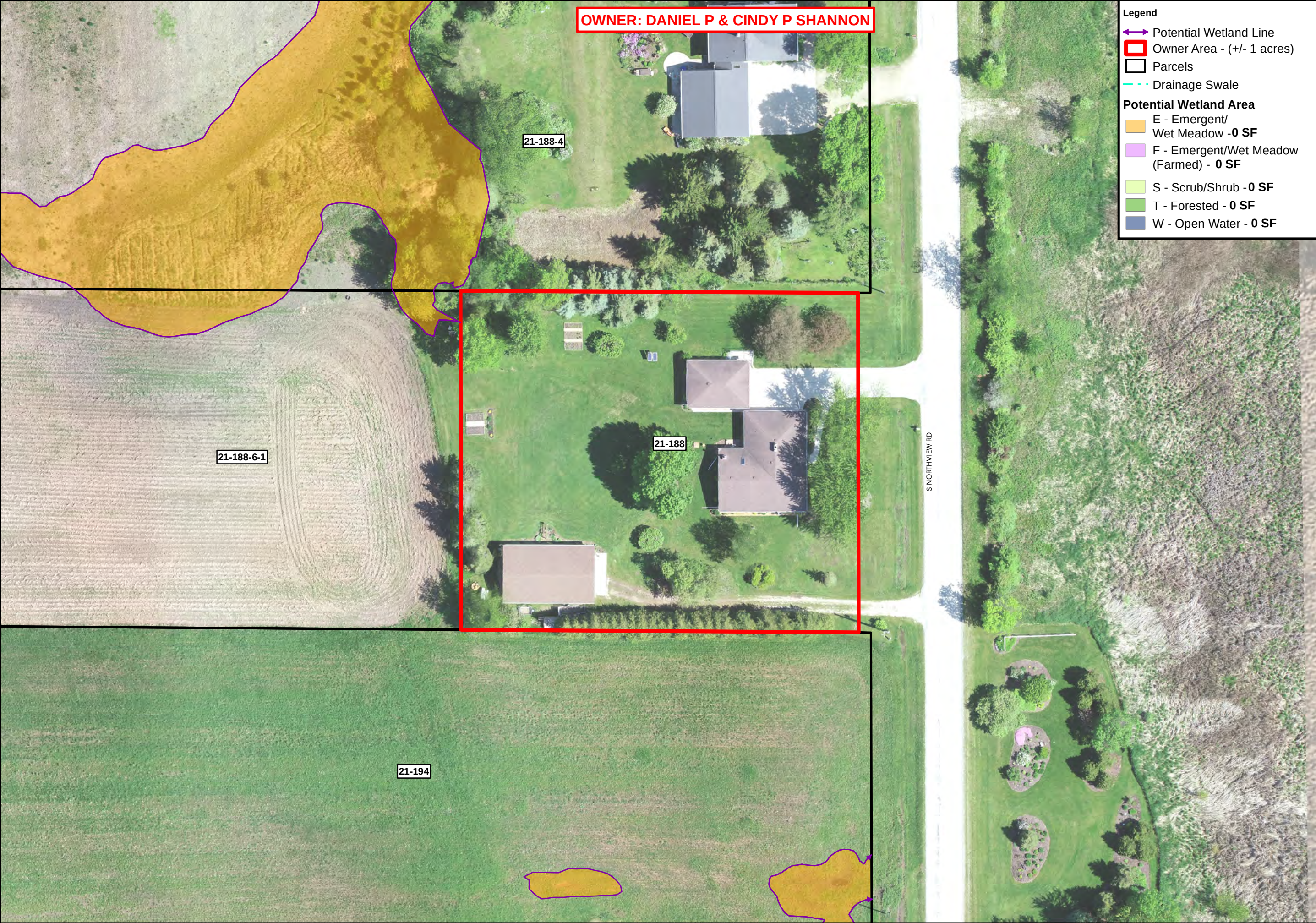
- E - Emergent/Wet Meadow - **44068 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

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Legend

↔ Potential Wetland Line

□ Owner Area - (+/- 1 acres)

□ Parcels

- - - Drainage Swale

Potential Wetland Area

■ E - Emergent/ Wet Meadow - **0 SF**

■ F - Emergent/Wet Meadow (Farmed) - **0 SF**

■ S - Scrub/Shrub - **0 SF**

■ T - Forested - **0 SF**

■ W - Open Water - **0 SF**



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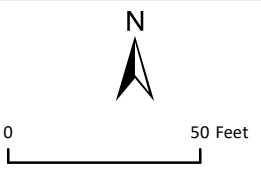
NES Project No. 1057061

City of Green Bay

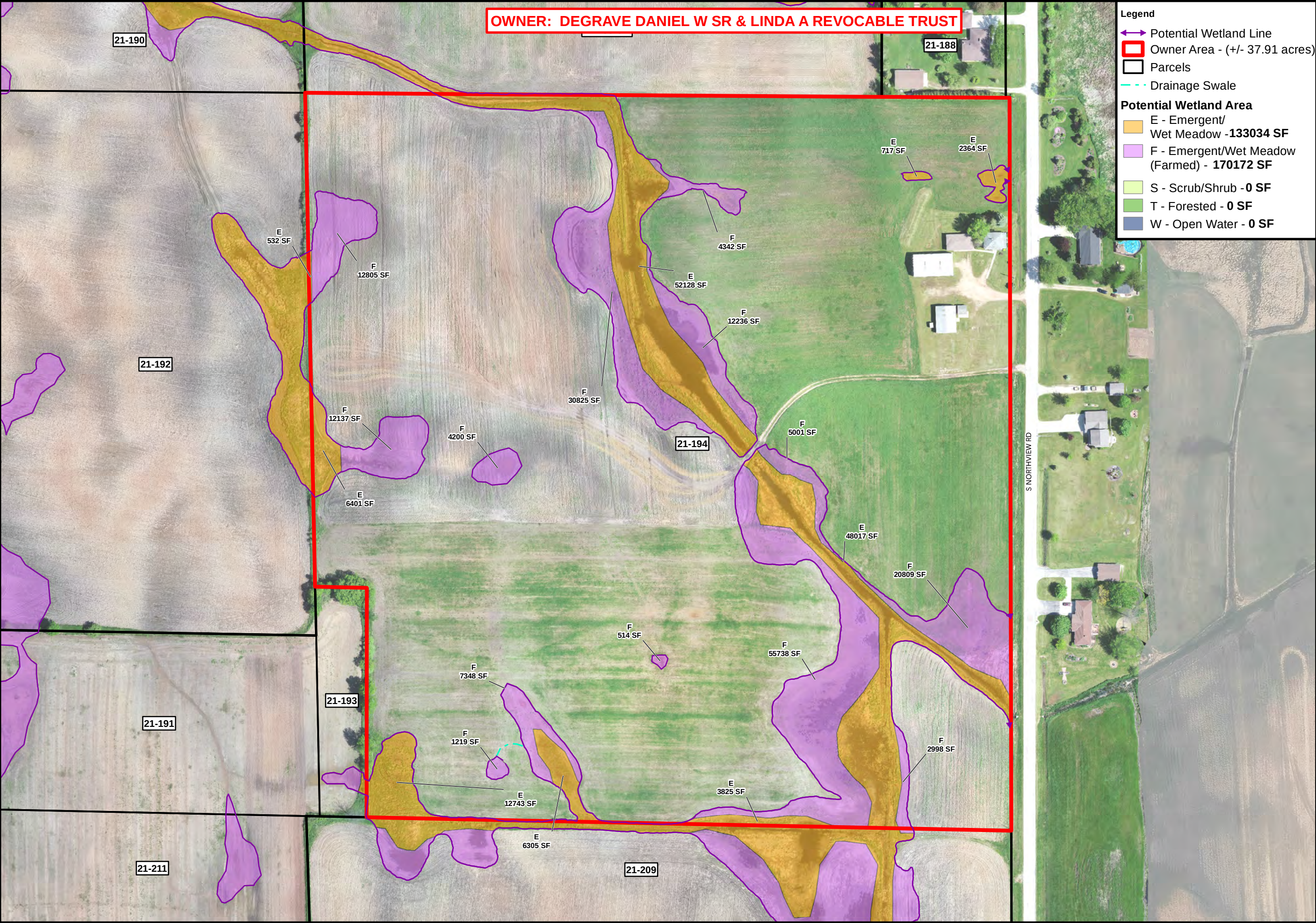
Brown County, Wisconsin

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0 50 Feet



Legend

- Potential Wetland Line
- Owner Area - (+/- 37.91 acres)
- Parcels
- Drainage Swale

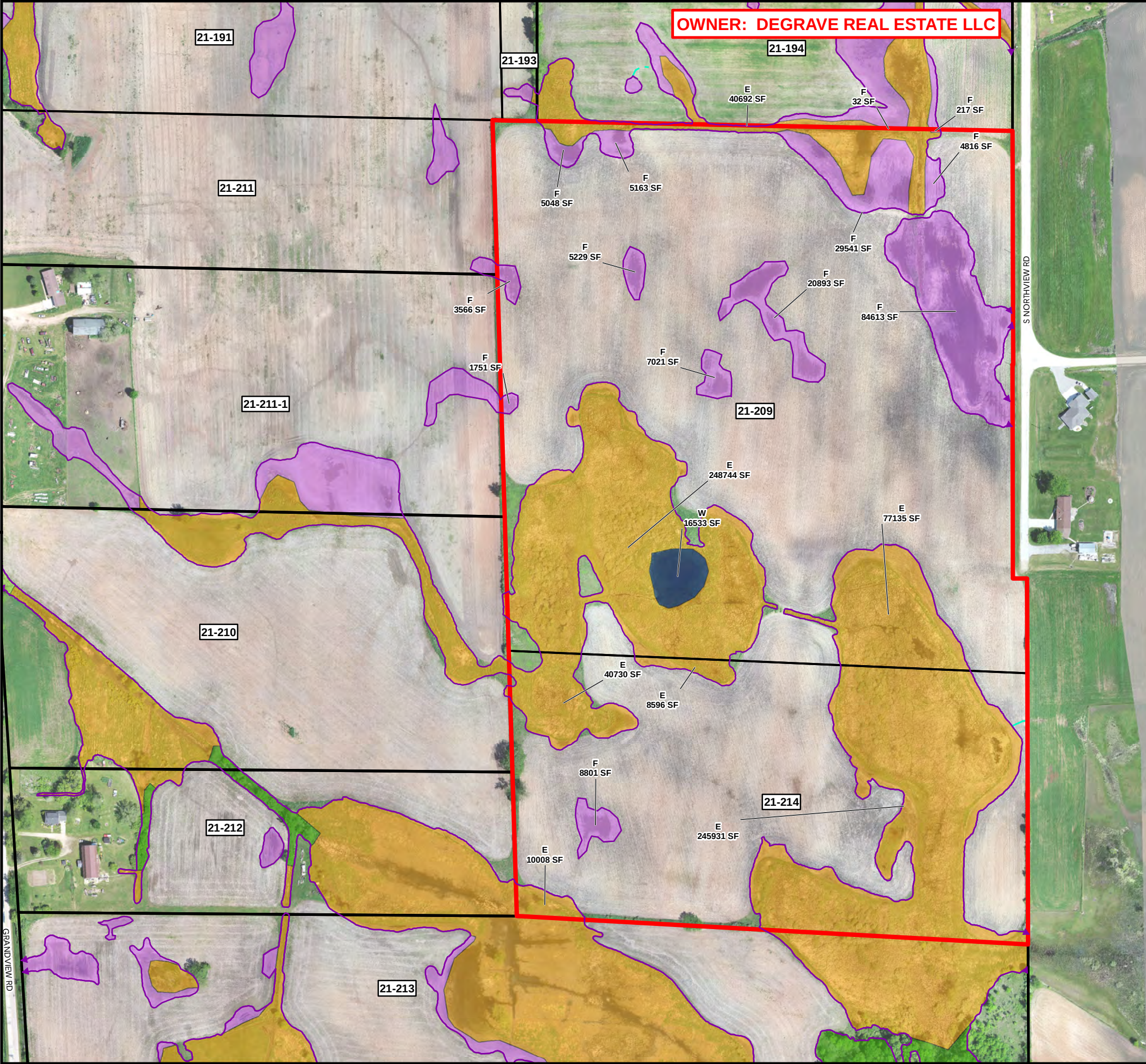
Potential Wetland Area

- E - Emergent/ Wet Meadow - **133034 SF**
- F - Emergent/Wet Meadow (Farmed) - **170172 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

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OWNER: DEGRAVE REAL ESTATE LLC

Legend

- Potential Wetland Line
- Owner Area - (+/- 58.03 acres)
- Parcels
- Drainage Swale

Potential Wetland Area

- E - Emergent/ Wet Meadow - **671835 SF**
- F - Emergent/Wet Meadow (Farmed) - **176690 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **16533 SF**

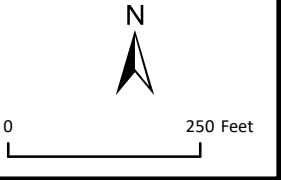


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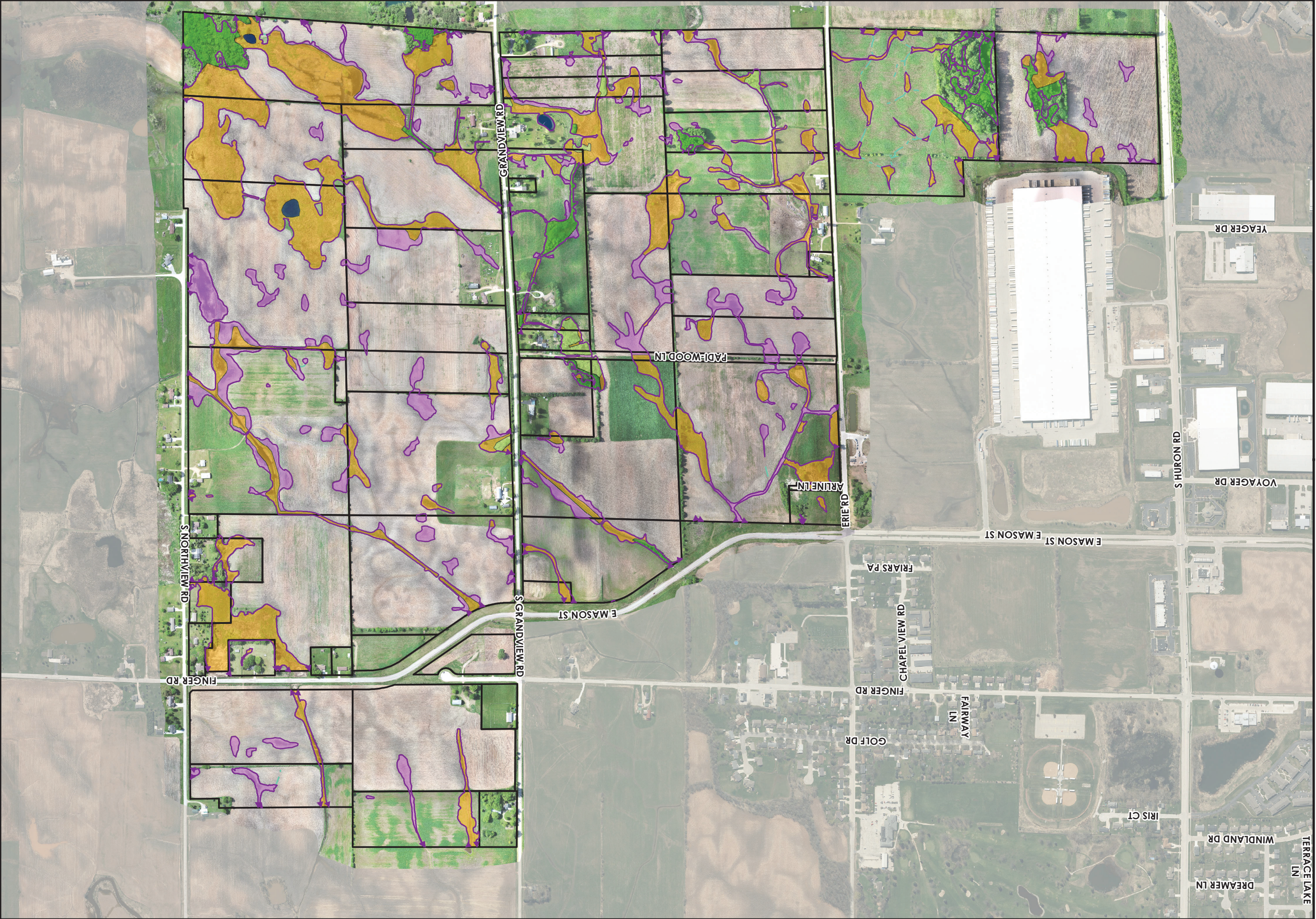


C

APPENDIX C

Summary Table of Potential Wetlands

Owner	Parcel ID	Acres	Total Potential Emergent / Wet Meadow (ft ²)	Total Potential Emergent/Wet Meadow (Farmed) (ft ²)	Total Potential Scrub/Shrub (ft ²)	Total Potential Forested (ft ²)	Total Potential Open Water (ft ²)	Total Potential Wetland (ft ²)
DEGRAVE CARLA J REVOCABLE TRUST	21-188-3	0.85	0	0	0	0	0	0
DEGRAVE DANIEL W SR & LINDA A REVOCABLE TRUST	21-194	37.91	133034	170172	0	0	0	303206
DEGRAVE REAL ESTATE LLC	21-209	38.68	366571	167890	0	0	16533	550994
	21-214	19.35	305265	8801	0	0	0	314066
GREEN BAY CITY OF	21-189	4.12	0	0	0	0	0	0
	21-189-1	3.09	0	0	0	0	0	0
	21-22	23.01	14292	18364	0	0	0	32656
	21-22-1	2.35	0	0	0	0	0	0
	21-24	17.65	26201	25587	0	0	0	51788
	ROW - ARLINE LN	0.53	6490	0	0	0	0	6490
	ROW - PADI-WOOD LN	3.84	5635	15349	12428	0	0	33412
HUMBOLDT INVESTMENTS LLC	21-21-A	10.38	39824	8394	0	0	0	48218
HURON LIMITS LLC	21-186	30.5	123093	44105	2288	56227	0	225713
JUZA FAMILY IRREVOCABLE TRUST	21-202	17.38	34644	31021	1456	62988	0	130109
PHILLIPS REVOCABLE TRUST	21-188-2	1.53	1448	0	0	0	0	1448
PIERQUET FAMILY LTD PARTNERSHIP ETAL	21-195	16.02	37048	2057	0	13507	0	52612
	21-199	34.89	177258	58306	0	0	0	235564
	21-201	28.29	90897	48139	9110	6630	0	154776
PIERQUET ROSELLA REVOCABLE TRUST	21-195-2	1.48	11598	0	0	0	0	11598
RENTMEESTER ANTOINETTE L REVOCABLE TRUST	21-190	26.25	44000	57361	0	0	0	101361
	21-192	29.49	68654	52125	9698	0	0	130477
	21-203	19.3	73888	68870	0	0	0	142758
RRL LAND LLC	21-19-1	10	9701	26939	0	0	0	36640
ANTHONY J & PATRICIA A BOULANGER	21-212	10.12	118824	3866	0	14821	0	137511
ANTHONY K DILLENBURG ETAL	21-188-6	2.5	64684	0	0	0	0	64684
DANIEL A & JUDITH RENTMEESTER	21-207-1	4.87	8851	13214	3369	0	0	25434
	21-208-1	4.85	35206	14190	9553	0	0	58949
DANIEL G & TRACI RAE KARNOPP	21-188-1	0.85	0	0	0	0	0	0
DANIEL J & DENISE E BOUCHER	21-204	0.89	4717	0	0	0	0	4717
DANIEL P & CINDY P SHANNON	21-188	1	0	0	0	0	0	0
DOLORES R HOLL ETAL	21-188-4	4.74	44068	0	0	0	0	44068
DOROTHY M ZUIDMULDER	21-187	38.06	175594	0	0	126353	0	301947
	21-205-1	9.84	25348	3417	2055	0	0	30820
GERALD J & RITA BOUCHER	21-204-2	18.69	79662	16883	0	0	0	96545
	21-205	9.81	34747	8346	3488	21011	0	67592
	21-205-2	9.85	81402	4119	0	877	0	86398
GERALD K RENTMEESTER	21-210	18.35	136947	1004	1753	2163	0	141867
JAMES K & TONIA M DEROUIN	21-202-1	1.74	5689	0	11967	3512	0	21168
	21-202-2	2.16	3840	0	28132	0	0	31972
JAMES M & DEBRA A KROLL	21-188-6-1	23.93	195964	0	0	0	0	195964
JENNA M & JOSEPH S RUST	21-208	17.5	118273	34780	9504	3678	11635	177870
JERRY R & LUANNE M OLEARY	21-206-A	0.55	0	0	0	0	0	0
JOHN J BUNKER ETAL	21-199-2	2.56	5478	0	0	0	0	5478
JOSEPH C RENTMEESTER	21-191	9.74	22507	19109	0	0	0	41616
	21-193	0.86	388	1835	0	0	0	2223
	21-211	11.09	3773	9158	0	0	0	12931
KELLY L BOUCHER ETAL	21-204-1	8.87	17926	37265	0	0	0	55191
ONG VUE ETAL	21-188-5	2.44	7767	0	0	0	0	7767
PETER T & CAROL A BLAN	21-211-1	17.34	8036	71010	0	0	0	79046
RICHARD R & CAROL J NACHTWEY	21-21	3.08	0	0	0	0	0	0
ROGER & JEANNE M CRAANEN	21-207	5.86	25474	1153	5557	0	0	32184
ROGER D & JEANNE M CRAANEN	21-213	36.46	482499	60063	0	186363	6089	735014
STUART E & CYNTHIA G FRANKOW	21-200	8.22	4007	1500	11855	10737	0	28099
THOMAS O BOUCHER ETAL	21-204-3	9.92	1341	58675	0	0	0	60016
WILLIAM G & KAREN A BOUCHER ETAL	21-205-3	9.82	13461	4205	16965	0	0	34631



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Legend

- W - Open Water
- T - Forested
- S - Scrub/Shrub
- (Farmed)
- F - Emergent/Wet Meadow
- E - Emergent/Wet Meadow
- Potential Wetland Area
- Drainage Swale
- Parcels
- Potential Wetland Line

City of Green Bay
Preliminary Wetland Investigation
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City of Green Bay
Brown County, Wisconsin

6/28/2019
Overview
Map



Potential Land-Use
Composition for
I-43 Business Center – East

Potential I-43 Business
Center - East

M-F (I-43E or
Separate)

Light to Medium
Industrial.
(I-43E)

Light to Medium
Industrial.
(I-43E)

Light to Medium
Industrial.
(I-43E)

Greenspace
Active/passive
Park &
Natural Area

Residential.
(Comp Plan)

Residential.
(Comp Plan)

Residential.
(Comp Plan)

Existing
I-43 Business Center

