



AGENDA OF THE COMMON COUNCIL

**TUESDAY, NOVEMBER 19, 2019, 6:00 PM
COUNCIL CHAMBERS
ROOM 203, CITY HALL**

A. Roll Call.

B. Pledge of Allegiance.

C. Invocation.

- I. Invocation led by Alder Mark Steuer, District 10.

D. Approval of Minutes.

- I. Approval of the minutes of the November 5, 2019 Common Council meeting.

E. Approval of the Agenda.

F. Report by the Mayor.

G. Announcements.

H. Appointments.

I. Reappointments:

Downtown Business Improvement District

Jim DuBois, 118 S. Washington, Green Bay, WI 54301

Term to expire: December 01, 2022

2. New Appointments:

Sustainability Commission

Kaurie Mihm (employee member), 1183 Drews Dr., De Pere, WI 54115

Term to expire: November 1, 2022

Ethics Board

Aaron Weinschenk, 3038 Emmalane Drive, Green Bay, WI 54311

Term to expire: November 1, 2022

Brown County Plan Commission

Elizabeth Hudak, 1720 Valorane Blvd, Green Bay, WI 54304

Term to expire: May 1, 2021

I. Public Hearings.

1. Zoning Ordinance No. 11-19

An Ordinance amending Zoning Ordinance No. 11-13, relating to a Planned Unit Development District on the east side of North Broadway (300 through 600 Block), to amend the signage requirements on the structure located at 300 Dousman Street.

2. Zoning Ordinance No. 12-19

An Ordinance amending the Eaton Heights Planned Unit Development (PUD) land use boundaries, 800 Block N Huron Road/811 Barronwood Drive, subject to the amended Planned Unit Development District Ordinance (PUD).

J. Ordinances - Second Reading for Adoption.

1. Zoning Ordinance No. 11-19

An Ordinance amending Zoning Ordinance No. 11-13, relating to a Planned Unit Development District on the east side of North Broadway (300 through 600 Block), to amend the signage requirements on the structure located at 300 Dousman Street.

2. Zoning Ordinance No. 12-19

An Ordinance amending the Eaton Heights Planned Unit Development (PUD) land use boundaries, 800 Block N Huron Road/811 Barronwood Drive, subject to the amended Planned Unit Development District Ordinance (PUD).

3. General Ordinance No. 22-19

An ordinance amending Section 29.208, Green Bay Municipal Code, relating to parking regulations.

K. Report of the Redevelopment Authority (November 12, 2019).

- 1. To receive and place on file the request to amend the Project Plan for Tax Increment District (TID) Twenty-Two (22), The Shipyard, in order to remove the blight designation from 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183).**

2. To approve Second Amendment to Development Agreement 16-05 with Lears and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods), subject to minor legal and technical revisions.

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

L. Report of the Improvement & Services Committee (November 12, 2019).

1. To hold until the December 11, 2019 Improvement and Services Committee meeting the request by Ald. Galvin for Department of Public Works to develop and implement a five year plan to inspect sidewalks and repair or replace them to code.
2. To hold until the December 11, 2019 Improvement and Services Committee meeting the request by Ald. Steuer to study and report out on the feasibility of utilizing the “even-odd” residential address overnight parking scenario, as is done in Milwaukee, in order to relieve the parking problems at residences with limited parking spaces.
3. To receive and place on file the request by Ald. Wery to review how sidewalk replacements are funded, with staff reporting back to Improvement and Services Committee how the ten largest communities in Wisconsin handle repairing damage caused by any means to sidewalk with the report data used as part of item M.I.
4. To approve the 2020 Storm Water Utility rates as follows:

Monthly charge \$8.59/ERU
Yearly charge \$103.04/ERU

M. Report of the Protection & Policy Committee (November 11, 2019).

1. To approve a change of agent for Kwik Trip, Inc. at 840 S. Huron Rd.
2. To approve the appeal from Anne Cortez regarding the denial of her operator's license.
3. INFORMATIONAL ONLY - To refer to Personnel Committee with recommendation to receive and place on file the request by Ald. Chris Wery regarding the policies and procedures of the Inspection Department as it applies to communicating and working with constituents who request their alderman's assistance. Further, to discuss customer service standards and work expectations of inspectors. Investigate the addition of evening and/or weekend inspection hours (recommendation to be made to Personnel Committee only pursuant to GBMC 2.06(9)), which was referred to the Protection & Policy Committee at the Improvement and Services Committee meeting September 25, 2019.
4. To receive and place on file the Liquor Violation Report for November 11, 2019.

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

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

O. Report of the Plan Commission (November 11, 2019).

1. To authorize a Conditional Use Permit (CUP) for vehicle sales and repairs located at 314 North Monroe Street subject to:
 - a. Compliance with all regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.
 - b. Necessary approvals and licenses by the appropriate state agencies shall be acquired and maintained.
2. To reduce the size of the R1 zoning strip from 25 ft. to 10 ft. along the entirety of the R1 zoning strip in the 1820/1830 Block of South Norwood Avenue.
3. To authorize a Conditional Use Permit (CUP) for Limited Production Use at 340 North Broadway, subject to the following conditions:
 - a. Proper approvals from Federal bodies associated with this facility.
 - b. No odor shall be associated with this use. The CUP could be revoked if the smell is an established problem.
4. To approve the repeal Zoning Ordinance (ZO) 7-00 for 840 South Huron Road and rezone the subject parcel from Rural Residential (RR) to Highway Commercial (C2).
5. To rezone 1820 Frank Street from Low Density Residential (R1) to Office/Residential (OR).
6. To declare City owned property as surplus, located along the 1300 Block of South Huron Road (Parcel 21-182-3) subject to the following conditions:
 - a. The 12 ft. Utility Easement located along South Huron Road must be maintained with Wisconsin Public Service for electrical and gas service (exhibit attached).
 - b. The applicant shall work with American Transmission Company through their Encroachment Request process, maintaining a 100 ft. easement over their facilities.
 - c. Sale of the subject parcel at market value shall first be offered to the property owner of parcel 21-183.

P. Report of the Finance Committee (November 12, 2019).

1. To receive and place on file a request by Ald. Galvin for the Police Department to work with IT to set a system on the City's Request for Service icon for citizens to report problems and request service.
2. To approve the request by the City Treasurer to review and approve a resolution updating financial institutions the City does business with.
3. To approve the purchase of an E-One custom built HazMat emergency response vehicle from Fire Service, Inc. for \$861,373.
4. To receive and place on file the report on the cancellation of the City's contract with Adashi for scheduling software for GBMFD.
5. To approve the purchase of staffing, training, and inventory management software from Target Solutions for \$40,205.

6. To approve a contract revision for Animal Impound Services.

The Council may convene in closed session pursuant to Section 19.85(1)(e) Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

7. To receive and place on file the report of the Claims Committee.

The Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

Q. Report of the Park Committee (November 12, 2019).

1. To approve the City deeding 1.09 acres of Fort Howard Park to Jefferson School, contingent upon the Law Department review and approval of the documents and the approval of the 25-year Keller School trail easement from the Green Bay Area Public School District.
2. To approve the City entering into a 25-year trail easement agreement with the Green Bay Area Public School District at Keller School, contingent upon the Law Department review and approval of the easement documents.

R. Report of the Economic Development Authority (November 11, 2019).

1. INFORMATIONAL ONLY - To hold the Election of Chair for the Economic Development Authority, due to a vacancy, to the next scheduled meeting.
2. To refer to staff to work with property owners and analyze current and future land use regarding the University Heights Commerce Center development strategy.
3. To advance the project for Merge and adopt the resolution and refer to staff the Farmory application for further review for the 2019-2020 Community Development Investment (CDI) Grant.

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

4. To hold the I-43 wetland study and business park expansion to the next scheduled Economic Development Authority meeting.

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

S. Report of the Sustainability Commission (November 13, 2019).

1. To hold until the next meeting the recommendations from Eland Electric on solar panel installations.

T. Report of the Personnel Committee (November 12, 2019).

1. To hold until the December 10, 2019 Personnel Committee meeting the request by Ald. Wery to discuss customer service standards and work expectations of inspectors. Investigate the addition of evening and/or weekend inspection hours.
2. To hold until the December 10, 2019 Personnel Committee meeting the request by Ald. Wery to explore partnering/joining the State of Wisconsin for health insurance.
3. Update and discussion on Green Bay Professional Police Association labor negotiations

The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

4. Update and discussion on Green Bay Fire Fighters Local 141 labor negotiations

The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

U. Receive and Place on File.

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

V. Resolutions.

1. To approve a resolution by the City Treasurer updating financial institutions the City does business with.
2. Resolution nominating the Merge Mixed-Use project - 321 & 325 N. Broadway for the Community Development Investment Grant.

W. Ordinances - First Reading.

1. Zoning Ordinance No. 13-19
An Ordinance rezoning a portion of property located in the 1820/1830 Block of South Norwood Avenue from Low Density Residential (R1) District to Highway Commercial (C2) District.
2. Zoning Ordinance No. 14-19
An Ordinance Repealing Zoning Ordinance 07-00 Establishing a Planned Commercial Overlay District in the 820 Block of Huron Road and Rezoning Property located at 840 South Huron Road from Rural Residential (RR) to Highway Commercial (C2) District.
3. Zoning Ordinance No. 15-19
An Ordinance rezoning property located at 1820 Frank Street from Low Density Residential (R1) District to Office/Residential (OR) District.

X. Referral of Petitions & Communications.

Y. Adjournment.

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

ZONING ORDINANCE NO. 11-19

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

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

SECTION 1. Pursuant to section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for the East Side of North Broadway (300 through 600 block), as amended by zoning ordinance number 11-13, is hereby further amended on the following described property:

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

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

E. SIGNAGE. Signage shall be regulated as follows:

1. Signage shall meet the standards for the D – Downtown Zoning District as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2000 with the following modifications:
 - a. Pole signs are prohibited within the PUD boundaries.
 - b. Monument signs are permitted through approval of a Conditional Use Permit (CUP).
 - c. A detailed signage plan shall be submitted to and approved by the CDRT (Community Development Review Team) at time of site plan submittal and prior to issuance of any building permits.
 - d. Off-premises signage is permitted at locations on Broadway and Dousman as identified on Exhibit B. Signage shall meet the dimensional and sign area standards and allowances of monument signs found within Section 13-2000 for the Downtown District.
 - e. Signage that generally conforms with Exhibits K-8, K-10, and K-11 shall be allowed with the following standards:
 - (1) Because signage on buildings A and B will include the identity for a coordinated mixed-used development, a maximum of two wall signs will be

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

- (2) Roof signage shall be permitted on Lots 105 and 106.
- (3) Projecting signs shall not exceed 45 square feet in area per sign.
- f. Landmark signage on the existing smokestack shall be permitted on Lot 106. Such signage shall generally conform with Exhibits K-10 and K-11 and shall comply with the following:
 - (1) In order to manage the scale of the sign, the size and spacing of letters in the sign shall be similar to the size and spacing of the existing “LARSEN” lettering.
 - (2) Any lighting of the sign shall be complementary to the overall light of the site. External lighting or backlighting are preferred to channel lighting.
 - (3) The sign must be affixed in a way that does not damage the structural integrity of the stack and that does not obscure the daytime view of the historic “LARSEN” lettering.
 - (4) The sign height shall not exceed the top of the stack.
 - (5) The area of landmark signage shall not count toward the total allowable sign area for the building or site.
- g. Directional signage (not associated with commercial uses) shall be permitted throughout the development and meet the standards set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2005 with the following modifications:
 - (1) Signage area shall not exceed 15 square feet.
- h. **Landmark and/or replicated historic painted wall signage shall be permitted within the sign band between the first and second floors of the south façade and along the cornice line of the east façade of the structure at 300 Dousman Street, Parcel Number 5-584-3 (formerly referred to as Lot 104 within Zoning Ordinance No. 11-13). Said signage shall be in general conformance with Exhibit L.**

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

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

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

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

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

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

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

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

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

APPROVED:

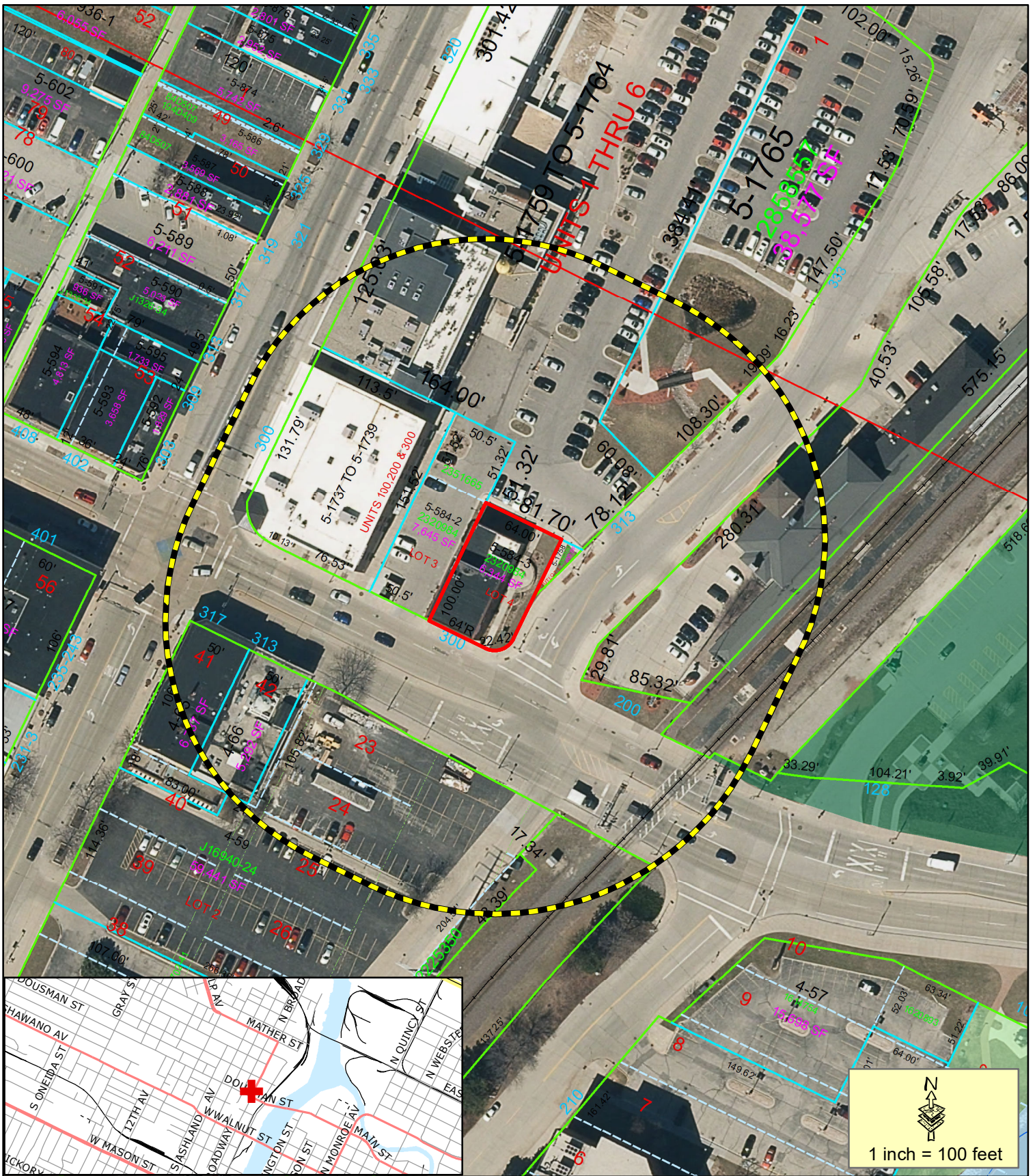
Mayor

ATTEST:

Clerk

Attachment:

Exhibit L-Wall Signage Depiction



- Subject Site
- 200' Property Owner Notice

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

Zoning Petition (ZP 19-22)

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



ZONING ORDINANCE NO. 12-19

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 25-04, RELATING TO
A PLANNED UNIT DEVELOPMENT DISTRICT FOR EATON HEIGHTS
LOCATED AT THE NORTHEAST CORNER OF HUMBOLDT
ROAD (CTH “N”) AND NORTH HURON ROAD (CTH “EA”)
(ZP 19-24)

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

SECTION 1. Pursuant to section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for Eaton Heights, as amended by zoning ordinance number 17-07, is hereby further amended on the following described properties

Parcel Number 21-7924-1: LOT 2 OF 63 CSM 590 BNG PRT OF EATON HEIGHTS LOT 23 EX 2840319

Parcel Number 21-7923: Eaton Heights Lot 22

SECTION 2. Section 2(A) of Green Bay Zoning Ordinance Number 25-04 is hereby amended as follows:

A. Project Scope. This development, as depicted in Exhibit A, is to be regulated by the following uses:

1. Single-family (R-1) and two-family (R-2) property consists of 17.65 acres and the divisions of lands for use as home sites, as depicted in Exhibit “A”. The division shall be made up of 57 lots designated for single-family homes and four lots designated for single-family homes or two-family homes.
2. Condominium property consists of 2.74 acres of land for medium-density residential condominiums as depicted in Exhibit “A”.
3. General/Neighborhood commercial consists of 11.52 acres of property as depicted in Exhibit “A”. This area includes the ability to be further divided into multiple business lots as permitted by this ordinance.
4. Stormwater management area consists of 8.82 acres of property as depicted in Exhibit “A”.

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

All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

Clerk

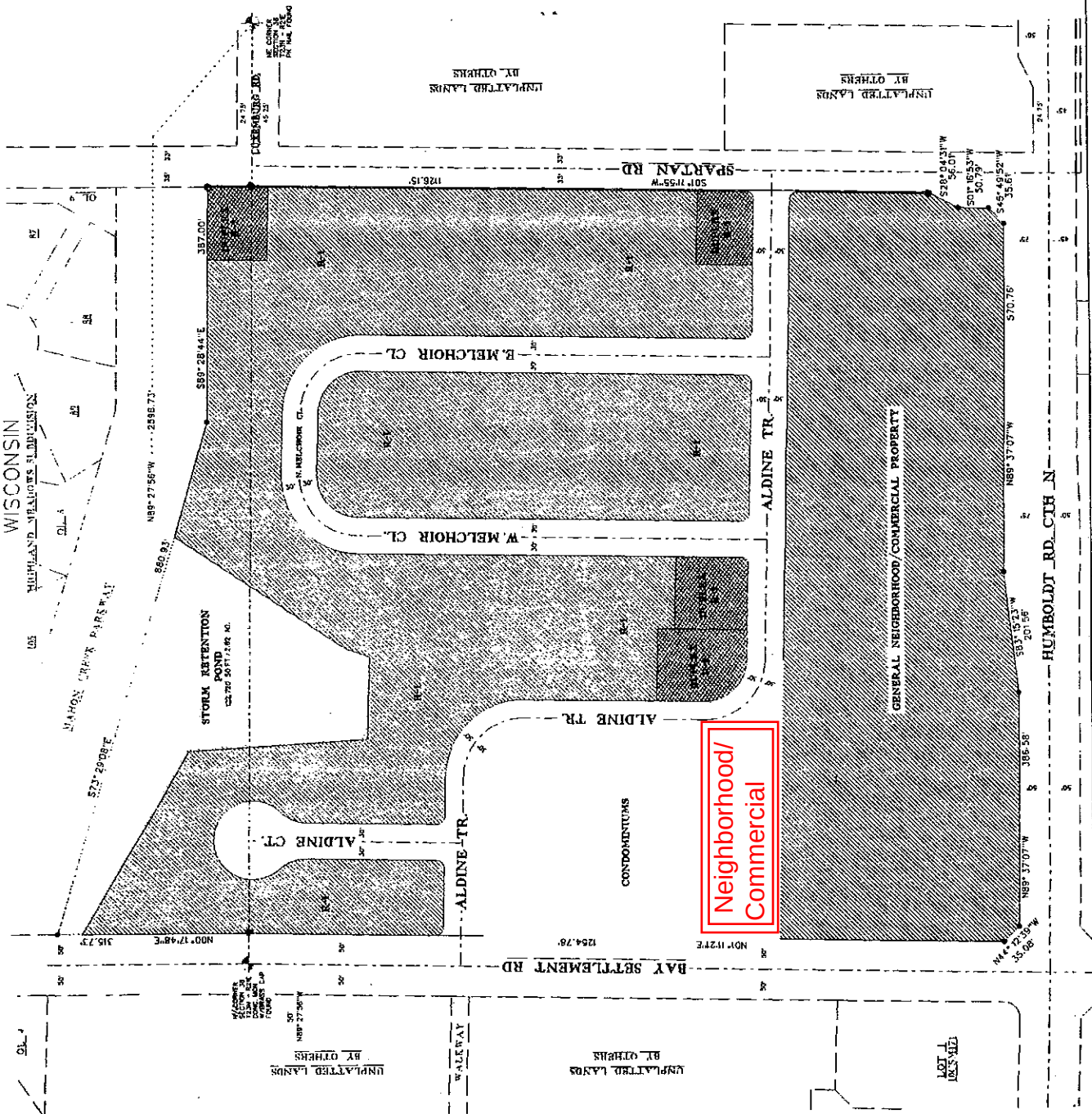
Attachment:

Exhibit A, Zoning Map and Public Right-of-Ways

CONDOMINIUM AREA=167.72 SQ.FT./3.85 AC. MORE OR LESS
 COMMERCIAL AREA=453.272 SQ.FT./10.41 AC. MORE OR LESS
 STORMWATER AREA=122.720 SQ.FT./2.82 AC. MORE OR LESS
 RESIDENTIAL AREA=715.024 SQ.FT./16.41 AC. MORE OR LESS
 DUPLEX AREA=54.198 SQ.FT./1.24 AC. MORE OR LESS

ZONING MAP

PART OF THE SW 1/4-SW 1/4, SECTION 25 AND PART OF THE NW 1/4-NW 1/4 SECTION 36, ALL BEING IN T24N-R21E, CITY OF GREEN BAY, BROWN COUNTY WISCONSIN



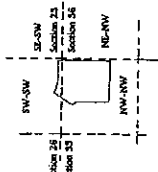
~ A Preliminary Plat of ~ -- Eaton Heights, First Addition --

All of Lots 17-21, Outlot 2, and the vacated portions of Melchior Drive and Barney Drive, all of the recorded plat of "Eaton Heights" (Volume 22, Plats, page 231, Document Number 2186658, Brown County Records), being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 25 and the Northwest 1/4 of the Northwest 1/4 of Section 36, all being in T24N-R21E, in the City of Green Bay, Brown County, Wisconsin.

Owner / Developer
 Bay Settlement Investments LLC
 c/o John Burdick
 825 South Huron Road Suite C7
 Green Bay, Wisconsin 54311
 (920) 486-3299

Approving / Objecting Agencies
 City of Green Bay
 Brown County Planning Commission
 Department of Administration

Project Location

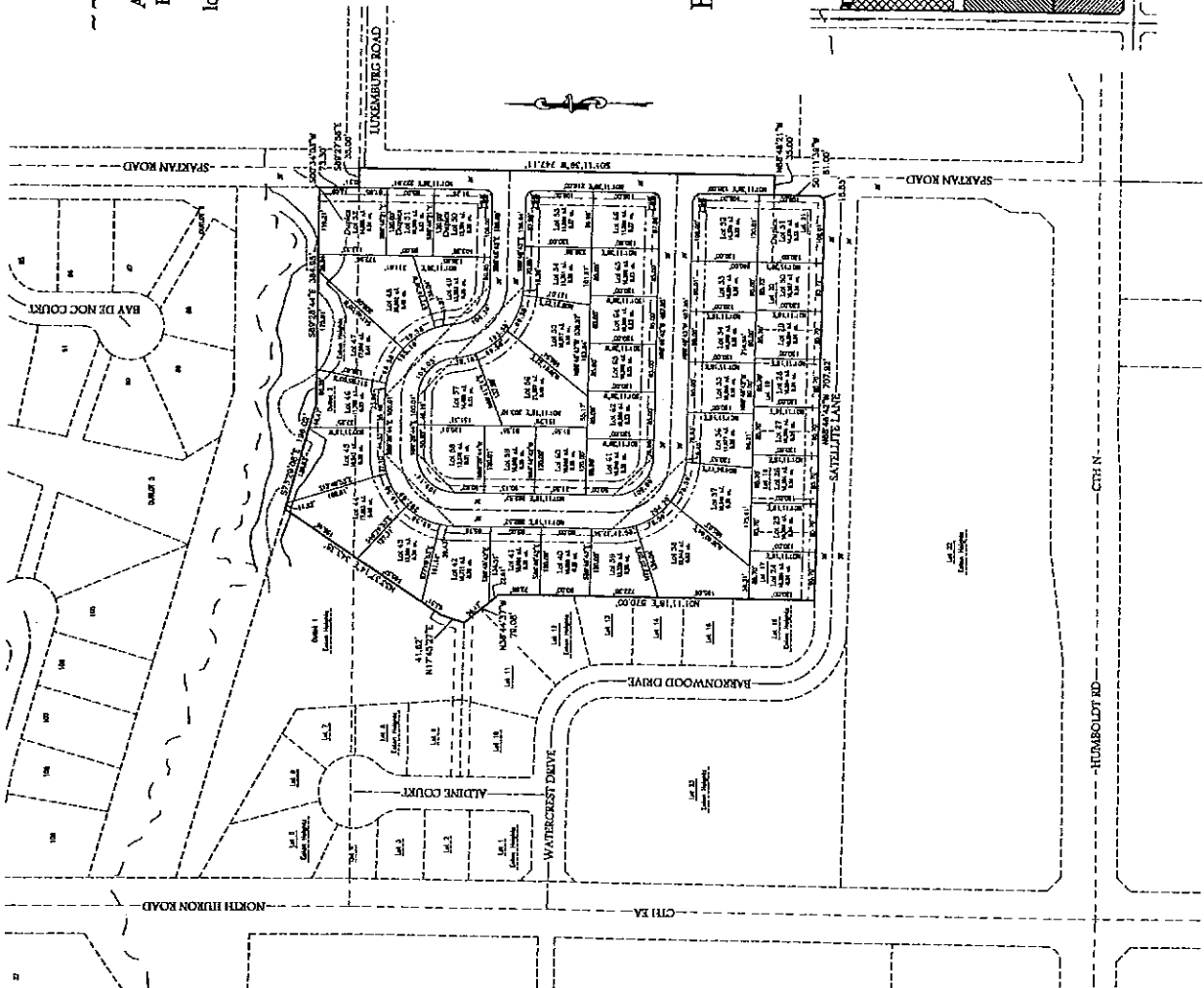
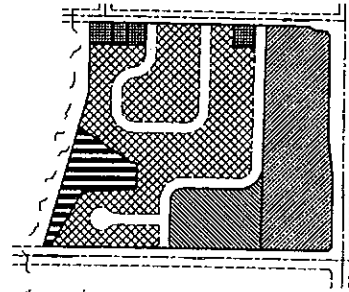
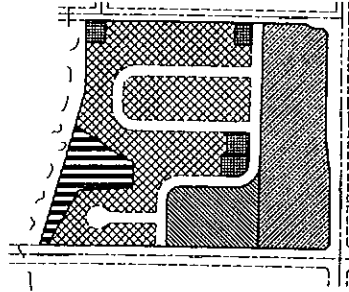


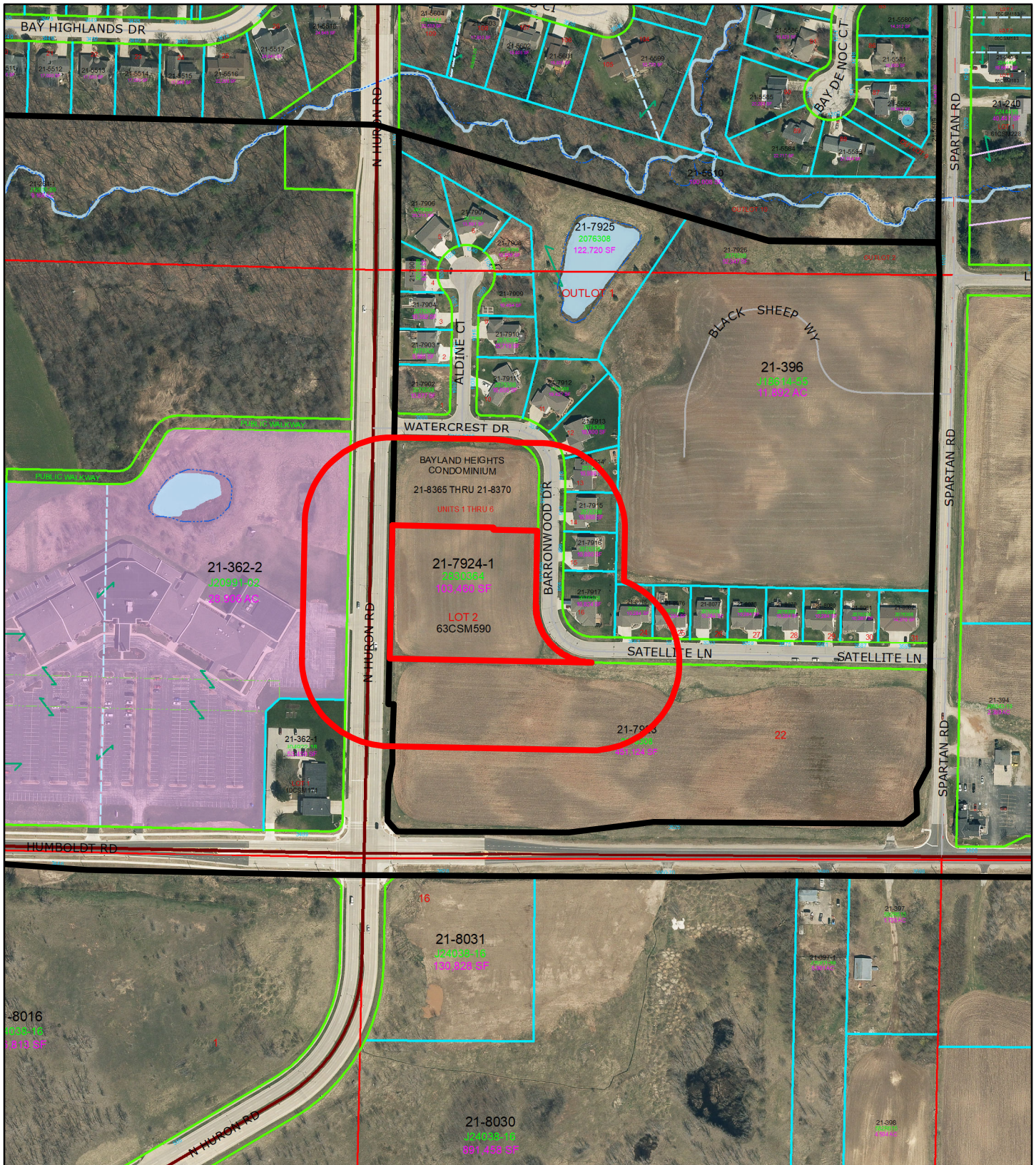
Existing Zoning (per current Zoning Ordinance)

Zoning	Area (Ac.)
R-1 Single-Family	14.49
R-2 Single-Family	1.28
R-3 Single-Family	2.03
R-4 Single-Family	10.61
R-5 Single-Family	2.42
R-6 Single-Family	2.12
R-7 Single-Family	40.04
Total	83.09

Proposed Zoning (per revised Zoning Ordinance)

Zoning	Area (Ac.)
R-1 Single-Family	14.49
R-2 Single-Family	1.28
R-3 Single-Family	2.03
R-4 Single-Family	10.61
R-5 Single-Family	2.42
R-6 Single-Family	2.12
R-7 Single-Family	40.04
Total	83.09





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

0 87.5 175 350 Feet N

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 10.8.19 08 Oct 2019 X:\Planning\Basemaps\template_8.5x11.mxd

PUD Boundary
 200' Notification Area

ZONING ORDINANCE NO. 11-19

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

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

SECTION 1. Pursuant to section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for the East Side of North Broadway (300 through 600 block), as amended by zoning ordinance number 11-13, is hereby further amended on the following described property:

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

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

E. SIGNAGE. Signage shall be regulated as follows:

1. Signage shall meet the standards for the D – Downtown Zoning District as set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2000 with the following modifications:
 - a. Pole signs are prohibited within the PUD boundaries.
 - b. Monument signs are permitted through approval of a Conditional Use Permit (CUP).
 - c. A detailed signage plan shall be submitted to and approved by the CDRT (Community Development Review Team) at time of site plan submittal and prior to issuance of any building permits.
 - d. Off-premises signage is permitted at locations on Broadway and Dousman as identified on Exhibit B. Signage shall meet the dimensional and sign area standards and allowances of monument signs found within Section 13-2000 for the Downtown District.
 - e. Signage that generally conforms with Exhibits K-8, K-10, and K-11 shall be allowed with the following standards:
 - (1) Because signage on buildings A and B will include the identity for a coordinated mixed-used development, a maximum of two wall signs will be

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

- (2) Roof signage shall be permitted on Lots 105 and 106.
- (3) Projecting signs shall not exceed 45 square feet in area per sign.
- f. Landmark signage on the existing smokestack shall be permitted on Lot 106. Such signage shall generally conform with Exhibits K-10 and K-11 and shall comply with the following:
 - (1) In order to manage the scale of the sign, the size and spacing of letters in the sign shall be similar to the size and spacing of the existing “LARSEN” lettering.
 - (2) Any lighting of the sign shall be complementary to the overall light of the site. External lighting or backlighting are preferred to channel lighting.
 - (3) The sign must be affixed in a way that does not damage the structural integrity of the stack and that does not obscure the daytime view of the historic “LARSEN” lettering.
 - (4) The sign height shall not exceed the top of the stack.
 - (5) The area of landmark signage shall not count toward the total allowable sign area for the building or site.
- g. Directional signage (not associated with commercial uses) shall be permitted throughout the development and meet the standards set forth within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-2005 with the following modifications:
 - (1) Signage area shall not exceed 15 square feet.
- h. **Landmark and/or replicated historic painted wall signage shall be permitted within the sign band between the first and second floors of the south façade and along the cornice line of the east façade of the structure at 300 Dousman Street, Parcel Number 5-584-3 (formerly referred to as Lot 104 within Zoning Ordinance No. 11-13). Said signage shall be in general conformance with Exhibit L.**

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

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

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

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

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

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

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

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

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

APPROVED:

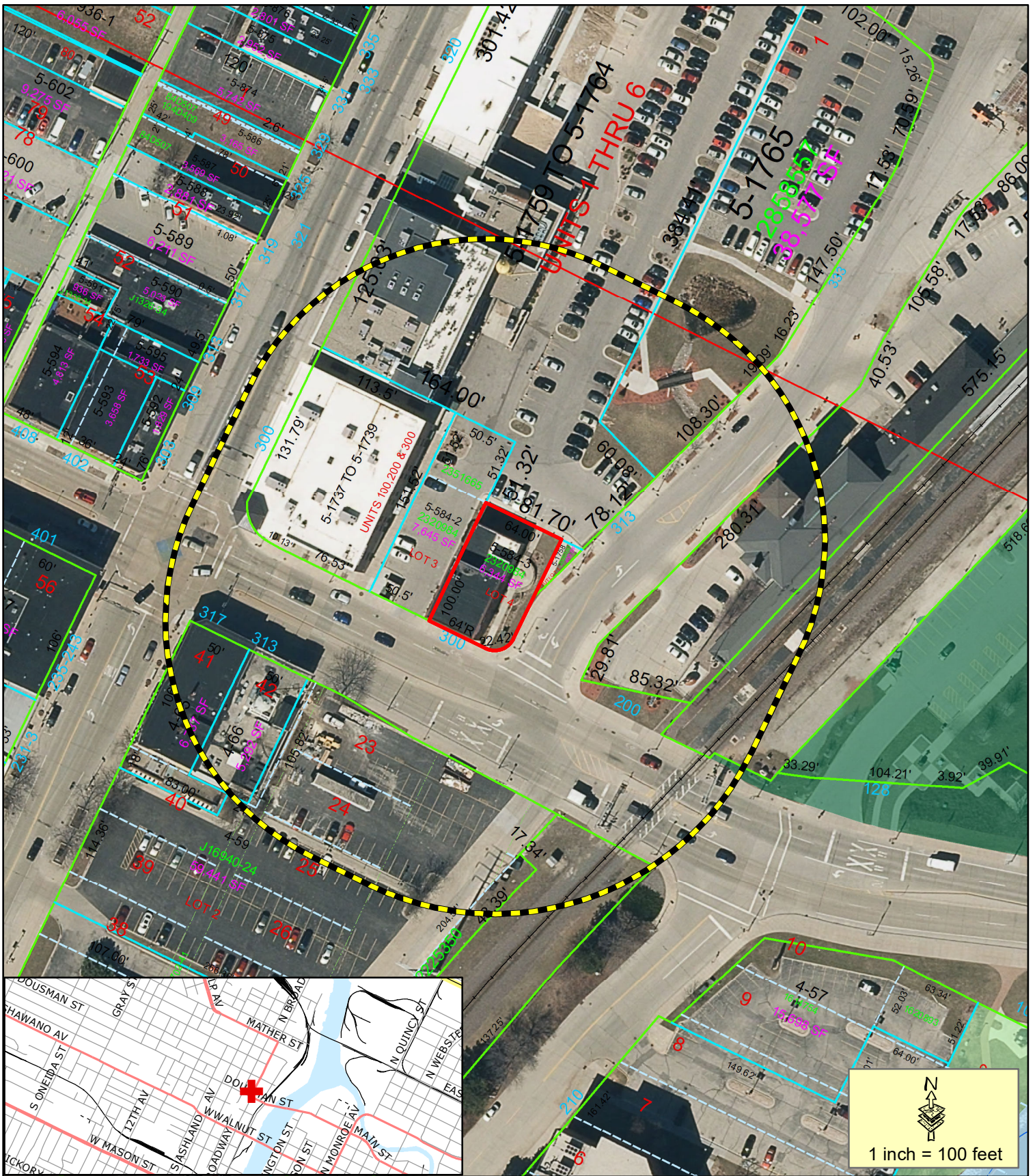
Mayor

ATTEST:

Clerk

Attachment:

Exhibit L-Wall Signage Depiction



- Subject Site
- 200' Property Owner Notice

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

Zoning Petition (ZP 19-22)

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



ZONING ORDINANCE NO. 12-19

AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 25-04, RELATING TO
A PLANNED UNIT DEVELOPMENT DISTRICT FOR EATON HEIGHTS
LOCATED AT THE NORTHEAST CORNER OF HUMBOLDT
ROAD (CTH “N”) AND NORTH HURON ROAD (CTH “EA”)
(ZP 19-24)

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

SECTION 1. Pursuant to section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development (PUD) for Eaton Heights, as amended by zoning ordinance number 17-07, is hereby further amended on the following described properties

Parcel Number 21-7924-1: LOT 2 OF 63 CSM 590 BNG PRT OF EATON HEIGHTS LOT 23 EX 2840319

Parcel Number 21-7923: Eaton Heights Lot 22

SECTION 2. Section 2(A) of Green Bay Zoning Ordinance Number 25-04 is hereby amended as follows:

A. Project Scope. This development, as depicted in Exhibit A, is to be regulated by the following uses:

1. Single-family (R-1) and two-family (R-2) property consists of 17.65 acres and the divisions of lands for use as home sites, as depicted in Exhibit “A”. The division shall be made up of 57 lots designated for single-family homes and four lots designated for single-family homes or two-family homes.
2. Condominium property consists of 2.74 acres of land for medium-density residential condominiums as depicted in Exhibit “A”.
3. General/Neighborhood commercial consists of 11.52 acres of property as depicted in Exhibit “A”. This area includes the ability to be further divided into multiple business lots as permitted by this ordinance.
4. Stormwater management area consists of 8.82 acres of property as depicted in Exhibit “A”.

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

All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

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

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

APPROVED:

Mayor

ATTEST:

Clerk

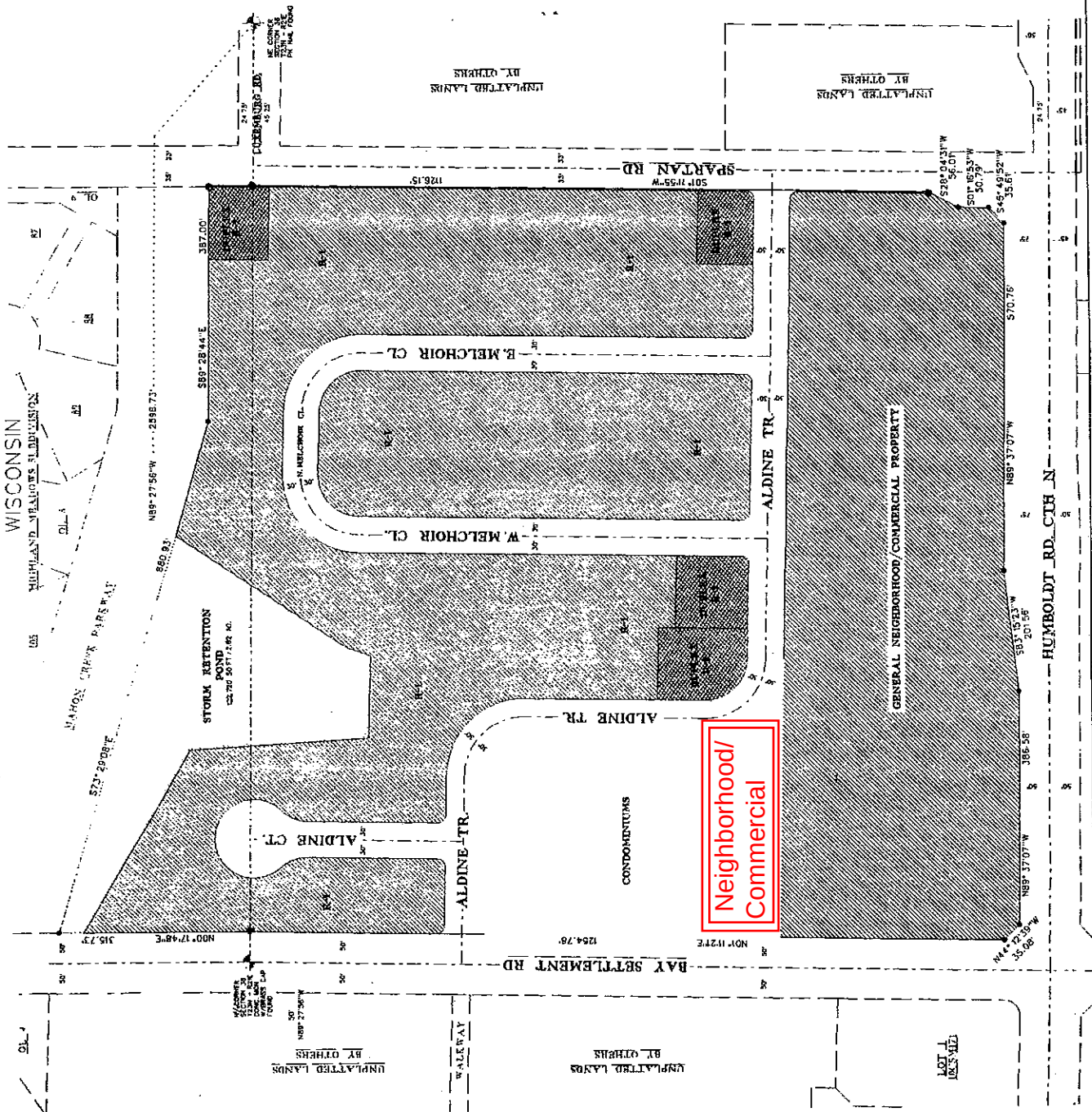
Attachment:

Exhibit A, Zoning Map and Public Right-of-Ways

CONDOMINIUM AREA=167.72 SQ.FT./3.85 AC. MORE OR LESS
 COMMERCIAL AREA=453.272 SQ.FT./10.41 AC. MORE OR LESS
 STORMWATER AREA=122.720 SQ.FT./2.82 AC. MORE OR LESS
 RESIDENTIAL AREA=715.024 SQ.FT./16.41 AC. MORE OR LESS
 DUPLEX AREA=54,198 SQ.FT./1.24 AC. MORE OR LESS

ZONING MAP

PART OF THE SW 1/4-SW 1/4, SECTION 25 AND PART OF THE NW 1/4-NW 1/4 SECTION 36, ALL BEING IN T24N-R21E, CITY OF GREEN BAY, BROWN COUNTY WISCONSIN



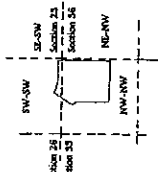
~ A Preliminary Plat of ~ **-- Eaton Heights, First Addition --**

All of Lots 17-21, Outlot 2, and the vacated portions of Melchior Drive and Barney Drive, all of the recorded plat of "Eaton Heights" (Volume 22, Plats, page 231, Document Number 2186658, Brown County Records), being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 25 and the Northwest 1/4 of the Northwest 1/4 of Section 36, all being in T24N-R21E, in the City of Green Bay, Brown County, Wisconsin.

Owner / Developer
 Bay Settlement Investments LLC
 c/o John Burdick
 825 South Huron Road Suite C7
 Green Bay, Wisconsin 54311
 (920) 486-3299

Approving / Objecting Agencies
 City of Green Bay
 Brown County Planning Commission
 Department of Administration

Project Location

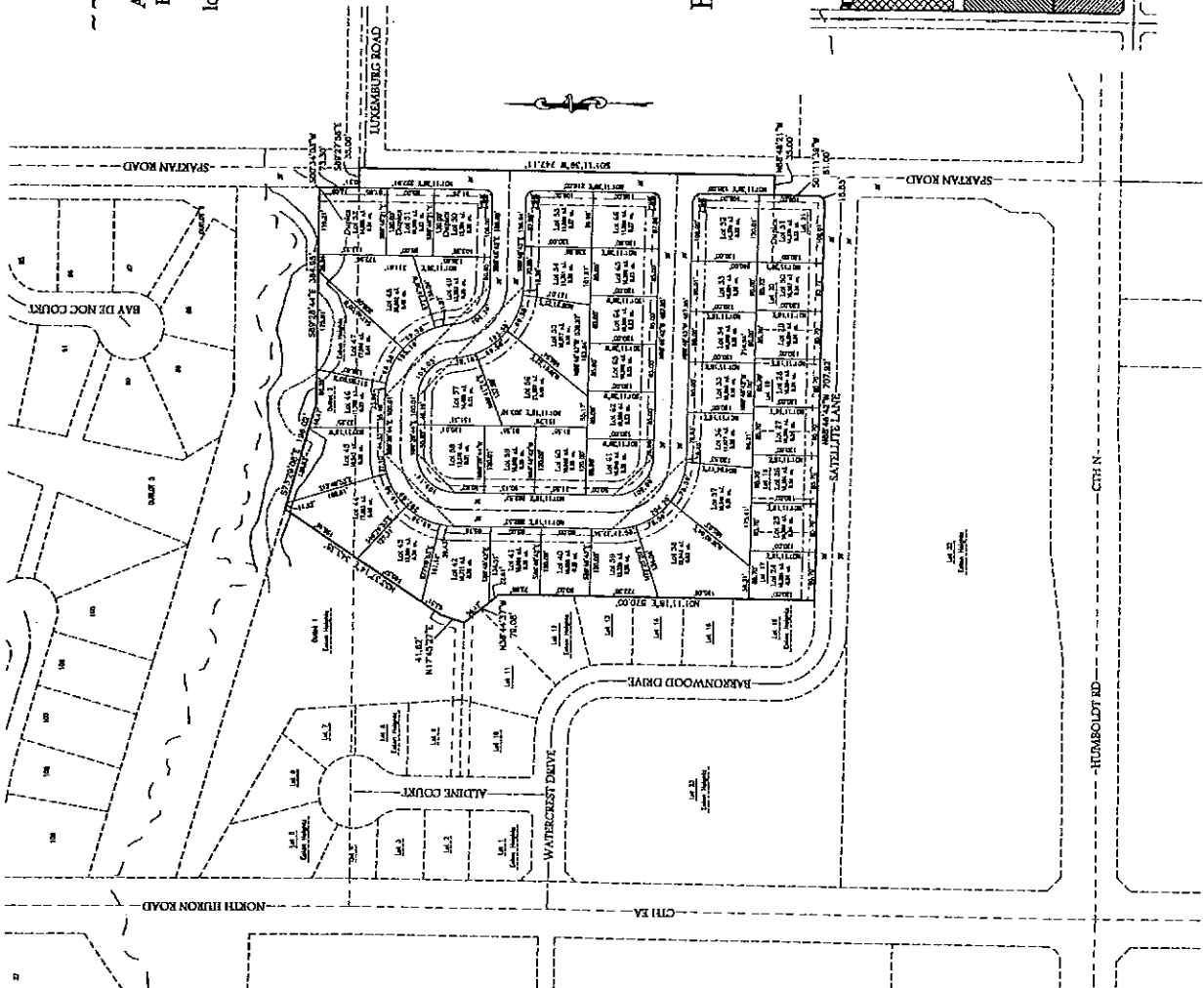
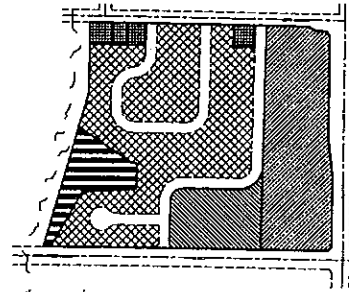
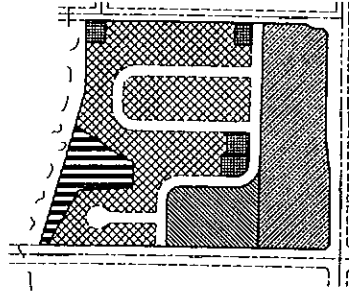


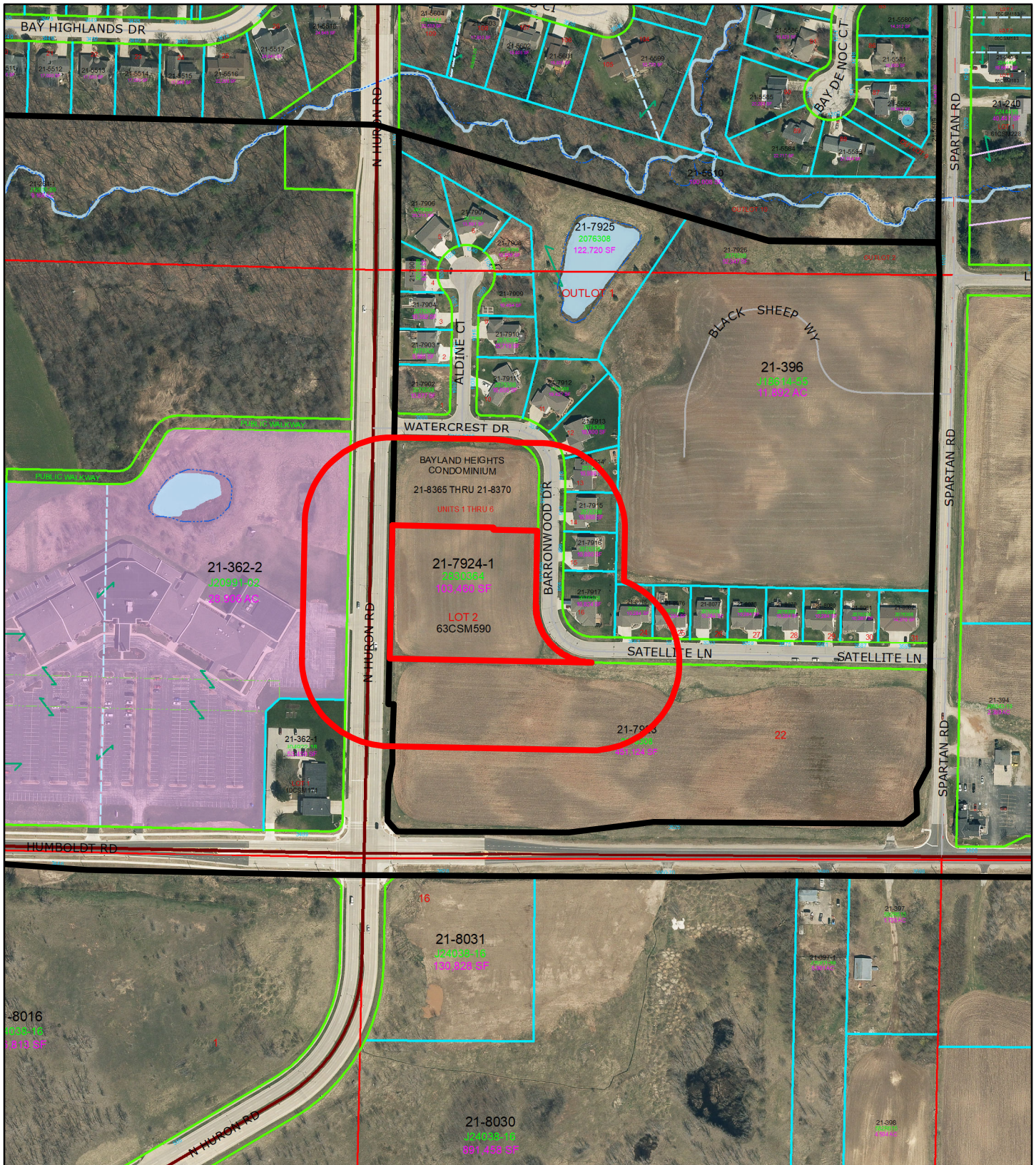
Existing Zoning (per current Zoning Ordinance)

Zoning	Area (Ac.)
R-1 (Residential Single-Family)	14.49
R-2 (Residential Single-Family)	1.28
R-3 (Residential Single-Family)	2.03
R-4 (Residential Single-Family)	10.61
R-5 (Residential Single-Family)	2.42
R-6 (Residential Single-Family)	2.12
R-7 (Residential Single-Family)	40.04
Total	83.09

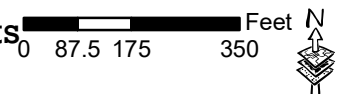
Proposed Zoning (per revised Zoning Ordinance)

Zoning	Area (Ac.)
R-1 (Residential Single-Family)	14.49
R-2 (Residential Single-Family)	1.28
R-3 (Residential Single-Family)	2.03
R-4 (Residential Single-Family)	10.61
R-5 (Residential Single-Family)	2.42
R-6 (Residential Single-Family)	2.12
R-7 (Residential Single-Family)	40.04
Total	83.09





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



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. SJH 10.8.19 08 Oct 2019 X:\Planning\Basemaps\template_8.5x11.mxd

- PUD Boundary
- 200' Notification Area

GENERAL ORDINANCE NO. 22-19

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

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

SECTION 1. Section 29.208, Green Bay Municipal Code, is hereby amended to remove the following NO PARKING zones:

PINE STREET, north side, from Adams Street to a point of 120 feet west of Madison Street.

SECTION 2. Section 29.208, Green Bay Municipal Code, is hereby amended to establish the following NO PARKING 15-MINUTE LOADING ONLY zone:

PINE STREET, north side, from a point 50 feet east of Adams Street to a point 160 feet east of Adams Street.

SECTION 3. Section 29.208, Green Bay Municipal Code, is hereby amended to establish the following NO PARKING zones:

PINE STREET, north side, from Adams Street to a point of 50 feet east of Adams Street.

PINE STREET, north side, from a point 160 feet east of Adams Street to a point 120 feet west of Madison Street.

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

APPROVED:

Mayor

ATTEST:

City Clerk

SEF



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # K.I.

To receive and place on file the request to amend the Project Plan for Tax Increment District (TID) Twenty-Two (22), The Shipyard, in order to remove the blight designation from 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183).

BACKGROUND

Earlier this year, the City created Tax Increment District (TID) Number Twenty-Two (22), The Shipyard. TID 22 is generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street. TID 22 is classified as a “blight elimination district” based on the identification of the property proposed to be included within the TID.

George B. and Rose M. Bolssen own property at 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183). The City designated parcels in this area as “blighted” in the TID 22 Project Plan, in accordance with Wis. Stats. 66.1333, because of a variety of factors that “substantially impairs or arrests the sound growth of a city.”

There are no immediate concerns as to the condition of the parcels, or any other maintenance issues, and there is nothing in our inspection records that indicates such. The reason these properties were designated as blighted is because there are higher and better land uses than the residential structure at 828 S. Broadway (a major commercial corridor) and the vacant parcel at 413 4th Street.

This classification does not require Mr. or Ms. Bolssen to take any action, rather it identifies that their property has potential for improvements that can increase its value. There is the potential for properties to be condemned (through due process and just compensation) for urban renewal within TID 22, however, the City and the RDA do not anticipate any condemnation in this Project Plan, as they have been informed.

Mr. and Ms. Bolssen have had multiple opportunities to have their blight designation removed. On 2 August 2019, the Redevelopment Authority of the City of Green Bay (RDA) sent a letter (attached), via first-class mail, to all impacted property owners within the proposed TID, notifying them of the proposal and process to create TID 22. On 20 August 2019, the RDA held a public hearing, in which interested parties were afforded reasonable opportunity to express their views. Neither Mr. or Ms. Bolssen presented any testimony. At that meeting, the RDA adopted a Creation Resolution to establish TID 22 and adopted the Project Plan. On 17 September 2019, the Common Council of the City of Green Bay adopted the resolution and on 27 September 2019, the Joint Review Board (JRB) did the same. Both of these subsequent meetings were open to the public for comment. Neither Mr. or Ms. Bolssen presented any testimony.

For these reasons, staff believes it is in the best interest of the City not to make any changes in the blight designation for 828 S. Broadway (Parcel 2-185) and 413 Fourth (4th) Street (Parcel 2-183).

RECOMMENDATION

Receive and place on file.

FISCAL IMPACT

N/A.

ATTACHMENTS

1. 6.2 - TID - TID 22 - Public Hearing - I90802 - Merged Blight Letters - 2-I85
2. 6.2 - TID - TID 22 - Project Plan - I90927 - JRB



City of Green Bay
Department of Community and Economic Development

2 August 2019

GEORGE B & ROSE M BOLSEN
828 S BROADWAY
GREEN BAY WI 54304-2735

Dear Property Owner:

Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA) will hold a public hearing on **Tuesday, August 20, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St.** regarding the creation of Tax Increment District (TID) Number Twenty-Two (22), The Shipyard, and adoption of the Project Plan.

TID 22 is generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street. TID 22 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID.

The Project Plan identifies the property you own at **828 S BROADWAY** (Tax Parcel **2-185**) as a blighted property in need of rehabilitation or conservation work. This classification does not require you to take any action, rather it identifies that your property has potential for improvements that can increase its value.

Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID. There is potential for properties to be condemned (through due process and just compensation) for urban renewal, however, the City and the RDA do not anticipate any condemnation in this Project Plan.

All persons will be afforded an opportunity comment on the proposed actions at the hearing. Any person wishing to attend who, because of a disability requires special accommodation, should contact the City Safety Manager at 920-448-3125 at least forty-eight (48) hours before the scheduled meeting time so that arrangements can be made. Comments may also be sent to kevinvo@greenbaywi.gov prior to the hearing.

A copy of the notice of public hearing and map of proposed boundaries for TID 22 are enclosed. Copies of all Project Plans are available for inspection and will be provided upon request in Room 608 of Green Bay City Hall, 100 N. Jefferson St. They will also be posted on the City website (greenbaywi.gov).

Sincerely,

Kevin J. Vonck, Executive Director
Redevelopment Authority of the City of Green Bay

KJV:jd

Enclosures: Notice of public hearing
Map of proposed boundaries for TID 22



City of Green Bay
Department of Community and Economic Development

2 August 2019

GEORGE B & ROSE M BOLSSON
828 S BROADWAY
GREEN BAY WI 54304-2714

Dear Property Owner:

Pursuant to Wis. Stats. §66.1105, the Redevelopment Authority of the City of Green Bay (RDA) will hold a public hearing on **Tuesday, August 20, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St.** regarding the creation of Tax Increment District (TID) Number Twenty-Two (22), The Shipyard, and adoption of the Project Plan.

TID 22 is generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street. TID 22 will be classified as a blight elimination district based on the identification and classification of the property proposed to be included within the TID.

The Project Plan identifies the property you own at **413 FOURTH ST** (Tax Parcel **2-183**) as a blighted property in need of rehabilitation or conservation work. This classification does not require you to take any action, rather it identifies that your property has potential for improvements that can increase its value.

Proposed projects include cash grants and loans to owners, lessees, or developers of property within the TID; road, pedestrian, bicycle, and other transportation improvements; potable water, sanitary sewer, and storm water infrastructure; public spaces and amenities; land acquisition, environmental remediation, structural rehabilitation, and new construction; and administration. The proposed costs include projects within the proposed boundary and within a one-half (1/2) mile radius of the proposed boundary of the TID. There is potential for properties to be condemned (through due process and just compensation) for urban renewal, however, the City and the RDA do not anticipate any condemnation in this Project Plan.

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Sincerely,

Kevin J. Vonck, Executive Director
Redevelopment Authority of the City of Green Bay

KJV:jd

Enclosures: Notice of public hearing
Map of proposed boundaries for TID 22



City of Green Bay
Department of Community and Economic Development

Tax Increment District Twenty-Two (22)

The Shipyard

PROJECT PLAN

City of Green Bay, Wisconsin
27 September 2019

Joint Review Board of the City of Green Bay

Diana Ellenbecker, *City of Green Bay*
Bradley Klingsporn, *Brown County*
Cale Pulczynski, *Green Bay Area Public Schools*
Bob Mathews, *Northeast Wisconsin Technical College*
Brent Weycker, *Citizen Member*

Common Council of the City of Green Bay

Eric Genrich, *Mayor*
Mark Steuer, *President, District 10*
Bill Galvin, *Vice-President, District 4*
Barbara Dorff, *District 1*
Veronica Corpus-Dax, *District 2*
Andy Nicholson, *District 3*
Craig Stevens, *District 5*
Kathy Lefebvre, *District 6*
Randy Scannell, *District 7*
Chris Wery, *District 8*
Brian Johnson, *District 9*
John S. VanderLeest, *District 11*
Jesse Brunette, *District 12*

Redevelopment Authority of the City of Green Bay

Gary Delveaux, *Chair*
Matt Schueller, *Vice Chair*
James Blumreich
Melanie Parma
Aldersperson Barbara Dorff
Kathy Hinkfuss
Deby Dehn

This Project Plan was prepared by
Kevin J. Vonck, *Development Director*
Erin Roznik, *Design Specialist*
David Buck, *Principal Planner*
Diana Ellenbecker, *Finance Director*
Vanessa Chavez, *City Attorney*
Tom Giese, *Right-of-Way Specialist*

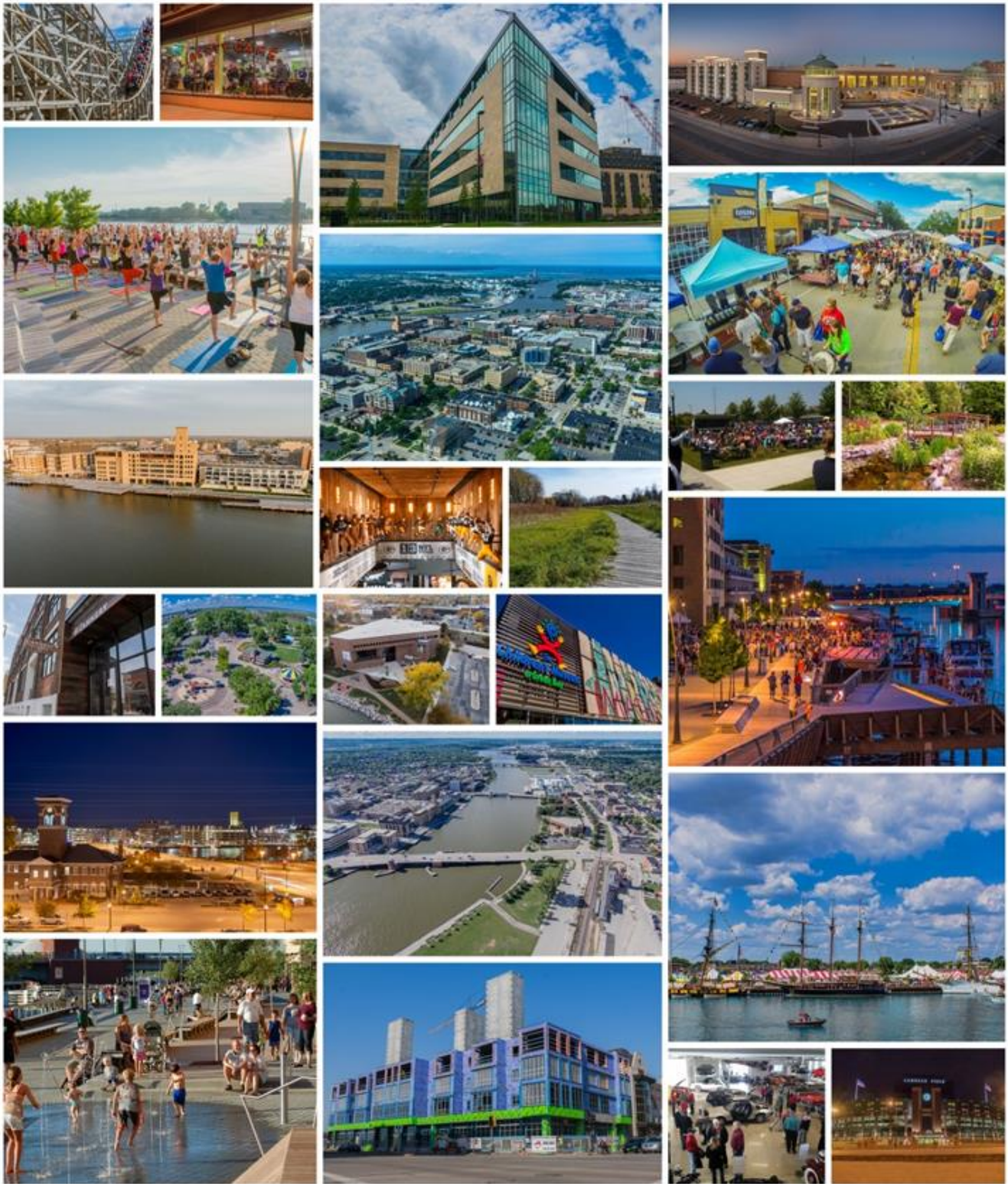
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Summary of Findings

1. In accordance with the *Comprehensive Plan*, the City of Green Bay (“City”) and Redevelopment Authority of the City of Green Bay (“RDA”) seek to create a more safe, productive, accessible, and innovative community in order to generate economic activity and tax base; and
2. The City and RDA have concluded that the area generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street is not attaining its highest and best land use based on the *Comprehensive Plan*; and
3. That “but for” the creation of a Tax Increment District (“TID”), the future land uses identified in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
4. The Common Council of the City designated the RDA to perform all acts necessary, including the preparation of a Project Plan, for the creation of Tax Incremental District Number Twenty-Two (22): The Shipyard (“TID 22”), on Tuesday, July 16, 2019; and
5. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
 - 5.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed creation of TID 22, in which interested parties were afforded reasonable opportunity to express their views on the proposed Project Plan; and
 - 5.2. On Wednesday, August 7, 2019, and Monday August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
 - 5.3. On Monday, August 5, 2019, mailed, by first-class certified mail, owners of property identified by the Project Plan as in need of blight elimination said identification of property and a notice of said public hearing; and
 - 5.4. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
 - 5.5. On Monday, August 5, 2019, made a hard copy of the Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
6. The Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
 - 6.1. An economic feasibility study; and
 - 6.2. A detailed list of estimated project costs; and
 - 6.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
 - 6.4. A map showing existing uses and conditions of real property within TID 22; and
 - 6.5. A map showing proposed improvements and uses in TID 22; and
 - 6.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 22 will not exceed thirty-five percent (35%).
 - 6.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
 - 6.8. A list of estimated non-project costs; and
 - 6.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
 - 6.10. A statement indicating how creation of TID 22 promotes the orderly development of the City; and
 - 6.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
7. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
 - 7.1. That “but for” the creation of a TID, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA because of challenges associated with:
 - 7.1.1. Additional costs associated with environmental remediation and mitigation; and/or
 - 7.1.2. Additional costs associated with rehabilitation and historic preservation; and/or
 - 7.1.3. Blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and/or
 - 7.1.4. The lack of traditional financing options for forward-thinking projects; and

- 7.2. The equalized value of taxable property of TID 22 plus the value increment of all existing tax increment districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality; and
- 7.3. TID 22 shall be a blighted area district, as ninety-four percent (94%), or fifty-two and thirty-two hundredths (52.32) of the fifty-five and fifty-one hundredths (55.51), total acres of the real property within TID 22 is in need of blight elimination, thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
- 7.4. The proposed activities and project costs in the Project Plan relate directly to blight elimination within TID 22 consistent with the purpose for which the District is created; and
- 7.5. The proposed activities and project costs in the Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
 - 7.5.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
 - 7.5.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
 - 7.5.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
 - 7.5.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
- 7.6. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 22; and
- 7.7. The economic benefits of TID 22, as measured by increased property value, employment, and income,
 - 7.7.1. are greater than the cost of the improvements identified in the Project Plan; and
 - 7.7.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
- 7.8. The TID 22 Project Plan is feasible and in conformity with the *City Comprehensive Plan*.



Description of the Proposed District

The City of Green Bay

The City of Green Bay is the economic hub of northeastern Wisconsin, and the flagship city of a combined metropolitan region of nearly 700,000 people. It is the “north star” in a chain of great cities, including Chicago and Milwaukee, which line the western shore of Lake Michigan. The City is in an excellent position to build on past success and flourish well into the future. Demographically, the City and metropolitan region have sustained steady population growth over the last few decades. Population is projected to increase, primarily through natural growth. Inbound migration is primarily from adjacent counties and other parts of the state. The number and percentage of residents with at least a college degree has increased over the last decade.

As for commerce, the largest three industries are manufacturing, health care and social assistance, and retail trade. Employment continues to grow since the 2008 recession and is projected to increase. The City continues to be an employment magnet, with more employees coming in from other communities than residents leaving for employment elsewhere. The City continues to leverage the substantial assets and significant competitive advantage it has in its strongest traded industry clusters: agriculture and food processing; paper, packaging, and printing; advanced manufacturing; and transportation and logistics.

A robust transportation infrastructure provides excellent opportunities to move people and goods efficiently. Two interstate highways connect the City to Milwaukee, Chicago, and points south, while a four-lane state highway connects to St. Paul, Minneapolis, and points west. Green Bay Metro Transit operates thirteen full-service bus routes and paratransit services that provide over a million and a half rides annually in the metro area. Several miles of pedestrian and bicycle facilities enhance mobility and accessibility. The Austin Straubel International Airport (GRB) serves more than 600,000 passengers and ships 310,000 pounds of freight cargo annually through forty daily flights operated by three commercial airlines and two fixed-based operators. The Port of Green Bay moves nearly two million metric tons of cargo through fourteen docks located along a three-mile stretch of the Fox River. Two rail carriers serve the Port and many industrial areas.

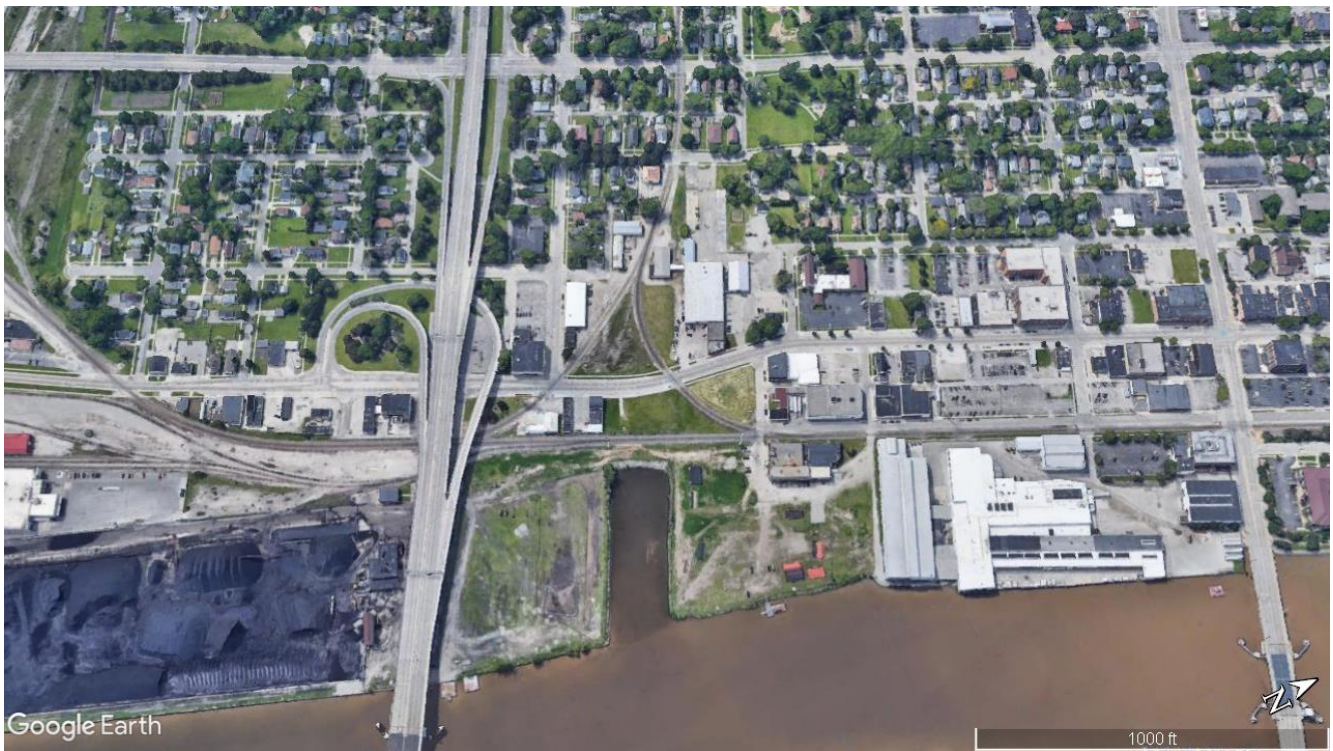
Programs that transform innovative ideas into viable businesses demonstrate a community commitment to helping entrepreneurs succeed. The Startup Hub, UWGB Small Business Development Center, NWTC Artisan and Business Center, and Brown County Culinary Kitchen have demonstrated success incubating businesses. The City continues to develop complementary programs that can accelerate and expand these startups into high-growth firms. Foreign Trade Zone #167 allows merchandise to be imported, assembled, and repackaged with other components without formal customs entry procedures or import duties.

The City offers residents a diverse range of housing options, with over forty neighborhood associations strengthening the community fabric. Award-winning public schools, reputable institutions of higher education (the University of Wisconsin-Green Bay and Northeastern Wisconsin Technical College), and low crime rates make the community an excellent choice to call home.

The City delivers ample opportunities for outdoor recreation through its seventy parks and trails, including Bay Beach Amusement Park and Wildlife Sanctuary, the City Deck (an urban boardwalk along the Fox River), the Green Bay Botanical Garden, and the Joannes Family and Resch Aquatic Centers. The City is also home to Lambeau Field and the Packers Hall of Fame. It hosts hundreds of cultural events, including those provided by local theatre organizations and civic symphony, at the Meyer Theatre, the Weidner Center for the Performing Arts, the ART Garage, and the recently-expanded KI Convention Center. The Neville Public Museum, the Children’s Museum of Green Bay, the Automobile Gallery, and Hazelwood Historic House are also in the City.

An urban renaissance is occurring across the nation as people are rediscovering the economic and cultural advantages of cities. The City of Green Bay is well-positioned to capitalize on this trend and welcomes prospective residents, businesses, and investors to our community.

The District / Neighborhood



The Shipyard is located in the central part of the City, on the west side of the Fox River, general in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street.

From the 1880's through the 1970's, the district was thriving with river-dependent industrial businesses that provided decent working-class jobs to residents who lived in the adjacent neighborhoods to the west. Similar to other “rust belt” cities in the Midwest, Green Bay was forced to transform its manufacturing-based economy toward a services-based economy over the past decades. Many residents became unemployed and the industrial properties became blighted brownfield sites that continue to pose an environmental risk and block public access to the river. This disinvestment has spread to residential and commercial areas within the neighborhood, which now has the highest concentration of poverty and unemployment in the City.

Seeking a catalyst project to revitalize the area, the RDA and City are undertaking a major redevelopment project that involves remediating brownfields and repurposing vacant and underused structures. The catalyst for development involves the construction of a signature public recreation and entertainment facility at 100 W. Mason Street (Parcel 2-78) along with related public improvements. The RDA and City will also inject one million dollars (\$1,000,000) in the adjacent neighborhood over the next three (3) years, using a combination of Neighborhood Enhancement, Community Development Block Grant (CDBG), and HOME Investment Partnership (HOME) funds. The RDA and City Council provided a roadmap to allocating these monies through its adoption of the *Shipyard Investment Strategy* in 2019.

While most of the land north of Mason Street will be transitioning to more commercial, recreational, and residential uses, most of the river frontage south of Mason Street will remain dedicated to heavy manufacturing, transportation, and port-related uses. The City is also cultivating an entrepreneurship cluster within the neighborhood around Broadway and Ninth Street by permitting more intensive manufacturing and industrial arts home-based businesses.

Tax Increment District Number Twenty-Two (TID 22)

Under Wisconsin Statutes 66.1105, the property taxes paid each year on the increase in equalized value of a TID may be used by the City to pay the costs of redevelopment projects within the TID. The incremental value is determined by taking the current value of the TID and deducting the value in the TID that existed when the TID was created. All taxes levied upon the incremental (or increased) value by the City, School District, County, and Vocational School District are allocated to the City for direct payment of project costs or the payment of debt service on bonds used to finance project costs. Expenses may be incurred for the implementation for the approved project plan and completion of the project outlined therein up to five (5) years before the (not extended) maximum life of the TID.

TID 22 is being created in order to provide a mechanism to overcome challenges related to the additional costs associated with environmental remediation and mitigation; additional costs associated with rehabilitation and historic preservation; blighted parcels and the stigma of certain neighborhoods caused by disinvestment; and the lack of traditional financing options for forward-thinking projects.

Of the fifty-five and fifty-one hundredths (55.51) total acres of real property within TID 22, fifty-two and thirty-two hundredths (52.32) acres, or ninety-four percent (94%), are in need of blight elimination.

Map 1 shows the location of TID 22 within the city, while **Map 2** shows its detailed boundaries. The legal description for TID 22 is attached as **Appendix B**. TID 22 has ninety-six (96) parcels totaling fifty-five and fifty-one hundredths (55.51) acres of real property and thirteen and fourteen hundredths (13.14) acres of public road right-of-way, for a total size of sixty-eight and sixty-five hundredths (68.65) acres. **Table 1** and **Map 3** show the distribution of zoning categories, while **Table 2** and **Map 4** show the distribution of land uses. **Map 5** shows parcels in need of blight elimination.

Zoning	Acres	Percentage
D-2 – Downtown Two	19.65	35.40%
GI – General Industry	16.53	29.78%
LI – Light Industry	5.41	9.74%
D-1 – Downtown One	5.31	9.56%
C-1 – Commercial One	2.73	4.91%
PI – Public Property / Institutional	2.67	4.80%
OR – Office Residential	1.65	2.98%
R-3 – Varied Density Residential	1.32	2.38%
C-2 – Commercial Two	0.24	0.44%

Table 1. Zoning distribution.

Land use	Acres	Percentage
travel or movement	22.73	40.94%
natural resources-related	17.35	31.26%
industrial, manufacturing, and waste-related	6.24	11.24%
shopping, business, and trade	6.16	11.10%
residential	1.30	2.34%
mass assembly of people	1.16	2.09%
social, institutional, and infrastructure-related	0.57	1.02%

Table 2. Land use distribution.

The estimated percentage of land devoted to retail uses within the territory of TID 23 will not exceed thirty-five percent (35%).

In 2019, TID 22 had a combined assessment of two million, nine hundred eight-eight thousand, six hundred dollars (\$2,988,600.00). This equates to fifty-three thousand, eight hundred thirty-nine dollars (\$53,839.00) per taxable acre or forty-three thousand, five hundred thirty-three dollars (\$43,533.00) for taxable and non-taxable acres. **Appendix C** provides a listing of all parcels and assessed values within the TID.

TIF Capacity Analysis

Wis. Stats. §66.1105 (4)(gm)(4)(c), defines a limit on the equalized property value that may be located within municipal TID's. The equalized value of taxable property of the new district plus the value increment of all existing districts does not exceed twelve percent (12%) of the total equalized value of taxable property within the municipality. As shown in **Table 3**, the existing capacity in the City is more than satisfactory to permit the creation of TID 22, as the addition of TID 22 will only raise the percent of equalized value in TID's from 5.35% to 5.40%.

Measure	Amount as of January 1, 2019
Equalized value of the City of Green Bay	\$6,603,759,000
Total existing TID increment	\$353,507,500
Percent equalized value within total existing TID increment	5.35%
Equalized value of proposed TID 22 @ 94.4% estimated ratio	\$3,179,362
Total value for twelve percent (12%) test	\$356,686,862
New percent equalized value within TIDs, including TID 22	5.40%

Table 3. Tax increment finance capacity.

Project Costs

The Department of Community and Economic Development works to link and leverage our natural, built, human, and social assets in order to generate valuable products, services, and experiences within the City.

The City supports development projects that make our community more:

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

Specific Projects

In order for the City to consider if a development project is eligible for a TIF incentive, the City asks that interested developers submit a proposal that includes the following elements:

1. preliminary concept plan for the project that identifies:
 - 1.1. location of all proposed structures
 - 1.2. transportation infrastructure, including pedestrian and bicycle networks
 - 1.3. utility infrastructure, including stormwater management
 - 1.4. any infrastructure or land that will be dedicated to the public
2. preliminary construction documents:
 - 2.1. floor plans
 - 2.2. full-color elevations for all sides of all proposed structures
 - 2.3. descriptions of all exterior building materials
 - 2.4. descriptions and photographic examples of interior finishes
3. preliminary budget with sources and uses
 - 3.1. proposed sources, including equity and financing commitments
 - 3.2. construction budget: detail hard and soft costs
 - 3.3. extraordinary expenses for which TIF is requested
 - 3.4. projected sales and/or rental income; including those already secured
4. supporting documentation
 - 4.1. construction timetable
 - 4.2. description of developer: principals, members, and officers
 - 4.3. list of past projects and references
 - 4.4. appraisal, market analysis, comparable projects

It is also important to note that the City support projects completed by a trusted developer who:

1. will contribute equity no less than twenty percent (20%) of “hard” project costs;
2. will demonstrate ability to obtain financing and insurance coverage;
3. is a corporation in good standing with no pending litigation or default; and
4. has good references and/or previous projects.

The City may encumber funds to implement the following projects. This list is not meant to be a budget or an appropriation of funds for specific projects. All costs are estimates based on the best information available. The City reserves the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan. All improvements are designed to be applied within the boundaries of TID 22, which can be seen on **Map 6**.

Improvement #1 Incentives: grants and loans	
Details	money to offset project costs, including property acquisition, parcel assembly, site preparation, construction, and infrastructure (transportation, water, sewer, stormwater, utilities) on projects that eliminate blight, rehabilitate historically-significant structures
Purpose	provide a source of gap funding for projects on parcels with more development challenges (e.g. brownfields remediation)
Allocation	\$8,000,000
Disbursement	applied as needed; up front grants should be reserved for public improvements, significant environmental remediation, or substantial geotechnical work, otherwise all assistance should be through an annual post-project reimbursement (i.e. PayGo); the amount of financial assistance in any given year should not exceed fifty (50%) of the annual incremental taxes for the impacted parcels
Improvement #2 Infrastructure: streets	
Details	reconstruct streets identified in the district, namely, Pearl Street, Arndt Street, and Bridge Street; consider extension of Arndt from Broadway west to Maple Street or Ashland Avenue
Purpose	enhance access and development potential of larger parcels; improve vehicular traffic circulation
Allocation	\$1,500,000
Disbursement	plan to reconstruct in 2020, 2021, or 2022; coordinate reconstruction of Pearl Street needs with CN (owns right-of-way); before applying, consider if larger-scale developments are better served by private or public infrastructure; a portion may be covered under a bond issue

Improvement #3	Infrastructure: pedestrian and bicycle
Details	sidewalks, paved trails along the Fox River, bicycle lanes, cycle tracks, and crossing improvements (e.g. medians, markings, signs, signals) both across Broadway and the CN rail tracks
Purpose	attract more residents from adjacent neighborhoods to the area through enhancements that allow for people of all ages and abilities to travel by foot or bicycle through the corridor
Allocation	\$500,000
Disbursement	plan to construct Fox River trails in 2020, 2021, or 2022; apply when funds can be leveraged through external grants through the Wisconsin Department of Transportation; a portion may be covered under a bond issue
Improvement #4	Infrastructure: stormwater
Details	filtration, infiltration, retention and detention facilities
Purpose	increase capacity for additional development; alleviate flooding, primarily due to location on top of historic river bed
Allocation	\$500,000
Disbursement	plan to construct lift station(s) in 2020; integrate public and private projects when possible to minimize costs; a portion may be covered under a bond
Improvement #5	The Shipyard
Details	construct a signature waterfront outdoor entertainment and recreation facility, with a great lawn for concerts and festivals, urban beach, modern playground and splash pad, dog park, beer garden, and shipping container park for pop-up food, beverage, and retail businesses
Purpose	activate a site with environmental and geotechnical challenges that has been vacant for forty (40) years to catalyze private investment in the district
Allocation	\$8,000,000
Disbursement	borrow as funds are needed, primarily in 2019, 2020, and 2021; explore funding alternatives with financial institutions; seek external grants to offset capital costs; seek private investment and sponsorship to offset operation and maintenance costs
Improvement #6	Infrastructure: public space and amenities
Details	pocket parks, landscaping, wayfinding signs, banners, flags, public art, benches, bus stop enhancements, shelters, and other amenities deemed acceptable
Purpose	leverage existing assets to create a strong identity and brand for the district; foster a sense of attachment for local residents and businesses
Allocation	\$500,000
Disbursement	coordinate with On Broadway Business Improvement District (BID); apply under leadership of local businesses and residents after enough reserve funds have been accumulated

Improvement #7	Property Acquisition
Details	strategic purchase of parcels critical to future development
Purpose	to ensure future development is consistent with the <i>City Comprehensive Plan</i> and the <i>Shipyard Investment Strategy</i> ; assemble properties to facilitate larger-scale development projects
Allocation	\$1,500,000
Disbursement	there is potential for properties to be condemned (through due process and just compensation) for urban renewal, however, the City and the RDA do not anticipate any condemnation

Improvement #8	Administration
Details	funds directed towards City staff for time used on marketing, research, analysis, and managing the TID
Purpose	cover administrative costs from the appropriate source
Allocation	\$1,000,000
Disbursement	annual payments through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

Other Eligible Projects

The following is a general list of potential public works and other projects for which the City may encumber funds in conjunction with this Plan. This list is provided to provide options for projects that may not be identified at present, but may become necessary in the future. Again, the City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

1. property, right-of-way, and easement acquisition for development, redevelopment, or conservancy
2. relocation costs related to property, right-of-way, and easement acquisition
3. public infrastructure improvements that will ultimately be dedicated for public service, including,
 - 3.1. road, pedestrian, and bicycle improvements
 - 3.2. sanitary sewer, storm sewer, and potable water and wastewater mains and laterals, and storm water management facilities
 - 3.3. telephone, high-speed cable, and related technology infrastructure
 - 3.4. natural gas, electrical power, and other public utilities
 - 3.5. any related engineering, grading, erosion control, and landscaping
 - 3.6. any related land acquisitions and anticipated and intentional corrections to adjacent property affected by the public improvements, including grading
4. site preparation activities of private parcels, including
 - 4.1. environmental remediation, and asbestos abatement
 - 4.2. demolition and clearing of structures
 - 4.3. related engineering, grading, erosion control, and landscaping
5. administrative costs, including those paid to the City or consultants for services rendered
6. financing costs
7. projects within one-half (1/2) mile radius of the boundary of TID 22 provided that
 - 7.1. The project area is located within the corporate boundary of the City of Green Bay

- 7.2. The project produces land uses identified in the Comprehensive Plan that would otherwise not occur in the manner desired by the City and RDA

Economic Feasibility

This section demonstrates that the proposed TID 22 is economically feasible, given that:

1. The City expects to have cash available to pay for project costs as they are incurred or has the means to secure the necessary financing.
2. The City expects to complete the projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development.
3. The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects.

Financial audits will be done in accordance with Wis. Stats. §66.46.

City Financial Strength

In 2019, Moody's assigned the City of Green Bay an Aa3 rating, noting its sizeable tax base that serves as the economic hub of northeastern Wisconsin and moderate pension burden. This high-grade rating implies that the City has a very strong capacity to meet its financial commitments.

Financing Methods

The City will offer the following types of financing alternatives and developer incentives (in preferred order):

1. up-front grants with cash from external grants or other sources
2. pay-as-you-go ("PAYGo") reimbursement derived from incremental property taxes
3. up-front grants from an existing balance in a the TID account
4. up-front grants from new bonds repaid through incremental property taxes
5. up-front grants from general obligation bonds repaid through general property taxes
6. City guarantee of private loans
7. up-front loans issued by the City
8. up-front grants with cash from a "donor" TID with excess increment

The City looks to continue its successful track record of public-private partnerships on future projects. We also support development projects through brownfields assessment assistance, our small business revolving loan fund, neighborhood enhancement funds, and façade and demolition grants.

Projected Property Tax Increment

The development anticipated to occur as a result of implementing this Plan will generate sufficient property tax increment to pay for the costs of the projects. **Map 6** shows the manner in which the area will be redeveloped. The City believes that there are four (4) major projects, with a high probability of being completed in the next few years (given preliminary discussions with interested parties), that will serve as catalysts for additional development within and surrounding the TID.

Redevelopment Site A. Breakthrough @ The Shipyard. Breakthrough, transportation energy and information strategy firm, intends to construct a modern, state-of-the-art office building of approximately forty thousand

(40,000) square feet along with parking, landscaping, lighting, and other related improvements at 239 Arndt Street. They also anticipate expanding their building footprint within the next ten (10) years.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$1,300,000	\$13,700,000	\$15,000,000	\$350,700
Incremental value	\$1,300,000	\$13,700,000	\$15,000,000	\$350,700

Table 4. Projected increment for Site A.

Redevelopment Site B. Badger Sheet Metal. Located at 402 and 420 S. Broadway and 419 S. Maple, this site of approximately four and six-tenths (4.6) acres is currently a partially-vacant manufacturing and storage facility. The property is located across the street from new Shipyard facilities and has great potential for large-scale residential, commercial, office, food, beverage, and entertainment uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$1,000,000	\$19,000,000	\$20,000,000	\$467,600
Incremental value	\$1,000,000	\$19,000,000	\$20,000,000	\$467,600

Table 5. Projected increment for Site B.

Redevelopment Site C. White Store. Located at 606 S. Broadway, this site of approximately seven-tenths (0.7) of an acre is currently partially-vacant office and retail. Located across the street from new Shipyard facilities and highly-visible from Mason Street, with traffic counts of thirty-eight thousand (38,000) vehicles per day, there is great potential for residential, commercial, office, food, beverage, and entertainment uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$300,000	\$4,700,000	\$5,000,000	\$116,900
Incremental value	\$300,000	\$4,700,000	\$5,000,000	\$116,900

Table 6. Projected increment for Site C.

Redevelopment Site D. Fourth (4th) and Chestnut. Located at 414 and 418 Fourth (4th) Street and 815 and 821 Chestnut Street, this site of approximately six-tenths (0.6) of an acre is currently undeveloped. Located down the street from new Shipyard facilities, there is great potential for commercial and/or residential uses.

Attribute	Land value	Improvement value	Total value	Annual property taxes
Current value	\$0	\$0	\$0	\$0
Estimated new value	\$300,000	\$2,300,000	\$2,500,000	\$58,450
Incremental value	\$300,000	\$2,300,000	\$2,500,000	\$58,450

Table 7. Projected increment for Site D.

Given the catalytic nature of these projects, there is good probability that additional redevelopment will occur, thus generating additional increment. Should this happen, City staff, along with the Common Council, will explore possibilities for additional public improvements beyond the scope of those mentioned herein.

TID 22 Pro Forma

The entire pro forma can be found in **Appendix D**, and is built on the following assumptions:

1. Development at the catalytic sites will be phased over multiple calendar years
2. New Increment is a conservative estimate of what can be created at each site
3. When New Increment is created in year one (1), it will be accounted for in an assessment in year two (2), and will be accounted for as revenue in year three (3)
4. The Property Tax Rate remains constant at \$23.38 per \$1,000 of assessed value
5. Incentives: PAYGo expenditures are dependent on actual increment created
6. Infrastructure: Debt Service expenditures are payments for borrowing at an interest rate of four and one-half percent (4.5%)
7. Administration annual payments are through the life of the TID, with annual reductions to account for more work up front getting projects off the ground

The pro forma shows that TID 22 will be sufficiently funded to complete listed projects before the legal termination of the district. If this should occur, distribution of the surplus funds will be made in accordance with Wisconsin Statutes.

Required Documentation

Relocation

The City will provide relocation benefits and assistance to the extent necessary as required by Wis. Stats. §32. Generally, relocation occurs where a person or business is displaced from real property as a direct result of eminent domain proceedings commenced by the City against the subject property. Relocation services will be provided by City specialists with funds provided through TIF, the City or the RDA.

Non-Project Costs

In the event that TID 22 demonstrates that it has sufficient revenues to pay for all incurred project costs and sufficient surplus revenues to pay for some or all eligible costs in other municipal TIDs, the district may become a donor to other active TIDs.

Promotion of Orderly Growth

Land use development in the city is guided by the *Comprehensive Plan*, adopted by the Common Council in 2003. Development of the plan relied heavily on the participation of the citizens of the city. The plan is in compliance with the State of Wisconsin's Smart Growth requirements, and provides city leaders with a guide to use while assessing policy and development proposals.

This Project Plan for TID 22 is developed in compliance with these plans and general City policies in order to promote orderly and consistent growth. **Map 6** shows the manner in which the area will be redeveloped.

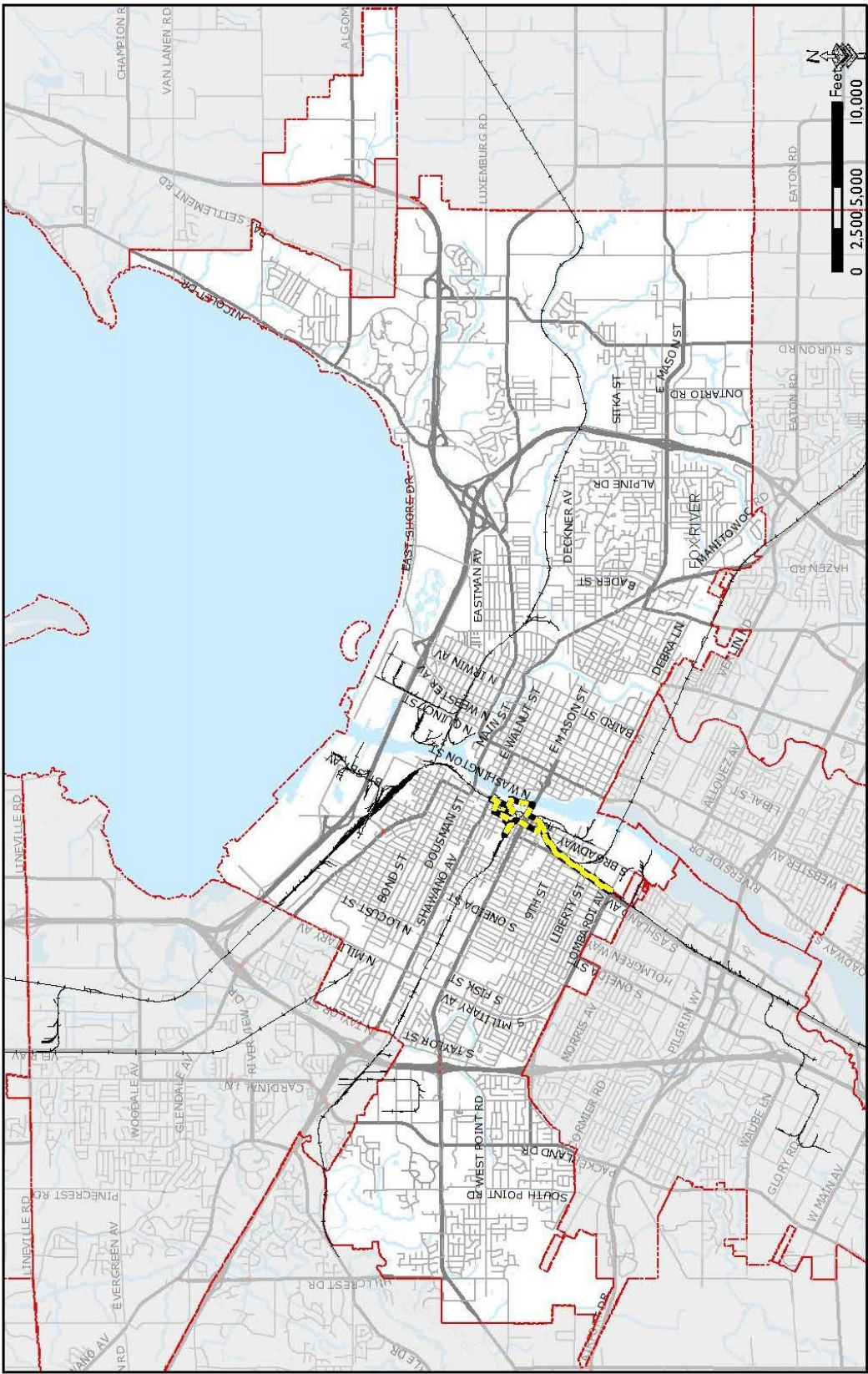
Proposed Changes to City Plans and Ordinances

Master Plan. The City updated its *Comprehensive Plan* in 2003. The planned uses in the TID 22 are consistent with existing planning documents and have been incorporated into future planning documents. This TID plan is also consistent with the implementation elements of the *Shipyards Investment Strategy*. The proposed future land uses are identified within **Map 7**.

Official Map. All streets included in the TID 22 Plan area are included on the official Map for the City of Green Bay as adopted subdivisions. Should redevelopment projects cause a realignment of Pearl Street, Arndt Street, Bridge Street, or another affected street, the City will take the required procedural actions to review such amendments.

Zoning. Several parcels within TID 22 may require a rezoning or the creation of Planned Unit Development (PUD). The zoning classifications and standards that will be used in the any zoning amendment will be consistent with the City *Comprehensive Plan* and the *Shipyards Investment Strategy*. Proposed changes are identified within **Map 8**.

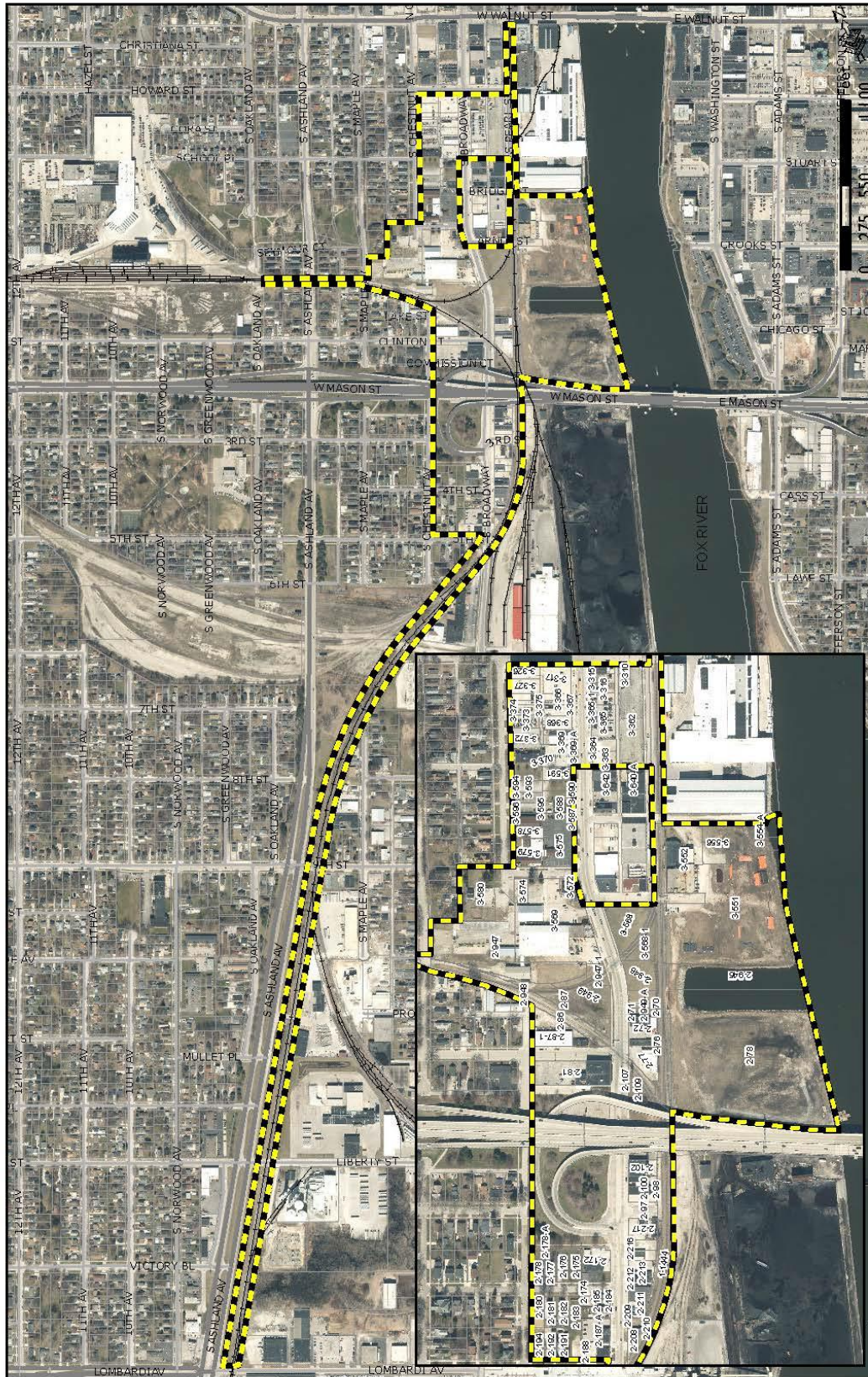
Building Codes. City building codes will not be changed to accommodate TID 22 activities.



TID 22 Map 1: Location in the City of Green Bay



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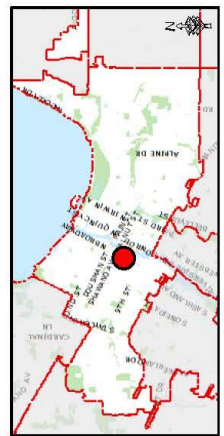


TID 22 Map 2: Shipyard Boundaries



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TID 22 Map 4: Shipyard Land Use

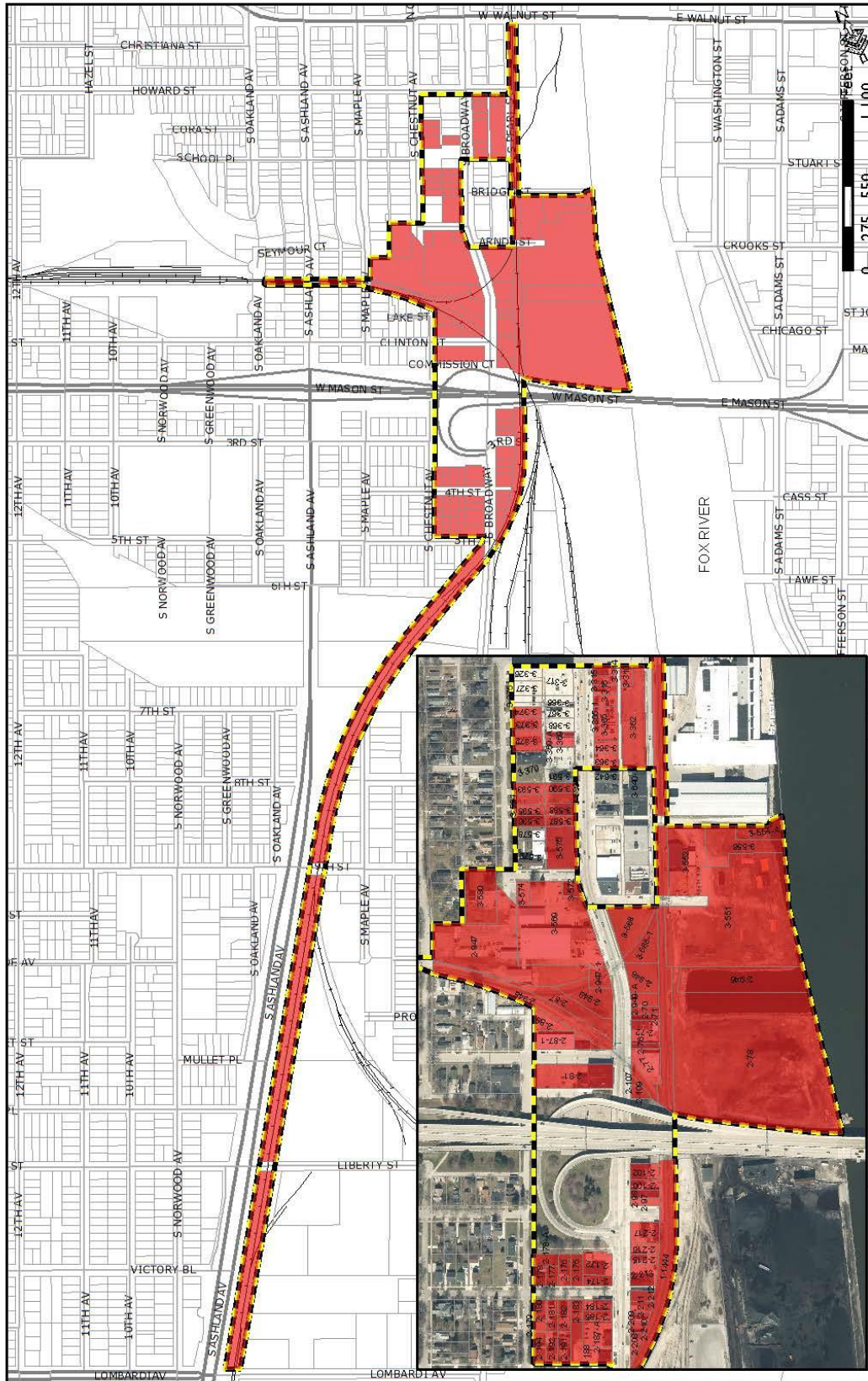


TID 22 Boundary

- Residential
- Mass Assembly of People
- Social, Inst., or Infr. Related
- Vacant
- Travel or Movement
- Natural Resources-Related
- Industr., Manuf., and Waste-Related
- Shopping, Business, and Trade

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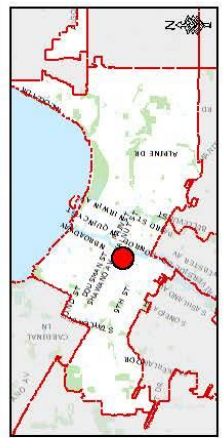
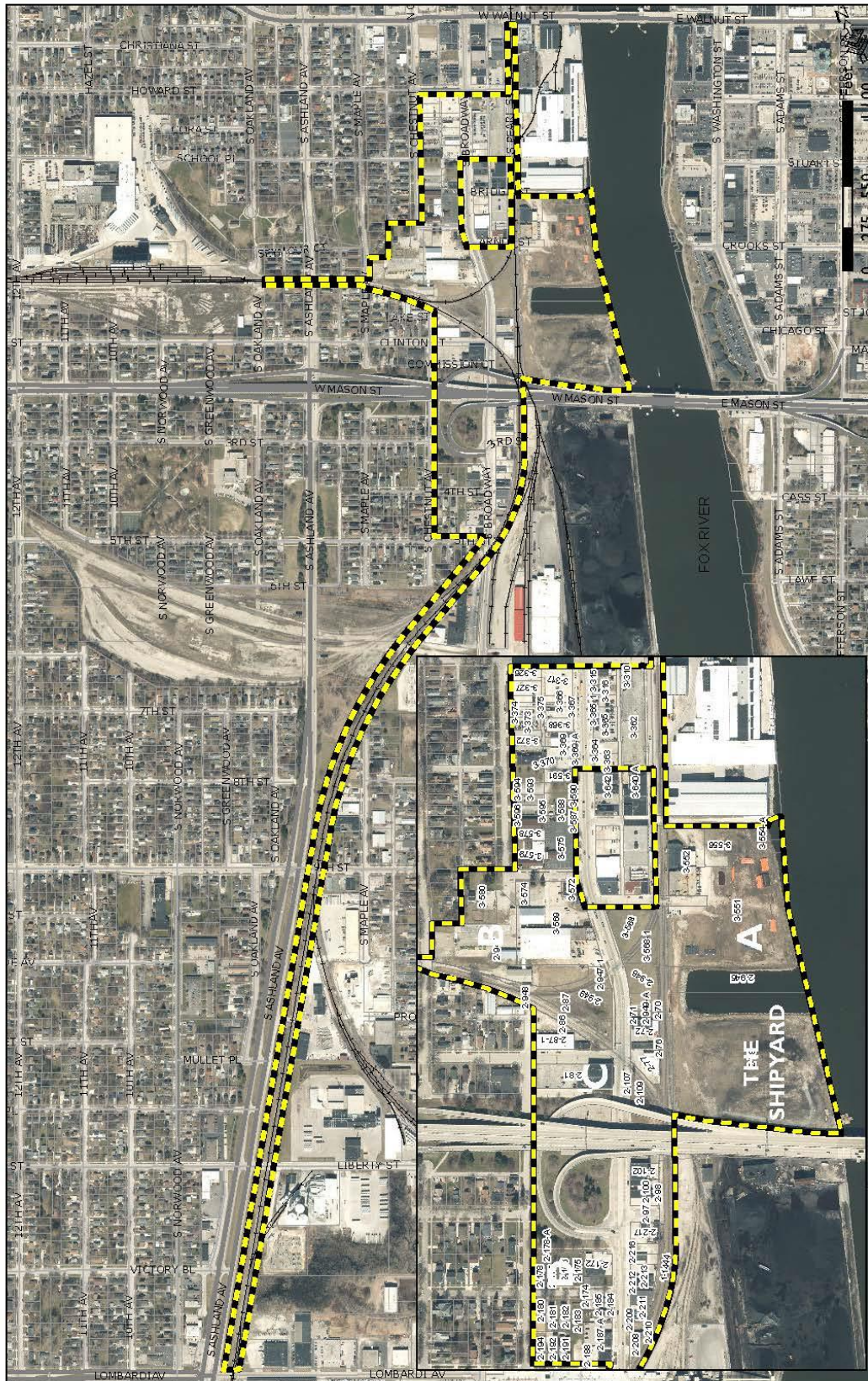
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TID 22 Map 5: Shipyard Blighted Parcels



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Date Printed: 13 Aug 2019 X:\Planning\Work Order Requests\2019\13 TID 22\TID 22 blight.mxd

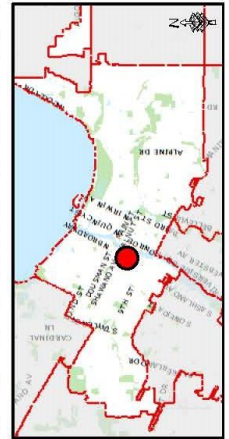
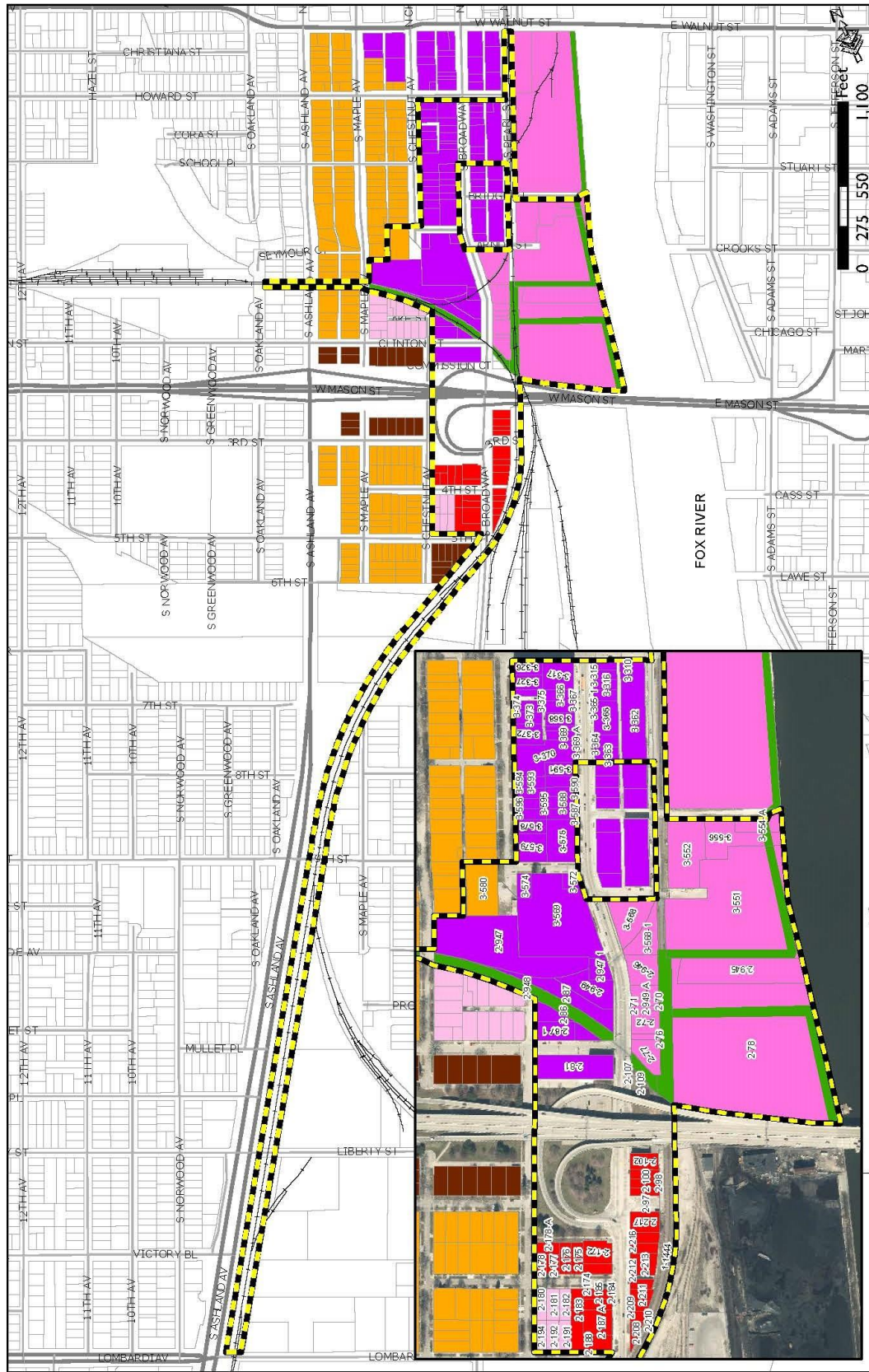


TID 22 Map 6: Shipyard Projects



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TID 22 Map 7: Proposed Future Land Use

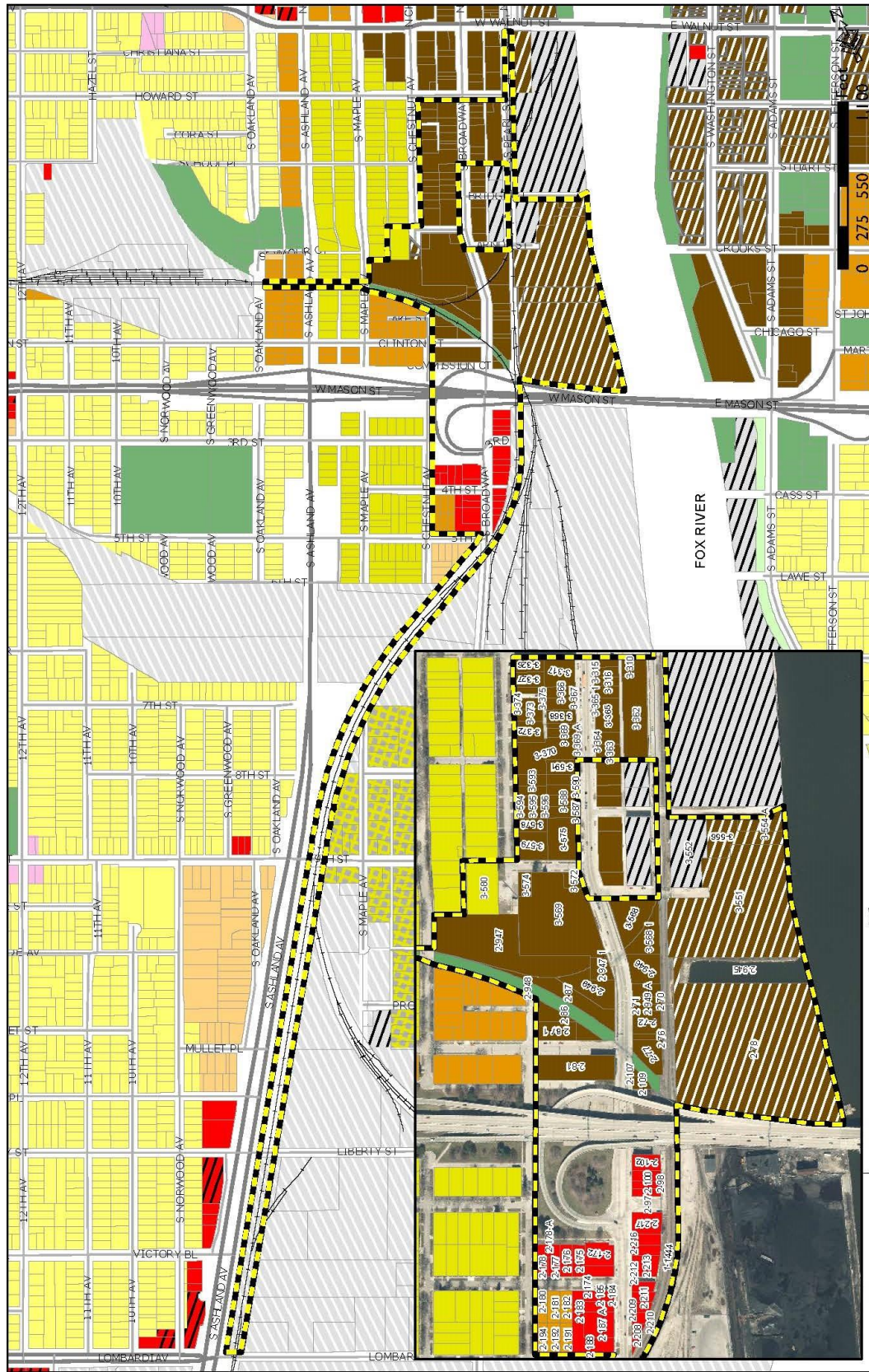
TID 22 Boundary

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Legend:

- Downtown
- High Intensity Retail, Office, or Housing
- Medium Intensity Retail, Office, or Housing
- Medium/High Density Residential
- Low/Medium Density Residential
- Commercial
- Parks



TID 22 Map 8: Proposed Future Zoning

Zoning

- NC - Neighborhood Commercial
- C1 - Commercial One
- C2 - Commercial Two
- C3 - Commercial Three
- D1 - Downtown One
- D2 - Downtown Two
- RR - Rural Residential
- R1 - Low Density Residential-New Lots
- R2 - Medium Density Residential
- R3 - Varied Density Residential
- OR - Office Residential

- GI - General Industry
- SRI - Special District Light Industry
- LI - Light Industry
- BP - Business Park
- PI - Public Property / Institutional
- CON - Conservancy

TID 22 Boundary

Legend:

- Yellow: NC - Neighborhood Commercial
- Red: C1 - Commercial One
- Red with diagonal lines: C2 - Commercial Two
- Red with cross-hatch: C3 - Commercial Three
- Brown: D1 - Downtown One
- Brown with diagonal lines: D2 - Downtown Two
- Yellow with diagonal lines: RR - Rural Residential
- Yellow: R1 - Low Density Residential-New Lots
- Yellow with diagonal lines: R2 - Medium Density Residential
- Yellow with cross-hatch: R3 - Varied Density Residential
- Orange: OR - Office Residential

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Date Printed: 09-Sep-2019 9:31 AM Planning\Work Order Requests\2019\19.13 TID 22\TID 22 future zoning.mxd

Appendix A: City Attorney Legal Opinion



Law Department

Vanessa R. Chavez
City Attorney

September 13, 2019

Mayor and Common Council
of the City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

RE: Certification of Project Plan
Tax Increment District No. 22
City of Green Bay, Brown County, Wisconsin

This opinion relates to the compliance of the proposed project plan for Tax Increment District No. 22, City of Green Bay, Brown County, Wisconsin (hereinafter "District") with the requirements of §66.1105(4), Wis. Stats.

The Community and Economic Development Department has drafted a project plan for the District. Pursuant to statutory requirements, a public hearing was held before the Redevelopment Authority at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan [§66.1105(4)(e), Wis. Stats.]. This hearing was held on August 20, 2019. Resolutions adopting the project plan and creating the District will be considered by the Common Council on the evening of September 17, 2019.

I have examined the project plan and find that it is complete and complies with the requirements of §66.1105(4)(f), Wis. Stats., and, in particular, it contains the following:

1. A statement listing the kind, number and location of all proposed public works or improvements within the District and those located outside of the District to the extent provided in §66.1105(2)(f)1.k., Wis. Stats.
2. An economic feasibility study.
3. A detailed list of estimated project costs.
4. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred.
5. A map showing existing uses and conditions of real property within the District.

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Mayor and Common Council
of the City of Green Bay
Page 2

6. A map showing proposed improvements and uses in the District.
7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes, and City ordinances, if any.
8. A list of estimated non-project costs.
9. A statement relating to the proposed method for the relocation of any persons to be displaced.
10. A statement indicating how the District promotes the orderly development of the City.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Vanessa", followed by a long horizontal flourish.

Vanessa R. Chavez
City Attorney

Appendix B: Legal Description for TID 22

That part of the street right-of-way dedicated in the Original Plat of the Town of Fort Howard;
Also that part of Block 1, Arndt's Addition;
Also that part of Lots 1 through 5, Block 2, Arndt's Addition;
Also that part of Lots 1 through 5, Block 3, Arndt's Addition;
Also that part of Lots 1 through 4, Block 5, Arndt's Addition;
Also that part of Lots 1 through 6, Block 6, Arndt's Addition;
Also that part of Lots 1 through 6, Block 7, Arndt's Addition;
Also that part of Lot 1, Block 8, Arndt's Addition;
Also that part of Lots 7 through 16, Block 7, Arndt's Second Addition;
Also that part of Lots 11, 12, 13, 20, 21, 22, 23, 24, 29 and 30, Callaghan's Addition;
Also that part of Lots 13 through 36, Christian Schwarz' Addition;
Also that part of Lots 1 through 9, J. L. Jorgensen's Addition;
Also that part of Lots 1 through 4,, and that part of Lots 1 through 8, Block A, and that part of Lots 6 through 10, Block 1, M. Seller's Addition;
Also that part of Block 1 Niels Hansen's Addition
Also that part of Lots 1 through 4 and Lots 10 through 12, Block B, C.L.A. Tank's First Addition;
Also that part of Lots 81 through 88, Block H, C.L.A. Tank's First Addition;
Also that part of Lots 103 through 116, Block I, C.L.A. Tank's First Addition;
Also that part of Lots 126 through 136, Block L, C.L.A. Tank's First Addition;
Also that part of Lot 6, Block 1, C.L.A. Tank's Third Addition;
Also that part of Private Claim 2, West Side of the Fox River;
Also that part of the Unsurveyed part of Private Claim 2, West Side of the Fox River;
Also that part of the Vacant Strip, West Side of the Fox River;
Also Lot 1, Brown County Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, as Document Number 1305912, (being part of Private Claim 2 West Side of the Fox River, and Lots 1 through 4, M. Seller's Addition);
Also that part of the adjacent Street Rights Of Way Dedicated to the Public;
Also that part of the adjacent Vacated Street and Alley Rights Of Way;
All located in the City of Green Bay, Brown County, Wisconsin, described as follows:
Beginning at the northwest corner of Lot 125, Original Plat of the Town of Fort Howard, (also being the intersection of the south right-of-way line of W. Walnut Street with the east right-of-way line of the platted Pearl Street);
thence S24°-41'-30"W, 876.05 feet, along said east right-of-way line of the platted Pearl Street, to point on the centerline of the vacated School Place right-of-way;

thence N64°-09'-16"W, 374.79 feet, along said centerline of the vacated School Place right-of-way and the extension thereof to the west right-of-way line of S. Broadway;

thence S24°-45'-57"W, 413.37 feet, along said west right-of-way line of S. Broadway, to the north right-of-way line of Arndt Street;

thence S24°-55'-27"W, 50.01 feet, to the intersection of said west right-of-way line of S. Broadway with the south right-of-way line of Arndt Street, (being the northeast corner of Lot 4, Block 6, Arndt's Addition);

thence S07°-43'-56"W, 112.12 feet, along the west right-of-way line of S. Broadway, to the intersection with the westerly extension of Arndt Street (being the westerly extension of Block 5, Arndt's Addition);

thence S64°-17'-00"E, 292.80 feet, along said Block 5, Arndt's Addition and extension thereof, to the westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way;

thence N24°-41'-30"E, 569.42 feet along said westerly right-of-way line of the WI Central LTD Railroad, to the centerline of the vacated School Place right-of-way;

thence S64°-09'-16"E, 50.01 feet, along the extension of said vacated School Place right-of-way, to the east right-of-way line of the platted Pearl Street;

thence S24°-41'-30"W, 238.28 feet, along said east right-of-way line of the platted Pearl Street, to the south right-of-way of Bridge Street (being the northwest corner of Lot 5, Block 3, Arndt's Addition);

thence S64°-07'-18"E, 477.52 feet, along said south right-of-way line of Bridge Street, to the Combined Bulkhead and Pierhead line of the Fox River;

thence S22°-02'-10"W, 334.69 feet, along said Combined Bulkhead and Pierhead line of the Fox River,

thence continuing along said Combined Bulkhead and Pierhead line of the Fox River, S12°-36'-16"W, 936.31 feet;

thence continuing along said Combined Bulkhead and Pierhead line of the Fox River, S20°-03'-08"W, 23.49 feet, to the north right-of-way line of W. Mason Street (also being the southeast corner of Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247);

thence N61°-54'-05"W, 123.35 feet, along the south line of said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247;

thence continuing along said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, N57°-17'-38"W, 408.66 feet;

thence continuing along said Lot 1, Certified Survey Map Number 4363 as recorded in Volume 27 of Certified Survey Maps, Page 247, along the arc of a 1413.07 foot radius curve to the right, 163.54 feet, said curve having a chord which bears N53°-58'-42"W, 163.45 feet, to the south west corner of said Lot 1, (also being a point on the east right-of-way line of the Wisconsin Central LTD railroad);

thence S24°-56'-52"W, 184.52 feet, to the intersection of the south right-of-way line of W. Mason Street and the easterly right-of-way line of the WI Central LTD Railroad;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad, S24°-47'-22"W, 288.42 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad along the arc of a 1072.14 foot radius to the right, 630.65 feet, said curve having a chord which bears S41°-38'-26"W, 621.60 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S58°-29'-30"W, 51.37 feet, to the intersection with the east right-of-way line of S. Broadway;

thence S64°-48'-30"W, 123.04 feet, to the intersection of the easterly right-of-way line of the WI Central LTD Railroad and the west right-of-way line of S. Broadway;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S65°-52'-16"W, 636.84 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad along the arc of a 2694.16 foot radius curve to the left, 1459.81 feet, said curve having a chord which bears S50°-20'-54"W, 1442.01 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-34'-27"W, 142.74 feet to the north right-of-way line of Ninth Street;

thence S34°-18'-38"W, 80.81 feet to the intersection of said easterly right-of-way line of the WI Central LTD Railroad and the south right-of-way line of Ninth Street;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-42'-19"W, 186.02 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-44'-20"W, 249.35 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-35'-53"W, 398.78 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-49'-03"W, 126.83 feet;

thence continuing along said easterly right-of-way line of the WI Central LTD Railroad S35°-34'-40"W, 2296.24 feet, to the north right-of-way line of Lombardi Avenue;

thence N64°-10'-24"W, 101.47 feet, along said north right-of-way line of Lombardi Avenue to the intersection with the westerly right-of-way line of the WI Central LTD Railroad (also being the east right-of-way line of Ashland Avenue);

thence N35°-34'-40"E, 3497.29 feet along said westerly right-of-way line of the WI Central LTD Railroad (also being the east right-of-way line of Ashland Avenue);

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad, along the arc of a 2794.15 foot radius curve to the right, 1513.33 feet, said curve having a chord which bears N50°-21'-17"E, 1494.90 feet;

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad N65°-52'-16"E, 673.11 feet;

thence continuing along said westerly right-of-way line of the WI Central LTD Railroad, along the arc of a 972.14 foot radius curve to the left, 38.16 feet, said curve having a chord which bears N64°-44'-47"E, 38.16 feet, to the south right-of-way line of Fifth Street;

thence N55°-56'-20"E, 69.73 feet, to the intersection of the east right-of-way line of S. Broadway and the north right-of way line of Fifth Street, (also being the southwest corner of Lot 112, Block I, C.L.A. Tank's First Addition);

thence N63°-57'-16"W, 323.50 feet along said north right-of way line of Fifth Street to the intersection of said north right-of way line of Fifth Street and the east right-of-way line of S. Chestnut Avenue;

thence N26°-04'-49"E, 452.98 feet along said east right-of-way line of S. Chestnut Avenue to the northwest corner of Lot 88, Block H, C.L.A. Tank's First Addition;

thence N26°-06'-08"E, 680.80 feet, to the southwest corner of Lot 3, Block A, M. Sellers Addition;

thence N 26°-05'-00"E, 333.59 feet along the east right-of-way line of S. Chestnut Avenue, to the southerly right-of-way line of the Wisconsin Central LTD Railroad (formerly known as the G.B.W. & St. Paul Railroad);

thence along said southerly right-of-way line of the Wisconsin Central LTD Railroad, N38°-49'-18"W, 44.17 feet;

thence along said southerly right-of-way line of the Wisconsin Central LTD Railroad along the arc of a 1706.60 foot radius curve to the left 399.08 feet, said curve having a chord which bears N46°-15'-44"W, 398.17 feet, to the east right-of-way line of S. Maple Avenue;

thence N40°-01'-54"W, 65.78 feet, to the northwest corner of Lot 6, Block 2, C.L.A. Tank's Third Addition;

thence N64°-03'-55"W, 626.59 feet, along said southerly right-of-way line of the Wisconsin Central LTD Railroad to the northwest corner of Lot 7, Block 3, C.L.A. Tank's Third Addition;

thence N26°-10'-01"E, 40.00 feet, to the southwest corner of Lot 8, Block 3, Niels Hansen's Addition;

thence S64°-03'-55"E, 626.58 feet along the northerly right-of-way line of the Wisconsin Central LTD Railroad, to the southeast corner of Lot 1, Block 2, Niels Hansen's Addition;

thence S 56°-42'-30"E, 60.72 feet, to the east right-of-way line of S. Chestnut Street;

thence N26°-13'-05"E, 147.76 feet along said east right-of-way line of S. Chestnut Street, to the southwest corner of Lot 4, Brown County Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192, as Document Number 2138035, (being part of the Vacant Strip and part of the Unsurveyed Part of Private Claim 2, West Side of the Fox River);

thence S64°-05'-13"E, 121.87 feet, to the southeast corner of said Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192;

thence N24°-47'-39"E, 222.75 feet, to the northeast corner of Lot 1, said Certified Survey Map Number 7140, as recorded in Volume 48 of Certified Survey maps, Page 192;

thence S64°-10'-15"E, 144.30 feet, along the south line of Lot 2, Block 8, Arndt's Addition and the extension thereof to the southeast corner of said Lot 2, Block 8, Arndt's Addition;

thence S64°-18'-42"E, 80.09 feet to the southwest corner of Lot 6, Block 7, Arndt's Addition, (also being the intersection of the east right-of-way line of S. Chestnut Avenue and the north right-of-way line of Arndt Street);

thence N24°-42'-46"E, 398.28 feet along said east right-of-way line of S. Chestnut Avenue, to the northwest corner of Lot 12, Block 7, Arndt's Second Addition;

thence continuing along said east right-of-way line of S. Chestnut Avenue, N24°-44'-10"E, 30.01 feet to the southwest corner of Lot 31, Christian Schwarz's Addition;

thence continuing along said east right-of-way line of S. Chestnut Avenue, N24°-45'-42"E, 408.25 feet to the northwest corner of Lot 29, Callaghan's Addition (also being the intersection of the east right-of-way line of S. Chestnut Avenue and the south right-of-way line of Howard Street);

thence S64°-03'-44"E, 579.07 feet along said south right-of-way line of Howard Street, and the extension thereof, to the westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way;

thence N24°-41'-30"E, 453.70 feet along said westerly right-of-way line of the WI Central LTD Railroad which lies within the platted Pearl Street right-of-way, to the south right-of-way line of W. Walnut Avenue;

thence S64°-10'-27"E, 50.01 feet along said south right-of-way line of W. Walnut Avenue, to the point of beginning.

Parcels affected being tax parcel numbers: 1-1444, 2-70, 2-71, 2-72, 2-76, 2-77, 2-78, 2-81, 2-86, 2-87, 2-97, 2-98, 2-100, 2-102, 2-107, 2-109, 2-172, 2-174, 2-175, 2-176, 2-177, 2-178, 2-178-A, 2-179, 2-180, 2-181, 2-182, 2-183, 2-184, 2-185, 2-187-A, 2-188, 2-191, 2-192, 2-194, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-215, 2-216, 2-217, 2-87-1, 2-945, 2-946, 2-947, 2-947-1, 2-948, 2-949, 2-949-A, 3-310, 3-314, 3-315, 3-316, 3-317, 3-326, 3-327, 3-362, 3-363, 3-364, 3-365, 3-365-1, 3-366, 3-367, 3-368, 3-369, 3-369-A, 3-370, 3-372, 3-373, 3-374, 3-375, 3-551, 3-552, 3-554-A, 3-556, 3-568, 3-568-1, 3-569, 3-572, 3-574, 3-575, 3-578, 3-579, 3-580, 3-587, 3-588, 3-589, 3-590, 3-591, 3-593, 3-594, 3-595 and 3-596.

Appendix C: TID 22 Parcels and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
2-70	515 S BROADWAY	0.09	\$ -	\$ -	\$ -
2-71	517 S BROADWAY	0.06	\$ -	\$ -	\$ -
2-72	519 S BROADWAY	0.26	\$ 43,200	\$ 88,400	\$ 131,600
2-76	525 S BROADWAY	0.07	\$ -	\$ -	\$ -
2-77	531 S BROADWAY	0.30	\$ -	\$ -	\$ -
2-78	100 W MASON ST	7.97	\$ -	\$ -	\$ -
2-81	606 S BROADWAY	0.74	\$ -	\$ -	\$ -
2-86	410 CLINTON ST	0.31	\$ 30,300	\$ 27,300	\$ 57,600
2-87	S BROADWAY	0.58	\$ -	\$ -	\$ -
2-97	723 S BROADWAY	0.09	\$ 10,900	\$ 3,100	\$ 14,000
2-98	719 S BROADWAY	0.09	\$ 10,900	\$ 74,400	\$ 85,300
1-1444	S ASHLAND AVE	16.53	\$ -	\$ -	\$ -
2-100	715 S BROADWAY	0.11	\$ 13,800	\$ 108,200	\$ 122,000
2-102	709 S BROADWAY	0.18	\$ 21,400	\$ 286,500	\$ 307,900
2-107	S BROADWAY	0.02	\$ -	\$ -	\$ -
2-109	613 S BROADWAY	0.08	\$ -	\$ -	\$ -
2-172	818 S BROADWAY	0.27	\$ 31,700	\$ 88,400	\$ 120,100
2-174	822 S BROADWAY	0.12	\$ 14,500	\$ 13,400	\$ 27,900

2-175	414 FOURTH ST	0.15	\$ -	\$ -	\$ -
2-176	418 FOURTH ST	0.15	\$ -	\$ -	\$ -
2-177	FOURTH ST	0.09	\$ -	\$ -	\$ -
2-178	821 S CHESTNUT AVE	0.09	\$ 8,300	\$ 57,300	\$ 65,600
2-178-A	815 S CHESTNUT AVE	0.12	\$ -	\$ -	\$ -
2-179	833 S CHESTNUT AVE	0.05	\$ -	\$ -	\$ -
2-180	425 FOURTH ST	0.10	\$ -	\$ -	\$ -
2-181	421 FOURTH ST	0.15	\$ 10,400	\$ 55,000	\$ 65,400
2-182	417 FOURTH ST	0.15	\$ 10,600	\$ 64,300	\$ 74,900
2-183	413 FOURTH ST	0.10	\$ 7,100	\$ -	\$ 7,100
2-184	824 S BROADWAY	0.12	\$ 14,600	\$ 48,800	\$ 63,400
2-185	828 S BROADWAY	0.12	\$ 8,700	\$ 73,500	\$ 82,200
2-187-A	836 S BROADWAY	0.29	\$ 34,700	\$ 64,800	\$ 99,500
2-188	840 S BROADWAY	0.40	\$ 33,700	\$ 129,100	\$ 162,800
2-191	418 FIFTH ST	0.15	\$ 10,600	\$ 66,700	\$ 77,300
2-192	422 FIFTH ST	0.15	\$ -	\$ -	\$ -
2-194	426 FIFTH ST	0.15	\$ 10,600	\$ 48,400	\$ 59,000
2-208	837 S BROADWAY	0.09	\$ 8,900	\$ 35,300	\$ 44,200
2-209	833 S BROADWAY	0.06	\$ 9,200	\$ -	\$ 9,200
2-210	829 S BROADWAY	0.08	\$ 9,500	\$ -	\$ 9,500

2-211	825 S BROADWAY	0.09	\$ 10,200	\$ -	\$ 10,200
2-212	823 S BROADWAY	0.09	\$ 11,000	\$ 73,100	\$ 84,100
2-213	821 S BROADWAY	0.22	\$ 25,900	\$ 131,700	\$ 157,600
2-215	813 S BROADWAY	0.12	\$ 13,600	\$ 69,800	\$ 83,400
2-216	809 S BROADWAY	0.12	\$ 14,100	\$ -	\$ 14,100
2-217	801 S BROADWAY	0.24	\$ 28,700	\$ 50,700	\$ 79,400
2-87-1	416 CLINTON ST	0.30	\$ 35,600	\$ 66,000	\$ 101,600
2-945	0 PEARL ST	1.27	\$ -	\$ -	\$ -
2-946	505 S BROADWAY	0.36	\$ -	\$ -	\$ -
2-947	419 S MAPLE AVE	2.31	\$ -	\$ -	\$ -
2-947-1	504 S BROADWAY	0.18	\$ -	\$ -	\$ -
2-948	S CHESTNUT AVE	1.55	\$ -	\$ -	\$ -
2-949	506 S BROADWAY	0.47	\$ -	\$ -	\$ -
2-949-A	511 S BROADWAY	0.15	\$ -	\$ -	\$ -
3-310	307 HOWARD ST	0.09	\$ 22,300	\$ -	\$ 22,300
3-314	201 S BROADWAY	0.09	\$ 22,000	\$ 113,000	\$ 135,000
3-315	205 S BROADWAY	0.09	\$ 22,300	\$ -	\$ 22,300
3-316	211 S BROADWAY	0.09	\$ 22,000	\$ 16,600	\$ 38,600
3-317	200 S BROADWAY	0.35	\$ -	\$ -	\$ -
3-326	201 S CHESTNUT AVE	0.18	\$ -	\$ -	\$ -

3-327	209 S CHESTNUT AVE	0.18	\$ -	\$ -	\$ -
3-362	301 S PEARL ST	0.88	\$ 105,000	\$ 14,300	\$ 119,300
3-363	S BROADWAY	0.15	\$ 34,700	\$ 800	\$ 35,500
3-364	223 S BROADWAY	0.11	\$ 26,400	\$ 600	\$ 27,000
3-365	217 S BROADWAY	0.33	\$ -	\$ -	\$ -
3-365-I	S BROADWAY	0.11	\$ -	\$ -	\$ -
3-366	S BROADWAY	0.14	\$ -	\$ -	\$ -
3-367	218 S BROADWAY	0.13	\$ -	\$ -	\$ -
3-368	220 S BROADWAY	0.15	\$ -	\$ -	\$ -
3-369	228 S BROADWAY	0.11	\$ -	\$ -	\$ -
3-369-A	226 S BROADWAY	0.05	\$ 13,200	\$ 65,200	\$ 78,400
3-370	232 S BROADWAY	0.65	\$ -	\$ -	\$ -
3-372	225 S CHESTNUT AVE	0.25	\$ -	\$ -	\$ -
3-373	223 S CHESTNUT AVE	0.14	\$ -	\$ -	\$ -
3-374	219 S CHESTNUT AVE	0.12	\$ -	\$ -	\$ -
3-375	211 S CHESTNUT AVE	0.09	\$ -	\$ -	\$ -
3-551	239 ARNDT ST	4.67	\$ -	\$ -	\$ -
3-552	345 S PEARL ST	0.96	\$ -	\$ -	\$ -
3-554-A	101 BRIDGE ST	0.29	\$ -	\$ -	\$ -
3-556	119 BRIDGE ST	0.70	\$ -	\$ -	\$ -

3-568	401 S BROADWAY	0.57	\$ -	\$ -	\$ -
3-568-1	S BROADWAY	0.37	\$ -	\$ -	\$ -
3-569	420 S BROADWAY	2.20	\$ -	\$ -	\$ -
3-572	402 S BROADWAY	0.11	\$ -	\$ -	\$ -
3-574	421 ARNDT ST	0.13	\$ -	\$ -	\$ -
3-575	336 S BROADWAY	0.51	\$ -	\$ -	\$ -
3-578	325 S CHESTNUT AVE	0.17	\$ -	\$ -	\$ -
3-579	335 S CHESTNUT AVE	0.34	\$ -	\$ -	\$ -
3-580	338 S CHESTNUT AVE	0.67	\$ -	\$ -	\$ -
3-587	324 S BROADWAY	0.13	\$ -	\$ -	\$ -
3-588	316 S BROADWAY	0.15	\$ 33,000	\$ 67,100	\$ 100,100
3-589	312 S BROADWAY	0.12	\$ 7,800	\$ -	\$ 7,800
3-590	304 S BROADWAY	0.13	\$ 8,600	\$ -	\$ 8,600
3-591	300 S BROADWAY	0.17	\$ 29,000	\$ 147,800	\$ 176,800
3-593	305 S CHESTNUT AVE	0.14	\$ -	\$ -	\$ -
3-594	311 S CHESTNUT AVE	0.12	\$ -	\$ -	\$ -
3-595	315 S CHESTNUT AVE	0.13	\$ -	\$ -	\$ -
3-596	319 S CHESTNUT AVE	0.13	\$ -	\$ -	\$ -
96	TOTAL	55.51	\$ 839,000	\$ 2,149,600	\$ 2,988,600

numbers are assessed values as of January 1, 2019, except for
numbers in italics are assessed values as of January 1, 2018

Appendix D: TID 22 Pro Forma

TID #	REVENUES				EXPENDITURES			TID BALANCE
	PARCEL COUNT	BASE VALUE	TAX RATE	LOANS	PAYGO	MANAGEMENT		
CREATED	24	\$	-	\$ 23.38	\$ 8,500,000			
Tuesday, September 17, 2019								
YEAR	NEW VALUE	INC VALUE	INC TAXES	DEBT SERVICE				
0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (53,000)	\$ (53,000)	
1	\$ -	\$ -	\$ -	\$ (270,000)	\$ -	\$ (51,700)	\$ (374,700)	
2	\$ -	\$ -	\$ -	\$ (650,000)	\$ -	\$ (50,400)	\$ (1,075,100)	
3	\$ 9,100,000	\$ 9,100,000	\$ -	\$ (650,000)	\$ (46,252)	\$ (49,100)	\$ (1,820,452)	
4	\$ 9,200,000	\$ 9,200,000	\$ 21,2758	\$ (650,000)	\$ (46,252)	\$ (47,800)	\$ (2,351,746)	
5	\$ 9,300,000	\$ 9,300,000	\$ 215,096	\$ (650,000)	\$ (46,252)	\$ (46,500)	\$ (2,879,402)	
6	\$ 36,900,000	\$ 36,900,000	\$ 217,434	\$ (650,000)	\$ (367,727)	\$ (45,200)	\$ (3,724,895)	
7	\$ 37,000,000	\$ 37,000,000	\$ 862,722	\$ (650,000)	\$ (367,727)	\$ (43,900)	\$ (3,923,800)	
8	\$ 37,100,000	\$ 37,100,000	\$ 865,060	\$ (650,000)	\$ (367,727)	\$ (42,600)	\$ (4,119,067)	
9	\$ 37,200,000	\$ 37,200,000	\$ 867,398	\$ (650,000)	\$ (367,727)	\$ (41,300)	\$ (4,310,696)	
10	\$ 37,300,000	\$ 37,300,000	\$ 869,736	\$ (650,000)	\$ (367,727)	\$ (40,000)	\$ (4,498,687)	
11	\$ 43,400,000	\$ 43,400,000	\$ 872,074	\$ (650,000)	\$ (451,895)	\$ (38,700)	\$ (4,767,208)	
12	\$ 43,500,000	\$ 43,500,000	\$ 1,014,692	\$ (650,000)	\$ (451,895)	\$ (37,400)	\$ (4,891,811)	
13	\$ 43,600,000	\$ 43,600,000	\$ 1,017,030	\$ (650,000)	\$ (451,895)	\$ (36,100)	\$ (5,012,776)	
14	\$ 43,700,000	\$ 43,700,000	\$ 1,019,368	\$ (650,000)	\$ (451,895)	\$ (34,800)	\$ (5,130,103)	
15	\$ 43,800,000	\$ 43,800,000	\$ 1,021,706	\$ (650,000)	\$ (451,895)	\$ (33,500)	\$ (5,243,792)	
16	\$ 43,900,000	\$ 43,900,000	\$ 1,024,044	\$ (650,000)	\$ (451,895)	\$ (32,200)	\$ (5,353,843)	
17	\$ 44,000,000	\$ 44,000,000	\$ 1,026,382	\$ (650,000)	\$ (451,895)	\$ (30,900)	\$ (5,460,256)	
18	\$ 44,100,000	\$ 44,100,000	\$ 1,028,720	\$ (650,000)	\$ (321,475)	\$ (29,600)	\$ (5,432,611)	
19	\$ 44,200,000	\$ 44,200,000	\$ 1,031,058	\$ (650,000)	\$ (321,475)	\$ (28,300)	\$ (5,401,328)	
20	\$ 44,300,000	\$ 44,300,000	\$ 1,033,396	\$ (650,000)	\$ (321,475)	\$ (27,000)	\$ (5,366,407)	
21	\$ 44,400,000	\$ 44,400,000	\$ 1,035,734	\$ (380,000)	\$ -	\$ (25,700)	\$ (4,736,373)	
22	\$ 44,500,000	\$ 44,500,000	\$ 1,038,072	\$ -	\$ -	\$ (24,400)	\$ (3,722,701)	
23	\$ 44,600,000	\$ 44,600,000	\$ 1,040,410	\$ -	\$ -	\$ (23,100)	\$ (2,705,391)	
24	\$ 44,700,000	\$ 44,700,000	\$ 1,042,748	\$ -	\$ -	\$ (21,800)	\$ (1,684,443)	
25	\$ 44,800,000	\$ 44,800,000	\$ 1,045,086	\$ -	\$ -	\$ (20,500)	\$ (659,857)	
26	\$ 44,900,000	\$ 44,900,000	\$ 1,047,424	\$ -	\$ -	\$ (19,200)	\$ 368,367	
27	\$ 45,000,000	\$ 45,000,000	\$ 1,049,762	\$ -	\$ -	\$ (17,900)	\$ 1,400,229	
TOTAL	\$ 45,000,000	\$ 45,000,000	\$ 21,497,910	\$ (13,000,000)	\$ (6,105,081)	\$ (992,600)	\$ 1,400,229	



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

Kevin J. Vonck, CED Director, Diana
Ellenbecker, Finance Director

AGENDA ITEM # K.2.

To approve Second Amendment to Development Agreement 16-05 with Lears and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods), subject to minor legal and technical revisions.

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

BACKGROUND

In December 2016, the RDA and City approved a Development Agreement with Lears and Co., Inc. (Developer) for a project at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods). The Developer has completed rehabilitation of the vacant grocery store into a structure that holds four (4) mid-size box retail spaces to be occupied by national-brand tenants.

In August 2017, the RDA and City amended the Agreement to place the Property into tax increment district (TID) Twenty (20), and adjust the base value of the Property. The Developer is requesting another Amendment to adjust the base value of the Property and the manner in which incremental value is calculated. This is to better define the difference between assessed value and fair market value.

RECOMMENDATION

Approve Second Amendment to Development Agreement 16-05 with Lears and Co., Inc. for redevelopment at 2280 E. Mason Street (Parcel 21-126-1) (East Town Cub Foods), subject to minor legal and technical revisions.

FISCAL IMPACT

The Amendment does not change the nature of the original TIF incentive. There may be some variability in the actual dollar amount each year to account for the difference between assessed value (determined by the City) and fair market value (determined by the state through an equalization ratio). No levy dollars will be used for this project.

ATTACHMENTS

1. 8 - Cub Foods - 21-126-1 - Development Agreement Second Amendment - 191015
2. 8 - Cub Foods - 21-126-1 - Development Agreement Amendment - 170815 - Executed
3. 8 - Cub Foods - 21-126-1 - Development Agreement - 161216 - Executed

AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT 16-05

EAST TOWN CUB FOODS REDEVELOPMENT

THIS AMENDMENT NO. 2 (“**Amendment No. 2**”) is made as of the ____ day of _____, 2019, by and between the CITY OF GREEN BAY, WISCONSIN, the REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, WISCONSIN, (collectively “**Green Bay**”) and GREEN BAY EAST, LLC (“**Developer**”), (individually, each of the foregoing is a “Party” and collectively, the “Parties”).

RECITALS

WHEREAS, the Parties have heretofore entered into a Development Agreement, as of December 20, 2016; and

WHEREAS, a Memorandum of Development Agreement was duly recorded in the office of the Brown County Recorder, on January 9, 2017 as Document No. 2773082; and

WHEREAS, the Parties have heretofore entered into Amendment No. 1 of said Development Agreement, as of August 15, 2017; and

WHEREAS, the Parties have agreed to further amend said Development Agreement, as previously amended, in certain provisions;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and good and valuable consideration provided to each Party, the Parties agree to the following amendments to certain provisions in the aforesaid Development Agreement, as amended:

A. Paragraph 3.1(5)(b) is amended to read, in its entirety, as follows:

“For the tax year of the initial Valuation Date and thereafter ending with 2037, Developer guarantees that the amount of property taxes due to Green Bay on the Value of the Property shall be not less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, multiplied by the assessment ratio for the relevant year and multiplied by the mill rate for the relevant year. Developer agrees that, in the event the property taxes due for any year covered by this Agreement shall be based on a Value less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, Green Bay shall submit a bill to Developer for the differential (“Differential Payment”). For example, assume a Valuation Date of January 1, 2018. Should the

assessment ratio be 100% and the mill rate be \$23/M, the amount required to be paid to Green Bay under this Agreement for property taxes for 2018 is \$200,100.00. If the amount which would be due on \$8,700,000.00 is \$200,100.00, and the amount of property taxes initially billed, with the same assumptions, is on \$8,000,000.00 or \$184,000.00, the billable Differential Payment is \$16,100.00. Such a billing shall be submitted to Developer by the City Treasurer by December 15 of the relevant tax year and shall be paid in full by Developer, without interest thereon, by February 15 of the following year. If not fully paid when due, the amount remaining unpaid on and after February 15 shall accrue interest at a rate of six percent (6%) per annum until fully paid, notwithstanding any other provision of this Agreement.”

B. Article IV is amended to read, in its entirety, as follows:

“The base year Value of the Property is \$1,776,600.00.”

Except as provided herein, all provisions of the Development Agreement, as amended, remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 2 as of the date above indicated.

CITY OF GREEN BAY, WISCONSIN

By: _____

Name: Eric Genrich

Title: Mayor

ATTEST:

By: _____

Name: Kris A. Teske

Title: Clerk

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

By: _____
Name:
Title: Chair

By: _____
Name: Kevin J. Vonck
Title: Executive Director

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this ____ day of _____, 2019, the above-named Harry Maier, the Chair of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this ____ day of _____, 2019, the above-named Kevin J. Vonck, the Executive Director of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

GREEN BAY EAST, LLC

By: _____

Name: _____

Title: _____

STATE OF ILLINOIS)
) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2019, the above named _____, the _____ of Green Bay East, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission _____

AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT 16-05

EAST TOWN CUB FOODS REDEVELOPMENT

THIS AMENDMENT NO. 1 ("**Amendment No. 1**") is made as of the 15 day of AUGUST, 2017, by and between the CITY OF GREEN BAY, WISCONSIN, the REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY, WISCONSIN (collectively "**Green Bay**") and GREEN BAY EAST, LLC ("**Developer**"), (individually, each of the foregoing is a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, the Parties have heretofore entered into a Development Agreement as of December 20, 2016; and

WHEREAS, a Memorandum of Development Agreement was duly recorded in the office of the Brown County Recorder, on January 9, 2017 as Document No. 2773082; and

WHEREAS, the Parties have agreed to amend said Development Agreement, in certain provisions;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and good and valuable consideration provided to each Party, the Parties agree to the following amendments to certain provisions in the aforesaid Development Agreement:

A. The second Recital on page 1 is amended to read:

"WHEREAS, for these purposes, Green Bay is creating Tax Incremental District No. 19 ("TID No. 19") pursuant to Wisconsin Statutes; and"

B. The third Recital on page 1 is amended to read:

"WHEREAS, Developer has purchased the property located at 2280 East Mason Street, Green Bay, Tax Key No. 21-12-1 (the "Property") which Property is more fully described in Exhibit A; and"

- C. The fourth Recital on page 1 is amended to read:

“WHEREAS, Developer is in the process of making improvements to the Property for small and mid-size box retail spaces to be occupied by national brand tenants, (the “Project”); and”

- D. Section 1.2(1) on page 3 is amended to read:

“Pursuant to the provisions of Wis. Stat. sec. 66.1105, the Tax Increment Law, Developer has requested that Green Bay include the Property within TID No. 19, in order to provide part of the financing for certain costs of the Project. Green Bay shall create TID No. 19 and include the Property within TID No. 19 by October 1, 2017.”

- E. Section 1.2(2) on page 3 is deleted.

- F. Section 3.1(5)(a) on page 5 is amended by deleting “1,700,000” in line 2 and substituting “1,800,000”, and by deleting “2030” in line 5 and substituting “2037.”

- G. Section 3.1(5)(b) on page 5 is amended by deleting “2030” in line 2 and substituting “2037”.

- H. Section 3.1(5)(c) on page 6 is amended to read:

“(c) Developer will not file an objection to a real property assessment of the Property which is 1,800,000 in 2017, and \$8,700,000, or less, commencing in 2018 and ending in 2037”.

- I. Section 3.2 (2) on page 6 is deleted.

- J. Section 3.2(3) on page 6 is struck in its entirety and replaced the following, which is numbered 3.2(2):

“3.2(2) Green Bay shall make annual payments to Developer or its designee from Incremental TIF Revenues, commencing with the receipt of 2018 real property taxes in 2019. Such payments shall be seventy-five percent (75%) of the Incremental TIF Revenues received for the previous tax year. The final tax year shall be 2037 . Such payments shall be made within 30 days of payment in full of (1) all taxes, (2) any special assessments levied against the Property under Wis. Stat. §66.0701-0733 then due and payable, and (3) any special charges levied against the Property under Wis. Stat. §66.0627. In no event shall such payments exceed \$1,500,000 or continue after the earlier of the termination date of TID No. 19 or the termination of this Agreement, if before the termination

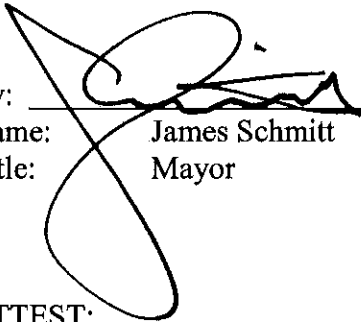
date of TID No. 19. Such payments are expressly conditioned on Developer's complete discharge of its obligations set forth in Section 3.1 of this Agreement."

- K. Section 8.10 on page 10 is amended to change "December 31, 2031" to "December 31, 2037".

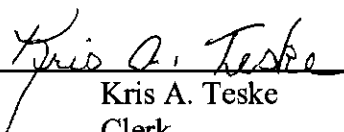
Except as provided herein, all provisions of the December 20, 2016 Development Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 1 as of the date above indicated.

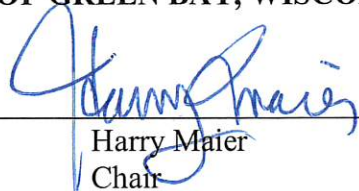
CITY OF GREEN BAY, WISCONSIN

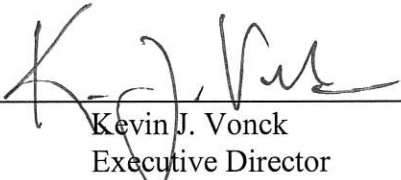
By: 
Name: James Schmitt
Title: Mayor

ATTEST:

By: 
Name: Kris A. Teske
Title: Clerk

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

By: 
Name: Harry Maier
Title: Chair

By: 
Name: Kevin J. Vonck
Title: Executive Director

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

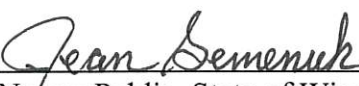
Personally came before me this 6th day of September, 2017, the above-named Harry Maier, the Chair of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
Jean Semenuk
My Commission expires: 7/13/20



STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this 6th day of September, 2017, the above-named Kevin J. Vonck, the Executive Director of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
Jean Semenuk
My Commission expires: 7/13/20



GREEN BAY EAST, LLC

By: David Israel
Name: DAVID ISRAEL
Title: MANAGER

STATE OF ILLINOIS)
Cook) SS
COUNTY)

Personally came before me this 11 day of September, 2017, the above
named David Israel, the Manager of Green Bay East,
LLC, to me known to be the person who executed the foregoing instrument and
acknowledged the same.

Kathy Henson
Notary Public, Wisconsin ILLINOIS
My commission 2/5/19



EXHIBIT A

LOT 2 OF PLAT OF EAST TOWN SHOPPING CENTER

28866249_2.DOCX

DEVELOPMENT AGREEMENT 16-05
EAST TOWN CUB FOODS REDEVELOPMENT

THIS DEVELOPMENT AGREEMENT ("Agreement"), made as of the 20 day of December, 2016, by and between the City of Green Bay, Wisconsin, the Redevelopment Authority of the City of Green Bay, Wisconsin (collectively "Green Bay"), and Lears and Co. Inc., ("Developer"), (individually, each of the foregoing is a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, Green Bay desires to encourage development, expand the tax base, create new jobs and eliminate and prevent blight within the City; and

WHEREAS, for these purposes, Green Bay has created Tax Incremental District No.10 ("TID No. 10") pursuant to Wisconsin Statutes; and

WHEREAS, Developer has a contract to purchase the property located at 2280 East Mason Street, Green Bay, Tax Key No. 21-12-1 (the "Property"), which is contiguous to TID No. 10, which Property is more fully described in Exhibit A; and

WHEREAS, Developer intends to make improvements to the Property in conjunction with its planned use of the Property for three to five small to mid-size box retail spaces to be occupied by national brand tenants, (the "Project"); and

WHEREAS, Developer has requested Tax Incremental Finance ("TIF") assistance from Green Bay with regard to certain expenses, including, but not limited to, environmental remediation, remodeling, repair or reconstruction of the existing building and parking and drive areas and public works infrastructure, all of which will constitute qualified expenditures for which TIF assistance may be afforded Developer; and

WHEREAS, Green Bay has determined that (1) redevelopment of the Property and (2) construction of the Project will serve to encourage development, eliminate and prevent blight within Green Bay, is in the best interests of Green Bay and its residents, and is consistent with the Green Bay Comprehensive Plan; and

WHEREAS, Developer has filed, or will file, with Green Bay:

1. A schedule showing the name of Developer and the mailing address and telephone number of Developer's representatives for the Project incorporated by reference herein as Exhibit B.

2. The plans, specifications, documents and exhibits ("Plans and Specifications"), if and as required by Green Bay, for the redevelopment of the Property and the Project, it being acknowledged some of the foregoing may be submitted for approval after execution of this Agreement and attached at the time of approval, incorporated by reference herein as Exhibit C.

AND WHEREAS, Developer has filed or will file with Green Bay an application for use and occupancy approvals for the Property, and applications for construction of the Project, Green Bay having given favorable conceptual approval to the proposed Project;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and the following promises and mutual obligations of the Parties hereto, each of them does hereby covenant and agree, as follows:

ARTICLE I DEFINITIONS; CONDITIONS PRECEDENT

Section 1.1 Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

“Agreement” means this Redevelopment Agreement, as the same may hereafter be from time to time modified, amended or supplemented in accordance with its terms;

“Base Value” means the Value of the Property in Article IV;

“Differential Payment” means the amount to be paid by Developer as the shortfall, if any, between the amount of taxes due on the Guaranteed Value and the amount of taxes actually billed, for any year;

“Green Bay” means the City of Green Bay, Wisconsin and the Redevelopment Authority of the City of Green Bay;

“Guaranteed Value” means the amount specified in Section 3.1(5)(a) of this Agreement;

“Incremental TIF Revenues” means the real and personal property tax revenues generated by the Property, in excess of tax revenues generated by the Base Value of the Property, from tax year 2017 to the end of the Term of this Agreement. Incremental TIF Revenues do not include real estate taxes payable to the State of Wisconsin;

“Plans and Specifications” means the plans and specifications for the Project, to be prepared by Developer and approved by Green Bay, including Exhibit C attached hereto;

“Prime Rate” means the prime rate as established from time to time by Citibank, N.A.;

“Project” means the redevelopment of the Property in accordance with the Plans and Specifications;

“Property” means the parcel identified as 2280 East Mason Street, Tax Key No. 12-12-1, in the City of Green Bay, Wisconsin, described in Exhibit A;

“Term” has the meaning set forth in Section 8.10 of this Agreement;

“Valuation Date” means the dates specified in Section 3.1(5)(a) of this Agreement;

“Value” means fair market value and does not include the value of any government subsidy or program.

Section 1.2 Conditions Precedent.

(1) Pursuant to the provisions of Wis. Stat. §66.1105, the Tax Increment Law, Developer has requested that Green Bay include the Property within TID No. 10, in order to provide part of the financing for certain costs of the Project. Green Bay shall request that the Joint Review Board approve expansion of the current boundaries of TID No. 10 to include the Property. The inclusion of the Property within TID No. 10 by January 31, 2017 is a condition precedent to the Developer’s obligations under this Agreement.

(2) This Agreement shall have no force or effect, unless Developer acquires the Property by January 31, 2017.

ARTICLE II
REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of Green Bay. Green Bay makes the following representations and warranties:

(1) The City of Green Bay is a municipal corporation of the State of Wisconsin and the Redevelopment Authority of the City of Green Bay is a public body politic of the State of Wisconsin, and each has the power to enter into this Agreement and carry out its obligations hereunder.

(2) Green Bay makes no other representation or warranty, either express or implied, as to the Property, or its conditions or the soil conditions thereon, or that the Property shall be suitable for Developer’s purposes or needs.

(3) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any law, ordinance, charter, contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Green Bay is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(4) The execution, delivery and the consummation of the transactions contemplated hereby have been duly authorized and approved by Green Bay and no other or further acts or proceedings of Green Bay are necessary. This Agreement constitutes the legal, valid, and binding agreement and obligations of Green Bay, enforceable against it in accordance with its respective terms, except as enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization, or similar laws affecting the enforcement of creditors’ rights generally and by general principles of equity.

Section 2.2 Representations and Warranties of Developer. Developer makes the following representations and warranties:

(1) Developer is an Illinois Corporation in good standing and is authorized to conduct business in Wisconsin.

(2) Developer will cause the Project to be constructed in accordance with the terms of this Agreement, the Plans and Specifications and all local, state and federal laws, ordinances and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws, ordinances and regulations), except for staff approved non-substantive changes to the Plans and Specifications during construction which will not have a material adverse effect on the Project.

(3) The implementation of the Project would not be undertaken by Developer, and, in the opinion of Developer, would not be economically feasible within the reasonably foreseeable future, without the assistance to Developer by Green Bay as provided for in this Agreement.

(4) Developer will use its commercially reasonable and diligent efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals for the Project, and will comply, in a timely manner, with all ordinances and regulations which must be met before the Project may be lawfully implemented.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

ARTICLE III UNDERTAKINGS BY DEVELOPER AND GREEN BAY

Section 3.1 Developer Obligations. Developer undertakes the following obligations, in consideration of the Green Bay obligations in Section 3.2, below.

(1) Developer will develop the Project at its sole cost under the Plans and Specifications, to be submitted to Green Bay by Developer by January 31, 2017 and approved by Green Bay, provided that Developer's obligation to complete the Project pursuant to this Agreement is contingent on obtaining all required permits and approvals from Green Bay and other government authorities having jurisdiction, and if such approvals have not been obtained on or before May 1, 2017, Developer may terminate this Agreement without further notice or obligation.

(2) Following receipt of all approvals for the Project, Developer will commence improvements and commence building the Project as shown on Exhibit C, not later than May 1, 2017.

(3) Developer shall diligently pursue construction activities for the Project with the objective of completing all elements of the Project, on or before December 31, 2017.

(4) Developer agrees to develop the Project, in accordance with the Plans and Specifications, as filed and approved in final form by Green Bay. However, during the progress of the Project, Developer may make changes to the Plans and Specifications as may be in furtherance of the general objectives of the Plans and Specifications and this Agreement and as site conditions or other issues of feasibility may dictate, to further Developer's development objectives; provided, however, any such change shall comply with all applicable laws of Green Bay, and Developer may not make any change without the written consent of Green Bay (not to be unreasonably withheld, conditioned or delayed). Green Bay agrees to consider and approve or reject any proposed change within 30 days after submittal by Developer to Green Bay or such approval shall be deemed given; provided, if Green Bay's approval is needed within a shorter period of time due to Developer's construction schedule or its obligations under Sections 3.1 (2) or (3) of this Agreement, Green Bay shall provide such approval or rejection within 10 days of request, and Green Bay will reasonably cooperate with Developer to facilitate and expedite such review process. Such requests for approval shall be submitted to the Director of the Green Bay Department of Community Development, as representative of Green Bay.

(5) Developer further agrees to the following:

(a) Developer guarantees that the Value of the Property will be not less than \$1,700,000.00 on January 1, 2017 and not less than \$8,700,000.00 on January 1, 2018 (each of the foregoing amounts is referred to herein as the "Guaranteed Value" and the dates as the "Valuation Date"), and Developer further guarantees that the \$8,700,000.00 Guaranteed Value will continue through 2030.

(b) For the tax year of the initial Valuation Date and thereafter ending with 2030, Developer guarantees that the amount due to Green Bay on the Value of the Property shall be not less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, multiplied by the assessment ratio for the relevant year and multiplied by the mill rate for the relevant year. Developer agrees that, in the event the property taxes due for any year covered by this Agreement shall be based on a Value less than the Guaranteed Value in Section 3.1(5)(a) of this Agreement, Green Bay may submit a bill to Developer for the differential ("Differential Payment"). For example, assume a Valuation Date of January 1, 2018. Should the assessment ratio be 100% and the mill rate be \$23/M, the amount required to be paid to Green Bay under this Agreement for taxes for 2018 is \$200,100.00. If the amount which would be due on \$8,700,000.00 is \$200,100.00, and the amount of property taxes billed, with the same assumptions, is on \$8,000,000.00, or \$184,000.00, the billable Differential Payment is \$16,100.00. Such a billing shall be submitted to Developer by the City Treasurer by January 15 of the year following the relevant tax year and shall be paid in full by Developer, without interest thereon, by February 15 of that year. If not fully paid when due, the amount remaining unpaid on and after February 15 shall accrue interest at a rate of six percent (6%) per annum until fully paid, notwithstanding any other provision of this Agreement.

(c) Developer will not file an objection to a real property assessment of the

Property which is \$1,700,000.00, or less, in 2017 and \$8,700,000.00, or less, commencing in 2018 and ending in 2030.

(d) No future structures, including but not limited to utility buildings and tool sheds, shall be constructed or installed on any portion of the Property without Green Bay's approval, which approval shall not be unreasonably withheld or delayed. The definition of structure shall be the definition contained within the Green Bay Zoning Ordinance.

Section 3.2 Green Bay Obligations. Green Bay undertakes the following obligations, in consideration of the obligations of Developer in Section 3.1, above.

(1) Green Bay shall timely process all necessary or required development and use approvals for the Project, pursuant to applicable City Ordinances.

(2) Green Bay shall timely take all steps necessary to extend the boundaries of TID No. 10 to include the Property.

(3) Green Bay shall make annual payments to Developer or its designee from Incremental TIF Revenues. Such payments shall be seventy-five percent (75%) of the Incremental TIF Revenues received for the previous tax year. The final tax year shall be 2030. Such payments shall be made within 30 days of payment in full of (1) all taxes, (2) any special assessments levied against the Property under Wis. Stat. §66.0701-0733 then due and payable, and (3) any special charges levied against the Property under Wis. Stat. §66.0627. In no event shall such payments continue after the earlier of the termination date of TID No. 10 or the termination of this Agreement, if before the termination date of TID No. 10. Such payments are expressly conditioned on Developer's complete discharge of its obligations set forth in Section 3.1 of this Agreement.

ARTICLE IV PROPERTY BASE VALUE

Green Bay represents and agrees that the base year Value of the Property shall be the real property assessment of the Property on January 1, 2017.

ARTICLE V COVENANTS RUNNING WITH THE LAND

This Agreement constitutes the entire Agreement between the Parties, and all provisions of this Agreement shall be deemed to be covenants running with the lands described in Exhibit A and shall be binding upon successors and assigns, for the Term of this Agreement. A Memorandum of this Agreement shall be recorded by Green Bay in the Office of the Brown County Register of Deeds.

ARTICLE VI REMEDIES

Section 6.1 Time of the Essence. Time is of the essence as to all dates under this Agreement.

Section 6.2 Event of Default. In the event any Party defaults under this Agreement, which default is not cured within thirty (30) days after written notice thereof to the defaulting Party or within such extended period required to cure the default, provided cure efforts are undertaken in good faith within the foregoing thirty (30) day period and the defaulting Party is diligently pursuing such cure, the non-defaulting Party shall have all rights and remedies available under law or equity with respect to the default, except as otherwise set forth in this Agreement. In the event of any default by any Party in making a payment required to another Party, the cure period for such monetary default shall be ten days after delivery of notice thereof. In addition, and without limitation, any of the Parties shall have the following specific rights and remedies following such notice and failure to cure:

- (1) Injunctive relief,
- (2) Action for specific performance; and
- (3) Action for money damages.

Notwithstanding the foregoing, in no event may Green Bay exercise or seek any rights of injunction or specific performance for Developer's failure to acquire the Property.

Section 6.3 Reimbursement. The actual, itemized amounts expended by the non-defaulting Party in enforcing this Agreement, including reasonable attorneys' fees actually incurred and invoiced, together with interest provided for below, shall be reimbursed or paid to the non-defaulting Party which prevails in any such enforcement.

Section 6.4 Interest. Unless otherwise specified in this Agreement, interest shall accrue on all amounts required to be reimbursed by the defaulting Party to the non-defaulting Party at the Prime Rate as established from time to time by Citibank, N.A. plus two percent (2%) per annum, from the date of payment by the non-defaulting Party until the date reimbursed in full with accrued interest.

Section 6.5 Remedies are Cumulative. Except as specified in this Agreement, all remedies provided herein shall be cumulative and the exercise of one remedy shall not preclude the use of any other or all of said remedies.

Section 6.6 Failure to Enforce Not Waiver. Failure to enforce any provision contained herein shall not be deemed a waiver of that Party's rights to enforce such provision or any other provision in the event of a subsequent default.

Section 6.7 Mediation. Prior to litigation, and as a condition precedent to bringing litigation, any Party deeming itself aggrieved under this Agreement shall be obligated to request nonbinding mediation of the dispute. Mediation shall proceed before a single

mediator. The Parties shall agree upon a mediator and if they fail to do so within 30 days, either Party may apply to the Chief Judge of the Circuit Court for Brown County, Wisconsin, for the designation of a mediator. In the event the Parties do not accept the mediator's recommendation, the aggrieved Party may then commence an action. However, the Parties shall agree to alternative dispute resolution, if ordered by the Court.

ARTICLE VII AMENDMENT

This Agreement may be rescinded, modified or amended, in whole or in part, by mutual agreement of the Parties hereto, their successors and/or assigns, only in writing signed by the Parties.

ARTICLE VIII MISCELLANEOUS PROVISIONS

Section 8.1 Execution in Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 8.2 Construction. The Parties acknowledge and represent that this Agreement has been the subject of negotiation by all Parties and that all Parties together shall be construed to be the drafter hereof and this Agreement shall not be construed against any Party individually as drafter.

Section 8.3 Legal Relationship. Nothing in this Agreement shall be construed to create an employer/employee relationship, joint employer, joint venture or partnership relationship, or a principal/agent relationship.

Section 8.4 Survival. All agreements, representations, covenants and warranties made herein shall survive the execution of this Agreement and the making of the grants hereunder. This Agreement shall be binding upon the Parties, their respective successors and assigns.

Section 8.5 No Waiver. The failure of any Party to require strict performance of any provision of this Agreement will not constitute a waiver of the provision or of any other of that Party's rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the Party waiving the right. If an obligation of a Party is being waived or released, the writing must be signed by the affected Parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any Party. Waivers and releases shall affect only the specific right or obligation waived or released and will not affect the rights or obligations of any other Party that did not sign the waiver or release.

Section 8.6 Severability of Provisions. If any provision of this Agreement shall be held or declared to be invalid, illegal or unenforceable by reason of its being contrary to any applicable law, such provision shall be deemed to be deleted from this Agreement without impairing or prejudicing the validity, legality or enforceability of the remaining provisions.

Section 8.7 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State of Wisconsin.

Section 8.8 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any Party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- (a) in the case of Developer is addressed to or delivered to:

Learsi and Co., Inc.
3100 Dundee
Northbrook, Illinois
Attn: David Israel

- (b) in the case of Green Bay is addressed to or delivered to:

Green Bay City Hall
100 North Jefferson Street
Green Bay, WI 54301
Attn: City Clerk

or at such other, or additional, address with respect to any such Party as that Party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 8.9 Force Majeure. As used herein, the term "Force Majeure" shall mean any accident, breakage, war, insurrection, civil commotion, riot, act of terror, act of God or the elements, governmental action (except for governmental action by Green Bay with respect to obligations of Green Bay under this Agreement) alteration, strike or lockout, picketing (whether legal or illegal), inability of a Party or its agents or contractors, as applicable, to obtain fuel or supplies, unusual weather conditions, or any other cause or causes beyond the reasonable control of such Party or its agents or contractors, as applicable. No Party to this Agreement shall be in default hereunder for so long as such Party or its agents and contractors, if applicable, are prevented from performing any of its obligations hereunder due to a Force Majeure occurrence.

Section 8.10 Term. Subject to Section 3.1(1) of this Agreement, this Agreement shall continue from the effective date above indicated until December 31, 2031.

Section 8.11 Restrictions of Sale, Transfer, Conveyance and Ownership. During the Term of this Agreement, neither Developer nor any future owner shall use, sell, transfer or convey ownership of any of the Property to any person or entity, in any manner which would render all or any part of the Property exempt from real property taxation, or would render the personal property located on any of the Property exempt from personal property taxation, without the prior written consent of Green Bay, and this section of the Agreement constitutes a deed restriction effectuating this provision.

[SIGNATURE PAGES TO FOLLOW]

LEARSI AND CO., INC.

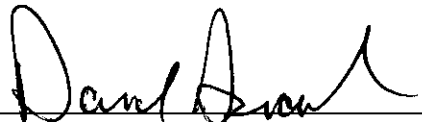
Title:

STATE OF _____)
) ss.
COUNTY _____)

My Commission expires: _____

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date above indicated.

GREEN BAY EAST, LLC

By: 
Name: DAVID ISRAEL
Title: MANAGER

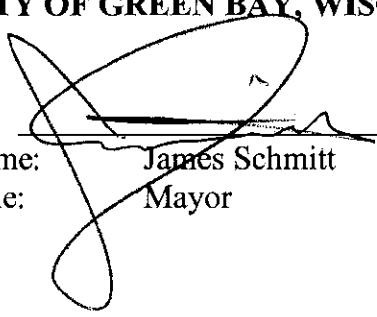
STATE OF ILLINOIS)
Cook COUNTY) ss.

Personally came before me this 12th day of December, 2016, the above-named David Israel, the Manager of Green Bay East, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of ILLINOIS
My Commission expires: 2/5/19



CITY OF GREEN BAY, WISCONSIN

By: 

Name: James Schmitt

Title: Mayor

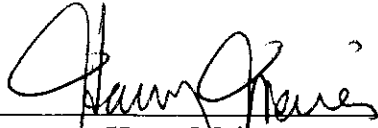
ATTEST:

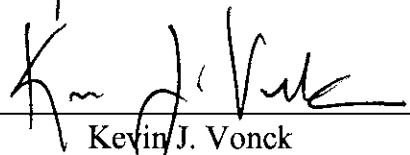
By: 

Name: ~~Kris A. Teske~~ Anita M. Raleigh

Title: ~~Deputy~~ Clerk

REDEVELOPMENT AUTHORITY OF
THE CITY OF GREEN BAY,
WISCONSIN

By: 
Name: Harry Maier
Title: Chair

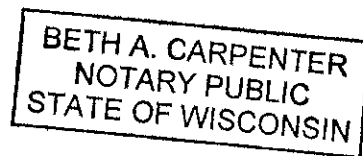
By: 
Name: Kevin J. Vonck
Title: Executive Director

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this 23rd day of December, 2016, the above-named Harry Maier, the Chair of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin

My Commission expires: 11-18-17



STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

Personally came before me this 23rd day of December, 2016, the above-named Kevin J. Vonck, the Executive Director of the Redevelopment Authority of the City of Green Bay, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin

My Commission expires: 11-18-17

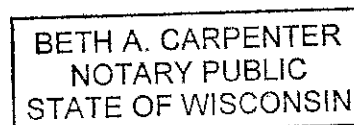


EXHIBIT LIST

- Exhibit A – Description of Property
- Exhibit B – Developer's Contacts
- Exhibit C – Plans and Specifications

EXHIBIT A
LEGAL DESCRIPTION

PARCEL A:

Lot Two (2), according to the recorded Plat of East Town Shopping Center, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin.

PARCEL B:

- 1) Together with perpetual, non-exclusive easements for vehicular and pedestrian traffic in the areas described on Exhibit "B" attached to deed recorded August 11, 1981 in Jacket 4946 at Image 13 to 29 as Document No. 964936.
- 2) Together with a perpetual, non-exclusive easement for connection to and use of the storm sewer described in Exhibit "E" attached to deed recorded August 11, 1981 in Jacket 4946 at Image 13 to 29 as Document No. 964936.
- 3) Together with a perpetual, non-exclusive easement for pedestrian and vehicular traffic across areas described in Exhibit "D" attached to Deed recorded August 11, 1981 in Jacket 4946 at Images 29-37 and in Jacket 4947 at Images 1 to 6 as Document No. 964937.
- 4) Together with nonexclusive easements as established in Pylon Sign Agreement recorded August 3, 1989 in Jacket 14594, Image 1 as Document No. 1189334. First Amendment recorded May 14, 1996 in Jacket 26809 of Records, Image 43 as Document No. 1499176 and further amended by instrument recorded September 17, 1996 in Jacket 27537 of Records, page 49 as Document No. 1518164.

EXHIBIT B
DEVELOPER'S CONTACT

David Israel
Green Bay East, LLC
3100 Dundee, Suite 308
Northbrook, Illinois 60062

EXHIBIT C



HERSCHMAN ARCHITECTS
25001 EMERY RD. SUITE 400 CLEVELAND OH 44128

KEY
Expansion Areas
(3,000 sf total)

ENLARGED PLAN
LEA R31 & CO. • GREEN BAY WI • 03.15.17



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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # L.I.

To hold until the December 11, 2019 Improvement and Services Committee meeting the request by Ald. Galvin for Department of Public Works to develop and implement a five year plan to inspect sidewalks and repair or replace them to code.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # L.2.

To hold until the December 11, 2019 Improvement and Services Committee meeting the request by Ald. Steuer to study and report out on the feasibility of utilizing the “even-odd” residential address overnight parking scenario, as is done in Milwaukee, in order to relieve the parking problems at residences with limited parking spaces.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # L.3.

To receive and place on file the request by Ald. Wery to review how sidewalk replacements are funded, with staff reporting back to Improvement and Services Committee how the ten largest communities in Wisconsin handle repairing damage caused by any means to sidewalk with the report data used as part of item M.I.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Memo_I&S_Sidewalk Program 2019_Sgrenier
2. Comparison of cost apportionment for sidewalk repair



Inter-Office Memo

Date: November 11, 2019

To: Improvement & Services Committee

From: Steve Grenier

Re: Sidewalk Replacement Program

The City of Green Bay utilizes a complaint-driven program to order the repair or replacement of damaged sidewalk across the City. This program has existed in its current state for many years. Upon request of Ald. Galvin, the Department of Public Works has been tasked with evaluating a more proactive sidewalk repair/replacement program, with a goal of inspecting and repairing/replacing sidewalk on a 5-year rotation.

In order to complete this study, staff had to complete several background tasks. The first task completed was to inventory the amount of sidewalk constructed throughout the City. According to our records, a total of 2,001,923 lineal feet of sidewalk currently exists within the City of Green Bay. Staff was next tasked with estimating the production rates for sidewalk inspection. We then reviewed recent construction contracts to determine the percentage of sidewalk inspected requiring repair or replacement, including the amount of repair/replacement that would be funded by the City. Lastly, we consulted with other municipalities that have proactive programs to determine the potential cost to the City to complete such a program.

To estimate the amount of sidewalk existing within the City of Green Bay, staff relied upon a combination of GIS records and city street segment length files. By combining these records, staff was able to estimate that approximately 2,001,900 lineal feet of sidewalk currently exists in Green Bay.

Technicians involved in evaluating sidewalk for inclusion in the repair/replacement program were consulted to discuss the tasks necessary to complete the evaluation. Including travel time to and from the locations, physically walking the segments, and recording the results, it was determined that an average production rate of 200 lineal feet of inspection per hour was typical.

In order to determine the amount of sidewalk inspected requiring repair or replacement, staff looked at the last 5 years of sidewalk contracts. Over this time period, approximately 32.6 percent of all sidewalk inspected was determined to be damaged. Approximately 10.4 percent of all sidewalk inspected was determined to be damaged by City trees, resulting in replacement at City cost.

Staff then consulted with both Appleton and De Pere to evaluate their proactive inspection and repair/replacement programs. De Pere was selected due to its proximity to Green Bay and similar ages of development. Appleton was selected due to its geographical size and amount of sidewalk. De Pere's program is largely similar to Green Bay's, with the City absorbing the cost of tree-damaged walk and the property owner responsible for other damage repair/replacement. Appleton pays for all sidewalk replacement and assesses nothing back to the property owner. De Pere spends \$50,000 – 60,000 annually on City-responsibility repair/replacement and inspects walk on an 8-year cycle. Appleton spends \$250,000 annually on routine (Green Dot) sidewalk repair/replacement, with an additional \$50,000 on complaint-driven repair/replacement. This places Appleton on an approximate 22-year cycle for inspection and repair/replacement

Translating these findings forward to Green Bay, to achieve a 5-year rotation cycle, Green Bay would need to inspect approximately 400,380 lineal feet of sidewalk per year. At a production rate of 200 lf/hour, this equates to 2,001 hours of work, or almost one full-time-equivalent position that does not exist with the Department at this time. Assuming an overall repair/replacement rate of 32.6 percent, and a City-responsibility replacement rate of 10.4 percent, we would project a need to replace 130,524 lineal feet (652,620 square feet) each year. Of that amount, 41,640 lineal feet (208,200 square feet) would be City-funded. The replacement rates are likely biased high in this analysis because sidewalk in Green Bay is not inspected unless there is a complaint filed. This means that a higher percentage of damage is found due to the complaint than if a random street were selected.

By comparing Appleton's total repair/replacement rates and cycle length to Green Bay's, we have extrapolated that total repair/replacement across the City would be more in the range of 17.4 percent. City-funded repair replacement would be more in the range of 5.6 percent. The total program expenditures using these assumptions are given below:

		Cost (at \$7.50/sf)
Total Sidewalk Inspected	400,380 lf	
Total Damaged Walk	69,666 lf	\$2,612,475
City-responsibility Damage	22,421 lf	\$840,788

In addition to the proactive program, the City would need to have funding set aside to address complaints that would arise in areas not being actively inspected that year. DPW estimates that an additional \$120,000 would be required to address complaints, increasing the program size to just under \$1,000,000.

A sidewalk program of this magnitude is too large for any local contractors to complete in a year. Appleton reports that they have issues completing a program one-fourth that size each year. So, rather than looking at a replacement schedule, staff approached the problem from a cost basis, assuming a total of \$350,000-400,000 in City expenditures.

A program of \$350,000 – 400,000 in City expenditures would result in a complaint-driven program of approximately \$100,000 and a routine program of approximately \$300,000. This would equate to an inspection/repair/replacement cycle of approximately 15 years.

Proposed New Program

- The proposed City program would target a 15-year cycle for proactive, routine inspection and repair/replacement of City sidewalks.
- The program would be capped financially, with an initial program value of \$300,000.
- The City would be partitioned off into similarly sized areas based on sidewalk coverage from our database.
- Seasonal engineering interns would complete inspections for the area targeted in the coming year (inspect in 2020 for 2021 repair/replacement).
- The cost for the engineering interns would be covered as part of the program cost.
- Using the previous year's construction costs, sidewalk inspections would continue until the financial cap is reached, at which time the program is shut off for the year.
- Any areas cut off within the geographically targeted area for a given year would become the first inspected for the following program year.
- The existing complaint-driven program would continue largely unchanged from the existing, but would likely decrease somewhat in size over time.

Comparison of cost apportionment for sidewalk repair/replacement among Wisconsin Cities

15 Largest Cities by Population

Municipality	Responsibility for Tree Damage	Responsibility for all other damage
Milwaukee	Approximately 50% cost share if part of regularly scheduled project. Full cost to property owner if not part of regularly scheduled project.	Approximately 50% cost share if part of regularly scheduled project. Full cost to property owner if not part of regularly scheduled project.
Madison	50/50 split if city completes the work in program 100% property owner cost if resident completes work in program Rebate to property owner if outside of program	50/50 split if city completes the work in program 100% property owner cost if resident completes work in program Rebate to property owner if outside of program
Green Bay	100% city cost	100% property owner cost
Kenosha	100% city cost	100% property owner cost
Racine	100% property owner cost	100% property owner cost
Appleton	100% city cost	100% city cost
Waukesha	100% city cost	100% property owner cost
Oshkosh	100% property owner cost	100% property owner cost
Eau Claire	100% property owner cost City pays for old concrete removal	100% property owner cost City pays for old concrete removal
Janesville	100% property owner cost	100% property owner cost
West Allis	100% city cost	100% city cost
La Crosse	100% city cost	100% city cost
Sheboygan	60% property owner cost for up to 2 panels, 100% property owner cost thereafter	100% property owner cost
Wauwatosa	67% property owner cost	100% property owner cost
Fond du Lac	50/50 cost split between property owner and City	100% property owner cost



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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # L.4.

To approve the 2020 Storm Water Utility rates as follows:

Monthly charge \$8.59/ERU

Yearly charge \$103.04/ERU

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. PROPOSED 2020 Stm Wtr Rate
2. Stm Rate History

STORM WATER UTILITY

ACCOUNT NUMBER 205525 - XXXXX

Number of ERU's

79,250

2020 BUDGET

11/06/19

ACCOUNT #	TITLE	Amount
50001	REGULAR SALARIES	\$1,344,840
50501	OVERTIME	\$39,996
51201	HEALTH INSURANCE	\$307,597
51202	DENTAL INSURANCE	\$26,960
51203	LIFE INSURANCE	\$2,280
51204	LEVY SUPPORTED HEALTH INSURANCE	\$3,690
51210	SOCIAL SECURITY	\$82,988
51211	MEDICARE	\$19,427
51212	WORKER'S COMPENSATION	\$16,728
51301	WRS - EMPLOYER SHARE	\$93,508
51402	CLOTHING ALLOWANCE	\$3,000
51403	SAFETY GLASSES	\$1,500
51404	PERSONAL SUPPLIES	\$5,000
52001	TRAINING & TRAVEL	\$5,900
52003	DUES & BONDS	\$6,000
53001	CONTRACTUAL SERVICES	\$100,000
53002	COPY MACHINE	\$3,000
53014	LICENCES & PERMITS	\$47,000
53017	FINANCE SERVICES	\$350,000
53020	DATA PROCESSING SERVICES	\$36,673
53021	LEGAL FEES	\$3,000
53031	ENGINEERING / ADMINISTRATIVE	\$0
53040	SANITATION DISPOSAL CHARGES	\$200,000
53102	SEDIMENT CREDIT - GBP (New 2019)	\$275,000
53110	SEWER SAMPLING CHARGES	\$5,000
54001	MATERIALS & SUPPLIES	\$75,000
54007	PUBLIC EDUCATION	\$5,000
54010	GAS, OIL & LUBRICANT	\$61,000
55101	EQUIPMENT REPAIRS	\$150,000
55130	CITY EQUIPMENT USAGE	\$300,000
55140	EQUIPMENT REPLACEMENT	\$0
55150	NEW EQUIPMENT	\$0
55191	EQUIPMENT REPLACEMENT FUND	\$0
55320	DIKE MAINTENANCE	\$5,000
55358	PUMP STATION REPAIRS	\$100,000
56101	ELECTRICITY	\$106,000
56201	NATURAL GAS	\$110
56301	TELEPHONE	\$4,000
56302	CELL PHONES	\$5,000
56402	WATER	\$1,725
56403	SEWER	\$100
57098	DEPARTMENT INSURANCE CHARGES	\$17,155
59910	TRANSFER OUT - GENERAL FUND	\$470,000
59930	TRANSFER OUT - DEBT SERVICE	\$814,460
59940	TRANSFER OUT - CAPITAL PROJECTS	\$3,147,230
205670	TRANSFER OUT - FORESTRY FUNDING	\$1,189,853
	Subtotal	\$9,430,720
	APPLIED SURPLUS	\$0
	APPLIED INTEREST REVENUE	\$75,000
	TOTAL	\$9,355,720
	ERU charge(per year)	\$118.05

ERU Charge(per month)

\$0.84

STORM WATER UTILITY

ACCOUNT NUMBER 205 - 50 - 525 - 000 - XXXXX

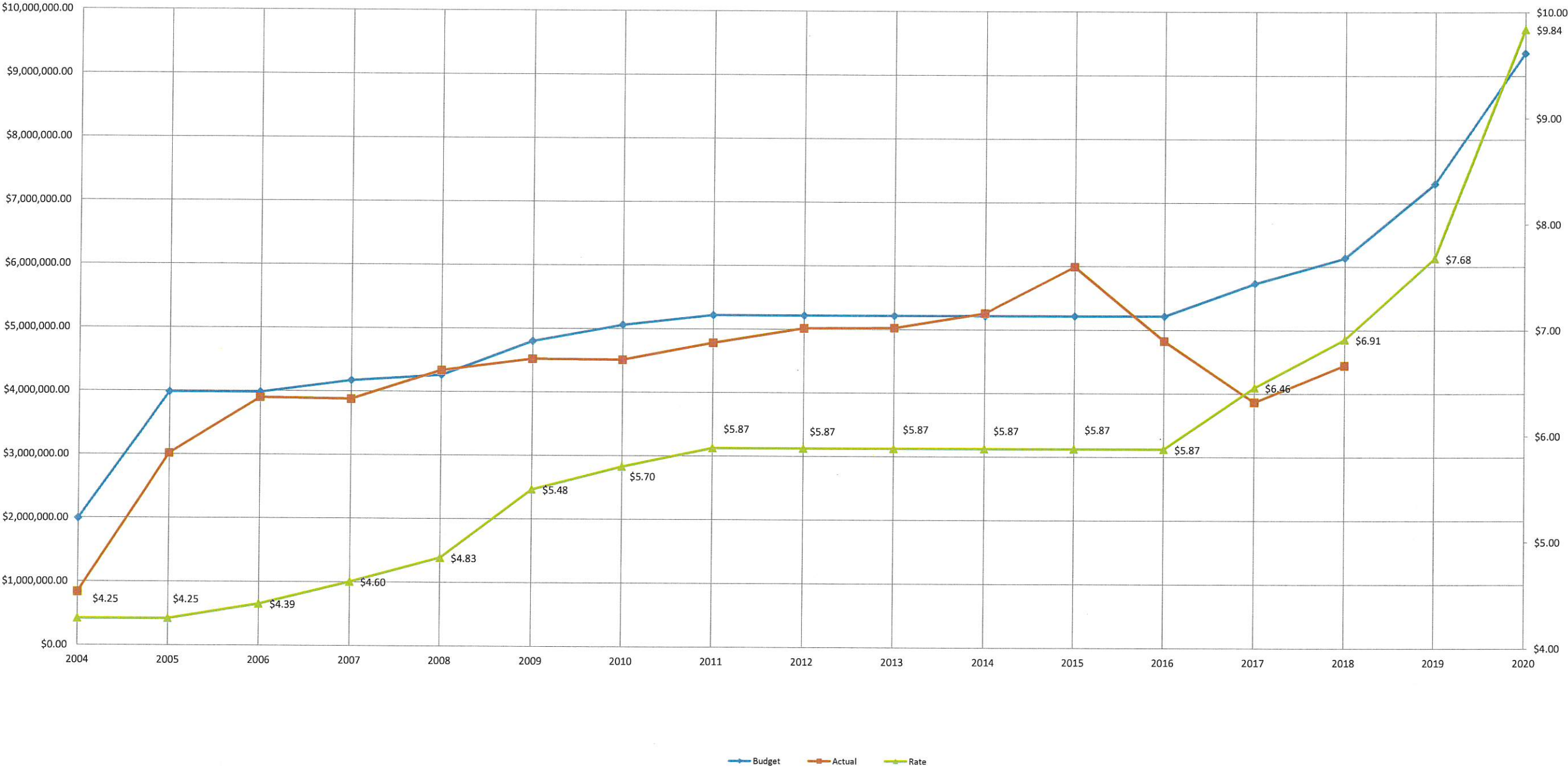
ANNUAL BUDGET COMPARISON

11/07/19

ACCOUNT #	TITLE	2009 Budget	2009 Actual	2010 Budget	2010 Actual	2011 Budget	2011 Actual	2012 Budget	2012 Actual	2013 Budget	2013 Actual	2014 Budget	2014 Actual	2015 Budget	2015 Actual	2016 Budget	2016 Actual	2017 Budget	2017 Actual	2018 Budget	2018 Actual	2019 Budget	2020 Proposed Budget
50001	REGULAR SALARIES	\$848,930.00	\$935,354.67	\$861,340	\$882,919	\$885,030	\$905,652	\$889,800	\$968,560	\$934,450	\$993,514	\$945,230	\$1,030,914	\$1,073,670	\$1,293,193	\$1,108,779	\$1,091,213	\$1,131,498	\$1,239,881	\$1,162,068	\$772,176	\$1,265,315	\$1,344,840
50501	OVERTIME	\$163,300.00	\$108,632.21	\$153,640	\$86,203	\$154,480	\$22,417	\$144,000	\$3,965	\$40,000	\$32,287	\$40,000	\$4,478	\$40,000	\$14,043	\$39,996	\$10,936	\$40,000	\$11,767	\$39,996	\$7,964	\$39,996	\$39,996
51201	HEALTH INSURANCE	\$263,870.00	\$273,001.30	\$252,990	\$151,356	\$256,530	\$165,177	\$251,360	\$248,256	\$243,180	\$242,820	\$251,810	\$251,936	\$281,200	\$284,248	\$246,737	\$255,663	\$268,694	\$288,909	\$259,141	\$161,114	\$298,600	\$307,597
51202	DENTAL INSURANCE	\$18,420.00	\$19,038.39	\$18,890	\$11,373	\$19,480	\$13,083	\$19,310	\$18,864	\$20,430	\$20,046	\$21,540	\$20,414	\$22,670	\$23,382	\$21,470	\$21,476	\$21,614	\$22,240	\$13,689	\$23,822	\$26,960	
51203	LIFE INSURANCE	\$1,680.00	\$2,281.21	\$1,680	\$1,483	\$1,870	\$2,346	\$1,900	\$1,860	\$1,747	\$1,747	\$2,170	\$1,273	\$1,720	\$1,914	\$1,666	\$1,572	\$1,937	\$2,072	\$2,047	\$1,275	\$2,155	\$2,280
51204	LEVY SUPPORTED HEALTH INSURANCE																						
51210	SOCIAL SECURITY	\$62,140.00	\$58,659.98	\$62,930	\$57,170	\$64,450	\$54,099	\$64,100	\$56,692	\$66,870	\$68,528	\$61,090	\$62,193	\$66,430	\$74,725	\$68,762	\$64,342	\$70,072	\$73,591	\$72,065	\$45,896	\$78,142	\$82,988
51211	MEDICARE	\$14,530.00	\$14,985.16	\$14,720	\$14,387	\$15,080	\$13,271	\$15,000	\$13,616	\$15,640	\$14,211	\$14,290	\$14,668	\$15,550	\$17,725	\$16,079	\$15,202	\$16,381	\$17,349	\$16,875	\$10,841	\$18,287	\$19,427
51212	WORKER'S COMPENSATION	\$28,480.00	\$13,817.43	\$22,950	\$23,373	\$19,090	\$77,132	\$23,570	\$0	\$26,050	\$0	\$19,530	\$59,486	\$12,630	\$10,386	\$12,010	\$0	\$24,486	\$0	\$22,410	\$12,226	\$19,150	\$16,728
51301	WRS - EMPLOYER SHARE	\$104,230.00	\$88,162.42	\$111,660	\$90,456	\$120,590	\$68,574	\$81,000	\$50,104	\$70,410	\$55,228	\$68,830	\$66,247	\$75,680	\$86,570	\$75,817	\$72,470	\$79,752	\$85,162	\$80,565	\$62,188	\$85,531	\$93,508
51401	CAR ALLOWANCE								\$8														
51402	CLOTHING ALLOWANCE								\$85														
51404	PERSONAL SUPPLIES										\$170		\$450		\$300	\$3,000	\$90	\$3,000	\$0	\$3,000	\$1,543	\$3,000	\$3,000
51403	SAFETY GLASSES			\$1,000	\$232	\$1,000	\$0	\$1,000	\$0	\$1,000	\$623	\$1,000	\$151	\$1,000	\$0	\$1,000	\$723	\$1,500	\$316	\$1,500	\$469	\$1,500	\$1,500
51404	PERSONAL SUPPLIES			\$3,000	\$0	\$3,000	\$0	\$3,000	\$0	\$3,000	\$0	\$3,000	\$0	\$3,000	\$1,500	\$0	\$0	\$5,000	\$1,593	\$5,000	\$1,214	\$5,000	\$5,000
52001	TRAINING & TRAVEL	\$0.00	\$320.00	\$1,000	\$435	\$260	\$250	\$414	\$23,000	\$2,631	\$1,810	\$1,000	\$763	\$1,000	\$2,631	\$5,000	\$666	\$8,000	\$2,722	\$6,000	\$2,686	\$10,900	\$5,900
52003	DUES & BONDS	\$4,500.00	\$4,500.00	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$5,100	\$5,500	\$5,450	\$6,500	\$4,430	\$5,500	\$6,000
53001	CONTRACTUAL SERVICES	\$355,220.00	\$162,372.54	\$67,800	\$61,156	\$77,500	\$29,044	\$177,500	\$43,409	\$63,500	\$89,050	\$70,000	\$13,953	\$70,000	\$11,892	\$250,000	\$106,631	\$250,000	\$40,552	\$250,000	\$101,569	\$150,000	\$100,000
53002	COPY MACHINE		\$345.47	\$2,500	\$787	\$3,000	\$949	\$3,000	\$214	\$1,500	\$736	\$1,500	\$665	\$1,500	\$749	\$1,500	\$689	\$1,500	\$2,167	\$1,600	\$2,924	\$1,600	\$3,000
53014	LICENCES & PERMITS	\$12,000.00	\$12,000.00	\$12,000	\$12,000	\$12,000	\$12,000	\$13,750	\$13,750	\$13,750	\$13,750	\$16,000	\$12,000	\$16,000	\$13,916	\$16,200	\$16,038	\$27,000	\$26,314	\$40,700	\$30,941	\$40,700	\$47,000
53017	FINANCE SERVICES	\$220,000.00	\$216,000.00	\$230,000	\$225,000	\$250,000	\$250,000	\$240,000	\$225,000	\$225,000	\$258,056	\$275,000	\$278,107	\$270,000	\$272,259	\$280,000	\$314,860	\$280,000	\$248,233	\$300,000	\$310,571	\$300,000	\$350,000
53020	DATA PROCESSING SERVICES			\$13,190	\$6,914	\$13,190	\$6,883	\$10,000	\$6,896	\$10,000	\$13,064	\$15,500	\$14,371	\$15,500	\$32,433	\$27,000	\$20,247	\$35,000	\$28,941	\$24,750	\$26,456	\$28,000	\$36,673
53021	LEGAL FEES																						
53031	ENGINEERING/ADMINISTRATIVE SERVICES																						
53040	SANITATION DISPOSAL CHARGES			\$387,600	\$0	\$397,800	\$0	\$200,000	\$251,941	\$200,000	\$0	\$200,000	\$0	\$200,000	\$348,787	\$200,000	\$200,000	\$200,000	\$1,631	\$200,000	\$0	\$200,000	\$200,000
53102	SEDIMENT CREDIT - GBP (New 2019)																						
53110	SEWER SAMPLING CHARGES	\$10,000.00		\$10,000	\$2,267	\$10,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$510	\$5,000	\$5,000	\$5,000	\$0	\$5,000	\$0	\$150,000	\$275,000
53112	SEWER SERVICE RATE STABILIZATION	\$0.00		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
54001	MATERIALS & SUPPLIES	\$84,750.00	\$42,005.39	\$75,000	\$40,493	\$60,000	\$50,624	\$60,000	\$40,616	\$60,000	\$54,204	\$60,000	\$30,736	\$60,000	\$29,962	\$60,000	\$60,777	\$75,000	\$66,312	\$75,000	\$73,800	\$75,000	\$75,000
54007	PUBLIC EDUCATION																						
54010	GAS, OIL & LUBRICANT	\$40,000.00	\$19,827.41	\$60,000	\$29,888	\$45,000	\$39,799	\$45,000	\$44,018	\$45,000	\$46,320	\$45,000	\$49,252	\$50,000	\$48,001	\$50,000	\$50,000	\$5,000	\$430	\$5,000	\$1,779	\$5,000	\$5,000
55101	EQUIPMENT REPAIRS	\$40,000.00	\$37,687.62	\$60,000	\$63,099	\$80,000	\$62,974	\$70,000	\$91,935	\$100,000	\$71,147	\$125,000	\$83,926	\$125,000	\$117,057	\$125,000	\$158,264	\$175,000	\$48,959	\$50,000	\$56,777	\$57,500	\$81,000
55130	CITY EQUIPMENT USAGE	\$475,000.00	\$401,331.97	\$435,000	\$385,274	\$450,000	\$341,649	\$450,000	\$194,769	\$450,000	\$169,573	\$300,000	\$319,745	\$300,000	\$250,732	\$300,000	\$76,718	\$300,000	\$140,523	\$300,000	\$231,065	\$300,000	\$300,000
55140	EQUIPMENT REPLACEMENT	\$0.00		\$0	\$0	\$0	\$6,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,430	\$0	\$0	\$0
55150	NEW EQUIPMENT	\$0.00		\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
55191	EQUIPMENT REPLACEMENT FUND	\$56,540.00		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
55320	DIKE MAINTENANCE	\$5,000.00	\$0.00	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$5,000	\$5,000	\$5,000
55358	PUMP STATION REPAIR (NEW 2018)																						
56101	ELECTRICITY	\$31,590.00	\$30,558.87	\$34,040	\$42,695	\$36,400	\$44,330	\$45,000	\$32,102	\$56,000	\$43,308	\$60,150	\$44,699	\$65,500	\$48,589	\$71,860	\$44,255	\$71,860	\$42,643	\$76,660	\$12,729	\$100,000	\$100,000
56201	NATURAL GAS	\$100.00	\$0.00	\$100	\$0	\$110	\$0	\$110	\$0	\$110	\$0	\$110	\$0	\$110	\$0	\$110	\$0	\$110	\$0	\$110	\$0	\$110	\$110
56301	TELEPHONE																						
56302	CELL PHONES	\$750.00	\$0.00	\$750	\$0	\$1,650	\$0	\$1,650	\$0	\$1,650	\$0	\$1,650	\$0	\$1,650	\$499	\$1,650	\$2,964	\$4,200	\$3,685	\$5,000	\$1,996	\$5,000	\$5,000
56402	WATER	\$200.00	\$0.00	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$69	\$200	\$0	\$200	\$0	\$200	\$839	\$1,500	\$0	\$1,635	\$1,725
56403	SEWER	\$100.00	\$0.00	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$100
57098	DEPARTMENT INSURANCE CHARGES	\$8,640.00	\$5,151.75	\$7,740	\$14,133	\$7,900	\$6,150	\$15,000	\$6,360	\$1,670	\$5,320	\$6,950	\$5,563	\$6,330	\$15,251	\$7,230	\$18,486	\$14,010	\$6,165	\$10,747	\$5,950	\$14,574	\$17,155
59910	TRANSFER OUT - GENERAL FUND								\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$470,000	\$470,000
59930	TRANSFER OUT - DEBT SERVICE	\$210,380.00	\$286,970.81	\$302,770	\$302,766	\$427,650	\$422,391	\$432,540	\$424,929	\$394,050	\$394,047	\$686,850	\$519,850	\$414,600	\$513,895	\$561,852	\$561,852	\$561,329	\$598,701	\$561,329	\$855,272	\$814,460	\$814,460
59940	TRANSFER OUT - CAPITAL PROJECTS	\$1,750,000.00	\$1,806,540.00	\$2,041,160	\$2,041,160	\$2,178,280	\$2,178,280	\$2,256,260	\$2,268,433	\$2,220,990	\$2,220,990	\$2,178,600	\$2,178,600	\$2,249,190	\$2,249,190	\$1,437,323	\$1,437,323	\$1,776,370	\$1,776,370	\$2,062,440	\$2,062,440	\$2,462,060	\$3,147,230
205670	TRANSFER OUT - FORESTRY FUNDING											\$-485,190		\$-450,120			\$0	\$0				\$0	
	APPLIED SURPLUS			\$-200,000	\$0	\$-365,000	\$0	\$-294,000	\$0	\$-303,370	\$0		\$0										\$1,189,853
	APPLIED INTEREST REVENUE																						\$0
	TOTAL	\$4,798,350.00	\$4,612,879.74	\$6,057,240.00	\$4,504,776.02	\$5,215,130.00	\$4,777,889.38	\$5,214,900.00	\$5,011,195.76	\$5,214,900.00	\$5,019,198.17	\$5,214,900.00	\$5,251,907.28	\$5,214,900.00	\$5,987,988.82	\$5,214,900.00	\$4,822,694.79	\$5,733,772.00	\$3,860,796.59	\$6,135,971.00	\$4,438,760.35	\$7,300,447.00	\$9,356,720.00
	Equivalent Runoff Units (ERUs)	73,000		74,000		74,000		74,000		74,000		74,000		74,000		74,000		74,000		74,000		79,250	79,250
	ERU charge(per year)	\$65.73		\$68.34		\$70.47		\$70.47		\$70.47		\$70.47		\$70.47		\$70.47		\$77.48		\$82.92		\$92.12	\$118.05
	ERU Charge(per month)	\$5.48		\$5.70		\$5.87		\$5.87		\$5.87		\$5.87		\$5.87		\$5.87		\$6.46		\$6.91		\$7.68	\$9.84

I:\DeptData\PubWorks\Engl\Special\StormWaterUtility\Budget-Storm Water(2020 Stm)\Storm Water Utility - Budget 2020.xls\Compar

STORM WATER UTILITY BUDGET





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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # M.I.

To approve a change of agent for Kwik Trip, Inc. at 840 S. Huron Rd.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. change of agent_840 s huron



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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # M.2.

To approve the appeal from Anne Cortez regarding the denial of her operator's license.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. cortez_appeal



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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # M.3.

INFORMATIONAL ONLY - To refer to Personnel Committee with recommendation to receive and place on file the request by Ald. Chris Wery regarding the policies and procedures of the Inspection Department as it applies to communicating and working with constituents who request their alderman's assistance. Further, to discuss customer service standards and work expectations of inspectors. Investigate the addition of evening and/or weekend inspection hours (recommendation to be made to Personnel Committee only pursuant to GBMC 2.06(9)), which was referred to the Protection & Policy Committee at the Improvement and Services Committee meeting September 25, 2019.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # M.4.

To receive and place on file the Liquor Violation Report for November 11, 2019.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Report November 11 2019
2. 19LiqVio

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

November 19, 2019

The Protection and Policy Committee wishes to request that the following applications for Operator Licenses be granted.

Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Alberts, Marshall MT
Blodgett, Willow L
Cherney, Joyce M
Dahlin, Eric M
Danforth, Lora L
DeGrave, Austin MV
Dorff, Cassandra J
Gallegos, Carmella C
Guarascio, Gina D
Heesacker, Rob A
Heiman, Cecilia A
Ives, Thomas G.
Jolin, Carmen E
Laredo, Elva A
Lehner, Daphne A
Manship, Paul L
Mc Allister, William J
Melendez, Clinton L
Piantek, Seth M
Rheingans, Alex M
Rodriguez Jr, Miguel A
Timm, Erin E
Uhlig, Bridgett RM
Vinje, Jeffrey C
Wiegert, Paula G
Williams, Taylor L
Xiong, Suemay N



Report to the Green Bay Plan Commission

MEETING DATE

November 19, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # O.I.

To authorize a Conditional Use Permit (CUP) for vehicle sales and repairs located at 314 North Monroe Street subject to:

- a. Compliance with all regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.
- b. Necessary approvals and licenses by the appropriate state agencies shall be acquired and maintained.

BACKGROUND

Reason for Request: To allow for sale and repair of motorcycles.

Aldersperson/District: Ald. Randy Scannell / 7

Surrounding Zoning and Land Uses:

Subject Property: Downtown One (DI) - Vacant commercial building

North: Downtown One (DI) - Commercial uses

South: Downtown One (DI) - Commercial uses

East: General Commercial (CI) - Commercial uses

West: Public Institutional (PI) - Brown County Library

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Downtown (D). The Planning staff finds that the request is compatible with and is not contradictory to the future land use map and Land Use Plan objectives.

Report: The proposal by the applicant would include occupancy in the building located at 314 North Monroe Street, for the sale and repair of motorcycles. Staff has considered the proposed use to fall within the automobile sales-new or used category and motor vehicle repair-minor as identified in Chapter 13-702, Table 7-1, Green Bay Zoning Code.

The subject parcel is 7,943 sq. ft. and the building occupies approximately 6,599 sq. ft. All display and repairs will be conducted within the building as there is no exterior display based on the size of the building. A building pre-assessment by the architect is attached within this agenda packet.

Staff feels the proposed use is compatible with adjacent land uses and the surrounding neighborhood with minimal impact. Ald. Randy Scannell and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

RECOMMENDATION

Staff is recommending approval of the request, subject to:

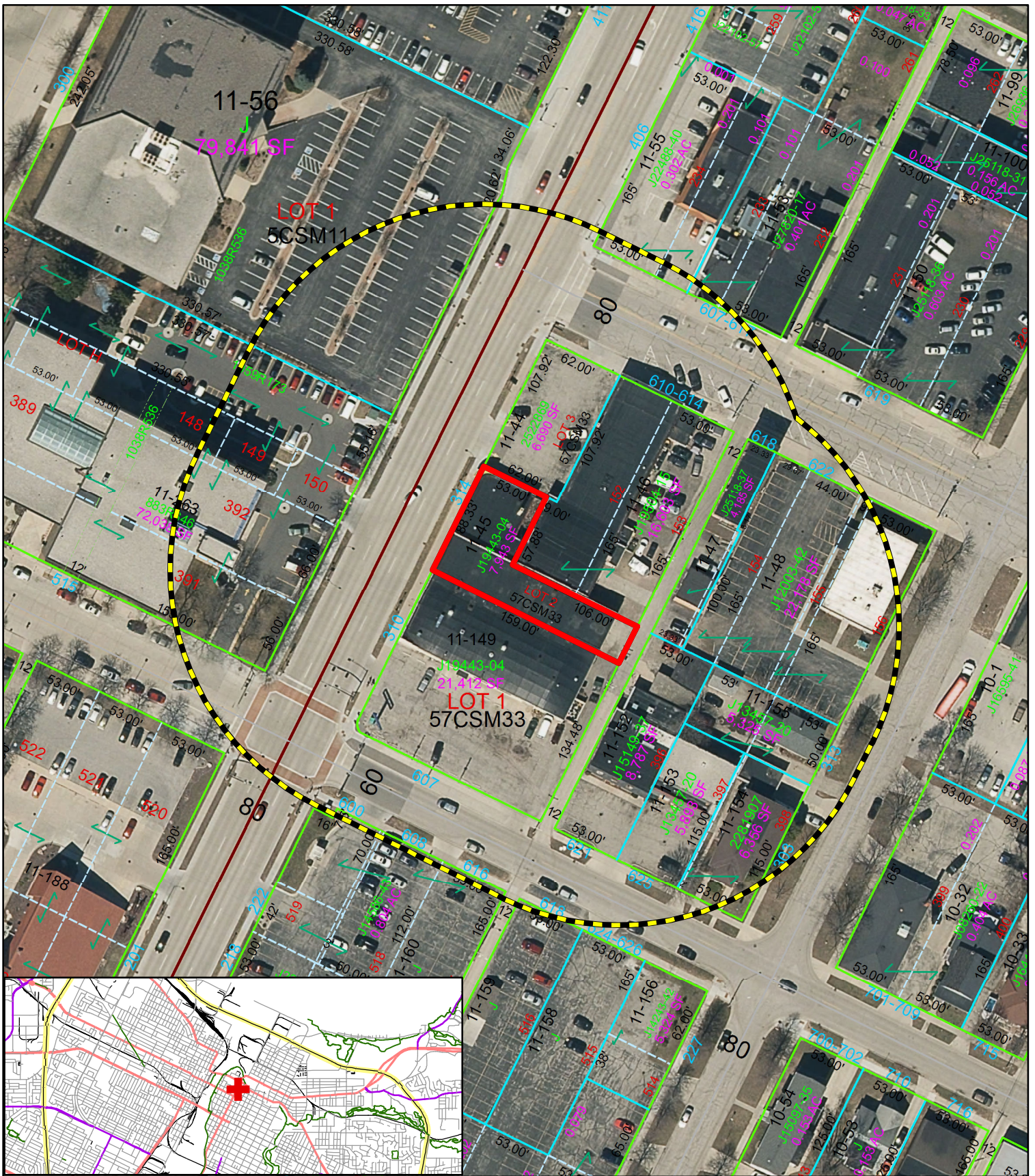
- a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.

b. Necessary approvals and licenses by the appropriate state agencies shall be acquired and maintained.

FISCAL IMPACT

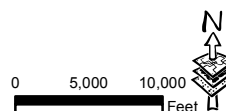
ATTACHMENTS

1. ZP 19-08 letter
2. 314 N. Monroe Ave DVL Letter.



Zoning Petition (ZP 19-08)
Proposed Conditional Use Permit (CUP)
314 North Monroe Avenue

- Proposed CUP
- 200' Property Owner Notice



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

From: [Justin Wineck](#)
To: [Paul Neumeyer](#)
Subject: 314 N. Monroe Ave.
Date: Tuesday, October 22, 2019 1:39:59 PM
Attachments: [IMG_0675.jpg](#)

Paul,

As we discussed in our phone conversation, I have received a letter from David Van Lanen that indicates that the facility above meets the necessary requirements for WDOT Dealer and Agent Section MV2186. I've attached this letter from Bay Architects for your review.

Thank you.

Justin Wineck



Bay Architects, LLC

901 Parkview Road - Green Bay, WI 54304

Ph: 920-337-9400 Fax: 920-337-9416



10.12.19

Re: Justin's Customs
314 N Monroe
Green Bay, Wi. 54301

To Whom it may Concern:

The building at 314 No Monroe, Green Bay, Wi. meets the Business Facility Requirements per the Wisconsin Department of Transportation Dealer and Agent Section MV2186.

If you have any questions, please call.

Sincerely,

David R. Van Lanen
Architect



Report to the Green Bay Plan Commission

MEETING DATE

November 19, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # O.2.

To reduce the size of the R1 zoning strip from 25 ft. to 10 ft. along the entirety of the R1 zoning strip in the 1820/1830 Block of South Norwood Avenue.

BACKGROUND

Reason for Request: To allow for a drive-through window for 1828 South Ashland Avenue and to clean-up the rear yard zoning for 1800, 1804 and 1812 South Ashland Avenue.

Aldersperson/District: Ald. Brian Johnson / 9

Surrounding Zoning and Land Uses:

Subject Property: Highway Commercial (C2) & General Commercial (C2) - Convenience store/retail use

North: General Commercial (C1) - Commercial uses

South: Planned Unit Development (PUD) - Commercial uses

East: General Industrial (GI) - Industrial uses

West: Low Density Residential (R1) - Single-family homes

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as High Intensity Retail, Office or Housing (HIROH) and Commercial (C). In addition, 1828 South Ashland Avenue is included the Legends District Master Plan; however, no future land use recommendation is given.

Report: The proposal by the applicant would include the rezoning of a strip zone of Low Density Residential (R1) that runs parallel with South Norwood Avenue, the west boundary for the Dino Stop located at 1828 South Ashland Avenue. In addition, Planning Staff is recommended considering the rezoning of a strip of R1 zoning that runs north of 1828 South Ashland Avenue to the north and impacts the rear yards of the business in the 1800 Block of South Ashland Avenue. If recommended for approval, the strip zoning areas would be rezoned to match the existing adjacent commercial zoning districts.

The applicant proposes to add a pick-up window the west side of the existing Dino Stop convenience store building to accommodate a new tenant. It was discovered by staff that there is a 25 ft. strip of R1 zoning that run parallel with South Norwood Avenue and would prevent the applicant encroaching into the westerly 25 ft. between the existing Dino Stop convenience store and the South Norwood Avenue right-of-way.

It was a past planning practice to use “strip-zoning” as a method to create a transition between opposite and/or adjacent commercial and residential uses. That practice is no longer used by staff because other standards such as setbacks and transitional yards are regulated in Chapter 13. This particular “strip-zoning” originated in 1973 where the three parcels in the 1800 Block of South Ashland Avenue were zoned to First Business (B1), the equivalent of the current General Commercial (C1), excluding the westerly 25 ft. of the parcels which, maintained the R1 zoning. A station expansion for 1828 South Ashland Avenue required a rezoning as well and excluded the westerly 25 ft. landscape buffer area.

The last know rezoning request came in subject area was in 1995 where, the former Fort Howard Shell Station proposed a rezoning for car wash on the north side of 1828 South Ashland Avenue. The request partially approved which allowed a rezoning to Highway Business (HB) (now Highway Commercial (C2) for the frontage road along South Ashland Avenue but, denied the change in zoning to the 25 ft. strip along South Norwood Avenue.

The existing Dino Stop building is located approximately 25 ft. from the South Norwood Avenue right-of-way. The addition of a pick-up window, possibly another 12 ft., would only allow a 13 ft. setback from the right-of-way. A 15 ft. setback is required for a corner side yard setback, any deviation from that standard would require review and approval by the Board of Appeals.

The City is again presented with the potential rezoning of the of the 25 ft. transitional buffer that nearly runs the length of South Norwood Avenue between Lombardi Avenue and Victory Boulevard. Although there are sufficient standards with the Zoning Code to address setbacks and transitional yards, the rezoning of the “strip” will create an encroachment toward neighboring residential properties to the west with little to no ability to screen the pick-up window and could permit driveway access for all commercial properties to South Norwood Avenue which is considered a residential street.

Existing commercial access is provided by a frontage road to South Ashland Avenue for the three parcels south of Victory Boulevard. The Dino Stop has exiting access to South Ashland Avenue, an illegal drive to the north of the site on South Norwood Avenue and multiple drives on South Ashland Avenue and South Norwood Avenue at Lombardi Avenue.

Staff feels the proposed rezonings would be detrimental and an encroachment in to a buffer area intended to separate commercial uses from to neighboring properties to the west. Staff is recommending denial of the request. Ald. Brian Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received two calls from affected property owners regarding this request.

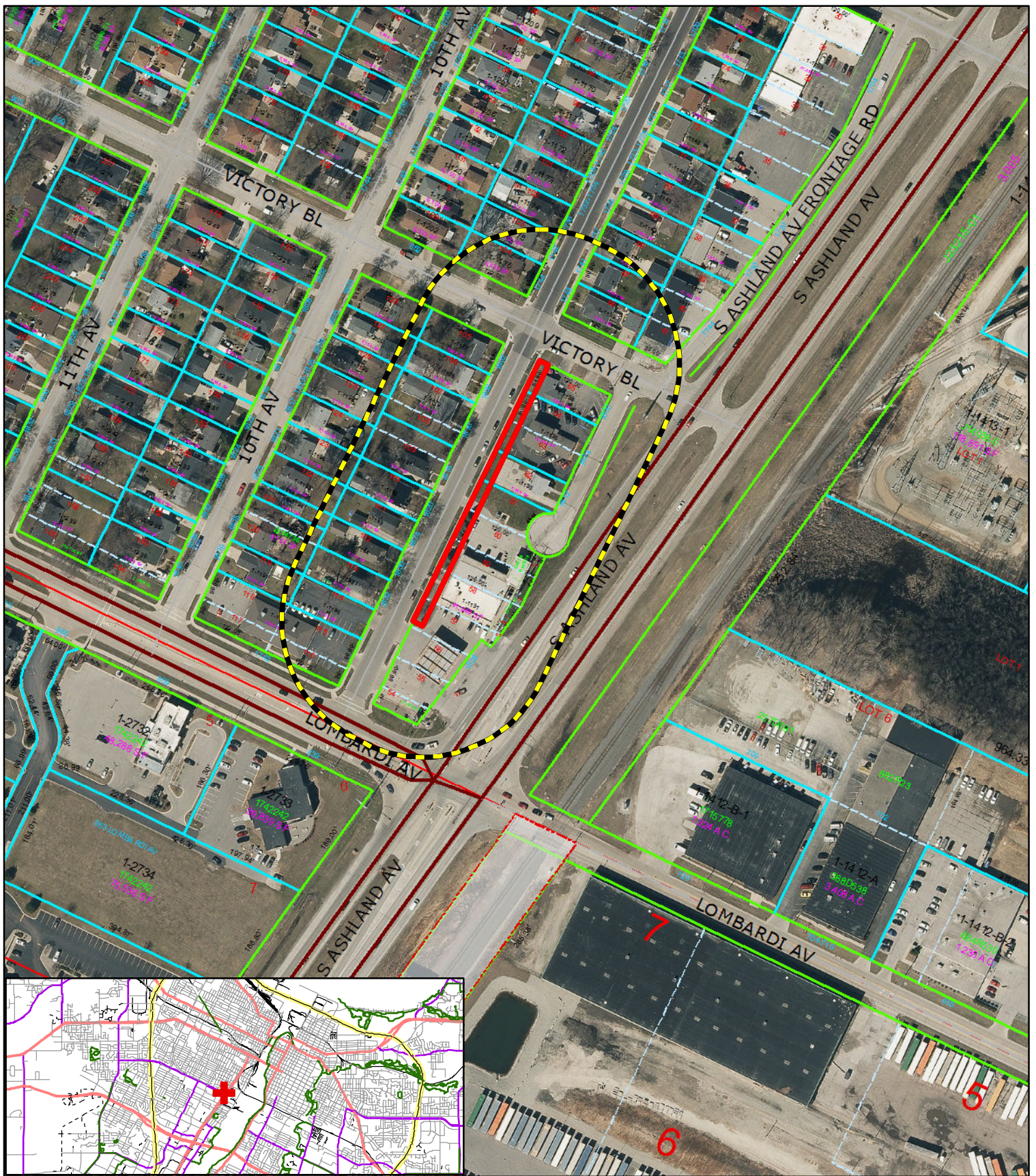
RECOMMENDATION

Staff is recommending denial of the original request to rezone a portion of a parcel in the 1820/1830 Block of South Norwood Avenue from Low Density Residential (R1) to Highway Commercial (C2). Planning Staff is withdrawing its request to consider the rezoning of 1800 South Ashland Avenue, 1804 South Ashland Avenue and 1812 South Ashland Avenue from Low Density Residential (R1) to General Commercial (C1).

FISCAL IMPACT

ATTACHMENTS

- I. ZP 19-25 Letter



Zoning Petition (ZP 19-25)
Proposed Rezoning 1820/1830 Block S Norwood Ave
1800, 1804 and 1812 S Ashland Ave

- Proposed Rezoning
- 200' Property Owner Notice

0 5,000 10,000
 Feet



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



Report to the Green Bay Plan Commission

MEETING DATE

November 19, 2019

PREPARED BY

David Buck, Staff

AGENDA ITEM # O.3.

To authorize a Conditional Use Permit (CUP) for Limited Production Use at 340 North Broadway, subject to the following conditions:

- Proper approvals from Federal bodies associated with this facility.
- No odor shall be associated with this use. The CUP could be revoked if the smell is an established problem.

BACKGROUND

Reason for Request: To permit the establishment of the Limited Production Use of heliculture.

Aldersperson/District: Ald. Randy Scannell / 7

Zoning and Land Uses:

Subject Property: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

North: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

South: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

East: Planned Unit Development (PUD) Mixed Use - Rail Yard Development Area

West: Downtown (D1) Commercial and Residential Uses

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Downtown, which “promotes high-intensity office, retail, housing, entertainment and public uses preferably in a mixed use environment with strong pedestrian orientations”. Additionally, the AuthenticCity Downtown Plan designates the site as part of the Larsen Green Catalyst. The proposed use is not inconsistent with and does not contradict the recommendations of the Comprehensive Plan or AuthenticCity Plan.

Report: In 2008 a Planned Unit Development was adopted (ZO 4-08) for the 21 acre area formerly known as the Larsen Canning Site, located roughly between Dousman Street on the south, Mather Street on the north, North Broadway on the west and the Wisconsin Central Railroad tracks on the east. It was created to provide land-use regulations of a mixed-use district on the lands formerly used as a large scale vegetable canning operation. In 2013, the PUD was amended (ZO 11-13) for the redevelopment of the southernmost four acres that included rehabilitation of most of the existing buildings south of Kellogg Street. As part of the amendment, limited processing and production (brewing and bottling) became a permitted use and other forms of limited production uses require a Conditional Use Permit.

At this time, the petitioner and property owner are requesting a Conditional Use Permit to establish the limited production use of heliculture, commonly referred to as “escargot snail farming”, which is the raising and processing of land snails (escargot) for human consumption and use in the cosmetics industry. The applicant proposes to occupy approximately 1,100 sq. ft. of the lower level (basement floor) of the existing mixed-use building at 340 North Broadway.

The proposed heliculture use is relatively new in the United States and this facility would be the first in the Midwest. The applicant has been working with the U.S. Food and Drug Administration (FDA) and the U.S.

Department of Agriculture (USDA) for necessary permits and approvals. Among other requirements, the use must be conducted within a completely controlled environment that is biologically secured for which the completely concrete basement of this former industrial property is uniquely qualified. The applicant states that everything necessary for the use will be contained in the production facility and will be inspected by both the FDA and the USDA prior to receiving federal permits. Additionally, as the use is a change in occupancy, building plans will be required to be reviewed and approved by the State of Wisconsin and/or the City prior to occupancy.

Upon initial establishment, there will only be a single employee but as production increases over time, it is anticipated that an additional 1-5 employees may come online. As the business is a production and processing facility requiring strict environmental control, there will be no retail or restaurant area and the facility will not be open to the public, though there is the potential for educational and other nonpublic tours to take place on a limited basis. Product will be distributed via personal vehicle or shipping service and no loading/dock area is necessary. Parking for employee(s) will be accommodated within the Rail Yard's shared parking areas.

Staff believes the proposed use is uncommon in the United States but that the ability to provide a product not currently available within the region or the even widely available in the country is a fitting addition to the Rail Yard innovation development area. Moreover, the qualities of the former industrial building's basement, which makes it difficult to occupy with residential or commercial uses, are almost ideal for a processing and production facility of this nature.

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

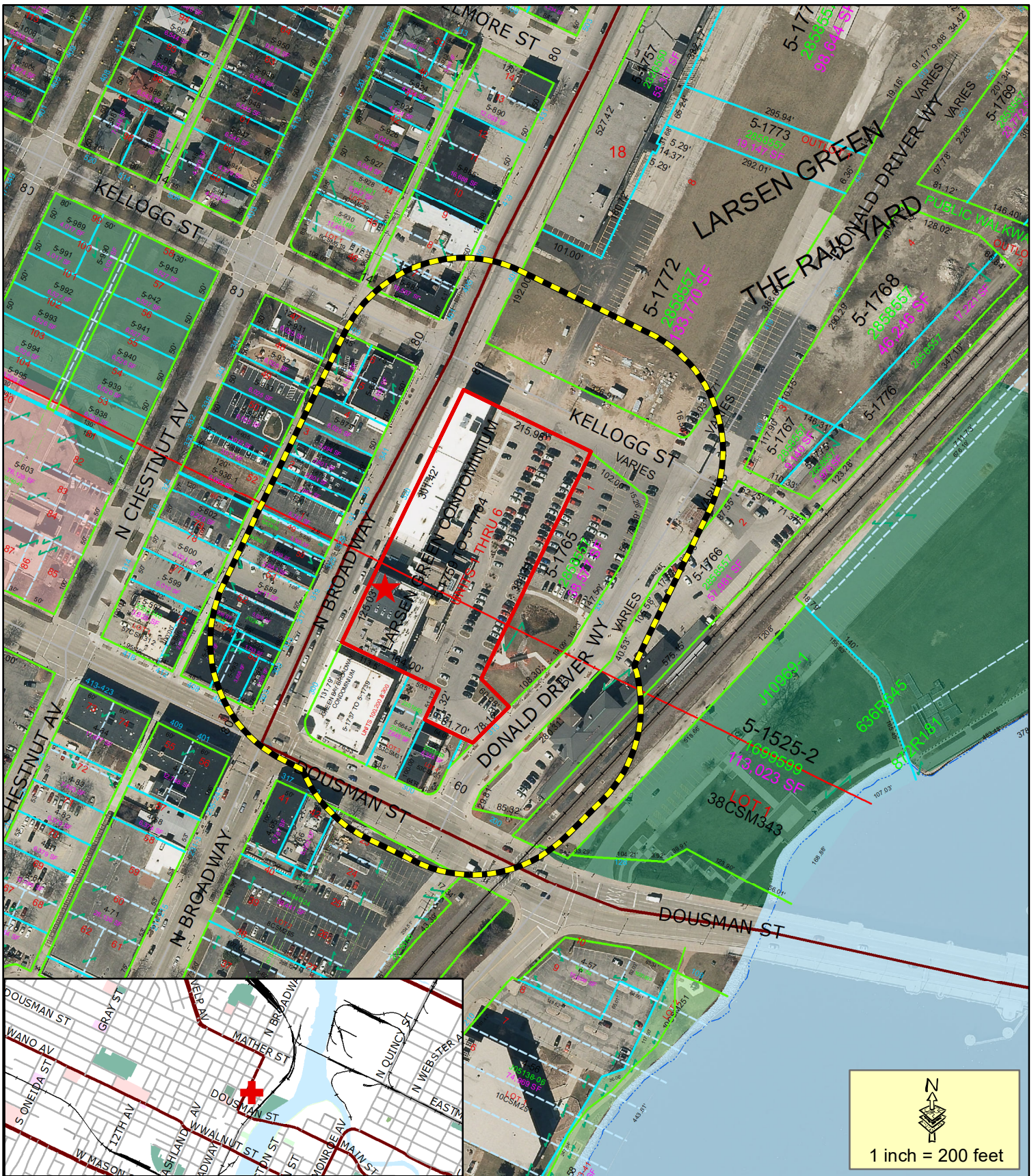
RECOMMENDATION

Staff is recommending approval of the CUP request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 19-26 Map
2. ZP 19-26 CUP Application



- Proposed CUP
- 200' Property Owner Notice

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Map prepared by DB

Zoning Petition (ZP 19-26) Proposed Conditional Use Permit (CUP) at 340 North Broadway





REQUEST FOR CITY ACTION PLAN COMMISSION

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

Date: 10-28-19

Petitioner(s): Sandy M. McDonald Phone Number: 920-819-2598

Address: 420 Bellevue St. City: Green Bay State: WI Zip Code: 54302

Property Owner: 5-1764 Phone Number: 1

Parcel Numbers (required): 004 Holdings LLC

Location of Property: 340 N Broadway St.

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

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

I, Sandra M. McDonald, respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

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

Petitioner Signature(s): Sandra M. McDonald

Review Fee: \$300.- Receipt No.: 2754607-2 Zoning Petition No.: 19-26

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

Attach maps and legal descriptions (required).

request CUP for limited production
see Narrative

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

The name of my company is Cupid's Arrow Escargot, LLC. I will be undergoing the practice of Heliciculture, or what is commonly known as snail farming. It is a process of raising land snails specifically for human consumption. The products I intend to produce are escargot, harvesting snail slime for use within the cosmetics industry and snail eggs for use in the creation of white pearl caviar. The caviar, however, will only become one of my products as my business grows over time.

I have been working with the United States Department of Agriculture (USDA) and the Food and Drug Administration (FDA), but more specifically their Animal and Plant Health Inspection Service (APHIS) department in Madison, Wisconsin in order to become the first certified snail ranch in the Midwest. My business will be the first snail ranch of this kind, by being within an urban setting, utilizing a completely controlled environment. To clarify what I mean by "controlled environment," I mean that the business will be under strict regulations set in place by the USDA and the FDA. The ranch will not be open to the public without explicit consent from myself.

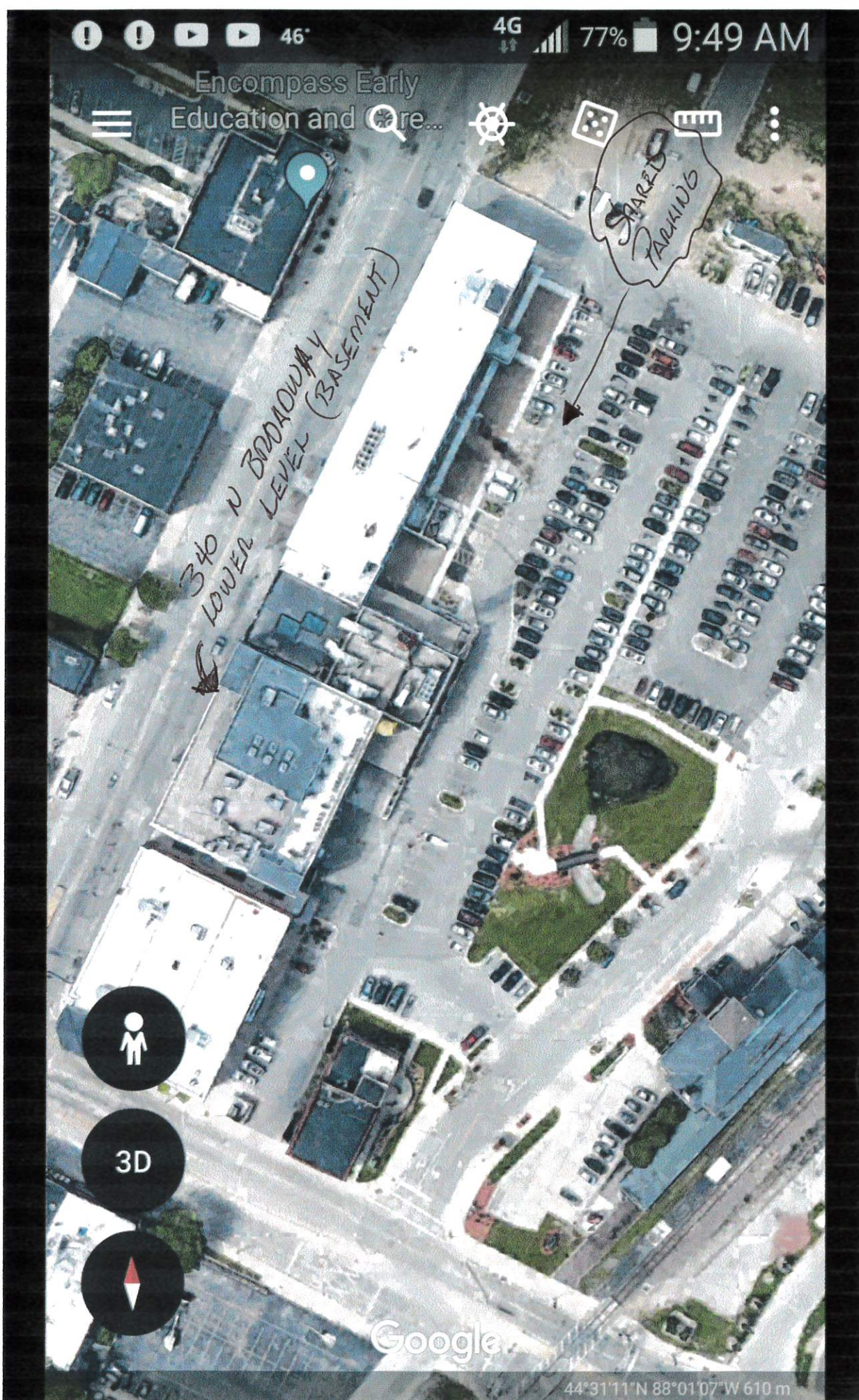
The manner of development by which I plan to create this business will be very eco-friendly and will have a small footprint in the ecosystem in comparison to other protein farms. I will raise and process the products on site, eventually building a kitchen when production has raised to significant enough levels. In order to comply with the necessary requirements of the various governmental entities that place restrictions on such business ventures, my facility will be biologically secured and inspected by both the USDA and the FDA. The facility itself will be comprised of an area on the lower level of 340 N. Broadway St., encased fully by concrete walls and a screened-in greenhouse section. Everything necessary for the cultivation of the product, both snail and vegetative will be contained within this area. There will be four snail pens to start with: a pen for the baby snails, a pen for the young, a pen for those ready to be harvested and a pen for the adult breeding snails. The pens themselves will be mobile, 4X8 units, with individual misting systems in addition to LED lighting.

The waste products of the snails are minimal to begin with, but include waste water, dead snails and excess snail shells. As for the dead snails, I plan to compost them onsite. In terms of the leftover shells, some will be crushed and ground for calcium supplements for the live snails, or potentially sell them as a byproduct to artists, schools or anyone interested in having such a medium for their personal use. There will also be no odor to be concerned with as is a typical misconception when dealing with this type of production, so no specialized venting systems will be required.

I will act as the owner/manager and will work alone for the first year. Snails are nocturnal creatures; therefore, my hours of operation will typically be in later evenings. In the beginnings of the business, it is difficult to give exact times of which the business will be open due to the numerous variables that this work entails. In the beginnings, I would predict that I would be spending more of my time present on site than not, due to the fact that I would need to ensure the integrity of the equipment and the snails themselves. As production eventually increases, I will hire on one to five employees, but this will of course depend on the level of production at that time. There will be no need for a loading area or any sort of dock to receive/deliver goods due to the small scale of the business. I will be delivering product with my personal vehicle well as offer FedEx overnight shipping. In terms of parking, I will utilize one parking space within the Railyard area: a shared parking lot. A person would enter my facility through an entrance on Broadway St. and proceed downstairs to the antechamber to the bio-secured area.

There is a preexisting demand for this product even before I have started, giving me a lot of confidence in the future. As affairs now stand, the United States cannot obtain fresh escargot; only canned escargot can be imported stateside. Having a fresh, farm-to-table protein available to both those in the culinary field and the everyman will be very beneficial to both myself in a financial aspect, as well as those individuals who wish to embrace a new healthy, clean protein.

SANDY McDONALD
CURIOUS Arrow ESCORT



Encompass Early
Education and Care...

340 N BROADWAY
LOWER LEVEL (BASEMENT)

SHARED
PARKING

Google

44°31'11"N 88°01'07"W 610 m

STAIR AREA

STORAGE
CLOSET

VEGETATION
RACKS

OFFICE/STORAGE

EXIT LIGHT
AS REQUIRED

VESTIBULE

TABLE #1

TABLE #2

TABLE 3

TABLE #4

48" WALKWAY THROUGHOUT

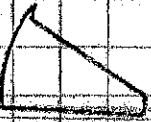
OPTIONAL EXIT
IF REQUIRED
EXIT LIGHTING
AS PER CODE

FUTURE KITCHEN
AREA IF REQUIRED

SCALE 1/4" = 1'-0"

CLIENT CANCELED

APRIL 12 2019





Report to the Green Bay Plan Commission

MEETING DATE

November 19, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # O.4.

To approve the repeal Zoning Ordinance (ZO) 7-00 for 840 South Huron Road and rezone the subject parcel from Rural Residential (RR) to Highway Commercial (C2).

BACKGROUND

Reason for Request: To allow for the redevelopment of the site to an updated convenience store.

Aldersperson / District: Ald. Veronica Corpus-Dax / 2

Surrounding Zoning and Land Uses:

Subject Property: Planned Unit Development (PUD) - Existing convenience store/fuel sales

North: Rural Residential (RR) - Vacant

South: Planned Unit Development (PUD) - I-43 Business Center

East: Planned Unit Development (PUD) - Commercial uses

West: Rural Residential (RR) - Vacant

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Commercial (C).

Report: A proposal by the applicant would revamp the site at 840 South Huron Road to allow a repositioned and reconstructed Kwik Trip convenience store with fuel sales and an attached car wash. The subject property is zoned Planned Unit Development (PUD) and was specifically detailed in Zoning Ordinance (ZO) 7-00 for the construction of a Shell gas station built in 2000. Kwik Trip acquired the property in 2014 and rebranded it as a Kwik Trip convenience store. Because the PUD is geared specifically toward the former Shell station, Planning staff recommended to the applicant to pursue a rezoning to Highway Commercial (C2). Current C2 standards appear to meet the needs of the proposed reconstruction.

Staff feels the proposed use is compatible with current and future land uses consistent with the Comprehensive Plan. Ald. Veronica Corpus-Dax and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

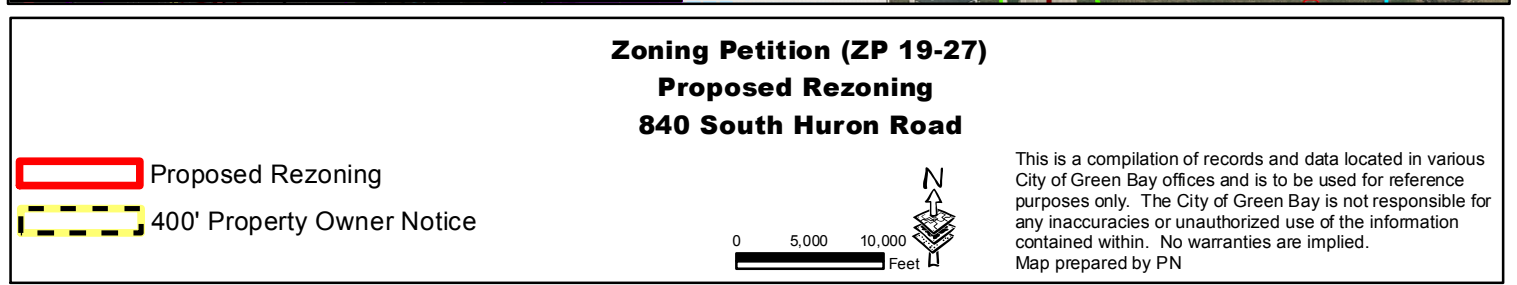
RECOMMENDATION

Staff is recommending approval of the requests.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 19-27 letter





Report to the Green Bay Plan Commission

MEETING DATE

November 19, 2019

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # O.5.

To rezone 1820 Frank Street from Low Density Residential (RI) to Office/Residential (OR).

BACKGROUND

Reason for Request: To permit the future redevelopment of the site.

Aldersperson / District: Ald. Chris Wery / 8

Surrounding Zoning and Land Uses:

Subject Property: Low Density Residential (RI) - Single family home

North: Office/Residential (OR) - Vacant

South: Office/Residential (OR) - Vacant

East: Low Density Residential (RI) - Single and two-family homes

West: Office/Residential (OR) - Vacant

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as High Intensity Retail, Office or Housing (HIROH).

Report: The proposal by the applicant would include the rezoning of the subject parcel from Low Density Residential (RI) to Office/Residential (OR). In 2016, the subject parcel and adjacent parcels were part of a Comprehensive Plan amendment to High Intensity Retail, Office or Housing (HIROH), CPA 16-01.

The Comprehensive Plan amendment was made by the adjoining property owner in anticipation of a proposed 4-story office/retail building proposed at the northeast corner of Lombardi Avenue and South Ridge Road. A Planned Unit Development (PUD) was developed to address the proposed development, but did not include the subject parcel. The PUD lapsed and the surrounding area retained its OR zoning. The subject parcel was not included any former zoning change because it was not part of the surrounding development; however, the applicant is now considering a development at the subject site.

Staff feels the proposed rezoning is compatible with the current and future land uses as amended in the City's Comprehensive Plan. The applicant conducted an informational meeting on Wednesday, October 30, 2019, where two neighbors attended. Ald. Chris Wery and adjacent property owners have been notified of the request. As of the drafting of this report, staff has received no objections or calls regarding this request.

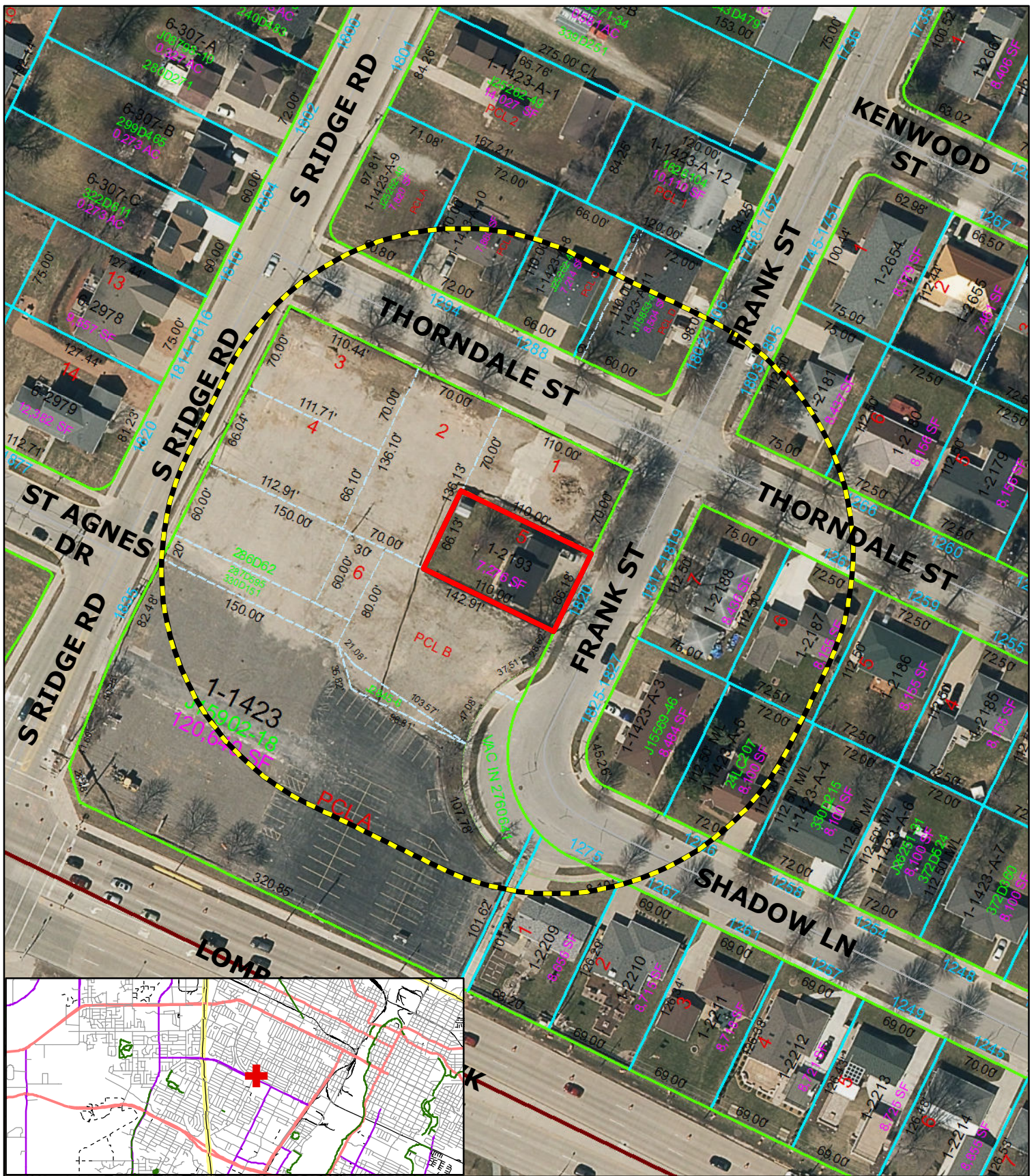
RECOMMENDATION

Staff is recommending approval of the request.

FISCAL IMPACT

ATTACHMENTS

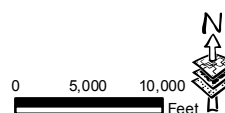
- I. ZP 19-28 letter



Zoning Petition (ZP 19-28)

Proposed Rezoning 1820 Frank Street

- Proposed Rezoning
- 200' Property Owner Notice



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Map prepared by PN



Report to the Green Bay Plan Commission

MEETING DATE

November 19, 2019

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # O.6.

To declare City owned property as surplus, located along the 1300 Block of South Huron Road (Parcel 21-182-3) subject to the following conditions:

- The 12 ft. Utility Easement located along South Huron Road must be maintained with Wisconsin Public Service for electrical and gas service (exhibit attached).
- The applicant shall work with American Transmission Company through their Encroachment Request process, maintaining a 100 ft. easement over their facilities.
- Sale of the subject parcel at market value shall first be offered to the property owner of parcel 21-183.

BACKGROUND

Primary Address: 1300 Block South Huron Road (Parcel 21-182-3)

Reason for Request: To declare City property as surplus property for a potential redevelopment project

Aldersperson/District: Ald. Veronica Corpus-Dax / 2

Surrounding Parcels Zoning and Land Use:

Subject Property: RR, Rural Residential - Vacant/Utilities

North: PUD, I-43 Business Park - Industrial

South: RR, Rural Residential - Vacant

East: Right-of-Way - South Huron Road

West: PUD, I-43 Business Park - Commercial

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Business Park uses for the surrounding area.

Assessor's Valuation: \$92,100

Analysis: This application was submitted by the property owner of the parcel directly south of the subject parcel (parcel 21-183). The proposal includes declaring the subject property as surplus to then attach to parcel 21-183 as part of a proposed multi-family development project.

While the City has no need for this strip of land, it is used by both ATC and WPS for utility purposes. Conditions have been added to protect these facilities. As this Surplus Declaration was initiated by an adjacent property owner, Staff has also added a condition that they be offered this parcel for purchase at market value prior to opening the sale to other parties.

Ald. Corpus-Dax, adjacent property owners and reviewing agencies have been notified of this request. Utility providers have facilities in this area and have requested the proposed conditions to protect their facilities. No other comments or objections were received.

RECOMMENDATION

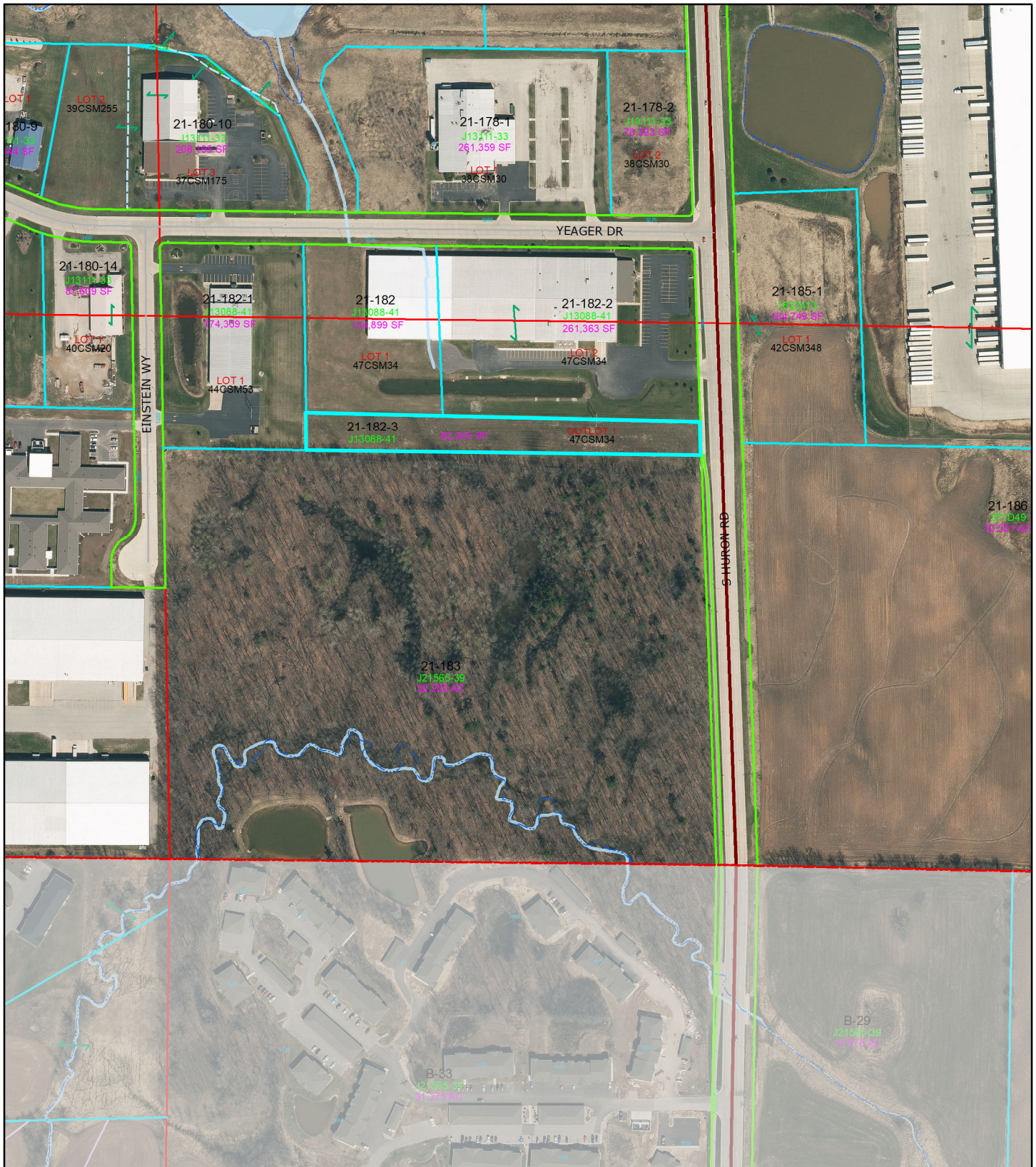
Staff is recommending approval of the request, subject to the following conditions:

1. The 12 ft. Utility Easement located along South Huron Road must be maintained with Wisconsin Public Service for electrical and gas service (exhibit attached).
2. The applicant shall work with American Transmission Company through their Encroachment Request process, maintaining a 100 ft. easement over their existing facilities.
3. Sale of the subject parcel at market value shall first be offered to the property owner of parcel 21-183.

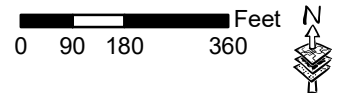
FISCAL IMPACT

ATTACHMENTS

1. SP 19-03 Map
2. SP 19-03 Exhibit



(SP 19-03) Declare City Property Surplus along 1300 Block of South Huron Road

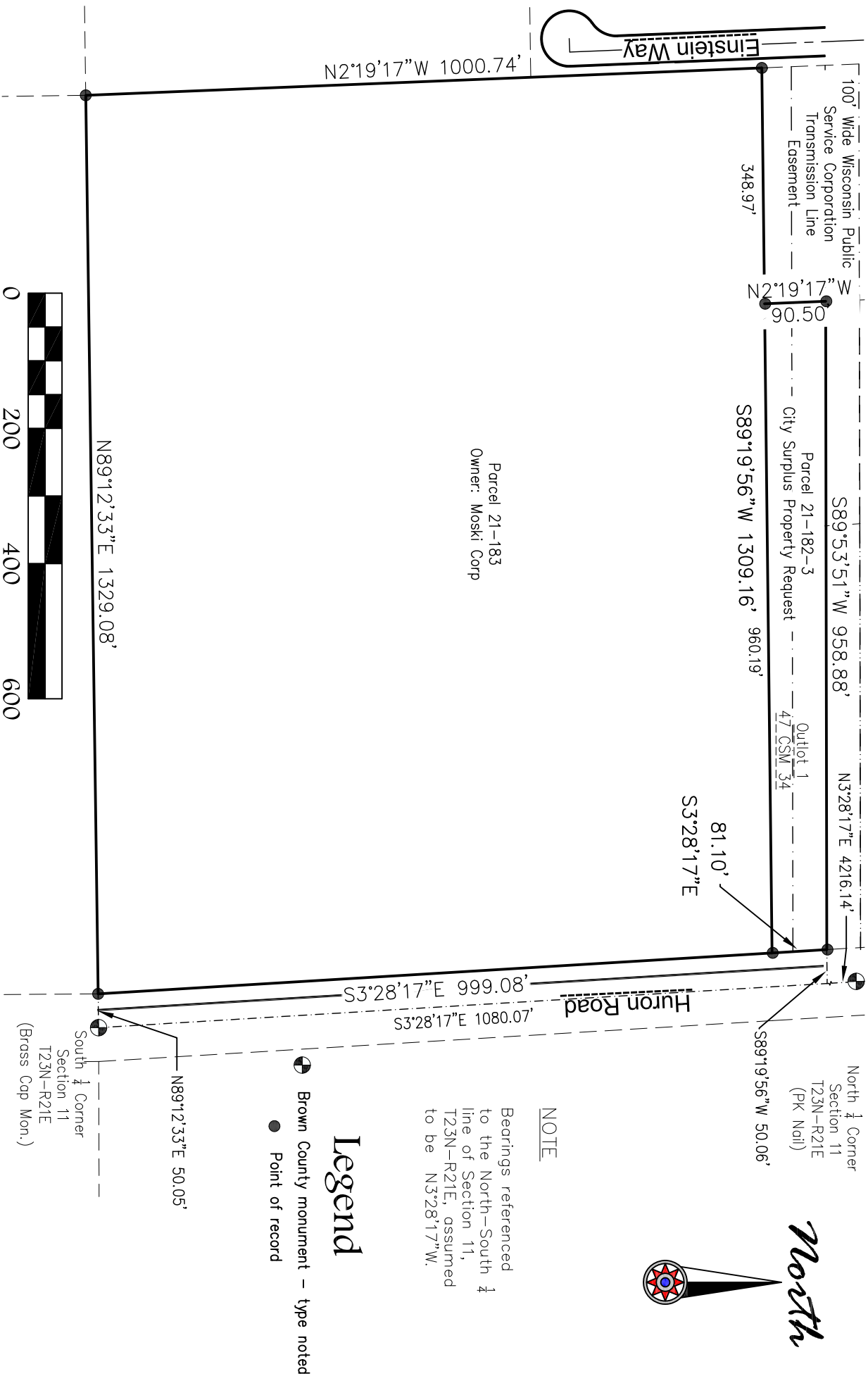


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 Subject Parcel



City Surplus Property Request Exhibit



Client: Moski Corp, Paul Kosmoski
Tax Parcel: 21-183, 21-182-3
Drafted By: JEL
File: K-24398 Parcel Split GB Parcel
Data File: K-24398.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One
Project No.: K-24398
Drawing No.: L-10867
Fieldwork Completed: -



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # P.I.

To receive and place on file a request by Ald. Galvin for the Police Department to work with IT to set a system on the City's Request for Service icon for citizens to report problems and request service.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. LATE COMMUNICATION BY ALD. GAVIN



PETITIONS AND COMMUNICATIONS FORM
COMMON COUNCIL
CITY OF GREEN BAY

Date of Council Meeting: 8-26-19

Request of Alderperson Galvin

Refer to: Finance

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

I.T. Police Dept. work w I.T. to set a system on the City's Request for service Icon for citizens to Report problems & Request service. from the Police dept.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # P.3.

To approve the purchase of an E-One custom built HazMat emergency response vehicle from Fire Service, Inc. for \$861,373.

BACKGROUND

RECOMMENDATION

Award to the most responsive, responsible vendor Fire Service, Inc. (E-One) for \$861,373. Although Fire Apparatus & Equipment Inc. (Pierce) has a lower cost, this vendor took several exceptions to the GBMFD specifications for this apparatus. Most significantly, Pierce does not offer a three step corrosion protection process for the frame and crossmembers of the vehicle, as specified in our bid document. We have current Pierce apparatus' that are showing pre-mature corrosion issues due to the lack of protection. Pierce does not offer a frame corrosion warranty. E-One offers a 25 year corrosion perforation frame warranty.

FISCAL IMPACT

ATTACHMENTS

1. 11-12-19 FIN Vehicle, Contracts
2. Purchasing Item I



CITY OF GREEN BAY - PURCHASING DIVISION

TO: Finance Committee
FR: Rick Jensen, Purchasing Manager
DT: November 12, 2019
RE: Purchasing Report
CC: Diana Ellenbecker, Pam Manley, David Litton, Robert Goplin, Drew Spielman, Andrew Smith, Kevin Warych, Diane Kruse

Report of the Purchasing Manager:

1. Request approval to purchase an E-One custom built HazMat emergency response vehicle from Fire Service, Inc. for \$861,373.
2. Report on the cancellation of the City's contract with Adashi for scheduling software for GBMFD.
3. Request approval to purchase staffing, training, and inventory management software from Target Solutions for \$40,205.
4. Consideration with possible action regarding a contract revision for Animal Impound Services.

(Include closed session language for this item)

The Committee may convene in closed session pursuant to Section [19.85\(1\)\(e\)](#) Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may, thereafter, reconvene in open session pursuant to Section [19.85\(2\)](#) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

Finance Committee - Report of the Purchasing Manager				
DESCRIPTION	FUNDING SOURCE	AWARDED VENDOR	RESPONSES	\$ AMOUNT
Hazmat Vehicle GBMFD	424400-55140 Fire Equip. Replacement	Fire Service, Inc. (E-One)	2	\$861,373
GBMFD Staffing, Training & Inventory Tracking Management Software	101410-53001 Contractual Services 101420-52004 Drill Instruction FAP grant 824400-52001-41119 (Training and Travel)	Target Solutions	Sole Source	\$40,205

CITY OF GREEN BAY QUOTE SUMMARY**RFQ #3178****GBMFD Haz-Mat Vehicle**

Dept: Fire	Req #162	VENDOR #1	VENDOR #2
Planholders: 5 Vendors	CC #070-071	FIRE APPARATUS & EQUIPMENT INC	FIRE SERVICE INC
Issued: 9/20/19	Due: 10/21/19	Appleton, WI	St. John, IN
DESCRIPTION	PRICE	PRICE	
Yr/Brand/Model Cab & Chassis Quoted:	2020 Pierce Arrow XT	2020 E-ONE Typhoon Chassis	
Yr/Brand/Model Body Quoted:	2020 Pierce HDR	2020 E-ONE SS Rescue Body	
Complete unit price FOB delivered to City of Green Bay:	\$ 841,142.00	\$ 861,373.00	
Lead Time:	13.5 to 14.5 months	365 Days after approval of design	

Recommendation: Award to the most responsive, responsible vendor Fire Service, Inc. (E-One). for \$861,373. Although Fire Apparatus & Equipment Inc. (Pierce) has a lower cost, this vendor took several exceptions to the GBMFD specifications for this apparatus. Most significantly, Pierce does not offer a three step corrosion protection process for the frame and crossmembers of the vehicle, as specified in our bid document. We have current Pierce apparatus' that are showing pre-mature corrosion issues due to the lack of protection. Pierce does not offer a frame corrosion warranty. E-One offers a 25 year corrosion perforation frame warranty.



"BETTER BY THE BAY"

Metro Fire Department

David Litton
Fire Chief

November 1, 2019

To: Finance Committee
From: AC Goplin & AC Gibbons, Fire
Ref: Software Changes

The Fire Department is requesting to change software programs currently used for daily staffing and training.

Staffing Software:

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Information:

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Recommendation:

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Funding (Based on 220 users):

Current:

Adashi Rollcall - \$108/person/year - \$23,760

Jones & Bartlett – \$14,800

Fireworks Inventory Tracking - \$1500/year

Total Current - \$40,060

Proposed:

Target Solutions Crewsense staffing software - \$72/person/year- \$15,840

Target Solutions Training software - \$80/person/year - \$17,600

Target Solutions Check It - \$6370 includes the following 3 below

- 1) Check It Vehicles – \$119/vehicle/year - \$3570
- 2) Check It Stations - \$200/Station/year - \$1,600
- 3) Check It Drug Box - \$120/Unit/year - \$1200

Target Solutions Annual Maintenance fee - \$395

Target Solutions Onetime setup fee - \$1500 waived if contract signed by 12/31/2019

Total Proposed - \$40,205

CITY OF GREEN BAY QUOTE SUMMARY**RFQ #3178****GBMFD Haz-Mat Vehicle**

Dept: Fire	Req #162	VENDOR #1	VENDOR #2
Planholders: 5 Vendors	CC #070-071	FIRE APPARATUS & EQUIPMENT INC	FIRE SERVICE INC
Issued: 9/20/19	Due: 10/21/19	Appleton, WI	St. John, IN
DESCRIPTION	PRICE	PRICE	
Yr/Brand/Model Cab & Chassis Quoted:	2020 Pierce Arrow XT	2020 E-ONE Typhoon Chassis	
Yr/Brand/Model Body Quoted:	2020 Pierce HDR	2020 E-ONE SS Rescue Body	
Complete unit price FOB delivered to City of Green Bay:	\$ 841,142.00	\$ 861,373.00	
Lead Time:	13.5 to 14.5 months	365 Days after approval of design	

Recommendation: Award to the most responsive, responsible vendor Fire Service, Inc. (E-One). for \$861,373. Although Fire Apparatus & Equipment Inc. (Pierce) has a lower cost, this vendor took several exceptions to the GBMFD specifications for this apparatus. Most significantly, Pierce does not offer a three step corrosion protection process for the frame and crossmembers of the vehicle, as specified in our bid document. We have current Pierce apparatus' that are showing pre-mature corrosion issues due to the lack of protection. Pierce does not offer a frame corrosion warranty. E-One offers a 25 year corrosion perforation frame warranty.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # P.4.

To receive and place on file the report on the cancellation of the City's contract with Adashi for scheduling software for GBMFD.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Purchasing Items 2 & 3



"BETTER BY THE BAY"

Metro Fire Department

David Litton
Fire Chief

November 1, 2019

To: Finance Committee
From: AC Goplin & AC Gibbons, Fire
Ref: Software Changes

The Fire Department is requesting to change software programs currently used for daily staffing and training.

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Total Proposed - \$40,205



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # P.5.

To approve the purchase of staffing, training, and inventory management software from Target Solutions for \$40,205.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Purchasing Items 2 & 3



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Fire Chief

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Total Proposed - \$40,205



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # P.6.

To approve a contract revision for Animal Impound Services.

The Council may convene in closed session pursuant to Section 19.85(1)(e) Wisconsin Statutes for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Council may, thereafter, reconvene in open session pursuant to Section 19.85(2) Wisconsin Statutes to report any actions taken during the closed session and to consider all other matters on the agenda.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # P.7.

To receive and place on file the report of the Claims Committee.

The Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CONFIDENTIAL Claims Committee Rpt September October 2019



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # Q.I.

To approve the City deeding 1.09 acres of Fort Howard Park to Jefferson School, contingent upon the Law Department review and approval of the documents and the approval of the 25-year Keller School trail easement from the Green Bay Area Public School District.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Fort Howard Park



GREEN BAY PARKS, RECREATION,
AND FORESTRY DEPARTMENT

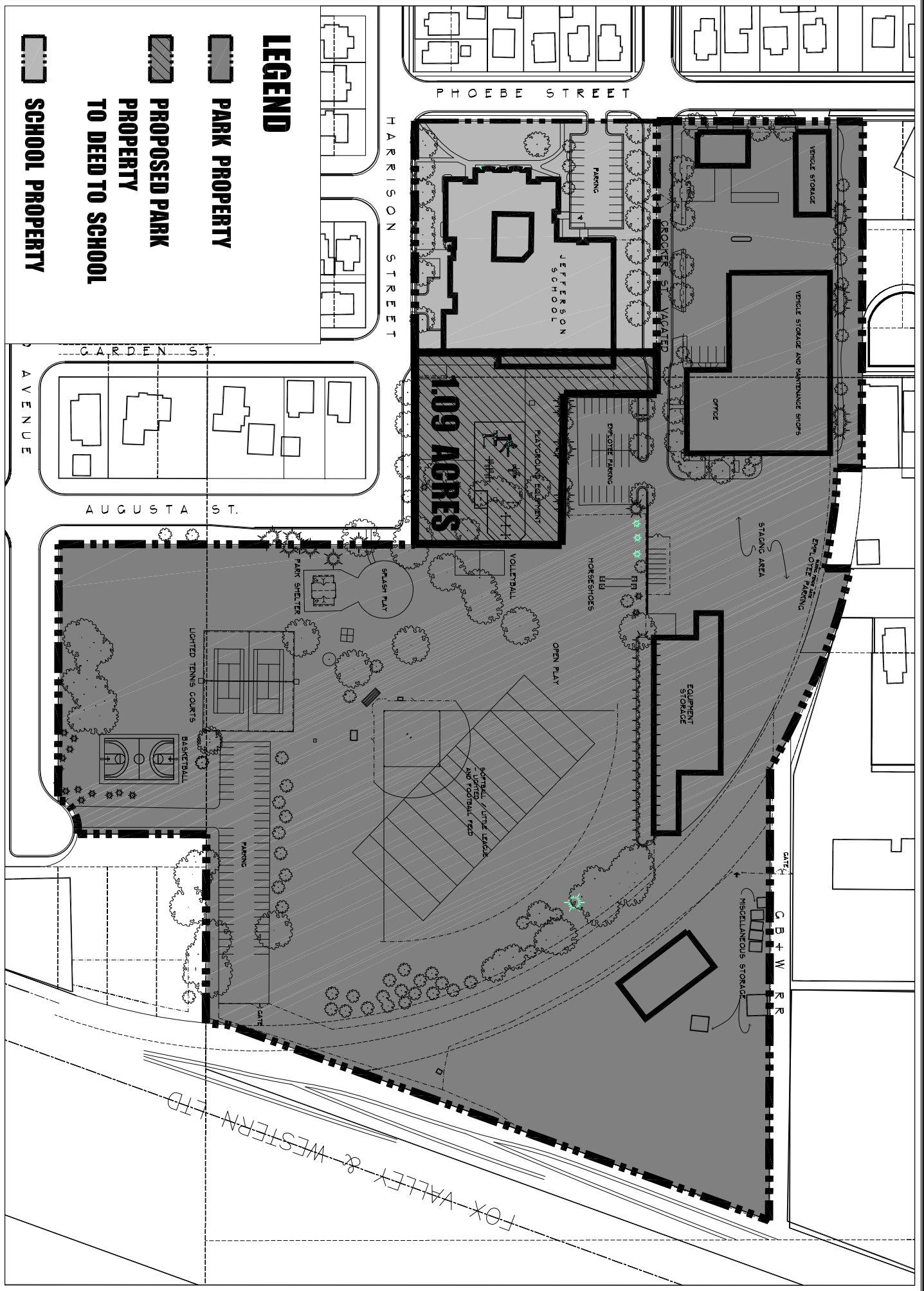
FORT HOWARD PARK / JEFFERSON SCHOOL
PROPOSED PROPERTY MODIFICATIONS



SCALE: 1"=150'
0 75 150'

DATE DRAWN: NOV 2017
LAST REVISION: NOV 2018
PAGE 1 OF 1
FOR_119

- LEGEND**
- PARK PROPERTY
 - PROPOSED PARK PROPERTY TO DEED TO SCHOOL
 - SCHOOL PROPERTY





Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # Q.2.

To approve the City entering into a 25-year trail easement agreement with the Green Bay Area Public School District at Keller School, contingent upon the Law Department review and approval of the easement documents.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Hellen Keller
2. City Trail Map - 8.5x11
3. Howard Trail Map - 8.5x11
4. Proposed West Side Trail Map



GREEN BAY PARKS, RECREATION,
AND FORESTRY DEPARTMENT

HELLEN KELLER PARK / SCHOOL
PROPOSED TRAIL EASEMENT



SCALE: 1"=100'-0"
0 25 50 100'

DATE DRAWN: JANUARY 1993
LAST REVISION: NOV 2019

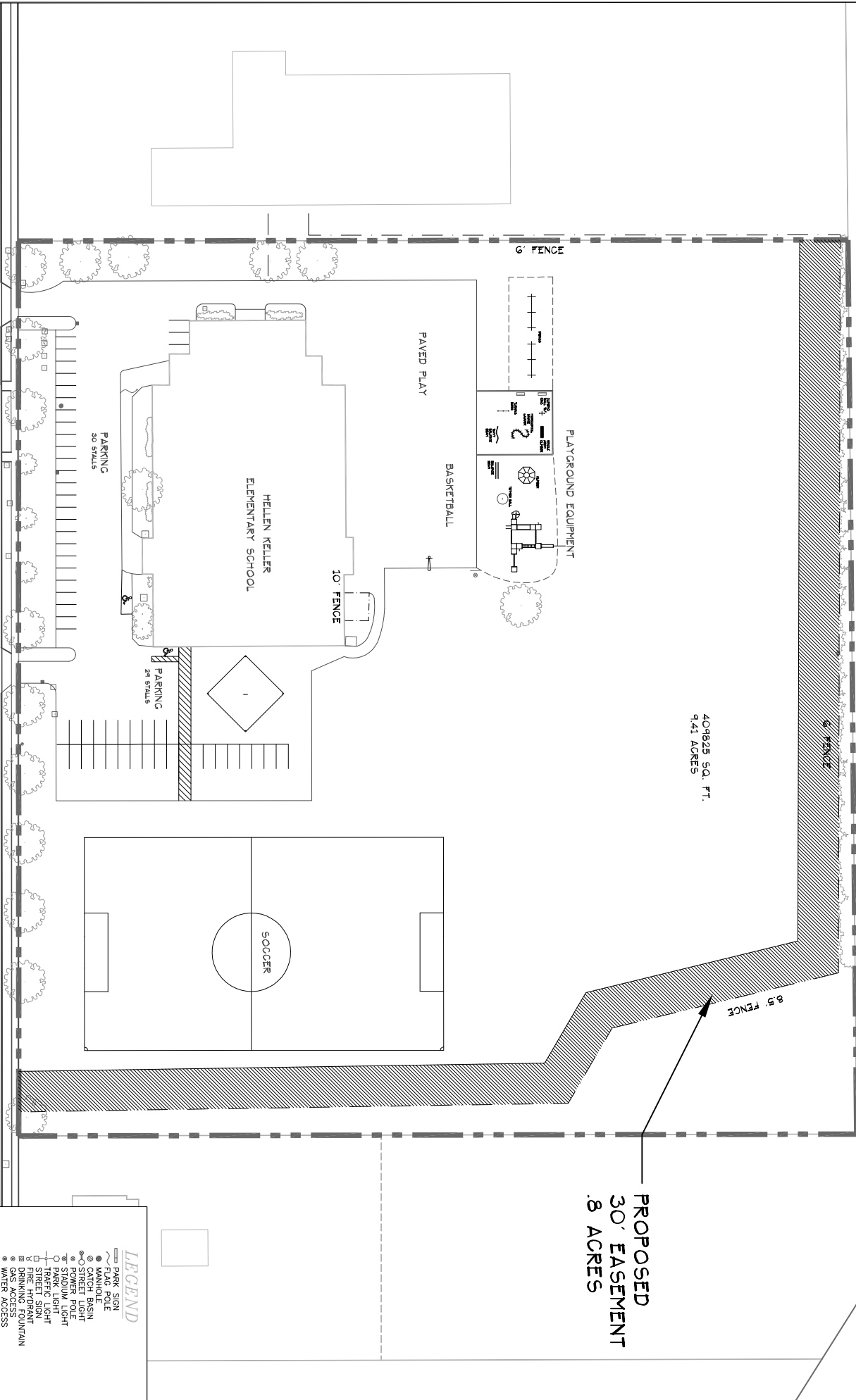
PAGE 1 OF 1
KEL_TRAIL

AREA=9.36 ACRES

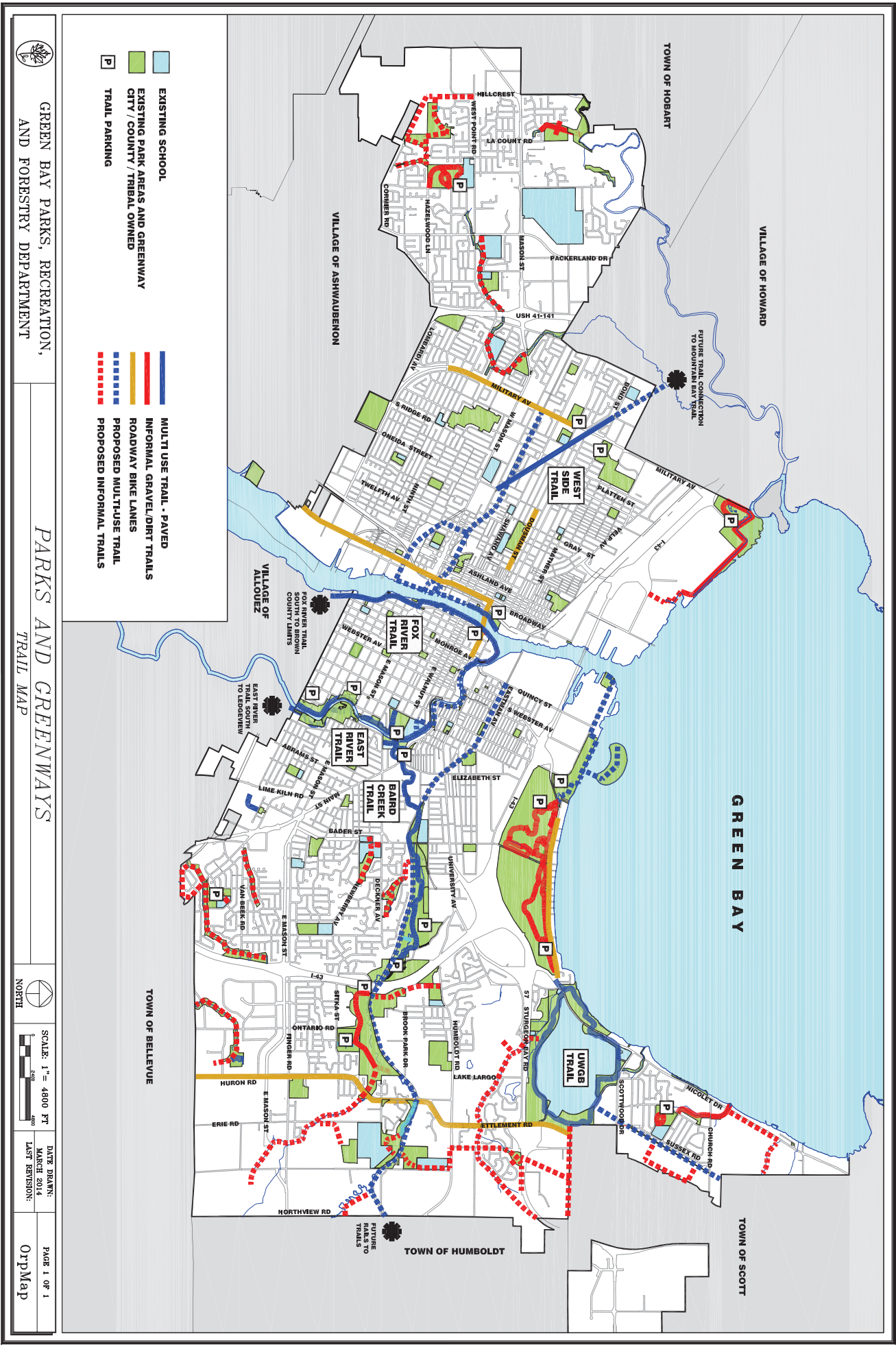
- LEGEND**
- PARK SIGN
 - MANHOLE
 - CATCH BASIN
 - STREET LIGHT
 - STADIUM LIGHT
 - PARK LIGHT
 - TRAFFIC LIGHT
 - PARK FOUNTAIN
 - DRINKING FOUNTAIN
 - WATER ACCESS
 - ELECTRICAL ACCESS
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB BED

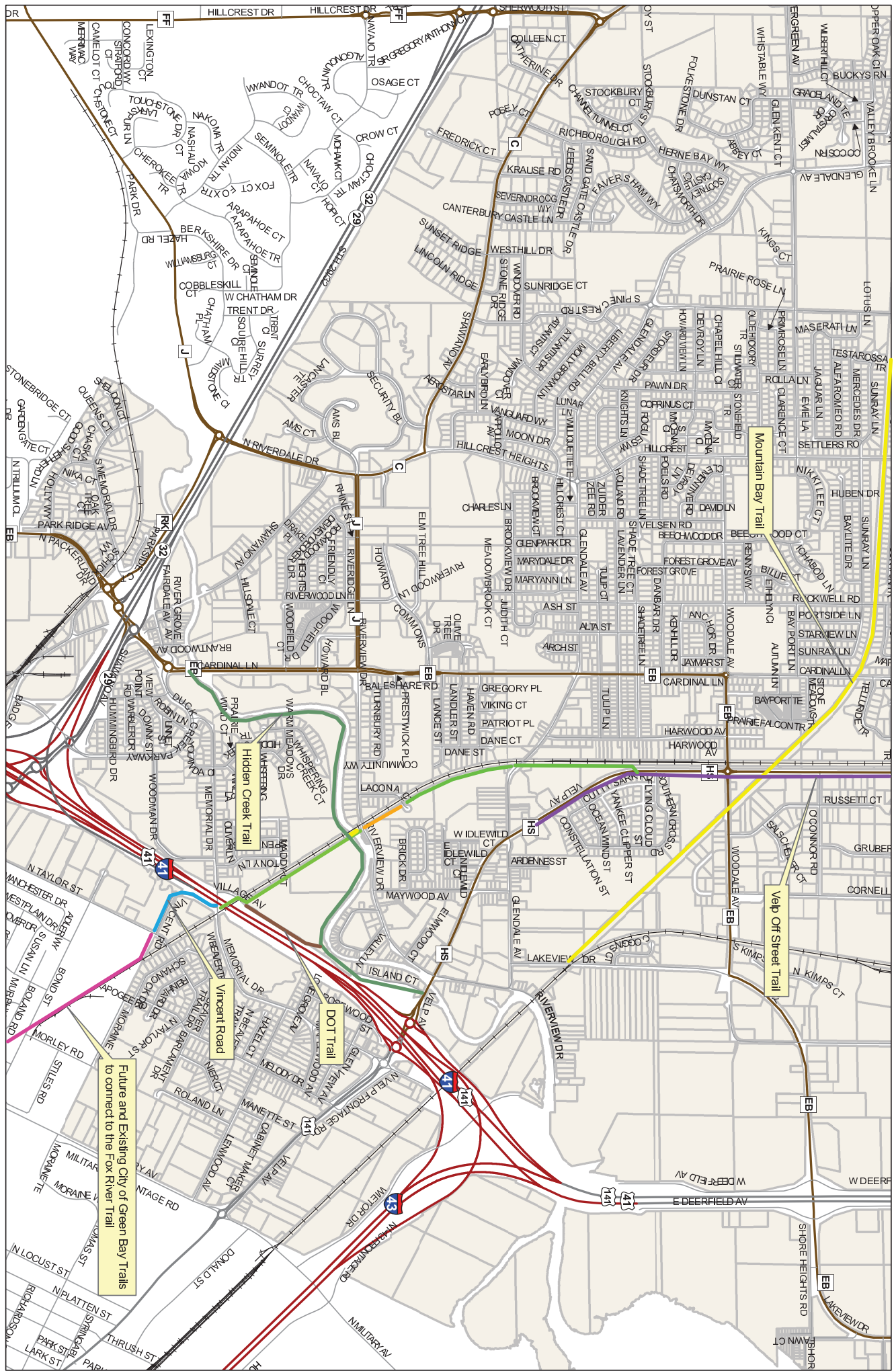
BOND

STREET



PROPOSED
30' EASEMENT
.8 ACRES







Part of Brown County WI

Map printed on 11/12/2019

1:4,800
1 inch = 400 feet*
1 inch = 0.0758 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level



Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

✓ "hooks" indicate parcel ownership crosses a line

SC-190-2 Parcel ID Number
 2880257 Document Number
 0.814 AC Area of parcel
 279.8' Line Distance
 3547 Address

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



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



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

MEETING DATE

November 19, 2019

PREPARED BY

Kevin J. Vonck, CED Director

AGENDA ITEM # R.2.

To refer to staff to work with property owners and analyze current and future land use regarding the 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

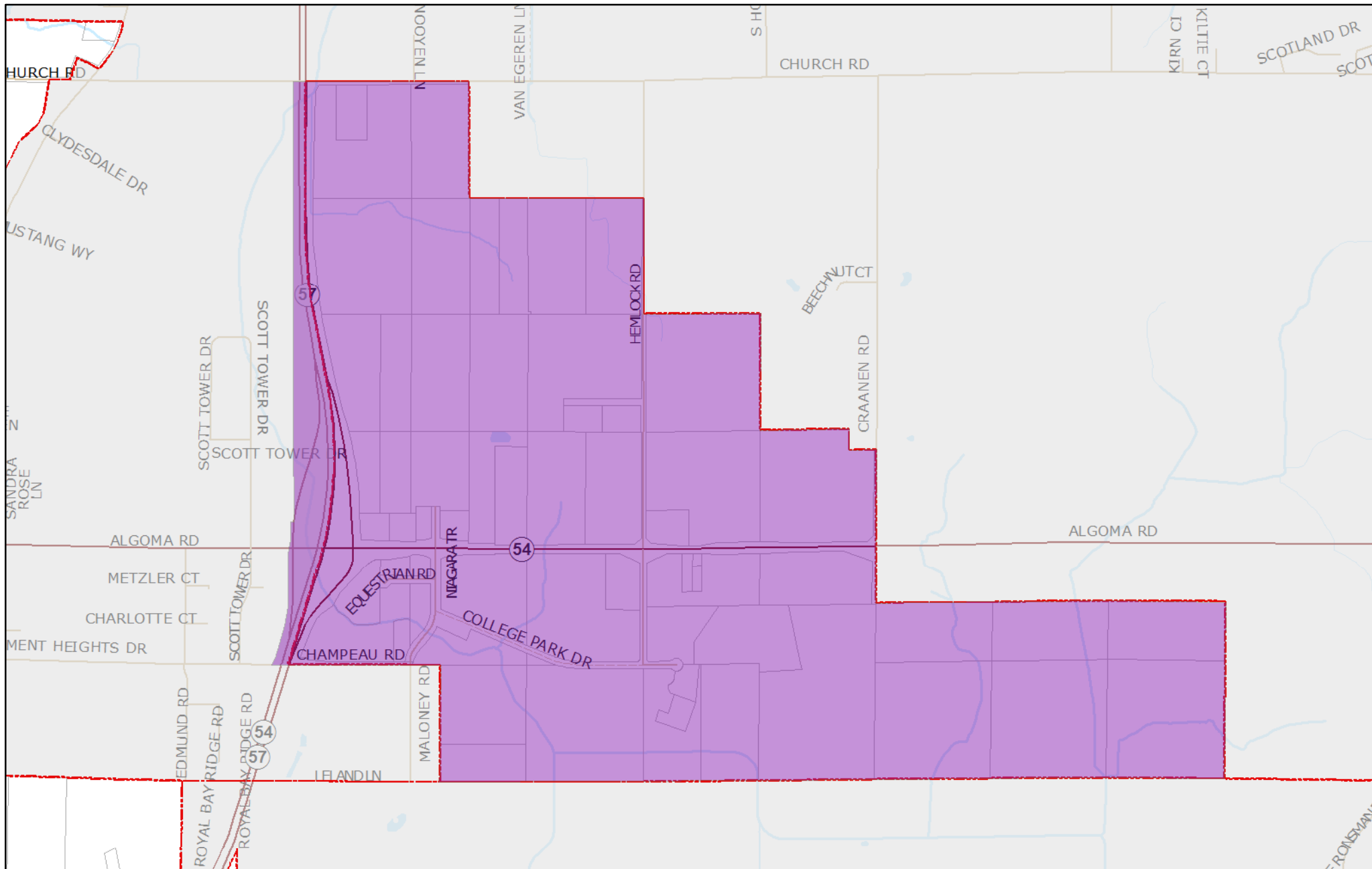
To be discussed at meeting.

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.

Save

Print

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Tab to navigate.

Tax Incremental District Termination

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

Termination of Tax Incremental District (TID) # 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 19, 2019

PREPARED BY

Wendy Townsend, Economic
Coordinator

AGENDA ITEM # R.3.

To advance the project for Merge and adopt the resolution and refer to staff the Farmory application for further review for the 2019-2020 Community Development Investment (CDI) Grant.

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

BACKGROUND

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

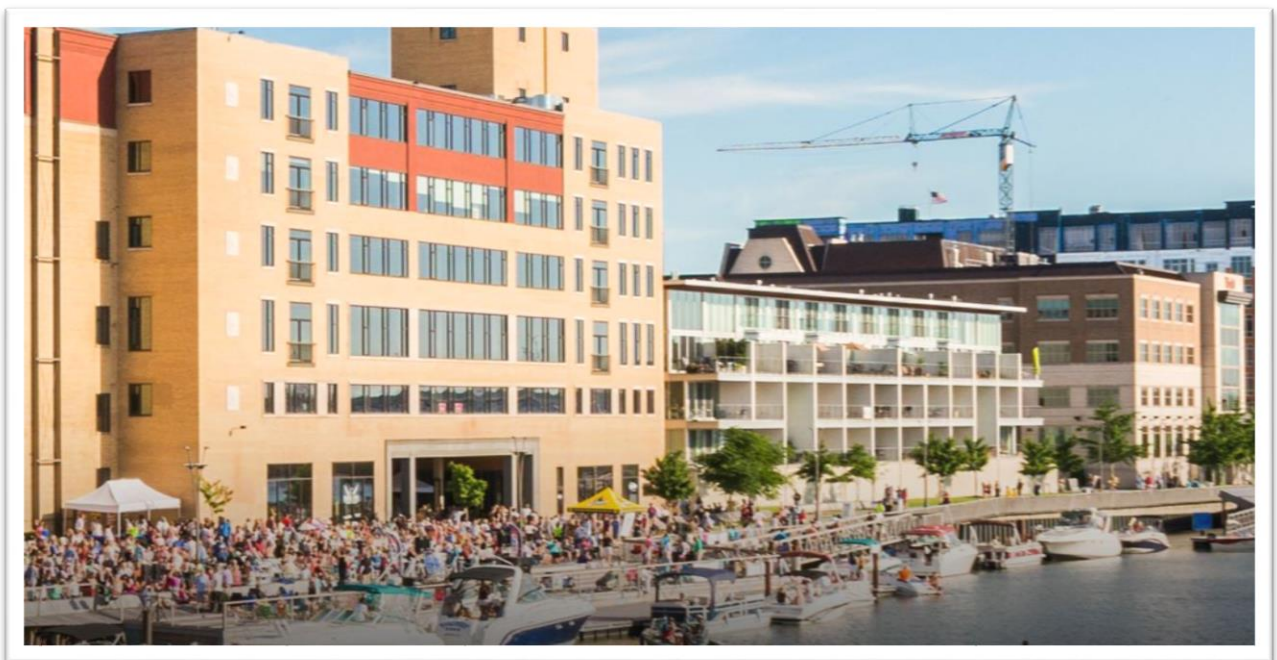
1. RFP-CDI (2)
2. 2019 Draft Farmory Business Plan
3. Merge CDI Grant Application
4. CDI Grant Score Sheet
5. RESOLUTION NOMINATING THE MERGE



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 19, 2019

PREPARED BY

David Buck, Staff, Wendy Townsend,
Economic Coordinator

AGENDA ITEM # R.4.

To hold the I-43 wetland study and business park expansion to the next scheduled Economic Development Authority meeting.

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

BACKGROUND

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

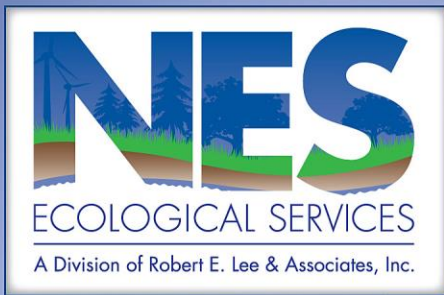
Staff recommends the EDA accept the Wetland Investigation Report and place it on file as well as providing staff direction on the potential for the business center expansion.

FISCAL IMPACT

ATTACHMENTS

- I. 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.

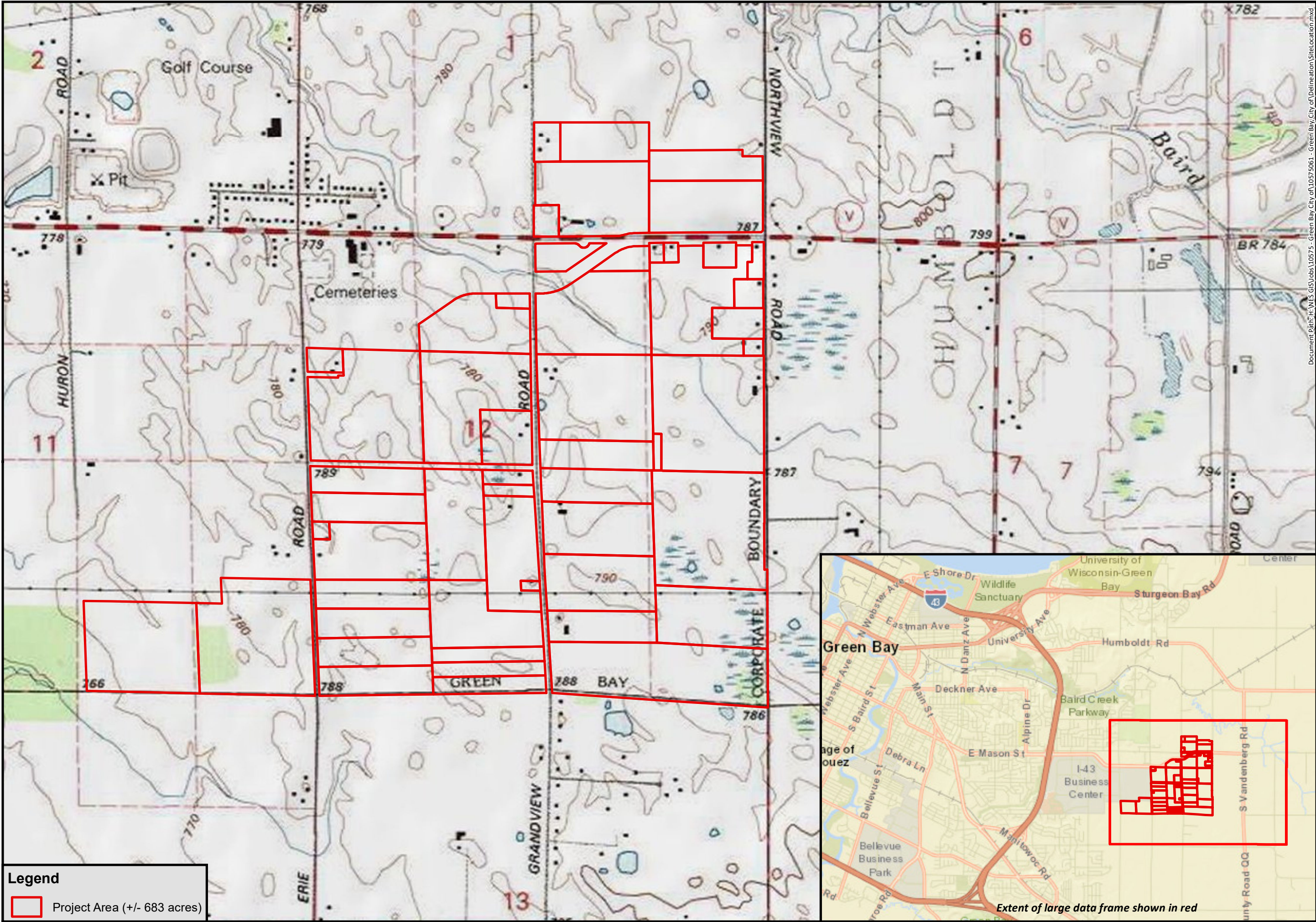
LITERATURE CITED

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A

APPENDIX A

Site Location



Legend

Project Area (+/- 683 acres)

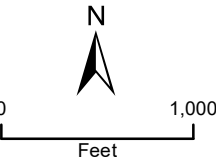


Site Location

6/26/2019

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

Located in part of:
Section 11 & 12, T23N, R21E
City of Green Bay
Brown County
Wisconsin



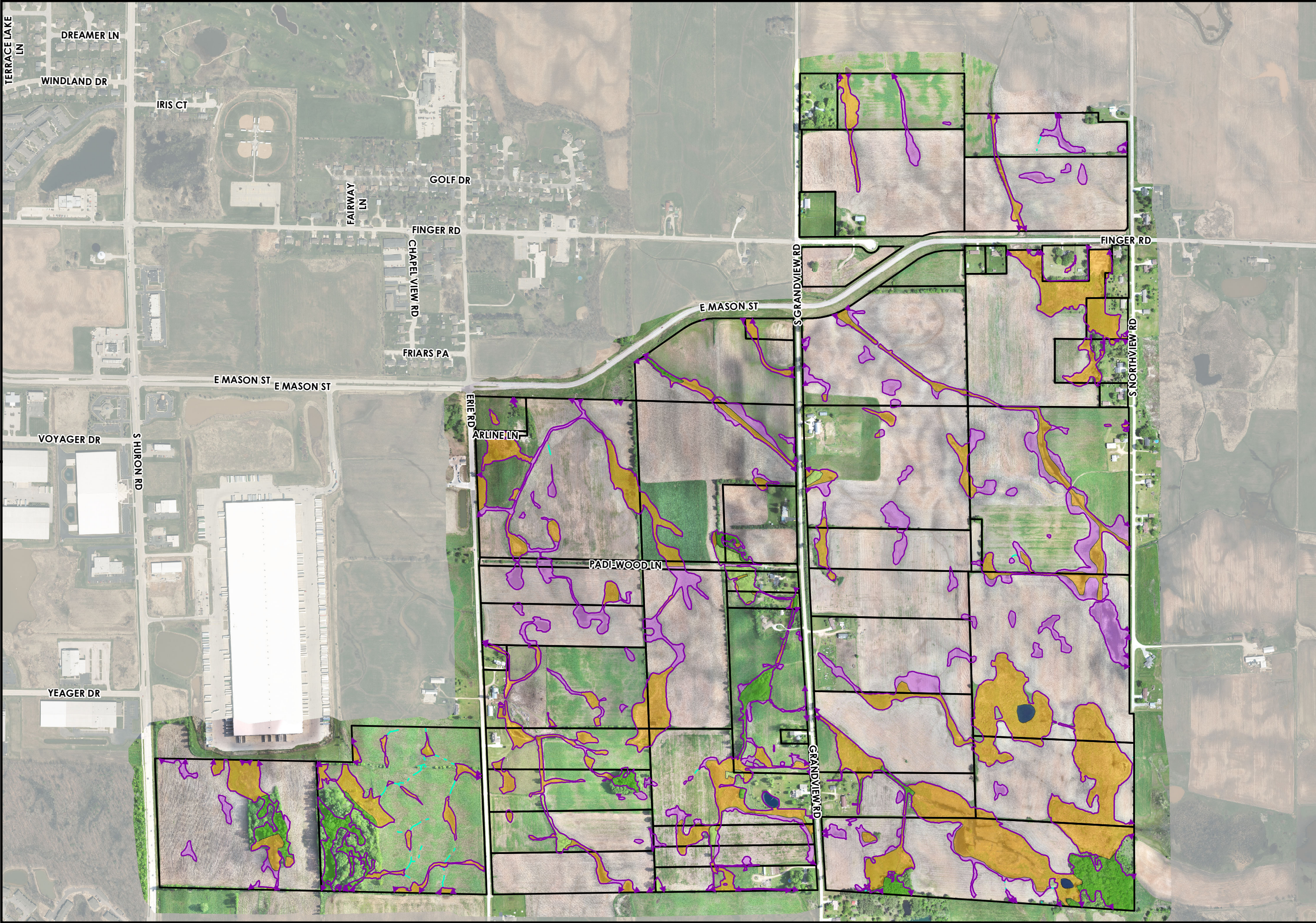
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B

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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Brown County, Wisconsin

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0 160 Feet

OWNER:

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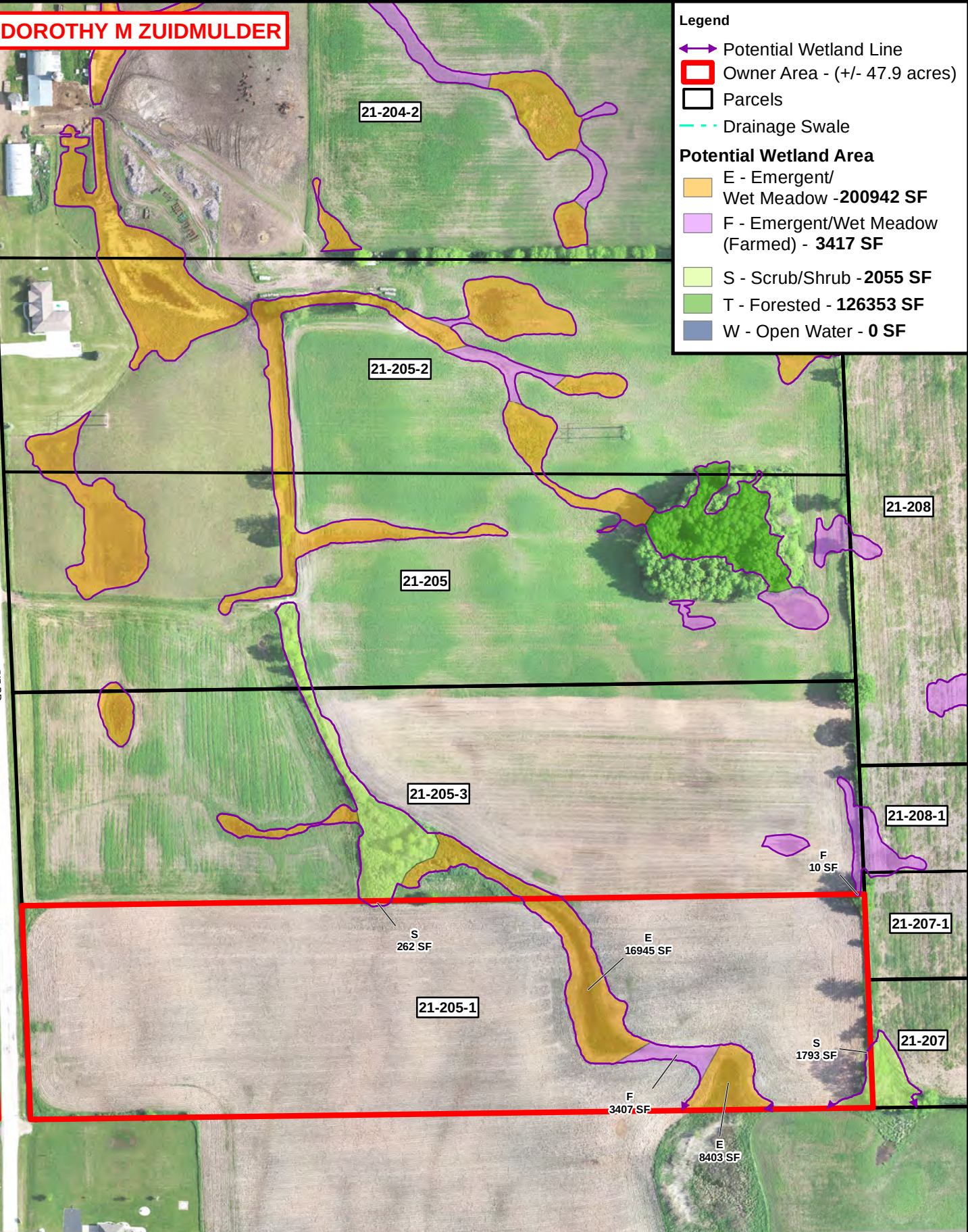
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 Potential Wetland Line
 Owner Area (+/- 47.9 acres)
 Parcels
 Drainage Swale

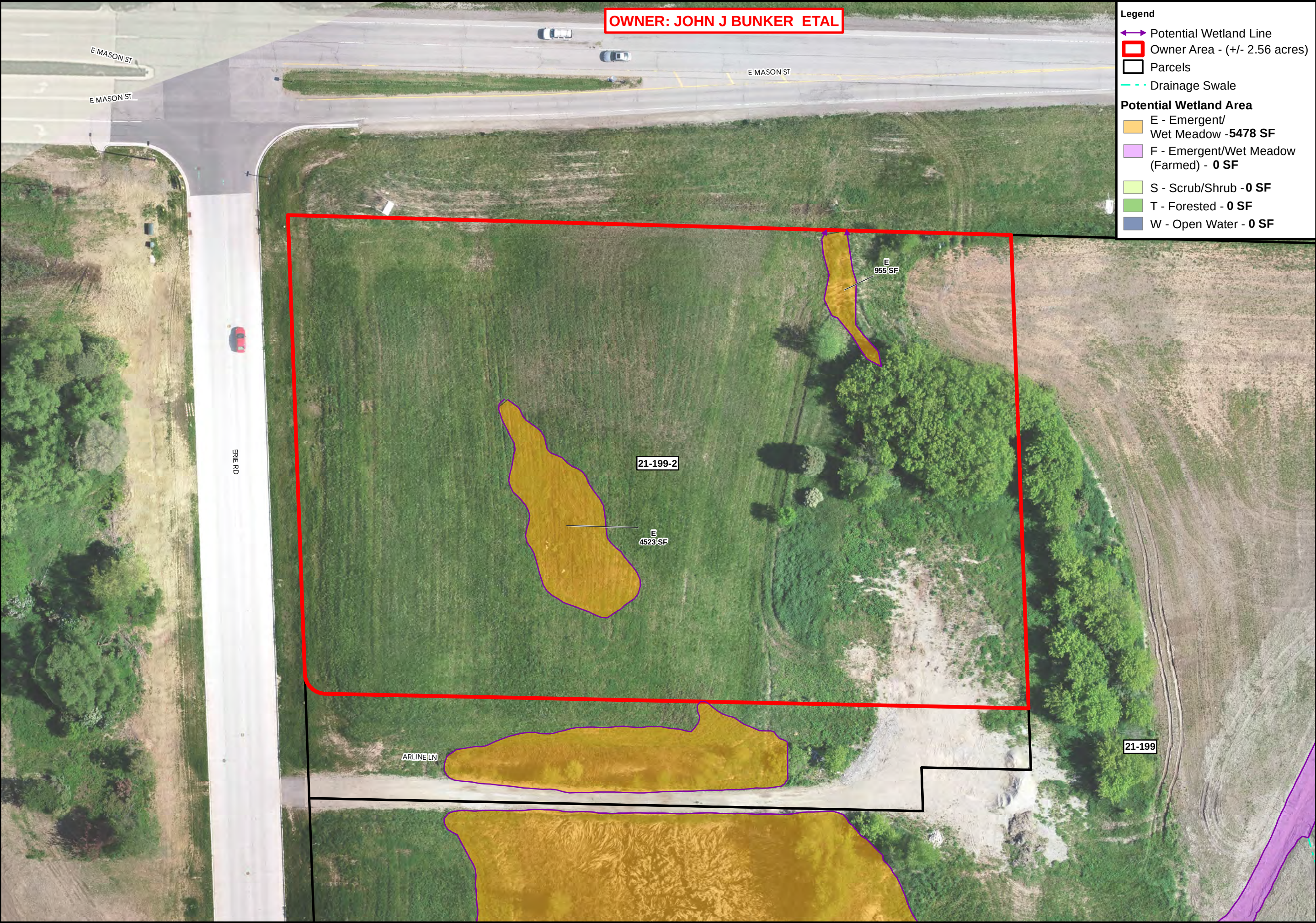
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 Wet Meadow - **200942 SF**
 F - Emergent/Wet Meadow
 (Farmed) - **3417 SF**
 S - Scrub/Shrub - **2055 SF**
 T - Forested - **126353 SF**
 W - Open Water - **0 SF**



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Brown County, Wisconsin

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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**



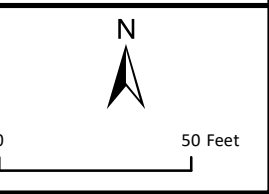
Page 3
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6/28/2019

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

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OWNER: 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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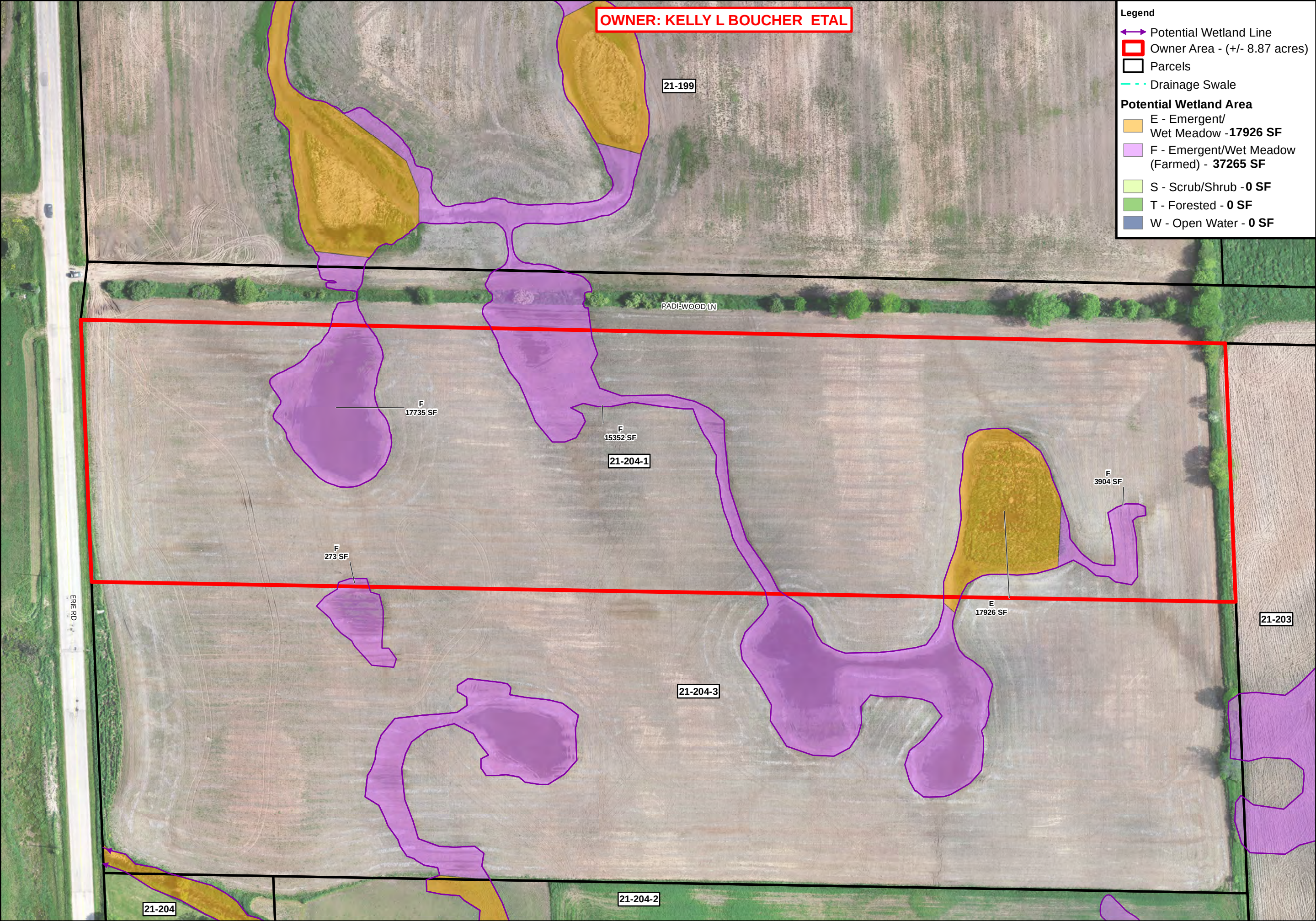
Brown County, Wisconsin

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0 50 Feet



Legend

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

Potential Wetland Area

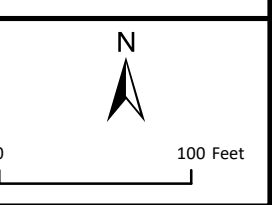
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- F - Emergent/Wet Meadow (Farmed) - **37265 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

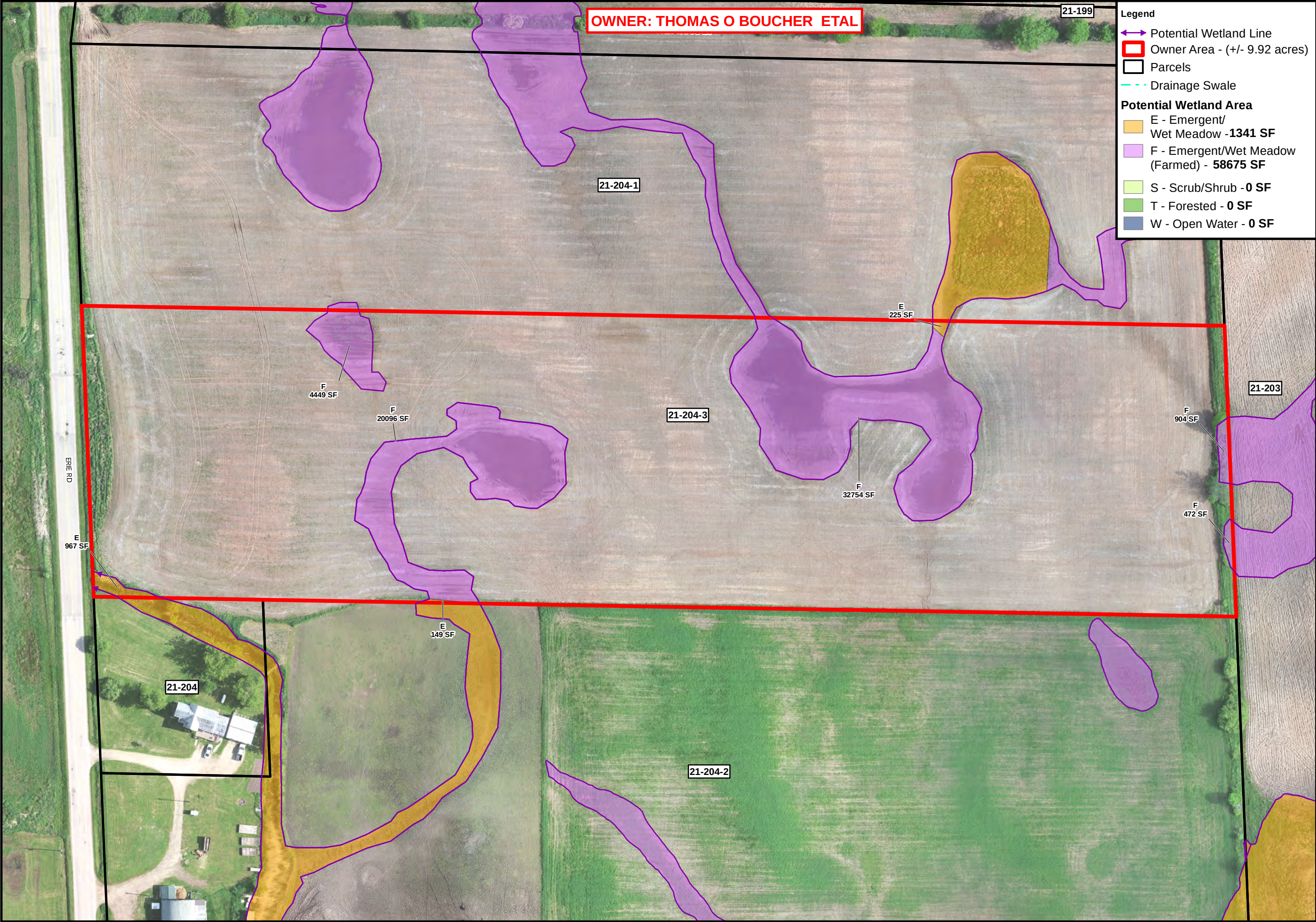


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Preliminary Wetland Investigation
NES Project No. 1057061
City of Green Bay
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OWNER: THOMAS O BOUCHER ETAL

Legend

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

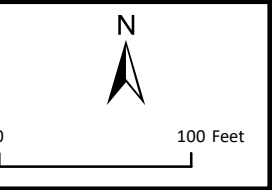
Potential Wetland Area

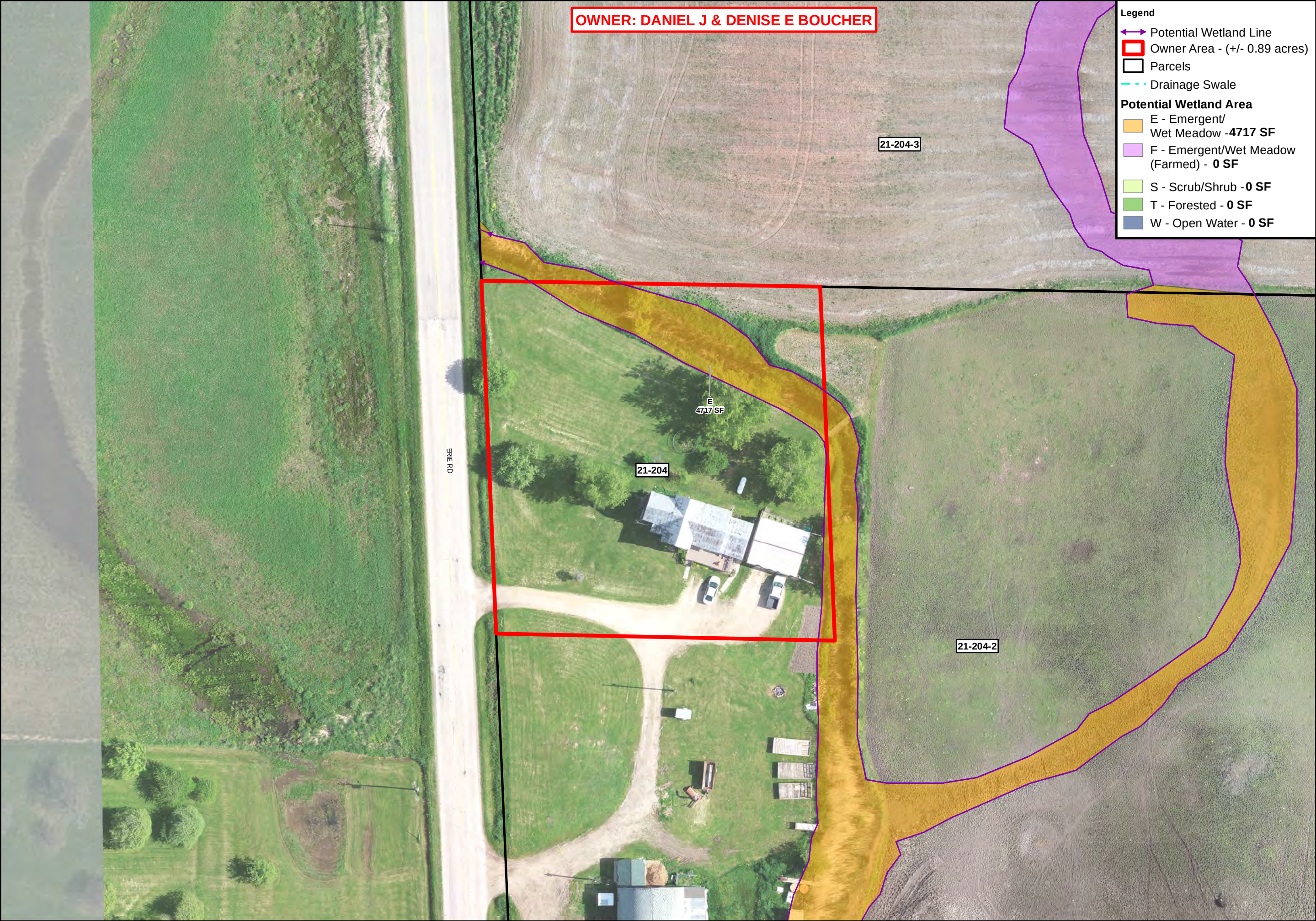
- E - Emergent/ Wet Meadow - **1341 SF**
- F - Emergent/Wet Meadow (Farmed) - **58675 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**



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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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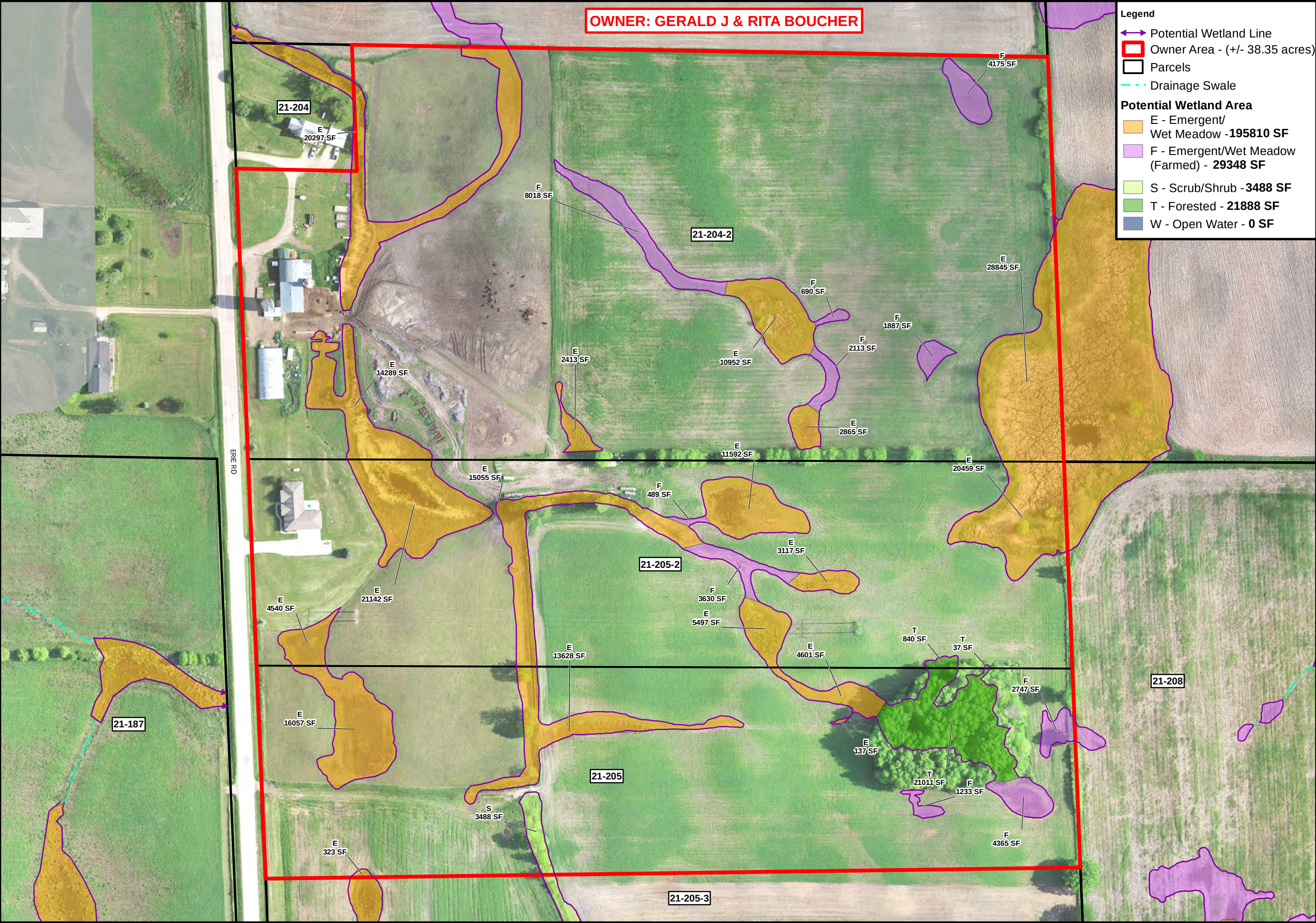
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0 50 Feet



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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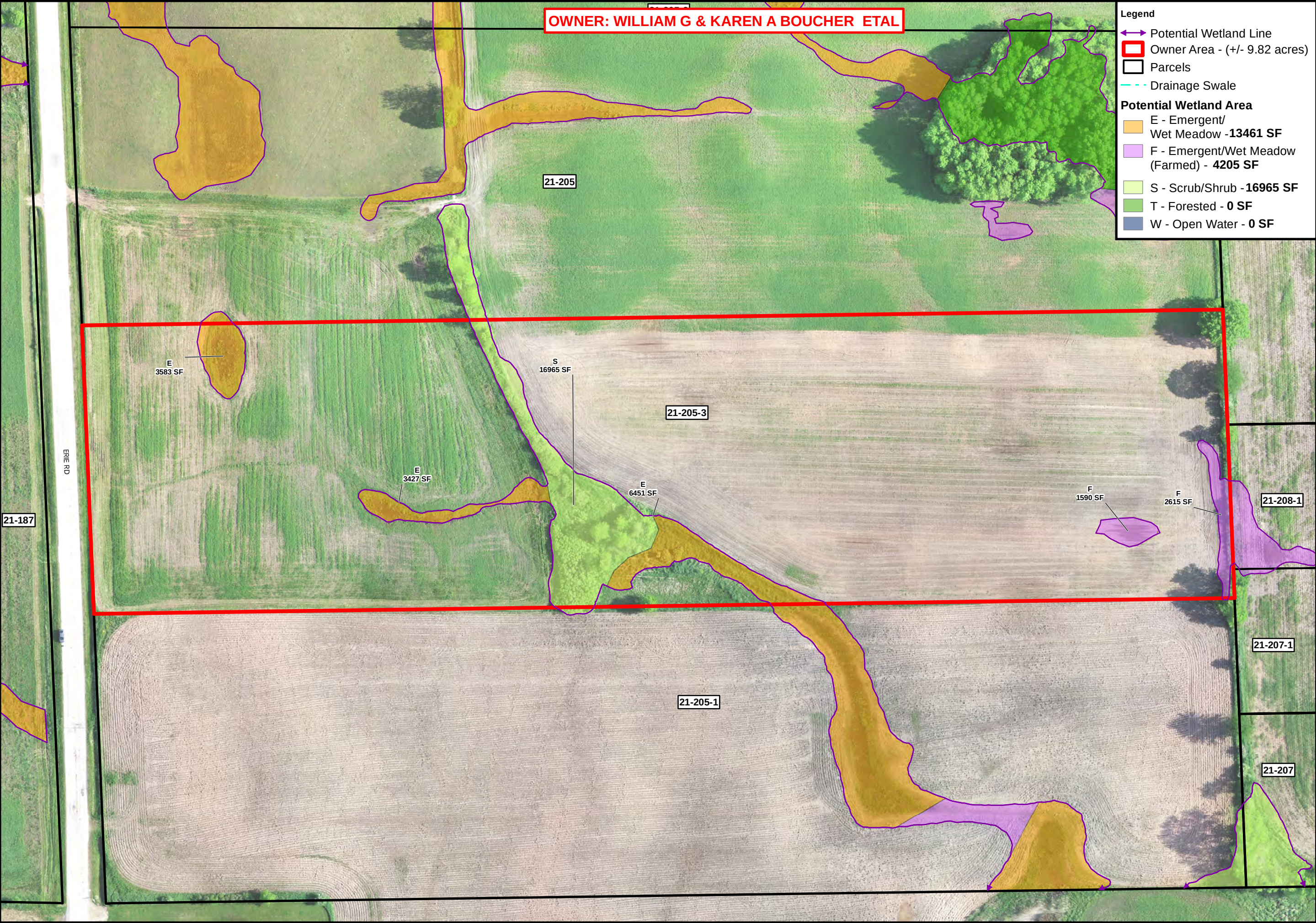
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0 140 Feet



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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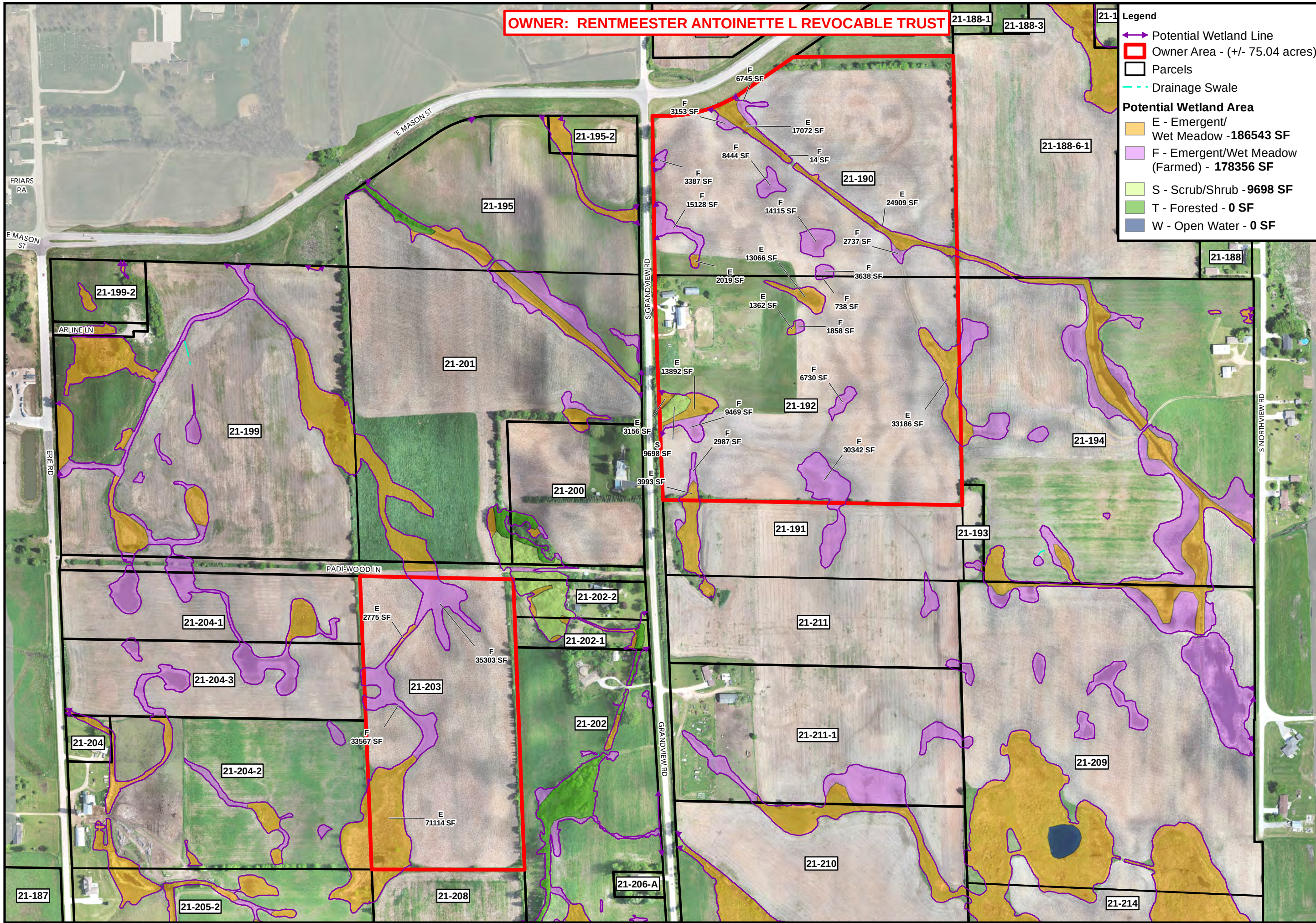
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0 80 Feet



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



Legend

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

Potential Wetland Area

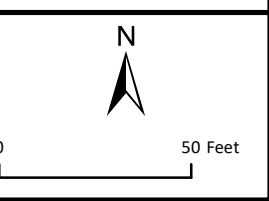
- E - Emergent/Wet Meadow - **9529 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **40099 SF**
- T - Forested - **3512 SF**
- W - Open Water - **0 SF**

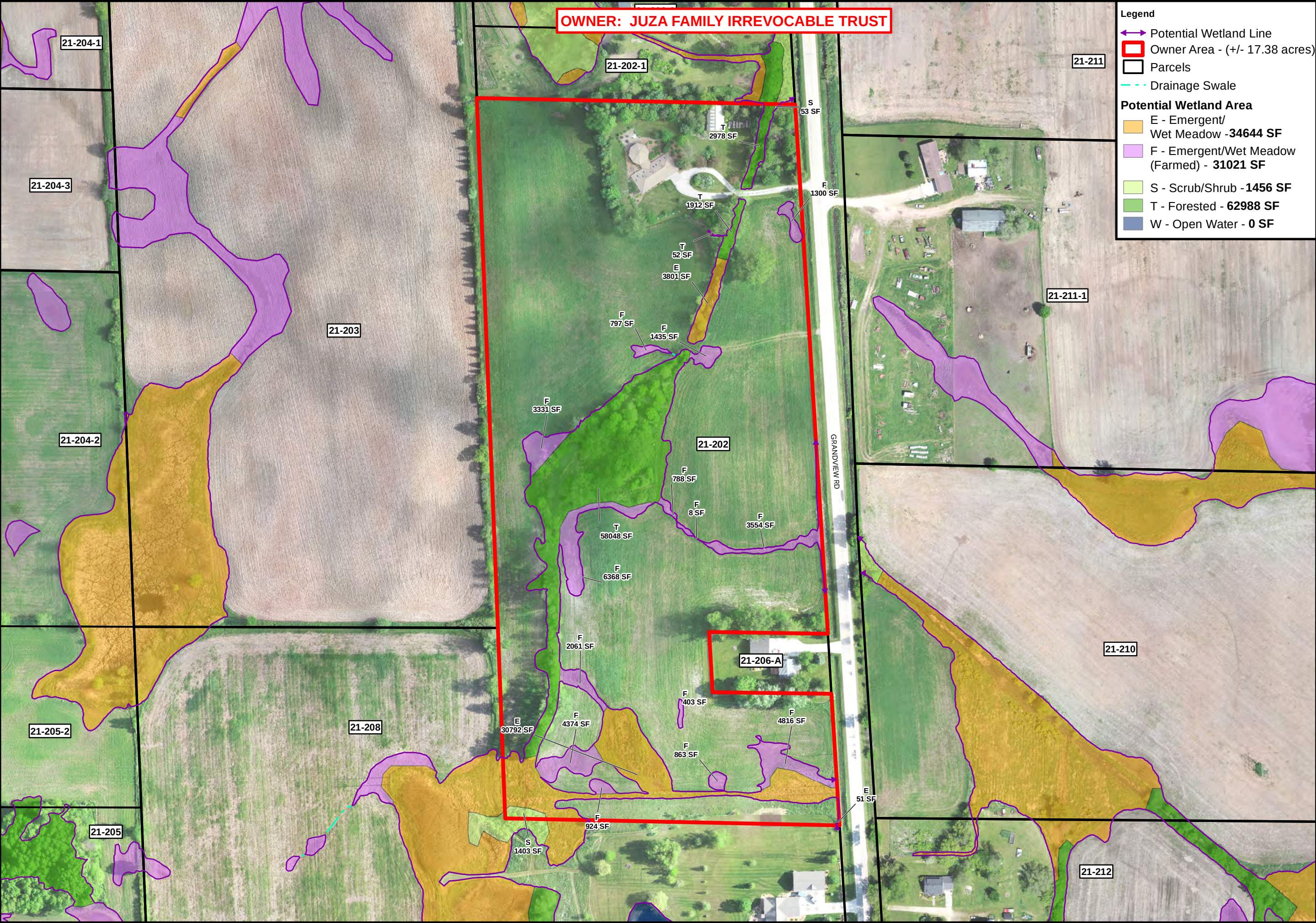


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City of Green Bay
Preliminary Wetland Investigation
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OWNER: JUZA FAMILY IRREVOCABLE TRUST

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**

NES
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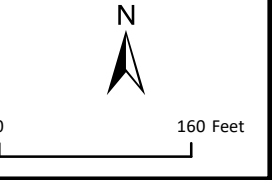
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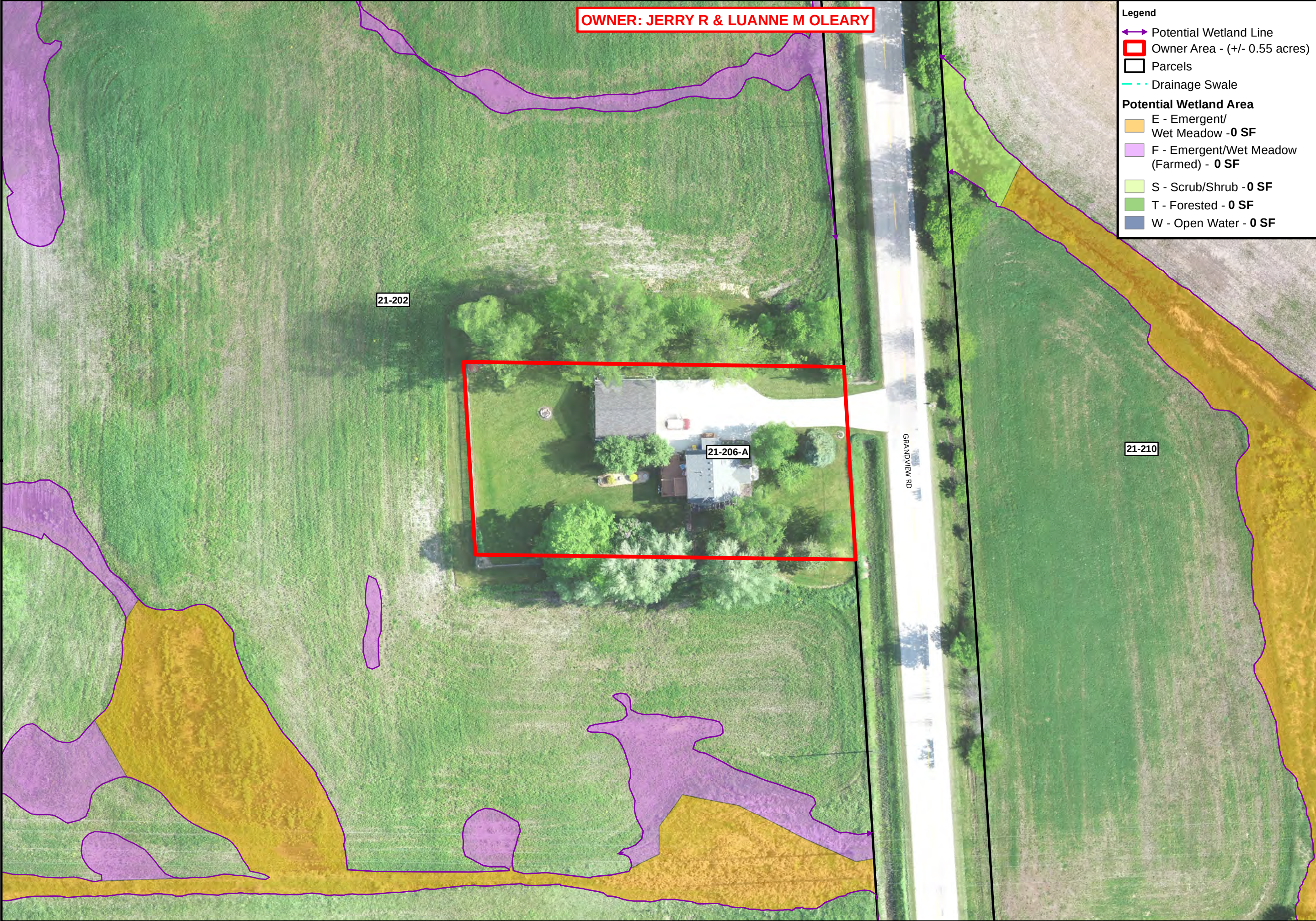
6/28/2019

City of Green Bay
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Brown County, Wisconsin

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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



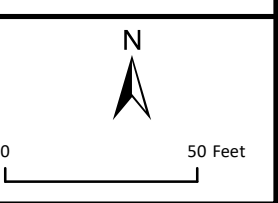
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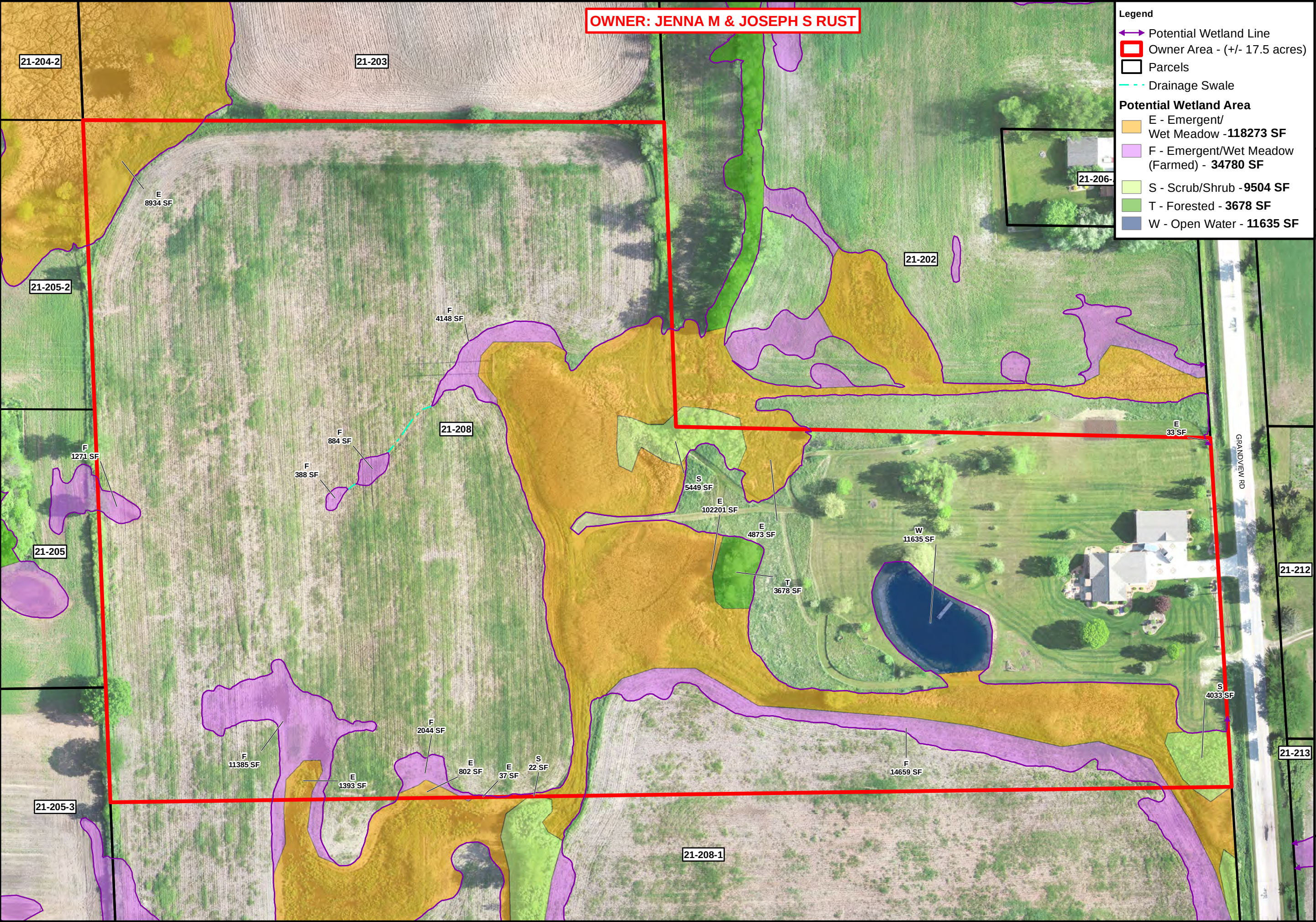
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OWNER: JENNA M & JOSEPH S RUST

Legend

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

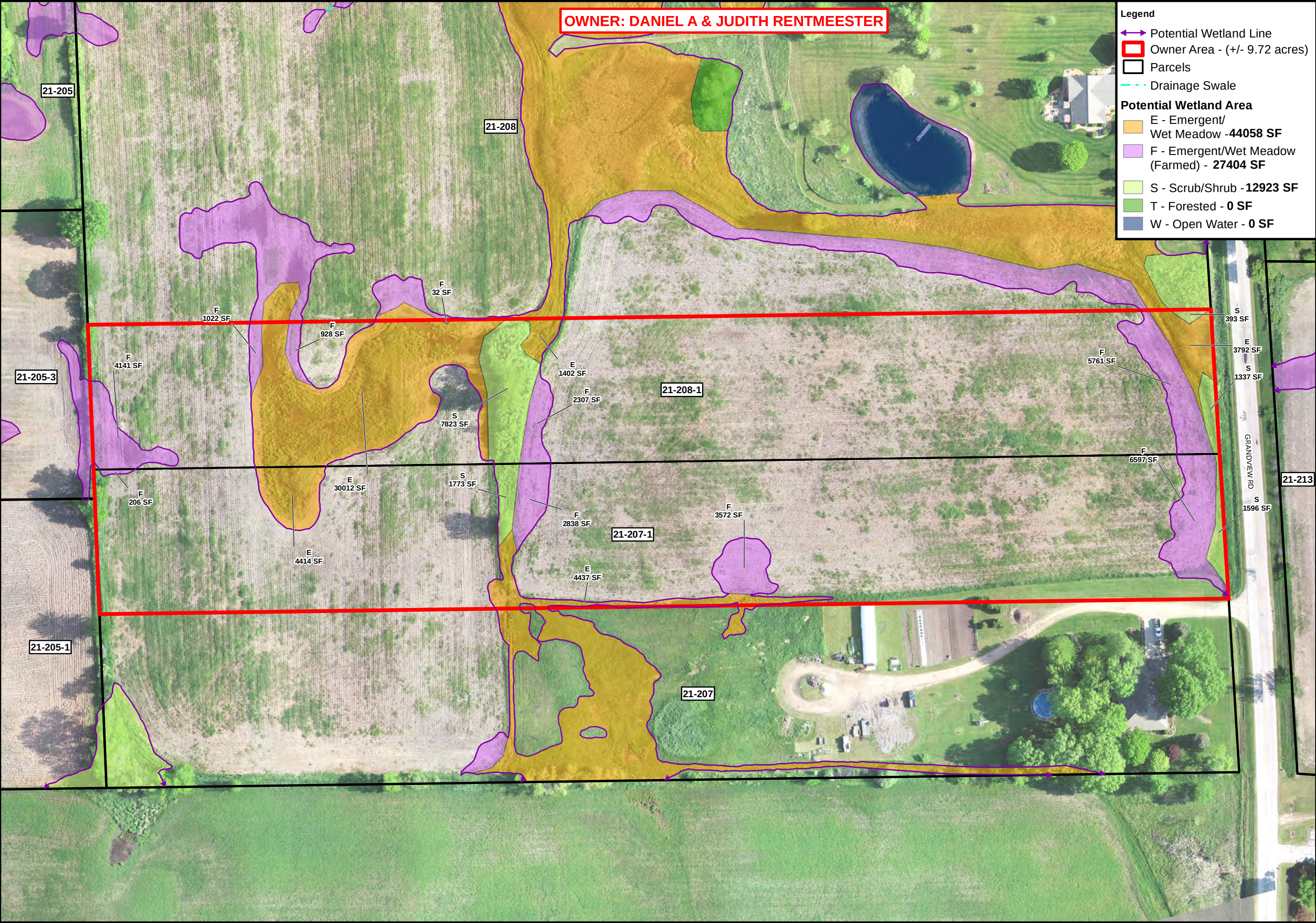
Potential Wetland Area

- 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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OWNER: DANIEL A & JUDITH RENTMEESTER

Legend

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

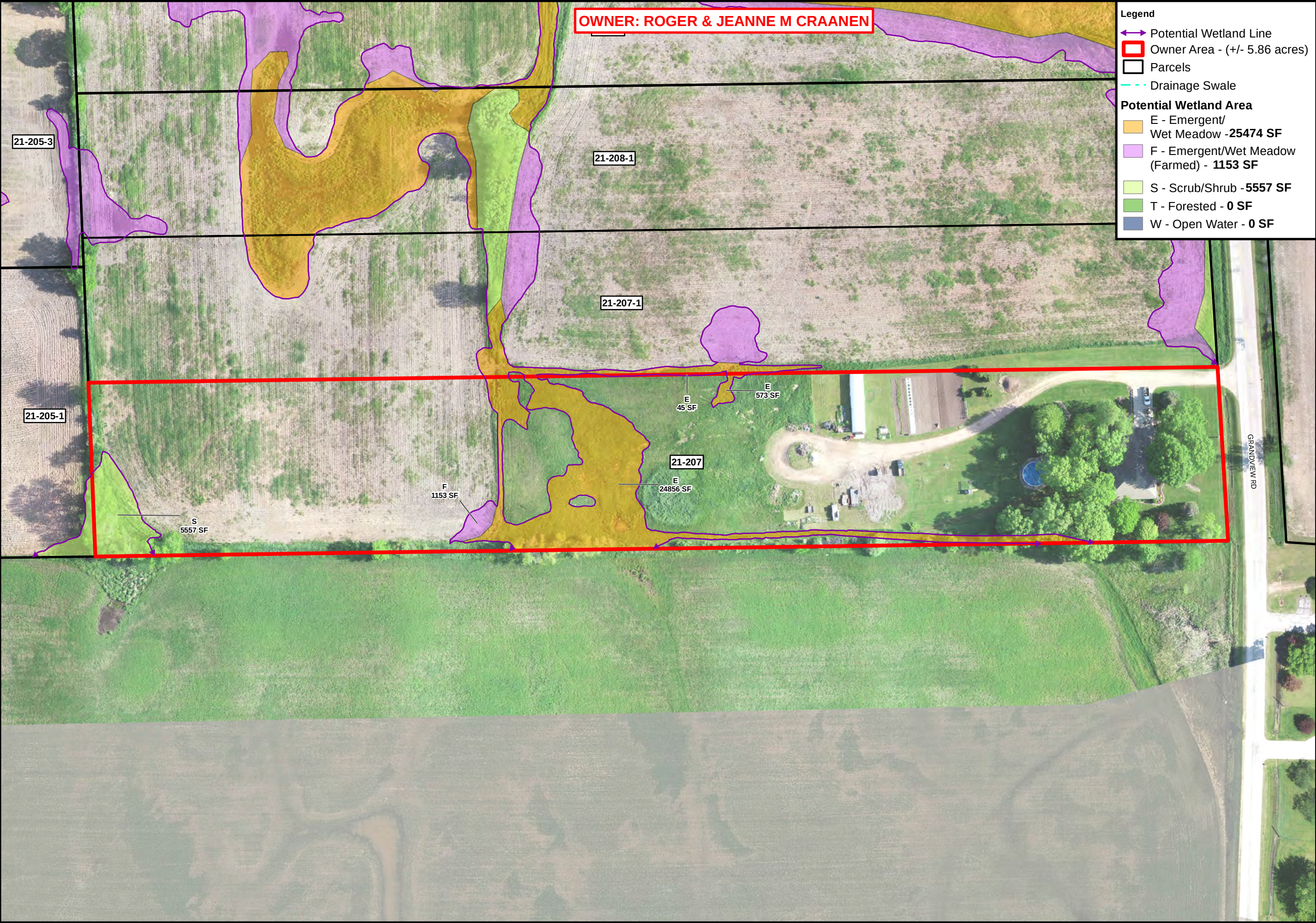
Potential Wetland Area

- 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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Brown County, Wisconsin

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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**



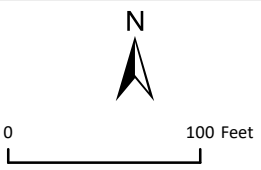
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0 100 Feet



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

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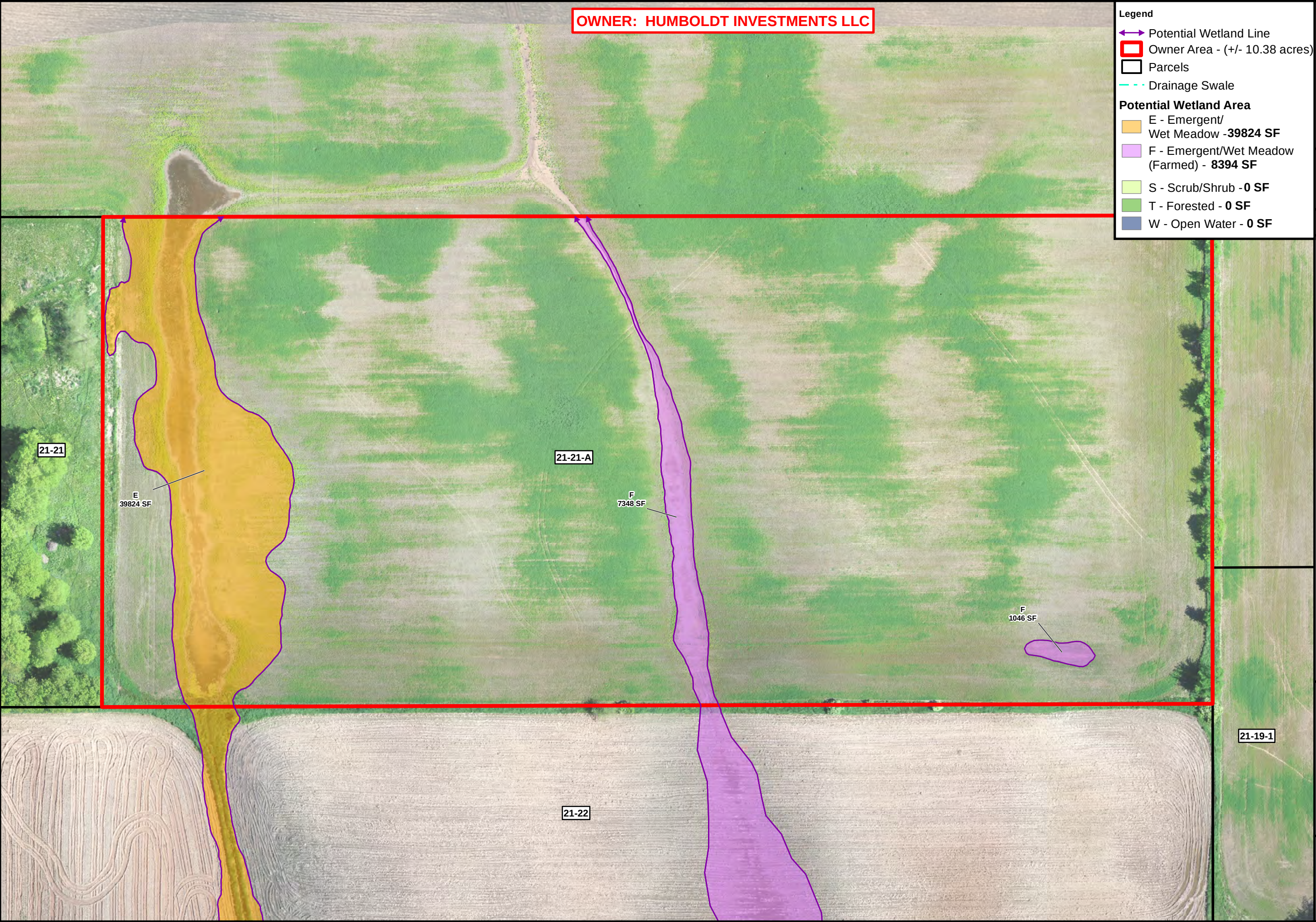
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OWNER: HUMBOLDT INVESTMENTS LLC

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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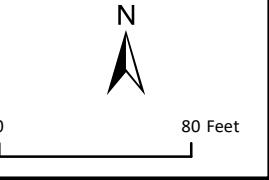
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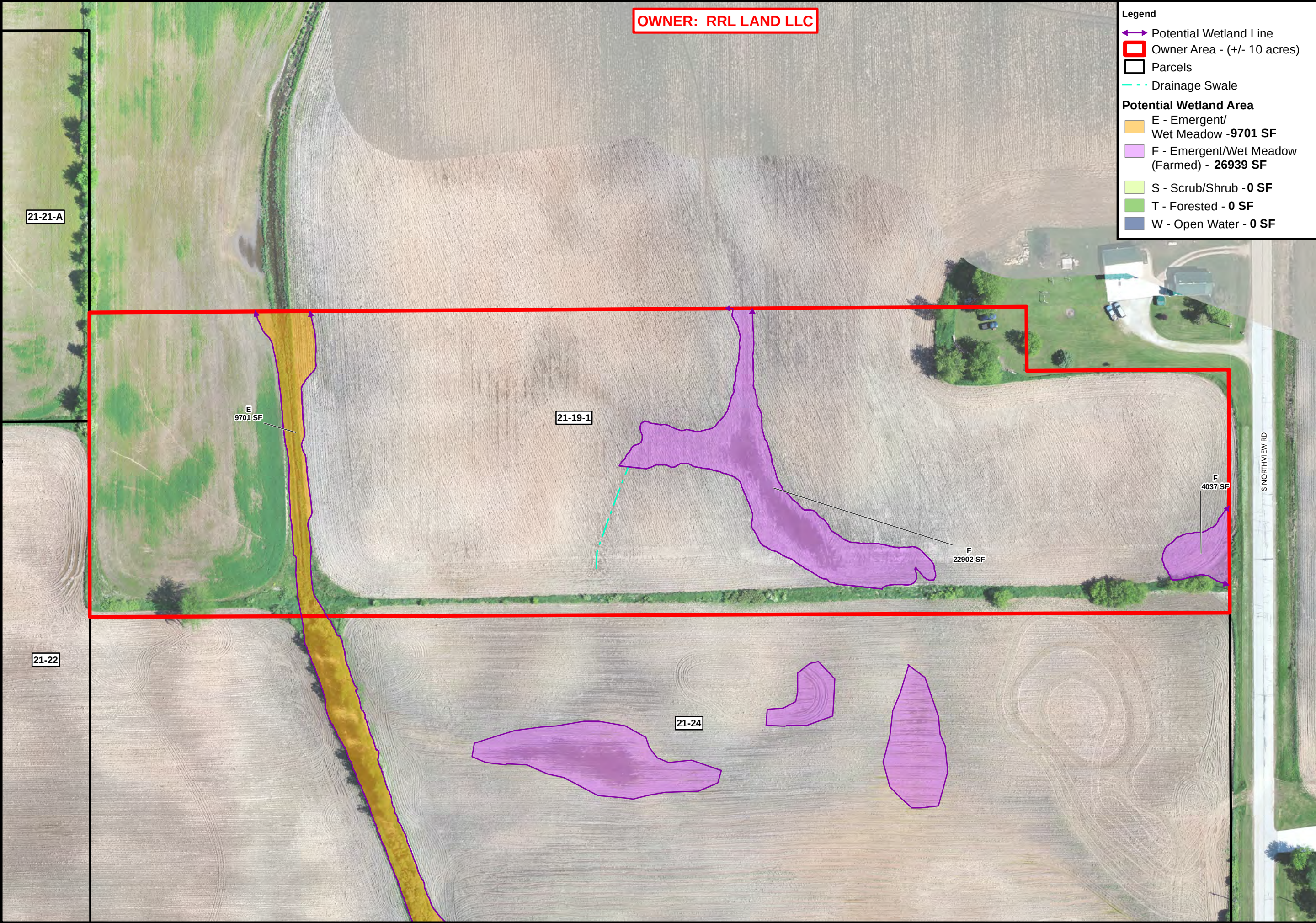
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OWNER: RRL LAND LLC

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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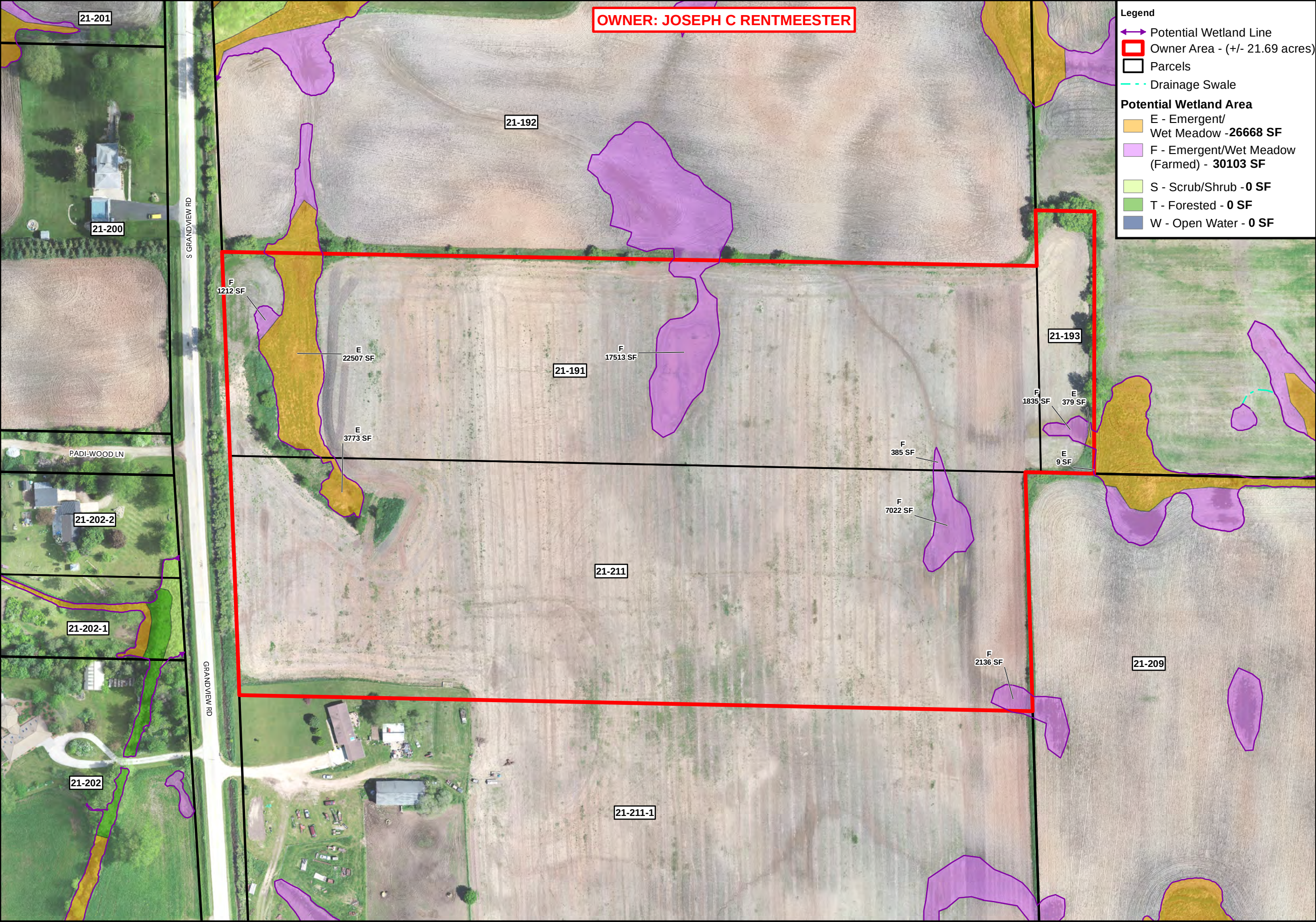
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0 100 Feet



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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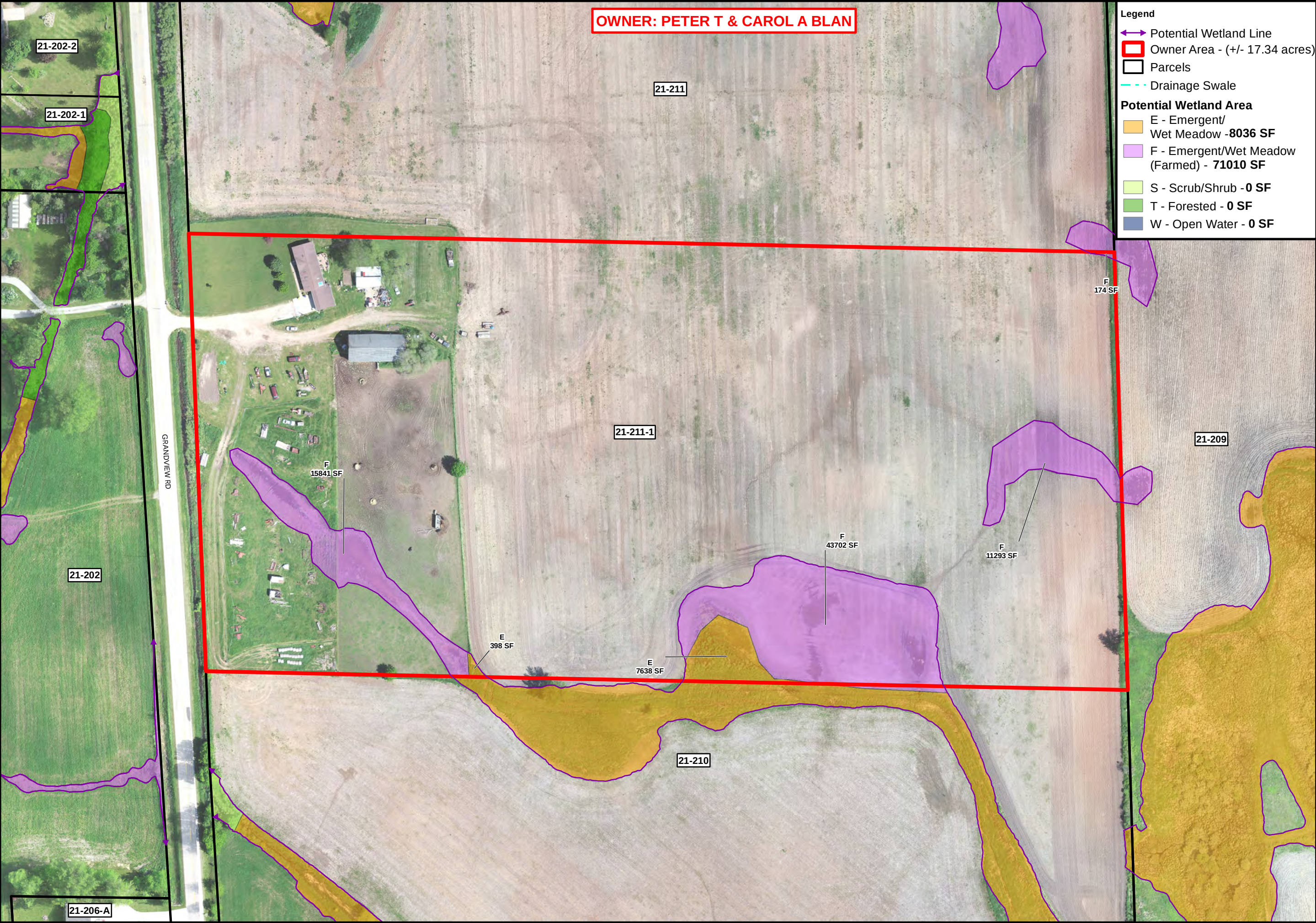
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0 140 Feet



OWNER: PETER T & CAROL A BLAN

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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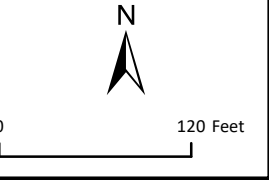
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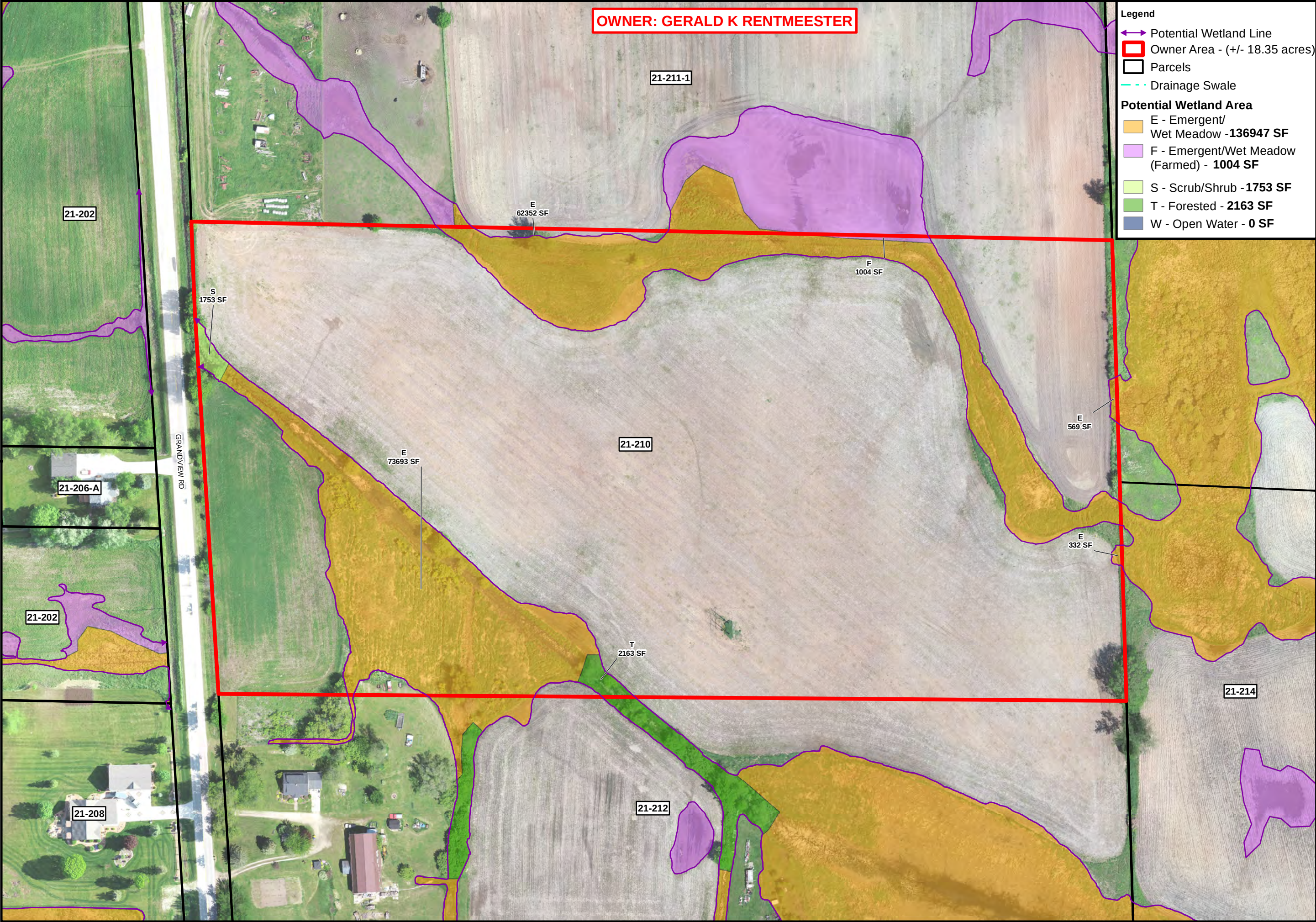
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OWNER: GERALD K RENTMEESTER

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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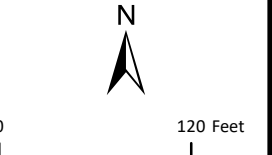
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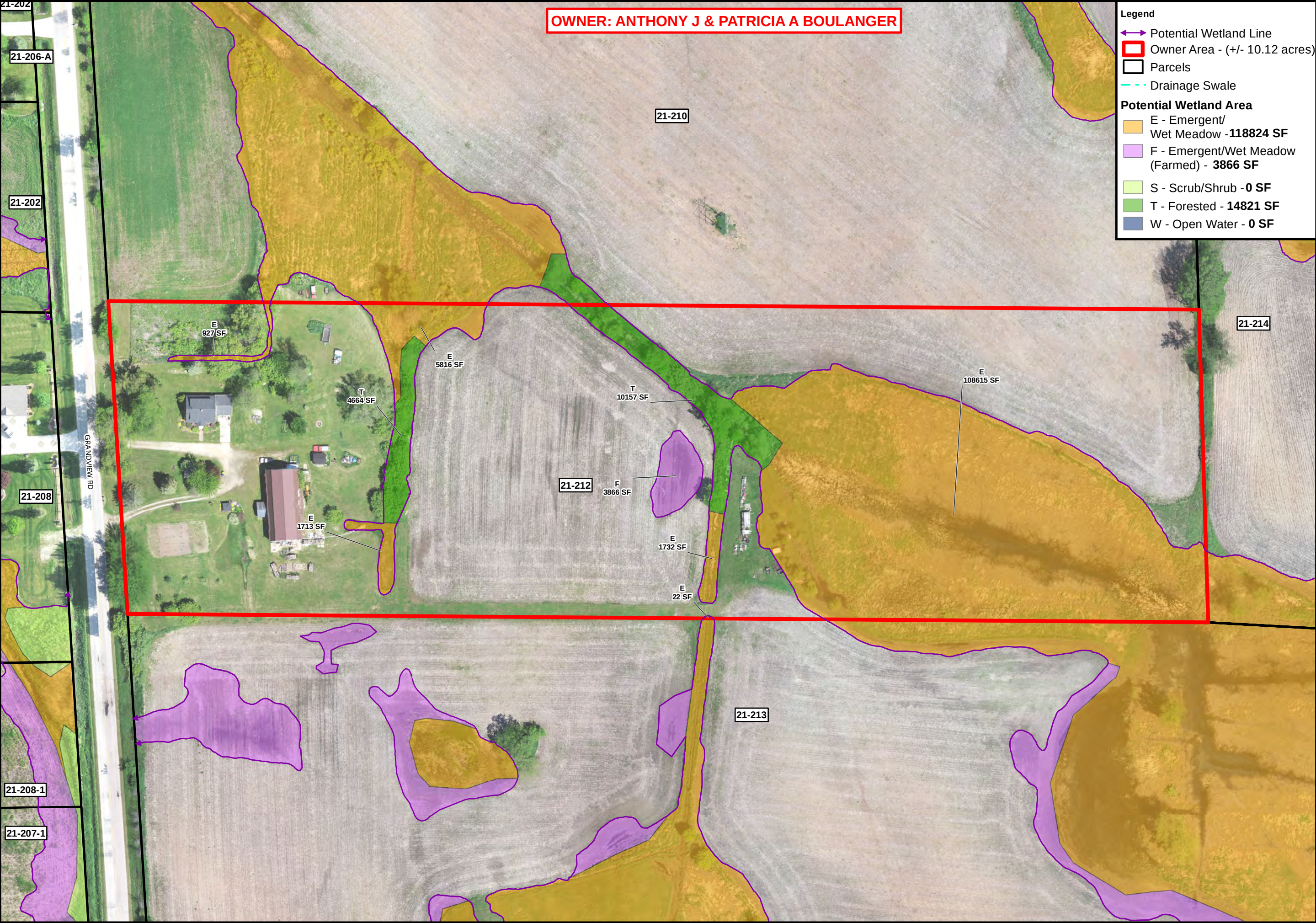
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OWNER: ANTHONY J & PATRICIA A BOULANGER

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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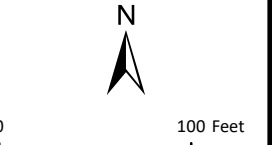
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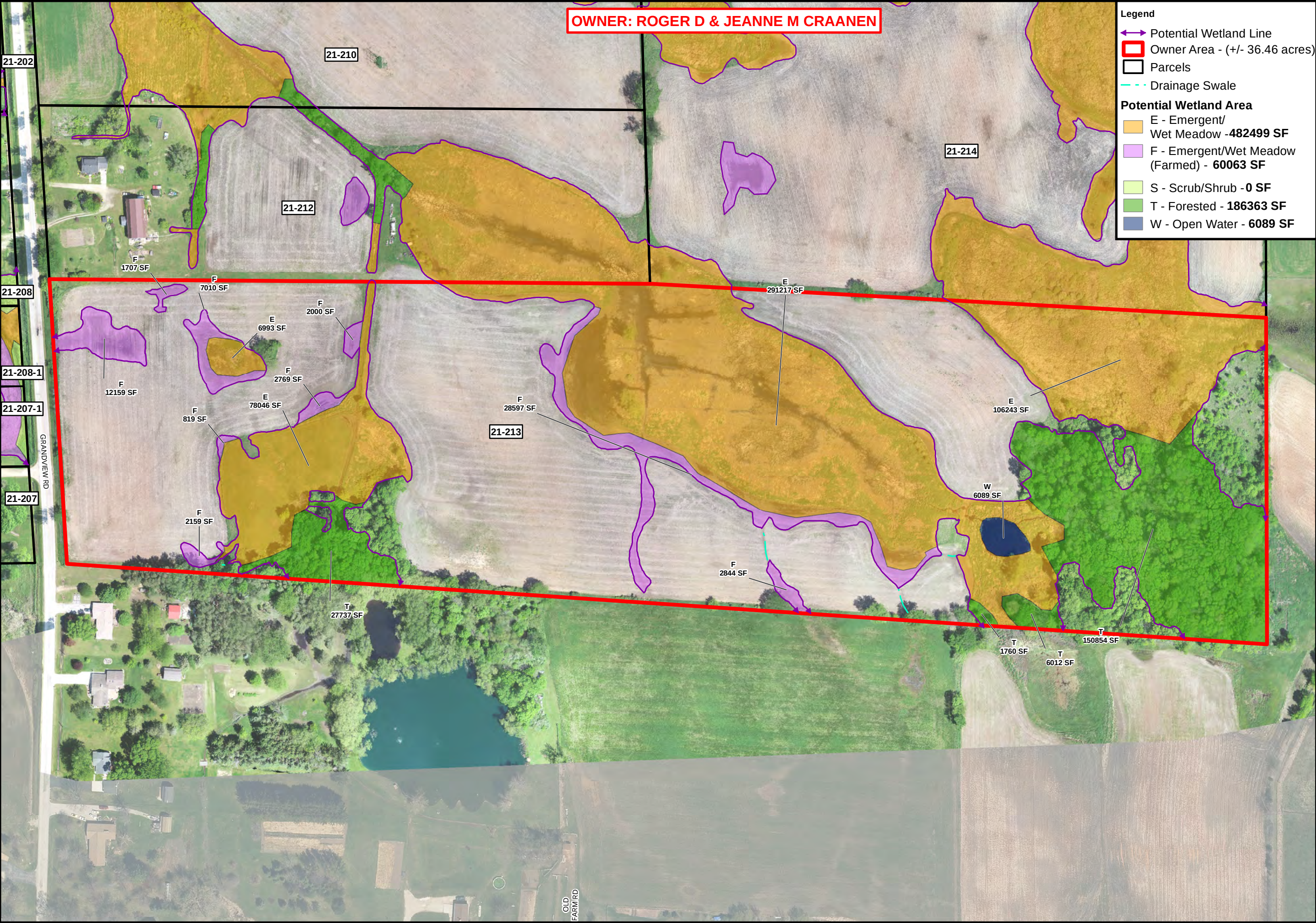
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OWNER: ROGER D & JEANNE M CRAANEN

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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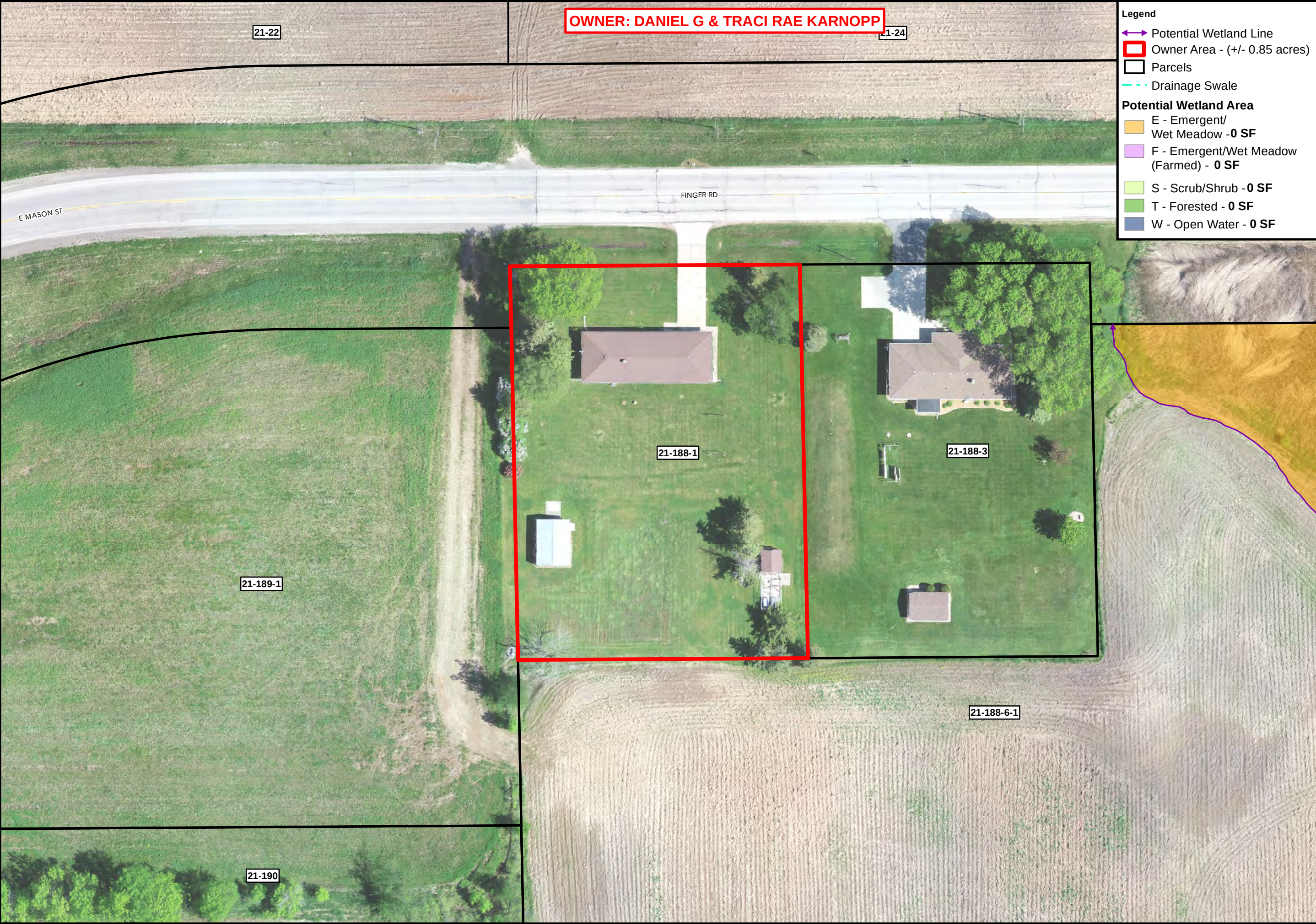
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0 180 Feet



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

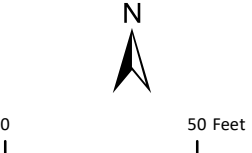


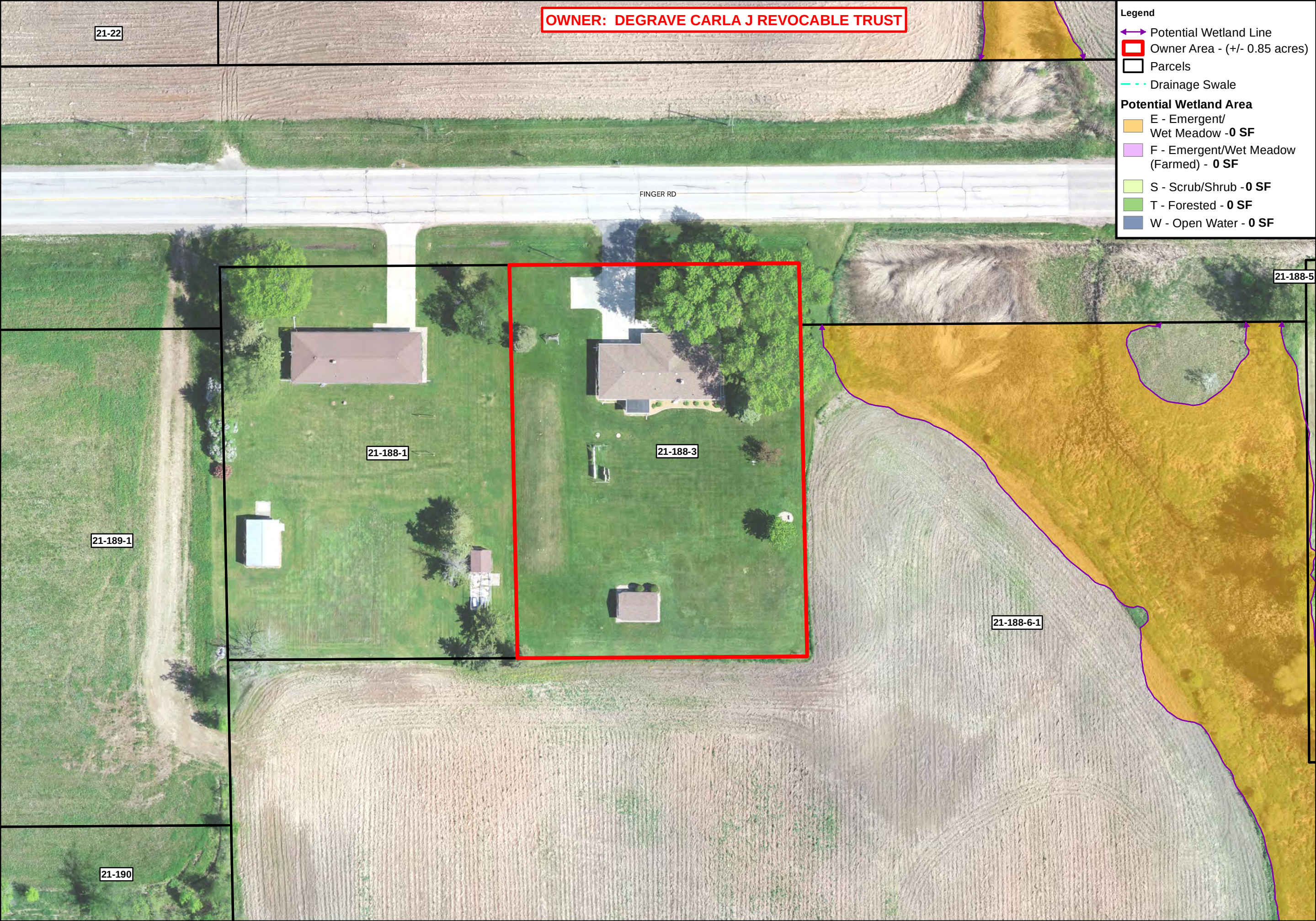
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OWNER: DEGRAVE CARLA J REVOCABLE TRUST

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



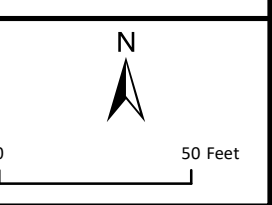
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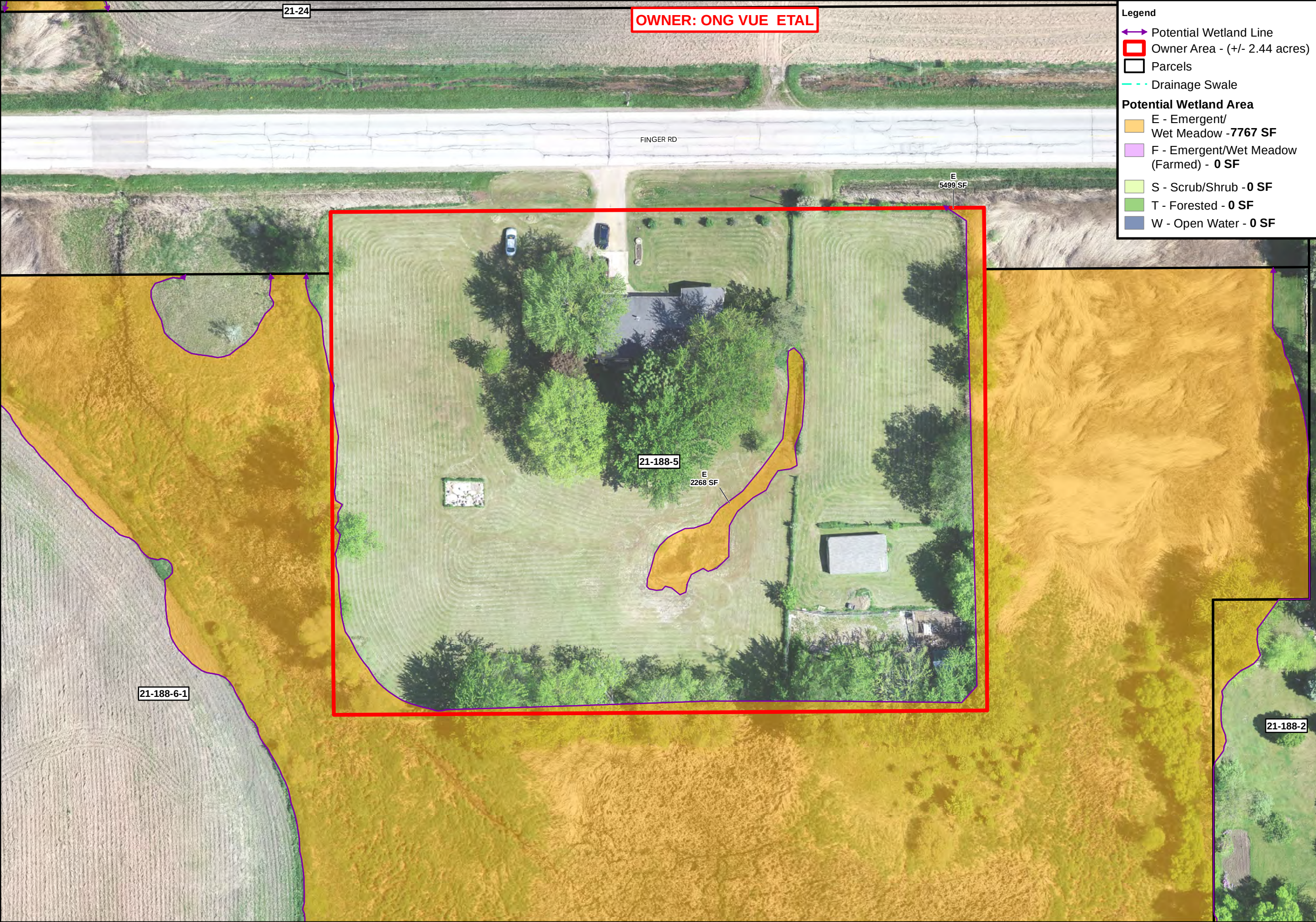
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Legend

- 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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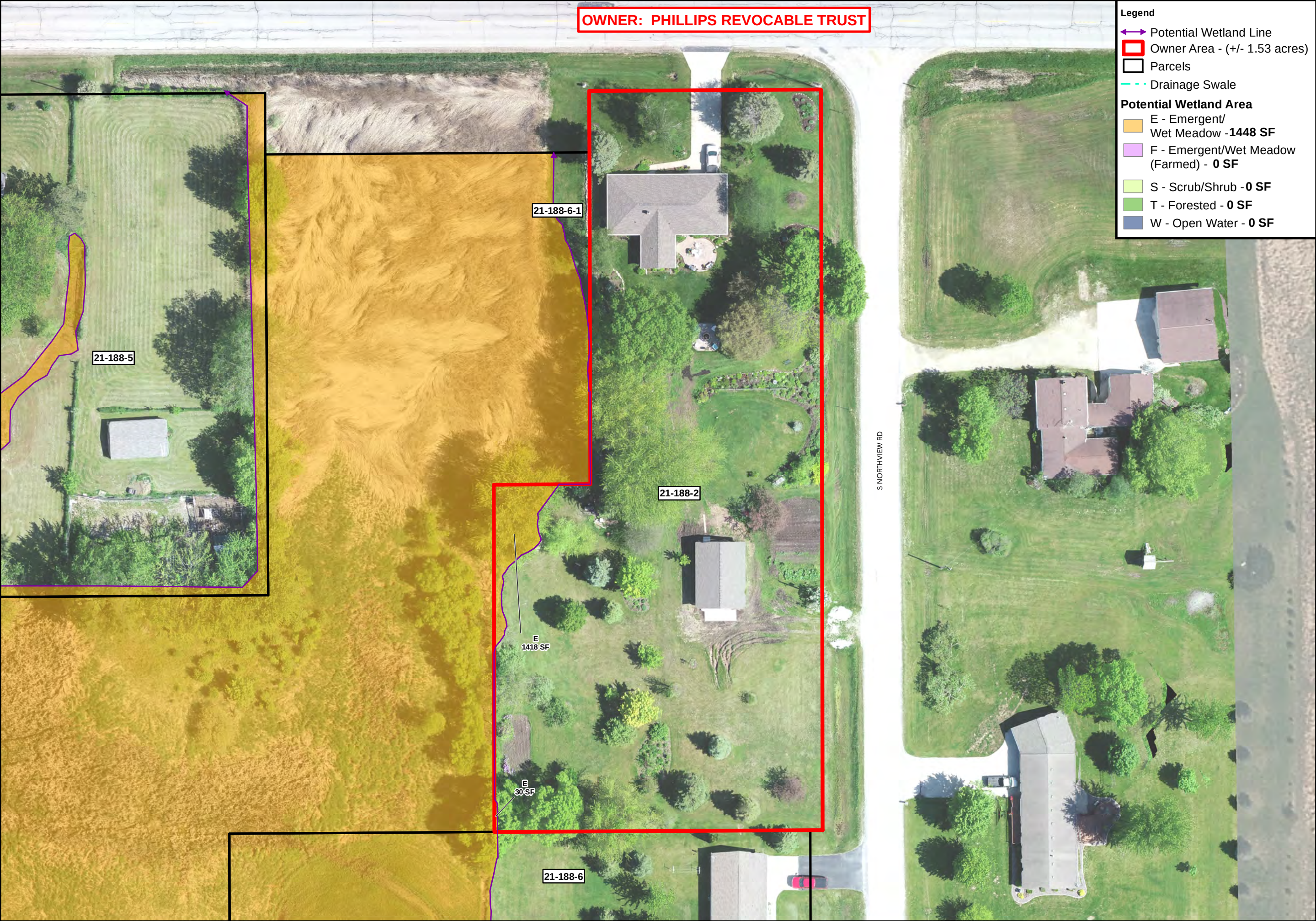
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OWNER: PHILLIPS REVOCABLE TRUST

Legend

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

Potential Wetland Area

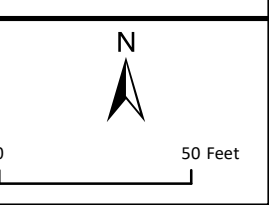
- E - Emergent/Wet Meadow -1448 SF
- F - Emergent/Wet Meadow (Farmed) - 0 SF
- S - Scrub/Shrub -0 SF
- T - Forested - 0 SF
- W - Open Water - 0 SF

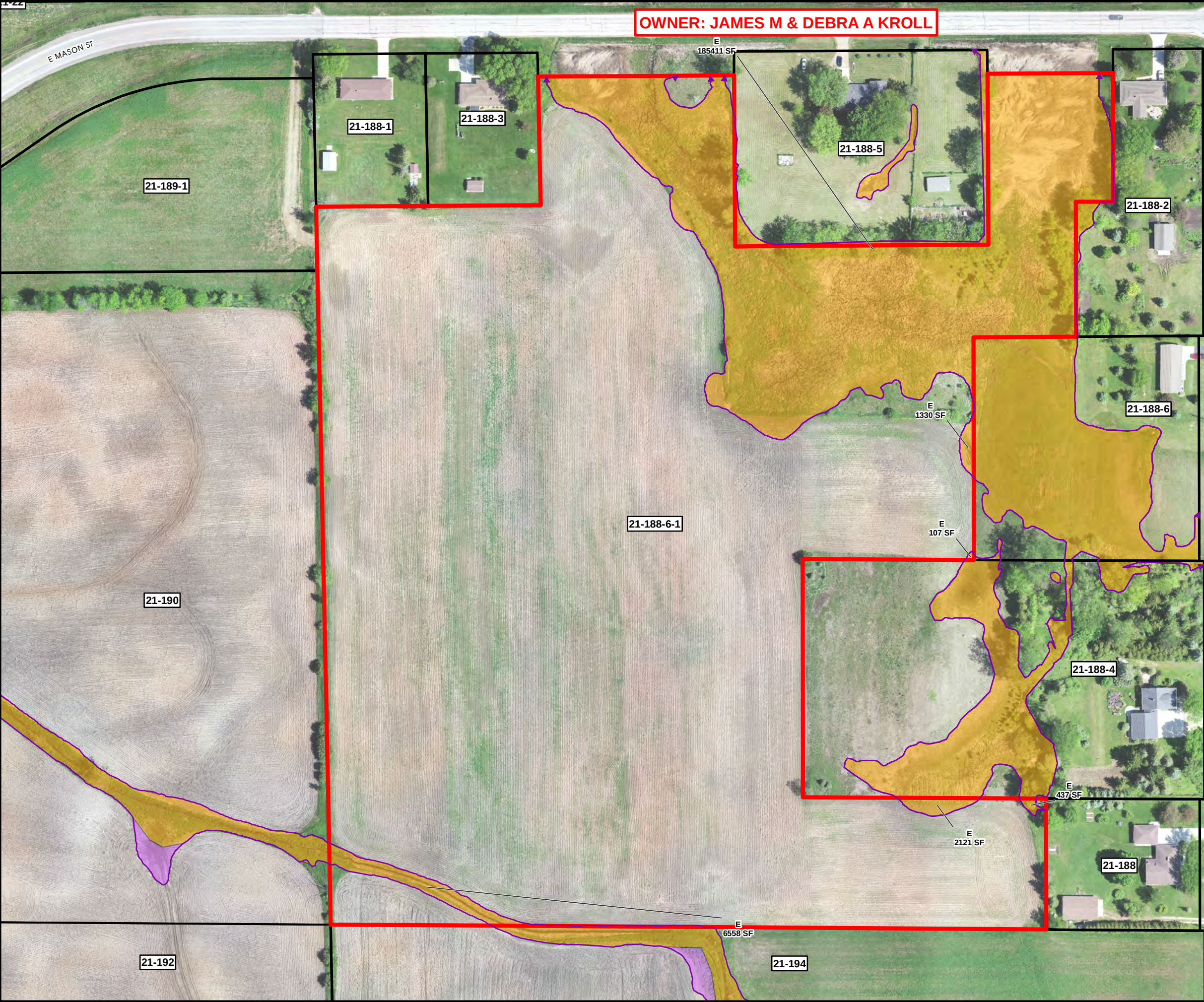


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Legend

- Potential Wetland Line
- Owner Area - (+/- 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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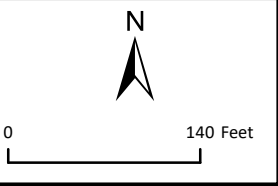
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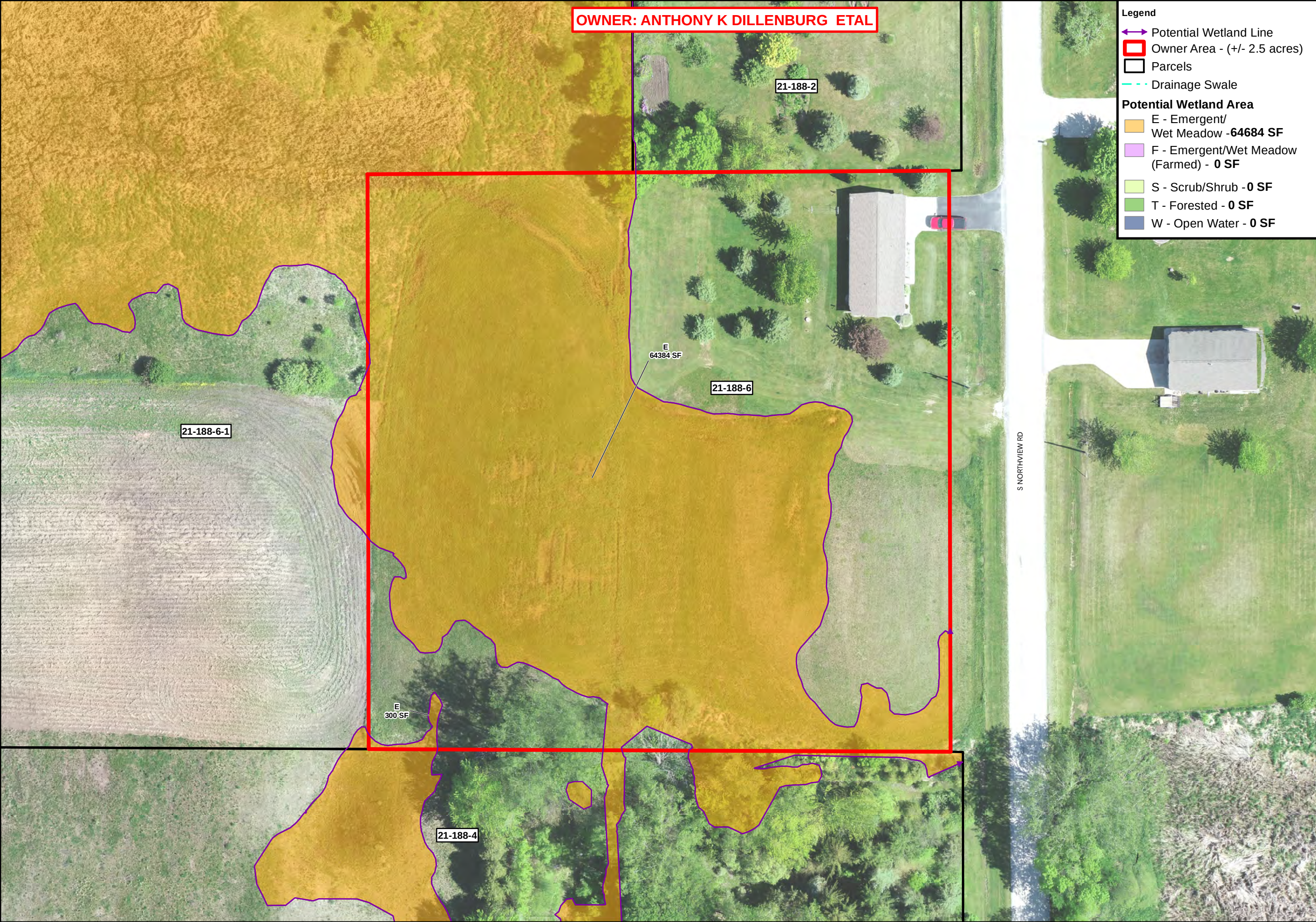
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OWNER: ANTHONY K DILLENBURG ETAL

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**

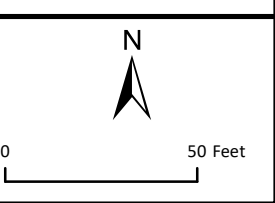


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Legend

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

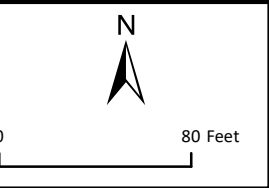
Potential Wetland Area

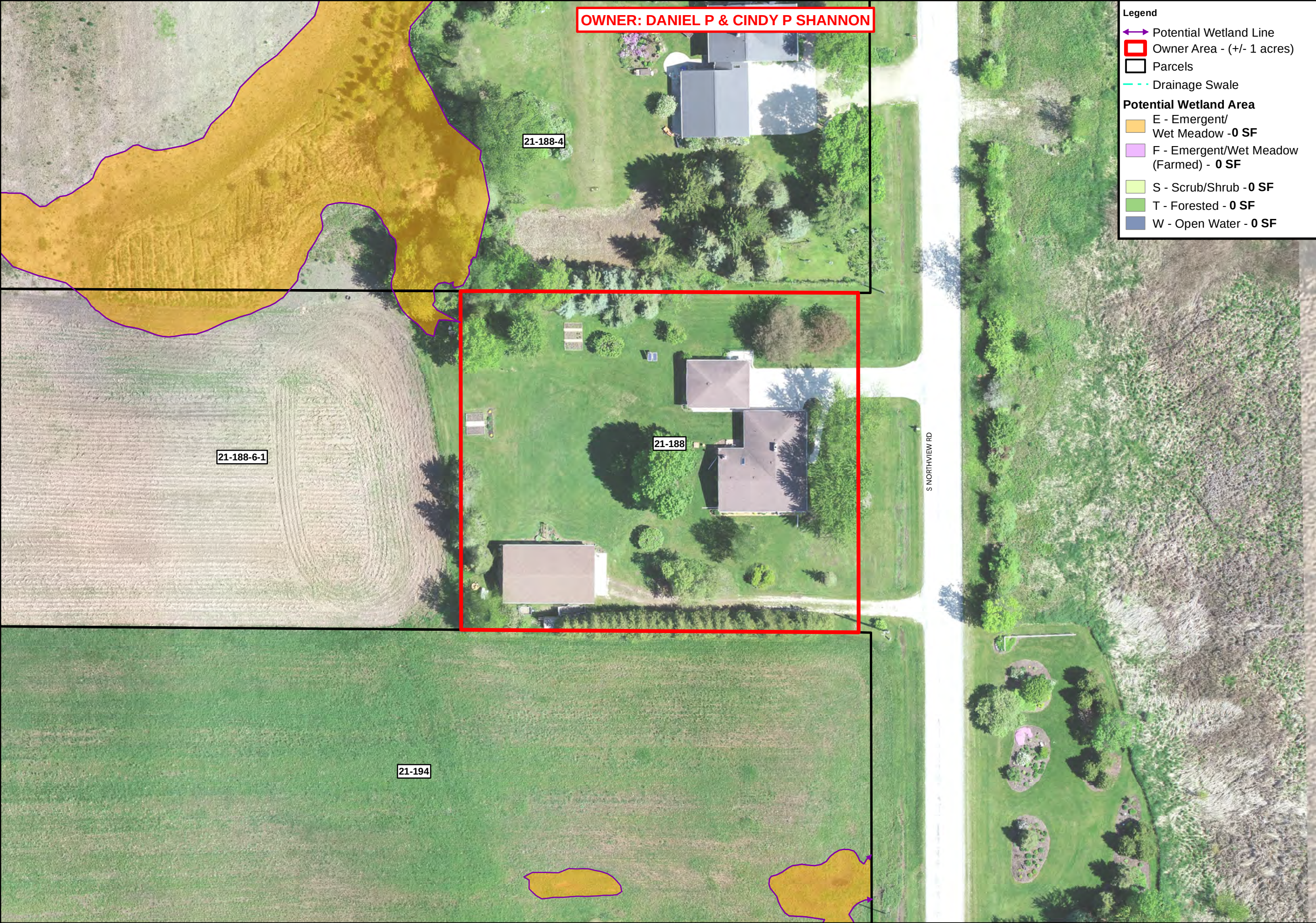
- E - Emergent/ Wet Meadow - **44068 SF**
- F - Emergent/Wet Meadow (Farmed) - **0 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

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OWNER: DANIEL P & CINDY P SHANNON

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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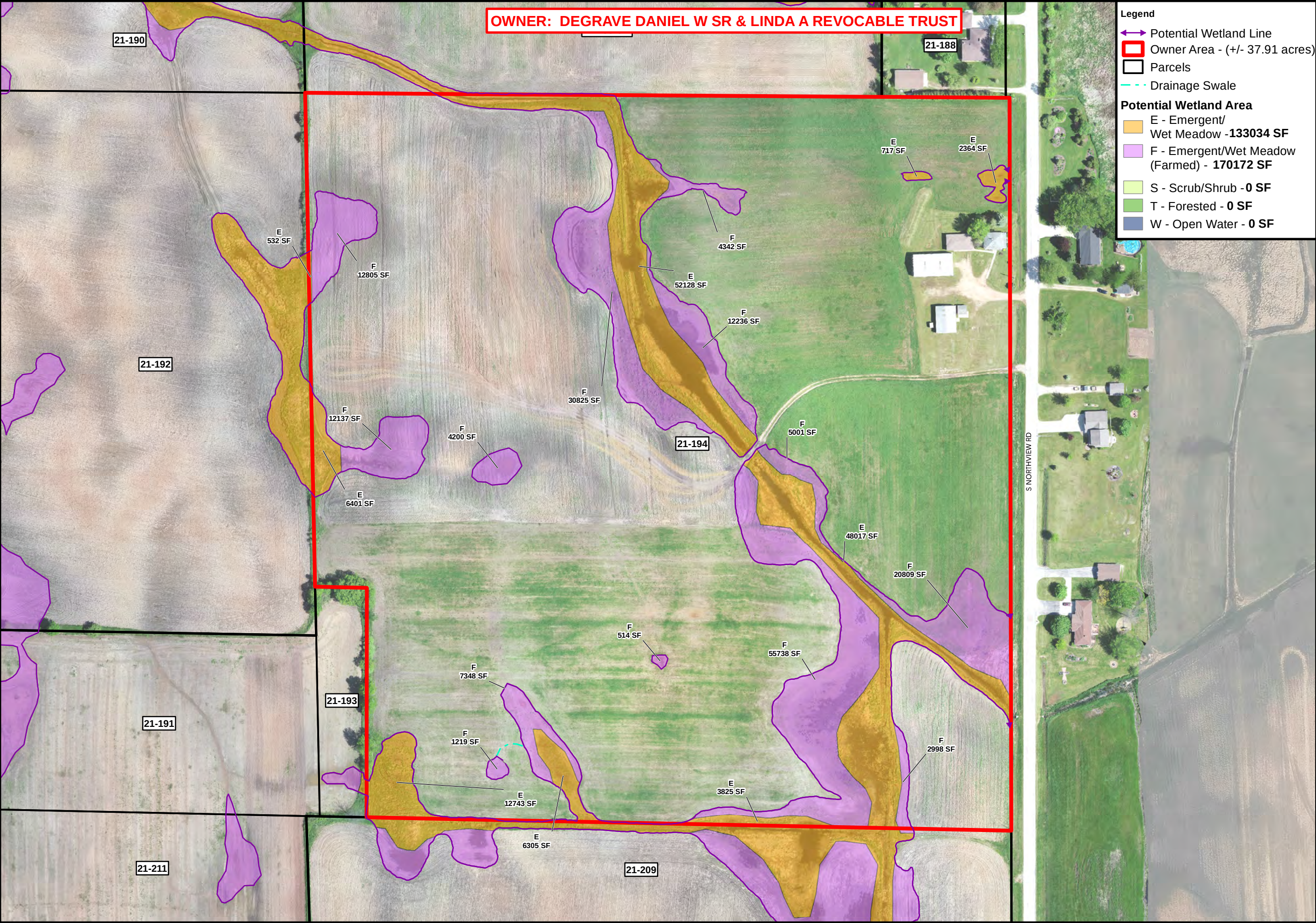
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0 50 Feet



OWNER: DEGRAVE DANIEL W SR & LINDA A REVOCABLE TRUST

Legend

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

Potential Wetland Area

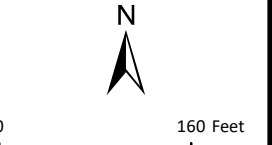
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- F - Emergent/Wet Meadow (Farmed) - **170172 SF**
- S - Scrub/Shrub - **0 SF**
- T - Forested - **0 SF**
- W - Open Water - **0 SF**

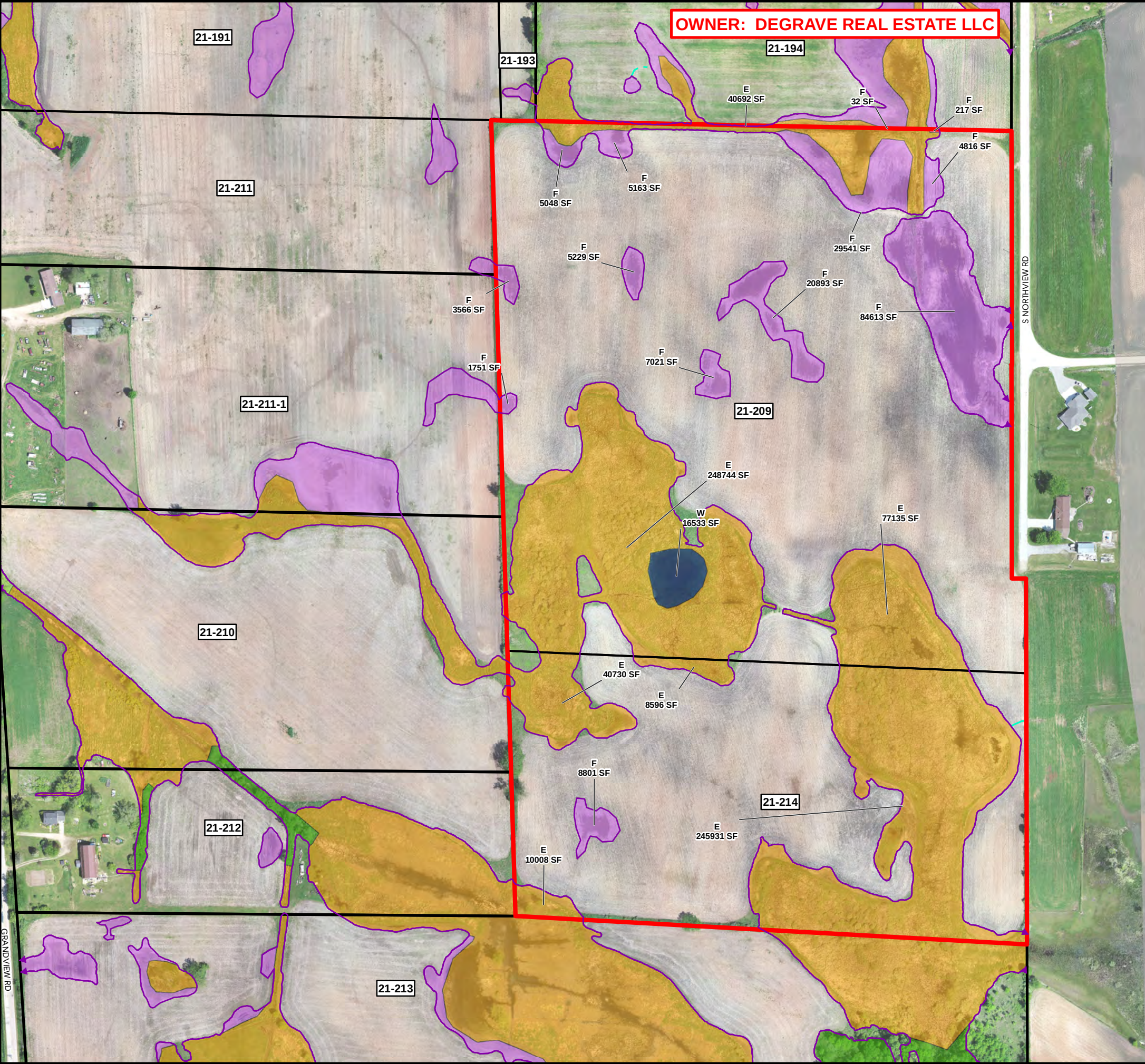


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OWNER: DEGRAVE REAL ESTATE LLC

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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May 2019 UAV Aerial

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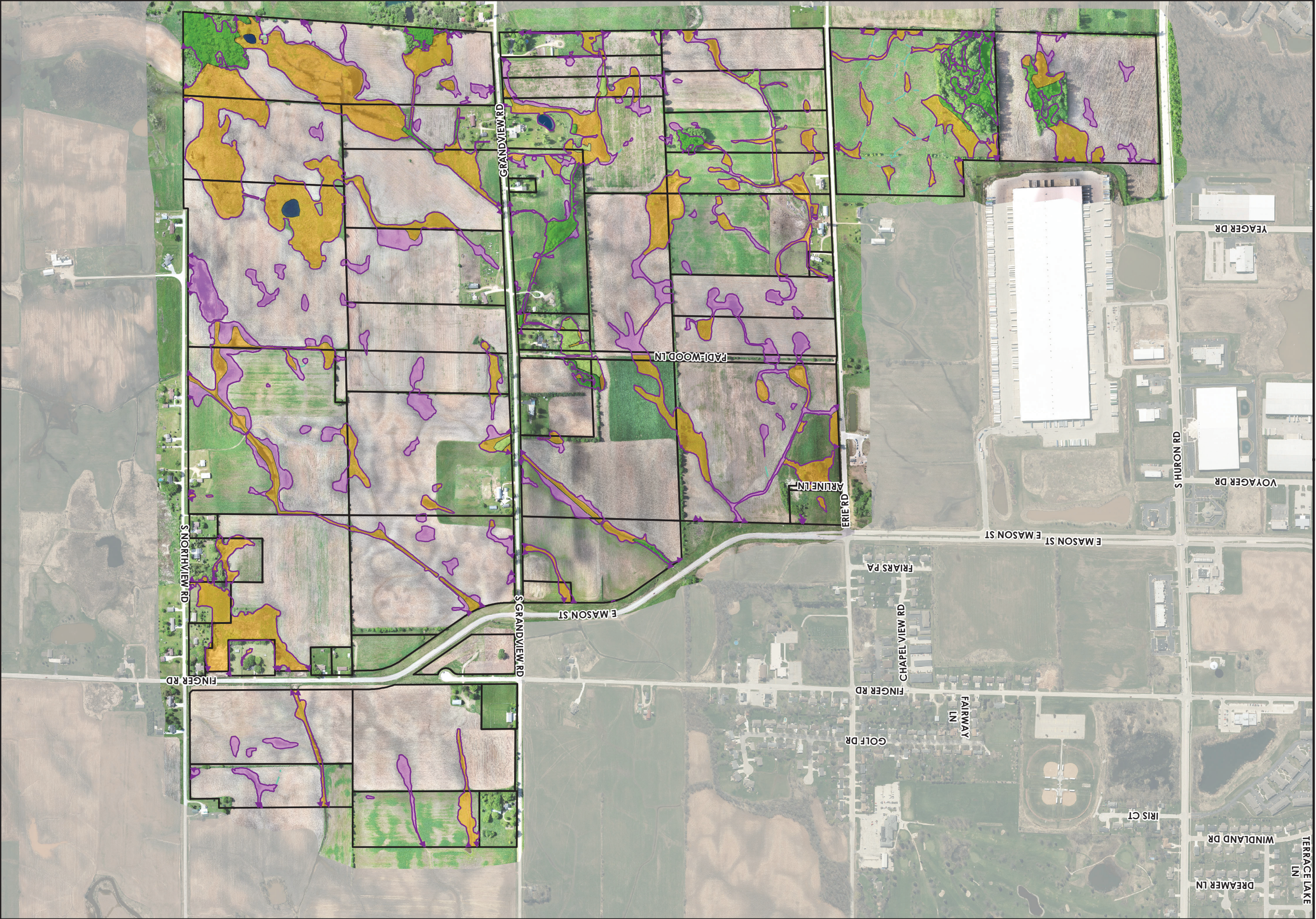


C

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



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

Disclaimer: Robert E. Lee & Associates, Inc.,
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Legend

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

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

6/28/2019
Overview
Map

NES
ECOLOGICAL SERVICES
A Division of Robert E. Lee & Associates, Inc.

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)

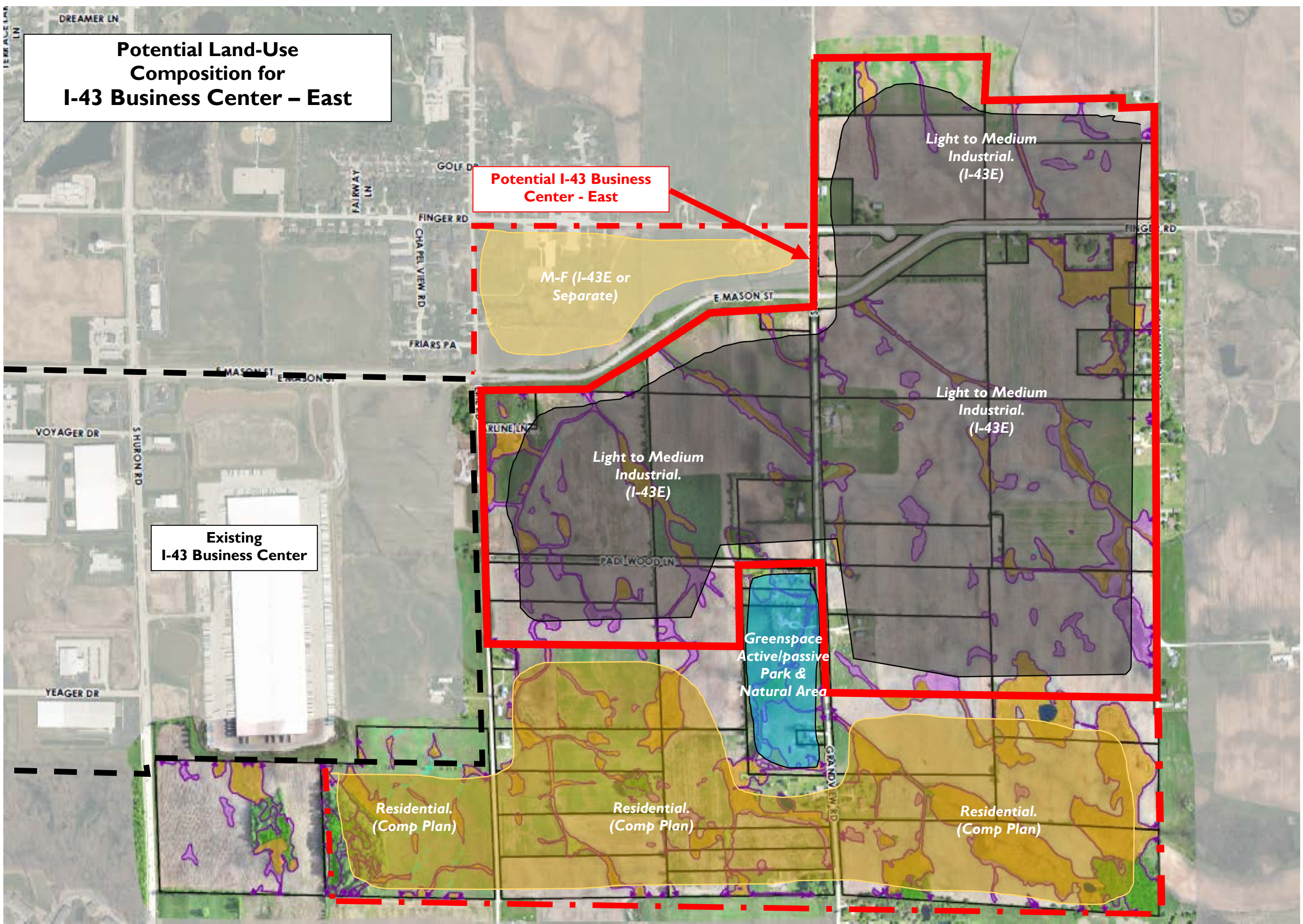
Greenspace
Active/passive
Park &
Natural Area

Residential.
(Comp Plan)

Residential.
(Comp Plan)

Residential.
(Comp Plan)

Existing
I-43 Business Center





Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # T.I.

To hold until the December 10, 2019 Personnel Committee meeting the request by Ald. Wery to discuss customer service standards and work expectations of inspectors. Investigate the addition of evening and/or weekend inspection hours.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Ald. Wery's Communication 9.10.19

Kris Teske

From: Chris Wery <chriswery@att.net>
Sent: Monday, September 9, 2019 7:57 PM
To: Kris Teske
Subject: Communication

Hi Kris!

TO: Improvement and Services Committee, Personnel Committee
RE: Discuss, with possible action, policies and procedures of the Inspection Department as it applies to communicating and working with constituents who request their alderman's assistance. Further, to discuss customer service standards and work expectations of inspectors. Investigate the addition of evening and/or weekend inspection hours.

Alderman Chris Wery
920-490-9282
chriswery@att.net
Facebook: Alderman Chris Wery, District 8 City of Green Bay



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # T.2.

To hold until the December 10, 2019 Personnel Committee meeting the request by Ald. Wery to explore partnering/joining the State of Wisconsin for health insurance.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Ald. Wery Request - WI Insurance 11.12.19

Sarah Fidler

From: Kris Teske
Sent: Tuesday, October 29, 2019 1:48 PM
To: Joe Faulds; Sarah Fidler; Deanna Debruler
Cc: District Eight
Subject: FW: Agenda Request

Follow Up Flag: Follow up
Flag Status: Flagged

Please see Ald. Wery's request below.

Thank you,

Kris Teske, WCMC
Green Bay City Clerk
100 N. Jefferson St., Rm 106
Green Bay, WI 54301
920-448-3014



From: chriswery@att.net [<mailto:chriswery@att.net>]
Sent: Tuesday, October 29, 2019 1:29 PM
To: Kris Teske <KrisTe@greenbaywi.gov>; Joe Faulds <JoeFa@greenbaywi.gov>; District Four <district4@greenbaywi.gov>
Subject: Agenda Request

Hi Kris,

To: Personnel Committee
Re: Explore partnering/joining the State of WI for health insurance.

Thanks,

Chris

Sent from Chris Wery's phone



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # T.3.

Update and discussion on Green Bay Professional Police Association labor negotiations

The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # T.4.

Update and discussion on Green Bay Fire Fighters Local 141 labor negotiations

The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year October 2019	
Municipal Name Green Bay Municipal Court		Municipal Code Number 231		Telephone Number 920-448-3131	
I. MUNICIPAL COURT OFFICIAL	Total Amount Collected	Share to be retained by Municipality	Share to be sent to County	Share to be sent to State	
1. Forfeitures for Municipal Ordinance Violations (Except for Municipal Ordinances in Conformity with Ch 348, Stats.)	\$ 62,750.06	\$ 62,750.06			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 24,888.36	\$ 21,625.74		\$ 3,262.62	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 16,129.50			\$ 16,129.50	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 6,206.62		\$ 6,206.62		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 7,251.94		\$ 3,371.50	\$ 3,880.44	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 8,083.00			\$ 8,083.00	
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)	\$.00			\$.00	
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))	\$.00	\$.00		\$.00	
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)	\$ 700.00		\$ 700.00		
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s.813.125, Stats.)	\$.00			\$.00	
11. Safe Ride Program (s. 85.55, Stats.)	\$ 754.80			\$ 754.80	
12. Adjustments (Attach Explanation)	\$.00	\$.00	\$.00	\$.00	
13. Totals	\$ 126,764.28	\$ 84,375.80	\$ 10,278.12	Pay This Amount \$ 32,110.36	

II. CERTIFICATION OF MUNICIPAL COURT OFFICIAL

I hereby certify that this report reflects all actions requiring forfeitures, court costs and surcharges collected during the month designated.

Name: NEIL BASTEN Signature: *Neil Basten* Date: 11/1/19

III. TREASURER'S CERTIFICATION

I hereby certify that the above amount due the state has been received. After so certifying, a copy of this report will be returned to the signer of this report as a receipt, and the stated amount will be remitted to the Department of Administration with this report.

Treasurer: *Pat R. Mark* Date: 11/8/19

In the event the Department of Administration has questions about this report and payment, who should we contact?

Name:	Telephone #	Email Address
Neil Basten	920-448-3131	neilba@greenbaywi.gov

Detail Summary of Projects Issued

10/1/2019 to 10/31/2019

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
87506	2045 BUCKTHORN TR..6H-4440	TYCORE BUILT LLC	TYCORE BUILT LLC	\$1,388.42	\$255,600.00	Pending
[01-101 - Single Family House, Detached] SINGLE FAMILY ONE-STORY W/ATTACHED GARAGE						
EC Approval 10/1/19						
88657	3499 NICOLET DR..22-46	FRANK J & TERRI A HANOLD	K FERRON CONSTRUCTION	\$1,417.04	\$400,000.00	Pending
[01-101 - Single Family House, Detached] Variance for floodplain setback issues.						
NEW ONE STORY STORY HOME PLUS BASEMENT						
EC approved 10/29/19						
88812	2730 LAFAYETTE DR..6H-4454	TYCORE BUILT LLC	TYCORE BUILT LLC	\$1,262.75	\$246,400.00	Pending
[01-101 - Single Family House, Detached] ONE-STORY SINGLE FAMILY HOUSE W/ATTACHED GARAGE						
EC Approval 10/1/19						
88813	2061 BUCKTHORN TR..6H-4442	TYCORE BUILT LLC	TYCORE BUILT LLC	\$1,339.78	\$257,400.00	Pending
[01-101 - Single Family House, Detached] SINGLE FAMILY ONE-STORY HOME W/ATTACHED GARAGE						
EC approved 9/26/19						
99181	3534 CHURCH RD..22-2030	CRI DEVELOPMENT LLC	CRI DEVELOPMENT	\$1,316.94	\$220,000.00	Pending
[01-101 - Single Family House, Detached] Single story with attached garage						
EC Approved 10/23/19						
88698	1006 S VAN BUREN ST..16-238	MASON M TACKMIER	CREATIVE EDGE PROPERTIES LLC	\$255.00	\$50,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] -Going from 2 family to one family						
-Need COA for any exterior work						
88924	720 CHICAGO ST..14-521	MICHAEL J & CHRISTINE M CASPERSON	ENERGY SERVICES	\$50.00	\$4,740.00	Pending
[02-434 - Single-Family Residential Building, Alteration]						
88963	1828 LAKE LARGO DR..21-262-5	GENROSE HEINZEN	LIFESTYLE CUSTOM RENOVATIONS	\$125.00	\$25,000.00	Closed
[02-434 - Single-Family Residential Building, Alteration] CONVERT LOWER WORKOUT AREA/STORAGE INTO FAMILY ROOM						
88966	3446 BAY HIGHLANDS DR..21-5512	GEOFFREY A & CALLIE K LACY	DEERVIEW CONSTRUCTION	\$50.00	\$3,800.00	Pending
[02-434 - Single-Family Residential Building, Alteration] BASEMANT IS UNFINISHED A THIS TIME PER CONTRACTOR						
88990	1081 SHADOW LN..1-2709	TRACYS RENTLAS LLC	MASTERPIECE CONSTRUCTION, LLC	\$150.00	\$7,500.00	Closed
[02-434 - Single-Family Residential Building, Alteration] ADD FULL BATHROOM TO LOWER LEVEL.						
88991	3585 SPYGLASS HILL DR..22-1914	JACOB P & THERESA A DEPAS	OWNER	\$306.00	\$15,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] FINISH BASEMENT						
99039	901 9th ST..1-1553	CTA VENTURES LLC	DROSSART CONSTRUCTION LLC	\$150.00	\$3,500.00	Pending
[02-434 - Single-Family Residential Building, Alteration] BATHROOM AND KITCHEN REMODEL. REPLACE BATHROOM WINDOW WITH SMALLER ONE.						
WINDOW MUST COMPLY WITH SPS 321.05						
10/11/19 PULLED PERMIT FOR BATH FAN AND GFI RECEPTACLE						
99045	1746 CHATEAU DR..6-1551	CYNTHIA S KRZEWINA	SCHOEN CONSTRUCTION & DESIGN LLC	\$100.00	\$20,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] REMOVE/REPLACE CABINETS, FLOORING AND PLUMBING IN KITCHEN AND HALF BATH						
99048	1300 DOTY ST..14-1421	HATCH PROPERTIES LLC	MIKE'S MAINTENANCE SERVICE	\$180.00	\$15,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] New general contractor and trades applications. Completing work from discontinued project 73820. Old contractor left the job incomplete.						
99058	1437 WESTERN AV..6-114-D	BOARDWALK PROPERTIES LLC	MGB CONSTRUCTION LLC	\$364.00	\$15,000.00	Pending

[02-434 - Single-Family Residential Building, Alteration] Move Kitchen and Bathroom. Remove 1 Load bearing wall add header. REMOVE 15' OF WALL AND ADD HEADER, MOVE BATH WALL OVER 4' INTO KITCHEN, ADD WALL IN BATHROOM, CUT IN DOOR FOR CLOSET AND BEDROOM.

99060	3381 HEAVEN DR..21-7695	NASH T & KRISTIN L SOLI	DEERVIEW CONSTRUCTION	\$50.00	\$3,800.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] EGRESS WINDOW FOR RECROOM

99063	1153 LOCH DR..6-605	MICHELLE L DORAN	CR CONSTRUCTION	\$538.48	\$25,000.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] REPLACE STRUCTUAL WALLS REMOVED BY FORMER TENANT. REPLACE ALL ELC, HVAC, PLUMBING NOT TO CODE. OK TO ISSUE PER PAUL VAN CALSTER10/10/19. CONTRACTOR STATED POSS. ISSUE WITH FIRST FLOOR JOIST SPAN IN BASEMENT WILL HAVE ENGINEER CALCULATE.

99074	411 N CHESTNUT AV..5-947	JEROME & MICHELLE REIDMAN FAMILY TRUST	PREMIERE CONSTRUCTION	\$100.00	\$12,500.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] REMODEL INTERIOR AND NEW ELECTRICAL. OPEN WALLS FOR WIRING AND DRYWALL AND PAINT. MISC EXTERIOR WORK FENCE REPAIR.

99075	425 BADER ST..21-1126	RANDAL C & DOROTHY J SCHMUDE	OWNER	\$50.00	\$700.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] INSULATE/DRYWALL GARAGE

99094	2451 MATCHWOOD LN..6H-1911	GREG D & TODD D EVERARD	5 STAR HANDYMAN LLC	\$230.00	\$1,500.00	Closed
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[02-434 - Single-Family Residential Building, Alteration] NO BEDROOMS/ BASEMENT FINISHED NO PERMITS
-Per orders on violation 101773

99106	821 GROSS CT..2-1266	PAUL & LISA LEMMENS	BLODGETT REMODELING & CONSTRUCTION LLC	\$150.00	\$20,000.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] BATHROOM REMODEL
ELEC UPGRADE PANEL
NEW WINDOWS PAINT AND FLOORING

99130	1678 RANCLAND DR..6-1470	JEREMY J RUBENS	MARTY PONCE	\$410.00	\$0.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] APPROVED TO ISSUE PER PAUL V.C.

99131	322 WESTPLAIN DR..6-2263	JASON M KARCZ	TIBBS HOMES LLC	\$180.00	\$95,000.00	Pending
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[02-434 - Single-Family Residential Building, Alteration]

99159	1020 KLAUS ST..20-157	JAMES H & LORI A MOE	FINER POINTS HOMES LLC	\$316.80	\$10,300.00	Pending
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[02-434 - Single-Family Residential Building, Alteration]

99167	1244 STUART ST..14-1312	DALE H & SHARON A DUCAT	RECOVERON RESTORATION	\$155.00	\$40,000.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] FOUNDATION AND BASEMENT.

99173	1519 N IRWIN AV..20-393-4	JOHN L JOSEPHS	JC SANTY CONSTRUCTION, LLC	\$50.00	\$1,100.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] RAISE FLOOR TO ASSIST W/FLOOD ISSUES

99187	1214 ELIZA ST..17-277	ORIANA M HUNTER	BASEMENT REPAIR SPECIALISTS, LLC	\$50.00	\$3,925.97	Pending
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[02-434 - Single-Family Residential Building, Alteration]

99190	1611 10th AV..1-1328	CREATIVE EDGE PROPERTIES LLC	OWNER	\$205.00	\$12,000.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] Remove bearing wall add (3) 2"x 12" x 15' beams. Add new tub, vanity, sinks, dishwasher, upgrade wiring

99215	1124 LYNDON ST..18-599	RICHARD M MAYTAN	AREA WATERPROOFING	\$50.00	\$4,730.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] Interior drain tile in basement

99232	1216 STUART ST..14-1317	TEDFORD PROPERTIES LLC	DREW'S LLC	\$50.00	\$4,000.00	Closed
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[02-434 - Single-Family Residential Building, Alteration] ADD BEAM TO FIRST FLOOR TO SUPPORT ROOF SAG. OK PER PAUL MARTELL

99270	3446 BAY HIGHLANDS DR..21-5512	GEOFFREY A & CALLIE K LACY	A GUY & HIS HAMMER LLC	\$155.00	\$11,000.00	Pending
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[02-434 - Single-Family Residential Building, Alteration] Bedroom

99272	1024 WILSON AV..18-283	NEIL J & STACEY M OLEJNICZAK	COLLINS REMODELING LLC	\$230.00	\$0.00	Pending
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[02-434 - Single-Family Residential Building, Alteration]

88965	563 N HENRY ST..21-2249	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)]						
88967	515 N HENRY ST..21-2259	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)]						
88968	519 N HENRY ST..21-2258	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE HOUSE						
88969	523 N HENRY ST..21-2257	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE HOME						
88970	529 N HENRY ST..21-2256	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE HOUE						
88971	533 N HENRY ST..21-2255	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE RESIDENTIAL HOME						
88972	539 N HENRY ST..21-2254	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)]						
88973	545 N HENRY ST..21-2253	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE HOUSE						
88974	549 N HENRY ST..21-2252	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE HOUSE						
88975	557 N HENRY ST..21-2250	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE RESIDENTIAL HOUSE						
88976	564 LAWRENCE ST..21-2263-3	GREEN BAY DRESSED BEEF LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE RESIDENTIAL HOUSE						
88977	612 LAWRENCE ST..21-2263-1	GREEN BAY DRESSED BEEF LLC	SCHUH CONSTRUCTION	\$175.00	\$15,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] RAZE RESIDENTIAL HOUSE						
88978	555 N HENRY ST..21-2251	HENRY STREET PROPERTIES LLC	SCHUH CONSTRUCTION	\$175.00	\$0.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)]						
89017	3499 NICOLET DR..22-46	GREAT LAKES HOMES LLC	K FERRON CONSTRUCTION	\$125.00	\$425,000.00	Pending
[05-645 - Raze Sungle-Family house(attached or detached)] DEMO OF EXISTING HOME.						
62789	1210 GUNS RD..21-462-1	GREEN BAY AREA PUBLIC SCHOOL DISTRICT		\$0.00	\$0.00	Closed
[11-329 - Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).] NO INSPECTIONS PROJECT COMPLETE-RGC 10/23/2019						
87357	2328 UNIVERSITY AV..21-2216-1	TIMOTHY J & ANDREA M PEASE	FRED J PIETTE CO, INC	\$4,364.20	\$0.00	Pending
[11-327 - stores, customer services(restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)] Variance for parking in front setback, landscape buffers. - DOULBE FEE PERMIT for WORKING WITHOUT PERMIT -EC Approved 6-11-19 ***06/18/19 VARIANCE REQUEST APPROVAL PENDING ON COMMON COUNCIL APPROVAL FOR REZONING*** SWB needed \$ 5000						
88434	520 N BROADWAY , Unit: SUITE 270..5-1757	DDL HOLDINGS LLC	CD SMITH CONSTRUCTION	\$672.94	\$0.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration]						

88523	400 ELIZABETH ST..21-1979-1	HC REAL ESTATE LLC	SMET CONSTRUCTION	\$2,177.83	\$0.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] REMODEL OFFICE AREA, REMODEL EXISTING SHOP TO PRODUCTION AND WAREHOUSE						
88697	1228 ELIZABETH ST..21-1193-7	4 FORTE LLC	IEI GENERAL CONTRACTORS	\$1,236.80	\$0.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration]						
88756	2421 WEST POINT RD..6H-1219-2-A	BRIDGE POINT CHURCH INC	RONALD SINCLAIR CONSTRUCTION LLC	\$795.60	\$50,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] BASEMENT ALTERATION						
88946	904 S TAYLOR ST..6H-1081-3	BROOKWIEW MEADOWS LLC	REINECK BUILDERS LLC	\$680.00	\$0.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] New exit doors on the east wall of the north wing of the building						
88948	401 N WASHINGTON ST , Unit: SUITE 107..12-184-A	CITYDECK LANDING LLC	IMMEL CONSTRUCTION	\$1,473.45	\$0.00	Closed
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration]						
88949	3205 YEAGER DR..21-180-10	I C P PROPERTIES LLC	DB HOME BUILDERS INC	\$1,842.80	\$195,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] FRAMING & FINISHING NEW OFFICE AND CUBICALS IN EXISTING LOWER SW 60' X 80' STORAGE AREA						
88958	720 BAY BEACH RD..20-691	20691 LLC	JF AHERN	\$360.00	\$0.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration]						
89018	129 S MILITARY ..6-251-D	131 S MILITARY AVENUE LLC	MLJ COONS CONSTRUCTION LLC	\$1,334.66	\$60,000.00	Closed
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration]						
89020	744 S WEBSTER AV..14-825	BELLIN MEMORIAL HOSPITAL	IEI GENERAL CONTRACTORS	\$952.00	\$0.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Remodel for new equipment						
99065	111 N BROADWAY , Unit: SUITE D..4-264	DOCKING STATION LLC	EVENTFUL CONCEPTS LLC	\$1,240.37	\$10,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] **STILL NEED ELEC & HVAC PAPERWORK*** OK PER PVC TO ISSUE. 10/29/2019						
99103	215 E WALNUT ST..12-352	GREEN BAY CITY OF	SPECIAL FORCES	\$360.00	\$0.00	Closed
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] DIGICOPY EXPANSION						
99146	835 S VAN BUREN ST..16-293	SAINT VINCENT HOSPITAL ETAL	MIRON CONSTRUCTION	\$2,028.00	\$213,612.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] UPDATE FINISHES IN THE ST VINCENT ONCOLOGY SUITE						
88256	501 EASTMAN AV..20-123	PROCTER & GAMBLE PAPER PRODUCTS CO	BILFINGER INDUSTRIAL SERVICES INC	\$1,410.07	\$2,850,000.00	Pending
[13-437 - Addition to Commercial, Non-Residential Non-housekeeping] ADD 2,784 SF OF PRODUCTION SPACE ON THE SOUTH WALL OF EXISTING B33.						
99042	655 WOODSIDE RD..21-365-1	SENIOR OPPORTUNITY FUND INVESTMENT-II LLC	IEI GENERAL CONTRACTORS	\$526.00	\$246,000.00	Pending
[13-437 - Addition to Commercial, Non-Residential Non-housekeeping] NO PLUMBING OTHER THAN ROUGH IN. FOUR SEPARATER BATHROOM ADDITIONS TO EXISTING BUILDING. WORK CONSISTS OF FOUNDATIONS, WOOD FRAMED STRUCTURE, EXTERIOR FINISHES, INTERIOR FINISHES, ELECTRICAL, PLUMBING, AND HVAC WORK.						
88610	2783 GREENBRIER RD..21-158	BAYCARE AURORA LLC	MIRON CONSTRUCTION	\$70.00	\$20,000.00	Pending
[15-649 - Raze Commercial Building or other Structure] Must return area to green space. No plumbing						
88621	1235 MAIN ST..8-267	DOGFISH LLC	BADGERLAND DEMOLITION	\$240.00	\$15,000.00	Pending
[15-649 - Raze Commercial Building or other Structure] EC Approved 9/11/19						
99189	400 ELIZABETH ST..21-1979-1	HC REAL ESTATE LLC	SMET CONSTRUCTION	\$70.00	\$2,000.00	Pending
[15-649 - Raze Commercial Building or other Structure] DEMO CANOPY						
88294	3720 HUMBOLDT RD..21-392	TOMAS ROBLESROBLES	OWNER	\$100.00	\$1,900.00	Variance Request (s)

[17-438 - New Garage or Carport] 20x14

-Variance for 2 accessory structures over 150 sf and for metal structure over 120 sf

88923	720 CHICAGO ST..14-521	MICHAEL J & CHRISTINE M CASPERSON	P&G UMENTUM CONSTR. LLC	\$141.20	\$0.00	Pending
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[17-438 - New Garage or Carport] Front setback not 55'(20')

Approved per variance 19-054

88962	1027 EASTMAN AV..7-466	LEONEL CORTES	OWNER	\$150.00	\$17,000.00	Pending
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[17-438 - New Garage or Carport] ELEVATION CERTIFICATE WITH APP
LOTS COMBINED

88986	1021 IRENE ST..21-5724	WAYNE M & LYNN M BAUMGARTNER	EVRAETS CONCRETE CONST. LLC	\$100.00	\$10,000.00	Pending
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[17-438 - New Garage or Carport] REPLACE FRONT PORCH & DRIVEWAY CONCRETE, ADD SERVICE DOOR AND SIDEWALK 12X20 SINGLE STALL
GARAGE IN BACKYARD.

99166	1812 10th AV..1-1229	BOARDWALK PROPERTIES, LLC	FINER POINTS HOMES LLC	\$150.00	\$7,500.00	Pending
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[17-438 - New Garage or Carport] 24X20 REMOVE EXISTING GARAGE, REMOVE CEMENT, POUR NEW CEMENTAND BUILD NEW GARAGE.

99230	1037 S ROOSEVELT ST..17-297	NICHOLAS J RICHARDSON	LENSS CONSTRUCTION	\$159.28	\$26,000.00	Pending
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[17-438 - New Garage or Carport] NEW DETACHED 24 FT. X 26 FT. GARAGE

87916	1418 14th AV..1-1428-B-1	JOSHUA R & KATHRYN M HARNOWSKI	OWNER	\$100.00	\$10,000.00	Pending
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[19-438 - Addition to Garage, Carport (Residential)] Variance for impervious, setback and accessory over principal. APPROVED

NO ELECTRICAL FOR NOW.

99129	1235 MEACHAM ST..1-1678	MARTIN TORRES SANCHEZ, ETAL	OWNER	\$50.00	\$0.00	Closed
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[19-438 - Addition to Garage, Carport (Residential)] This is a new permit charged and issued for the expired permit 67834. That old permit has been marked abandoned. This new project has been given until June 1, 2020 to either remove driveway expamsion to be code compliant or to have the curb & gutter with apron widened to match driveway expansion. The GARAGE AND ELECTRICAL will be a separate project when funding is available, but right now he would have a legal parking space along side the garage. - paulvc 10/18/2019

89010	1163 EASTMAN AV..7-475	CHAD R SCOTT	RED'S EXCAVATING	\$50.00	\$4,500.00	Pending
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[21-649 - Demolition of all Other Buildings or Structures] RAZE GARAGE DAMAGED BY FIRE

99081	1753 WESTERN AV..6-122	ROBERT E DEBOTH	OWNER	\$50.00	\$0.00	Pending
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[21-649 - Demolition of all Other Buildings or Structures]

99233	609 S CLAY ST..14-1113	JASMINE I ROXBURGH	OWNER	\$50.00	\$2,000.00	Closed
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[21-649 - Demolition of all Other Buildings or Structures]

99238	1412 13th AV..1-1700	CARLOS A ALVARADO RAMIREZ	OWNER	\$50.00	\$0.00	Pending
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[21-649 - Demolition of all Other Buildings or Structures] TAKE DOWN GARAGE/RAZE

88995	1842 DEBRA LN..21-820-M-46	FEDERICO GARCIA RODRIGUEZ	OWNER	\$50.00	\$1,200.00	Pending
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[22-328 - Shed, Yard Building] REPAIR SHED DAMGE FROM STORM

99047	1739 LORETTA LN..21-2542-K-28	JORGENSEN FAMILY IRREVOCABLE TRUST	OWNER	\$50.00	\$1,600.00	Pending
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[22-328 - Shed, Yard Building] 10x12 YARD SHED

99062	1012 DAY ST..7-40	NANCY ROWELL	OWNER	\$50.00	\$1,074.00	Pending
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[22-328 - Shed, Yard Building] 8 X 10 X 8 OUTDOOR STORAGE SHED

99066	2775 WEST POINT RD..6H-1227-11	STEVEN J HARVEY	OWNER	\$50.00	\$700.00	Pending
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[22-328 - Shed, Yard Building] PUT SHED IN YARD FOR STORAGE

99122	2682 VAN BEEK RD..21-136-6	DWAYNE & AMY J DEAR	HOME DEPOT	\$50.00	\$2,800.00	Pending
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[22-328 - Shed, Yard Building] YARD SHED

99180	436 WESLEY AV..21-1111-S-18	JEREMY & ERIN GILSON	OWNER	\$50.00	\$2,000.00	Pending
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[22-328 - Shed, Yard Building] 12 X 12 SHED IN BACKYARD

99228	524 EASTVIEW DR..21-819-15 [22-328 - Shed, Yard Building] 8 X 16 SHED	TRACY M STEVINSON	OWNER	\$50.00	\$3,200.00	Pending
99038	844-846 HOWARD ST..3-950 [23-434 - Deck, Porch, Patio]	CTA VENTURES LLC	DROSSART CONSTRUCTION LLC	\$100.00	\$2,500.00	Pending
99076	1716 DECKNER AV..21-2296 [23-434 - Deck, Porch, Patio] REMOVE EXISTING ATTACHED PORCH, POUR CONCRETE PATIO, REMOVE UPSTAIRS DOOR, INSTALL WINDOW, RESIDE	ROBERT A & DAWN M FOELLER	RAMCO CONSTRUCTION	\$50.00	\$250.00	Pending
99091	1121 MEACHAM ST..1-1617 [23-434 - Deck, Porch, Patio] REPLACE SEGMENT 11 FT. OF DRIVEWAY 2 SEGMENTS OF WALK TO STOOP AND 1 FRONG ENTRANCE WALKWAY STOOP 4 1/2 FT. X 11 FT.	RICHARD J & MARY E STEVENS	OWNER	\$50.00	\$1,800.00	Pending
99114	325 S HENRY ST..21-1859 [23-434 - Deck, Porch, Patio] REPLACING EXISTNG13x18 CONCRETE DECK. EXISTNG WAS ALL CRACKED	LUCIA VARGAS	OWNER	\$50.00	\$0.00	Pending
99234	1800 E SONATA DR..21-262-55 [23-434 - Deck, Porch, Patio] 16 x 25 Deck	THOMAS F & LYNN A REBITSKI	LENSS CONSTRUCTION	\$100.00	\$18,000.00	Pending
99287	924 LINCOLN ST..18-633 [23-434 - Deck, Porch, Patio] On exisitng deck	SANDRA D WELCH	BRIAN PAGEL CONSTRUCTION LLC	\$50.00	\$1,800.00	Pending
99078	1720 S ASHLAND AV FRONTAGE RD..1-1109 [24-*** - Siding]	MAA LLC	ANTHONY CONSTRUCTION	\$70.00	\$0.00	Pending
88992	641 S JACKSON ST..14-607 [28-434 - Foundation Repair] Repair field stone foundation leaks. Interior only.	RYAN M PIERCE, ETAL	OWNER	\$50.00	\$500.00	Pending
88993	135 N ASHLAND AV..4-241 [28-434 - Foundation Repair]	THOMAS R BEVERLY	OWNER	\$50.00	\$15,000.00	Pending
89014	811 S OAKLAND AV..2-354 [28-434 - Foundation Repair]	BEAUDOIN PROPERTIES LLC	ABT FOUNDATION SOLUTIONS	\$75.00	\$16,167.00	Pending
89023	1504 ELIZA ST..17-977 [28-434 - Foundation Repair] WATER PROOFING	MIKEL A KOENIG	ANDERSON BASEMENT REPAIR INC	\$50.00	\$9,880.00	Closed
99087	915 GROSS AV..2-757-A [28-434 - Foundation Repair] FOUNDATION REPAIR	TERRI L OETTEL	ANDERSON BASEMENT REPAIR INC	\$50.00	\$15,260.00	Closed
99156	1007 MARSHALL AV..18-315 [28-434 - Foundation Repair]	STEPHANIE L HERMAN	ANDERSON BASEMENT REPAIR INC	\$50.00	\$17,600.00	Closed
99235	626 LAURA ST..21-2519 [28-434 - Foundation Repair] 23' WALL EXCAVATION IN AN ATTEMPT TO REPAIR AND STABILIZE THE EXISTING FOUNDATION WALL	JACQUELINE A BARRETT	SURE-DRY BASEMENT SYSTEMS	\$50.00	\$13,488.82	Pending
99291	846 S ONEIDA ST..2-1159 [28-434 - Foundation Repair] Work completed without permit. Double fee	GINA J PILGRIM	LARRY VAN RITE TRUCKING & EXCAVATING	\$100.00	\$12,000.00	Closed
99292	1806 12th AV..1-1297-A [28-434 - Foundation Repair] PERFORMING 35' WALL EXCAVATION IN AN ATTEMPT TO STRAIGHTEN THE EXISTING FOUNDATION WALL. THIS IS A FOUNDATION REPAIR ON AN EXISTING WALL.	ANTONE P GERRITSSKENADORE, ETAL	SURE-DRY BASEMENT SYSTEMS	\$50.00	\$7,730.63	Pending
99059	600 LIBERTY ST..1-1383 [33-*** - Roofing] REMOVE SINGLE PLY MEMBRANE - INSTALL FIBERTITE - 10,000 SQ. FT.	GREENWOOD FUELS WI LLC	SECURITY-LUEBKE ROOFING	\$107.00	\$112,424.00	Pending

99110	1018 RALEIGH CT..1-2558	FRANK B & DARLENE A DOYLE	SERVICE MASTER RECOVERY BY RESTORATION HOLDING	\$155.00	\$28,000.00	Pending
[33-*** - Roofing] replace trusses, some elec, no plumbing work. APPROVED TO ISSUE PER PAUL MARTEL						
88987	810 S CHESTNUT AV..2-161-E-1	MICHAEL J KEARNEY, ETAL	RUESCH MANAGEMENT	\$50.00	\$3,500.00	Pending
[34-*** - Window, Door, Replacement] THIRD STREET SIDE. CONVERTING BACK TO SINGLE FAMILY						
99027	2760 LAFAYETTE DR..6H-3337	ALFRED G & DAWN M ROSE	DEERVIEW CONSTRUCTION	\$50.00	\$3,800.00	Closed
[34-*** - Window, Door, Replacement] WINDOW INSTALLATION						
88980	1742 BRIQUELET ST..6-1506	ROBERT W LOGEMANN, ETAL	QUALITY ASPHALT	\$50.00	\$8,000.00	Pending
[35-*** - Driveway Expansion] REPLACING EXISTING STOOP, REPLACE EXISTING GARAGE FLOOR, REPLACE EXISTING BACK PATIO, EXTEND THE NORTH SIDE OF DRIVEWAY 8 FT. TO ACCOMODATE PARKING 2 CARS SIDE BY SIDE. LENGTH WILL BE 18 FT. WEST TO EAST TAPERING DOWN FROM NORTH TO SOUTH APPROACHING SIDEWALK AREA.						
89016	2955-2957 JAUQUET DR..21-3162	TYLER D NINNEMAN	PHEIFER BROTHERS CONSTRUCTION CO	\$50.00	\$3,700.00	Closed
[35-*** - Driveway Expansion]						
99052	530 S MAPLE AV..2-269	MCALLISTER PROPERTIES LLC	STEVE FISCHER CONCRETE	\$50.00	\$3,206.50	Pending
[35-*** - Driveway Expansion] DRIVEWAY EXPANSION						
99067	531 S GRANDVIEW RD..21-21	RICHARD R & CAROL J NACHTWEY	DAN KROPP	\$50.00	\$2,000.00	Pending
[35-*** - Driveway Expansion] REPLACE CULVERT						
99090	848 COLONIAL AV..2-53-B-2	MARY L AMENSON	OWNER	\$50.00	\$300.00	Pending
[35-*** - Driveway Expansion] EXPAND LEFT SIDE OF DRIVEWAY						
99112	1138 LANGLADE AV..1-407	KEITH M THUNDER	JC SANTY CONSTRUCTION, LLC	\$50.00	\$1,900.00	Closed
[35-*** - Driveway Expansion]						
99116	933 VELP AV..18-832	DANIEL F & BONNIE PAYETTE	OWNER	\$50.00	\$400.00	Pending
[35-*** - Driveway Expansion] APPROVED PAVER ACCESS TO SECOND GARAGE						
99117	1301 LAWE ST..17-475	T & F PREFERRED PROPERTIES LLC	EZRA COLEMAN	\$50.00	\$6,500.00	Closed
[35-*** - Driveway Expansion] DRIVEWAY OLD. REMOVE AND REPLACE CONCRETE BOTH SIDES.						
99145	1640 CROOKS ST..21-1443-13	GUSTAVO LOPEZ	GUSTAVO LOPEZ	\$50.00	\$3,000.00	Pending
[35-*** - Driveway Expansion] EXPAND DRIVEWAY ADD STALL TO SIDE OF GARAGE. SITE PLAN REVISED SEE DRAG FILE 10/21/19						
99172	1132 LARK ST..18-1079	JOHN P & NICOLE M JOSEPHS	JC SANTY CONSTRUCTION, LLC	\$50.00	\$3,100.00	Pending
[35-*** - Driveway Expansion] CITY SIDEWALK						
99186	1139 SHAWANO AV..3-255	CORWIN M BROADBENT	OWNER	\$50.00	\$11,500.00	Pending
[35-*** - Driveway Expansion] REPLACE ONLY EXISTING DRIVEWAY						
99188	2149 HAROLD ST..21-2151-5-1	JOHN E & SARAH E CORBIN	OWNER	\$50.00	\$500.00	Pending
[35-*** - Driveway Expansion]						
99210	2255 MANITOWOC RD..21-457-5	MARIA DELREFUGIO, ETAL	BILLS ASPHALT	\$50.00	\$4,219.00	Closed
[35-*** - Driveway Expansion] DRIVEWAY TO BE WIDTH OF GARAGE AND TAPERED TO EXISTING APRON.						
99214	1519 PILGRIM ST..1-2548	JOSH A & STEPHANIE L ANGELI	OWNER	\$50.00	\$2,000.00	Pending
[35-*** - Driveway Expansion] BASKETBALL COURT						
99229	1926 ERMA DR..21-2036-L-15	STEPHEN K HONZIK	OWNER	\$50.00	\$2,000.00	Pending
[35-*** - Driveway Expansion] EXPAND DRIVEWAY RIGHT SIDE						

88983	135 N ASHLAND AV..4-241 [36-*** - Fence]	THOMAS R BEVERLY	OWNER	\$50.00	\$0.00	Pending
88994	2937 SUZANNE CT..21-817-3 [36-*** - Fence]	STEPHANIE L IVERSON	OWNER	\$50.00	\$7,000.00	Pending
89013	1299 STUART ST..14-1358 [36-*** - Fence] Front and side yard	GRUNWALDT CONSTANCE J REVOCABLE TRUST	AL HANSEN	\$50.00	\$2,770.00	Closed
99025	535 ST. GEORGE ST..7-666 [36-*** - Fence]	SAMUEL M & JENNALEE A EVERSON	OWNER	\$50.00	\$1,300.00	Pending
99031	3511 PEPPERGRASS DR..21-8126 [36-*** - Fence] VINYL	LISA PARKOS	CUSTOM FENCE	\$50.00	\$14,000.00	Pending
99061	810 S CHESTNUT AV..2-161-E-1 [36-*** - Fence]	MICHAEL J KEARNEY, ETAL	OWNER	\$50.00	\$0.00	Closed
99077	935 LIBERTY ST..1-1602 [36-*** - Fence] SINGLE FAMILY HOME, EXISTING CYCLONE FENCE WAS DAMAGED BY NEIGHBORS TREE DURING A STORM THIS YEAR. REPLACING THE WEST SIDE CYCLONE FENCE WITH CEDAR FENCE PANELS. FENCE PANELS ARE FROM ANOTHER PROPERTY AT NO COST AND USING OUR LABOR TO INSTALL. ONLY COST ARE THE POSTS.	RENEE B DESTACHE	OWNER	\$50.00	\$300.00	Pending
99113	1949 E MASON ST..21-1329-1 [36-*** - Fence] FENCE	MARTIN HARDWARE INC	A TORRES FAMILY HANDYMAN	\$70.00	\$1,400.00	Pending
99115	1122 WESTERN AV..3-1251 [36-*** - Fence] FENCE FENCE TYPE CHANGE FROM WOOD TO VINYL	RICARDO SANCHEZCRUZ, ETAL	OWNER	\$50.00	\$1,000.00	Pending
99126	1144-1146 CHANTEL ST..6-2226 [36-*** - Fence] PUTTING TWO SIDES OF CHAIN LINK FENCING TO CONNECT OFF OF CURRENT NEIGHBOR'S FENCING.	J SQUARED HOLDINGS LLC	FENDRYK BROTHERS CONSTRUCTION	\$50.00	\$100.00	Pending
99137	1011 HOWARD ST..3-503 [36-*** - Fence] 4 FT. CHAIN LINK FENCE	STEPHANIE L JOURDAN	OWNER	\$50.00	\$1,000.00	Pending
99138	550 ROLLING GREEN DR..6H-2664 [36-*** - Fence] rear yard non-permitted EC in drag file	HEIDI CABOUT	OWNER	\$50.00	\$1,200.00	Pending
99169	1450 CHICAGO ST..17-816 [36-*** - Fence]	BRANDON JORDAN	OWNER	\$50.00	\$500.00	Pending
99177	1087 SHADOW LN..1-2708 [36-*** - Fence] 76 FT. OF 6 FT. FENCE OK PER PAUL NEUMEYER 6' FENCE CONSIDERED REAR SET BACK NO STREET ACCESS	DOUGLAS J POLINSKE	CUSTOM FENCE	\$50.00	\$3,500.00	Pending
99182	895 7th ST..1-258 [36-*** - Fence] 4' 50 % OPEN IN SETBACKS 6' PRIVACY IN REAR YARDS	ASHLEY M OATES	CUSTOM FENCE	\$50.00	\$8,700.00	Pending
99224	894 ELMORE ST..5-249 [36-*** - Fence] REUSING EXISTING FENCE FIXING PER COMPLAINT 102423	KARL J ANDERSON	OWNER	\$50.00	\$0.00	Pending
99237	901 THRUSH ST..18-1274 [36-*** - Fence] RIGHT SIDE LOT LINE	WILLIAM D FECK	OWNER	\$50.00	\$1,000.00	Pending
99239	421 S QUINCY ST..14-512 [36-*** - Fence] 48 FT. CEDAR FENCE	JJ ENTERPRISE HOLDINGS LLC	OWNER	\$50.00	\$700.00	Pending
99274	809 WILSON AV..18-396	RAUL & LINDA LINARES	CUSTOM FENCE	\$50.00	\$7,500.00	Pending

[36-*** - Fence] FENCE

99279	341 BRETCOE DR..21-1147-15	TRICIA L MILLER	ROCKEY FENCE LLC	\$50.00	\$1,800.00	Pending
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[36-*** - Fence]

88868	131 N BROADWAY ..4-201-1	BILL WIDMER	Bill Widmer	\$90.88	\$200.00	Pending
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[37-329 - Signs] New 36.26 sq ft metal and wood wall sign (18.917' X 1.917') located on sign band of front facade

99174	131 N BROADWAY ..4-201-1	WIDMER PROPERTIES LLC	OWNER	\$82.50	\$200.00	Pending
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[37-329 - Signs] Install 8.33 sq ft individual wood and metal channel letter wall sign on rear facade (west) above rear entrance

99217	131 S MILITARY AV..6-251-D	131 S MILITARY AVENUE LLC	Elevate 97/Colortech	\$83.38	\$3,000.00	Pending
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[37-329 - Signs] Install 11.25 sq ft (7.5'X1.5') internally illuminated channel letter wall sign for SalonCentric.

99261	900 S GREENWOOD AV..2-929	REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY	VAN VONDEREN EXCAVATING LTD	\$0.00	\$1,000.00	Closed
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[40-*** - Sanitary Sewers] SANITARY SEWER REPAIR

99277	313 N BROADWAY..5-590	FORT HOWARD NEW TOWN REDEVELOPMENT LLC	JOSKI SEWER	\$70.00	\$1,000.00	Closed
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[40-*** - Sanitary Sewers] SEWER LATERAL REPAIR IN PARKING LOT - EMERGENCY

88964	1656 CHICAGO ST..21-1443-25	MICHAEL R & MARY L VANMATRE	CHAMPION TRENCHING	\$1,000.00	\$1,000.00	Closed
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[42-*** - Mini Sewers] MINI STORM

99023	1522 LANGLADE AV..6-1303	DUNG NGUYEN	A1 EMERGENCY SEWER & WATER LLC	\$1,000.00	\$800.00	Closed
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[42-*** - Mini Sewers] STORM SEWER CONNECTION

89003	3328 LARGO RIDGE DR ..21-8242	CARROLL HEIDI DELIE REVOCABLE TRUST OF 2006	LIZER OF WI., INC	\$100.00	\$650.00	Pending
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[43-*** - Lawn Sprinklers] HOOKUP AND SUPPLY PIPE FOR SPRINKLER SYSTEM

99032	141 RACCOON BERRY WY..21-8343	JAMES W & MARY JEANE ENDSLEY		\$50.00	\$2,300.00	Pending
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[43-*** - Lawn Sprinklers] TURF WATERING SYSTEM
PLBG PERMIT FROM PROJECT# 75701 IS/WAS USED FOR THIS AS THEY STUBBED IN THE GROUND WORK FOR THE WATERING SYSTEM WHEN THE HOUSE WAS BUILT.

99209	3316 STAR CREEK CT..21-7578	TILKENS DAVID J & RENEE A REVOCABLE TRUST	RAINMASTER IRRIGATION INC	\$100.00	\$3,500.00	Pending
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[43-*** - Lawn Sprinklers] NEW TURF WATERING SYSTEM

99029	326 S IRWIN AV..14-1325	PETER A WATZKA	NEWCAP, INC.	\$30.00	\$0.00	Closed
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[44-*** - Water heaters/Appliances] WATER HEATER

99034	424 GEORGE ST..21-1537	WILLIAM J & CINDY L HILL	NEWCAP, INC.	\$30.00	\$0.00	Closed
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[44-*** - Water heaters/Appliances] WATER HEATER

99264	709 ELMORE ST..5-1070-C	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	VANDENHEUVEL PLUMBING	\$30.00	\$1,000.00	Pending
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[44-*** - Water heaters/Appliances] WATER HEATER

87532	1138 DAY ST..7-58	CASEY L KINNARD	DE BAKER, INC.	\$50.00	\$700.00	Pending
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[46-*** - Electrical Service Change] RESTORATION WORK - RECEPTACLES, SWITCHES, LIGHTS

88957	402 S ROOSEVELT ST..14-1023	JAVIER GOMEZ	BLACK-HAAK HEATING, INC.	\$50.00	\$1,500.00	Pending
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[46-*** - Electrical Service Change] SERVICE UPGRADE

88961	1615 BEAUCHAMP ST..1-2539	RICHARD J COHLER	STIEGLER ELECTRIC	\$50.00	\$1,900.00	Closed
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[46-*** - Electrical Service Change] 100 AMP SERVICE UPGRADE. REMOVE EXISTING SERVICE RISER AND ELECTRICAL PANEL. INSTALL100 AMP METER AND ENTRANCE RISER AT EXISTING LOCATION. ADD100 AMP 24 CIRCUIT MAIN BREAKER PANEL WHERE EXISTING PANEL WAS.

88979	312 N ASHLAND AV..5-609	KENNETH R & STEVEN B KNAUS, ETAL	PLUG LIGHT BULB ELECTRICAL SERVICES	\$50.00	\$2,000.00	Closed
[46-*** - Electrical Service Change] REPLACE WHOLE PANEL AND INSTALL A NEW ONE, ADD GROUND RODS,						
89001	2871 MT CAROL DR..21-1111-D-33	MICHELE J ISAACSON	AEI ELECTRIC LLC	\$50.00	\$0.00	Closed
[46-*** - Electrical Service Change] SERVICE UPGRADE						
99035	1668 FIESTA LN..21-1111-P-17	HARRIET ROLKOSKY	KEVIN DUBOIS	\$50.00	\$1,000.00	Closed
[46-*** - Electrical Service Change] UPGRADE EXISTING 60 AMP SERVICE WITH NEW 100 AMP. ELECTRICAL METER BASE WILL BE MOVED FROM INSIDE TO OUTSIDE.						
99041	1339 OREGON ST..5-662-I	DEBRA L MLEZIVA	E-STREET ELECTRIC	\$50.00	\$1,500.00	Pending
[46-*** - Electrical Service Change] ELECTRICAL UPGRADE TO HOUSE. REMOVE FUSE BOX AND MOVE METER FROM BASEMENT TO OUTSIDE.						
99046	1720 S ASHLAND AV FRONTAGE RD..1-1109	MAA LLC	J&M ELECTRIC INC	\$70.00	\$2,000.00	Pending
[46-*** - Electrical Service Change] SERVICE CHANGE 200 TO 320 AMP						
99069	1609 WESTERN AV..6-119-A	E & P PROPERTIES	PIEPER ELECTRIC INC	\$70.00	\$34,435.00	Pending
[46-*** - Electrical Service Change] UPGRADE THE EXISTING 800A SERVICE TO A 1200A SERVICE						
99088	3061-3063 ALBERT DR..21-2940	MICHAEL H ASCHENBRENNER	THOMAS ELECTRIC	\$50.00	\$0.00	Closed
[46-*** - Electrical Service Change] change from oh to ug						
99095	3070 CORNELIUS CT..21-1111-D-309	JAMES A STEFFEL, ETAL	ELAND ELECTRIC CORP	\$50.00	\$2,000.00	Closed
[46-*** - Electrical Service Change] REMOVE OVERHEAD ELECTRICAL SERVICE AND INSTAL UNDERGROUND SERVICE TO HOME						
99096	505 PETERS ST..21-2144-M-16	DHG PROPERTIES LLC	COMPLETE ELECTRIC SERVICE AND MAINTENANCE LLC	\$50.00	\$3,600.00	Closed
[46-*** - Electrical Service Change] REPLACING OVERHEAD SERVICE AND ELECTRICAL PANELS IN BASEMENT. UPGRADING60 TO 100 AMP PANELS						
99100	2405 W MASON ST..6H-1109	GB HMC WEST MASON LLC	ENTERPRISE ELECTRIC	\$140.00	\$10,400.00	Pending
[46-*** - Electrical Service Change] CHANGE SERVICE TO 800AMP, 3PH, 120/208V						
99134	2070 WHITE OAK TERR..6H-2109	MICHAEL D & ALLYSON A WENZLICK	ELLMAN'S ELECTRIC	\$50.00	\$1,100.00	Closed
[46-*** - Electrical Service Change] SERVICE REPAIR & UPGRADE TO 200 AMP						
99141	951 CEDARVIEW CT..21-1111-D-234	CRAIG S & HOLLY M LAWNICZAK	EXCEL ELECTRIC	\$50.00	\$0.00	Closed
[46-*** - Electrical Service Change] 100A TO 200 A OH TO UG SERVICE						
99142	801 CORNELIUS DR..21-1111-D-317	JERALD L & ELLYN MCCAIN	PLUG LIGHT BULB ELECTRICAL SERVICES	\$50.00	\$1,000.00	Closed
[46-*** - Electrical Service Change] OH TO UG AND REFEED PANEL WITH NEW WIRES						
99147	900 REGENT LN..21-3048	JEFFREY J NORMAN, ETAL	THOMAS ELECTRIC	\$50.00	\$1,500.00	Pending
[46-*** - Electrical Service Change] CHANGE METER FROM OVERHEAD TO UNDERGROUND						
99148	916 REGENT LN..21-3046	RYAN T & NICOLE M MORAN	THOMAS ELECTRIC	\$50.00	\$1,500.00	Pending
[46-*** - Electrical Service Change] CHANGE METER SOCKET FROM OVERHEAD TO UNDERGROUND						
99149	831 MT MARY DR..21-1111-D-57	JOSEPH W & AMBER M R FAULDS	THOMAS ELECTRIC	\$50.00	\$1,500.00	Pending
[46-*** - Electrical Service Change] UPGRADE FOR OVERHEAD TO UNDERGROUND 200 AMP SERVICE						
99152	656 ST. JAMES CIR..21-1111-D-130	LEE TESKE	THOMAS ELECTRIC	\$50.00	\$1,500.00	Closed
[46-*** - Electrical Service Change] SERVICE UPGRADE						

99155	831 HOWARD ST..3-956	NICOLE L PROSSER	WAGNER ELECTRICAL SERVICES	\$50.00	\$1,500.00	Closed
[46-*** - Electrical Service Change] REPLACING OLD SERVICE						
99175	117 S MAPLE AV..3-89-A	GOALSMET INVESTMENTS LLC	HARV'S ELECTRIC	\$70.00	\$0.00	Pending
[46-*** - Electrical Service Change] SERVICE CHANGE - 4 UNITS						
99255	1145 CROOKS ST..14-1013	CMR LLC	CURRENT ELECTRICAL SERVICES	\$50.00	\$0.00	Pending
[46-*** - Electrical Service Change] CHANGING SERVICE FROM 120V 2-WIRE SERVICE TO A 120/240V 3-WIRE 100 AMP SERVICE OVERHEAD						
99269	1712 JUNIPER DR..21-1110-M-124	KAREN A KYLES	MATHY ELECTRIC	\$50.00	\$1,500.00	Pending
[46-*** - Electrical Service Change] CHANGE OUT PANEL & OVERHEAD METER AND MAST						
99289	1216 STUART ST..14-1317	TEDFORD PROPERTIES LLC	THOMAS ELECTRIC	\$50.00	\$1,000.00	Pending
[46-*** - Electrical Service Change] SERVICE UPGRADE						
89004	1783 ASBURY CIR..6-1791	WALL LA VERNE D REVOCABLE TRUST ETAL	TITLETOWN ELECTRIC	\$50.00	\$1,400.00	Closed
[47-*** - Electrical Service Repair] REPLACE 100 AMP SERVICE DUE TO A FALLEN TREE BRANCH.						
99040	1273 KLAUS ST..20-216-7	JONES D PROPERTIES LLC	TITLETOWN ELECTRIC	\$50.00	\$600.00	Closed
[47-*** - Electrical Service Repair] REPLACE MASK AND DUPLES METER BASE DUE TO FALLEN TREE LIMB.						
99097	1804 LILAC LN..21-2893	JESUS ANTONIO & TERESA D GUTIERREZ	METZLER ELECTRIC	\$50.00	\$700.00	Closed
[47-*** - Electrical Service Repair] REPAIR MAST DUE TO STORM						
99197	814 7th ST..1-463	AARON L DALTON	THOMAS ELECTRIC	\$50.00	\$550.00	Closed
[47-*** - Electrical Service Repair] SERVICE REPAIR						
88696	129 S MILITARY ..6-251-D	131 S MILITARY AVENUE LLC	SUBURBAN ELECTRIC	\$70.00	\$5,908.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] UPGRADE PANEL						
88981	1126 S IRWIN AV..17-247-B	ABRAHAM K & KAREN Q LEWIS	CLIFF YOUNG ELECTRICAL	\$50.00	\$1,400.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] WIRE NEW GARAGE OFF EXISTING POWER						
88989	1791 ASBURY CIR..6-153-D	DAVID B CLARK	STIEGLER ELECTRIC	\$50.00	\$500.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] EMERGENCY CALL TO CHECK PERISCOPE. MAKE REPAIRS AS NEEDED. WPS SHUT DOWN POWER TO THE HOME.						
89012	1306-1308 NELSON ST..6-2638	ROBERT M & DRUCILLA J GIESLER	J&M ELECTRIC INC	\$50.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] RESTORE POWER DUE TO FIRE						
99024	907 WINFORD AV..18-364-A	RUSSELL L WILLIAMS	NORTHERN CONCRETE	\$50.00	\$2,200.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] INSTALL PANEL/SERVICE IN GARAGE WITH NEW200A UNDERGROUND AND BRANCH FEED EXISTING OVERHEAD HOUSE PANEL						
99070	821 S FISK ST..6-322-A	ANGUS DAREL C TRUST	C&C ELECTRIC	\$50.00	\$500.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPLACE EXISTING SERVICE MAST AND WIRES						
99101	906 CEDARVIEW CT..21-1111-D-254	ANTHONY R & PATRICIA M DEPIES	SCHWEINER ELECTRIC	\$50.00	\$700.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] OVERHEAT TO UNDERGROUND						
99105	1597 CAREFUL DR..6-314-B	NICK J & CHRISTINE A PIERQUET	CURRENT ELECTRICAL SERVICES	\$50.00	\$1,200.00	Closed

[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPLACING SERVICE PANELS IN BASEMENT

99118	831 MARVIN LN..21-1111-D-245	JOSEPH J & THERESA L STAHL	CURRENT ELECTRICAL SERVICES	\$50.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REWIRED BASEMENT TO INSTALL WIRES THROUGH TRUSSES NOT UNDER, FIXED KITCHEN LIGHT, FIXED CEILING FAN, FIXED RECEPTACLE IN KITCHEN, FIXED EXTERIOR LIGHT, INSTALLED COVER PLATES, REPLACED LIGHT BULBS, REPLACED PULL CHAIN LIGHT FIXTURE.						
99136	821 CORNELIUS DR..21-1111-D-316	ROLFE E & JUDITH A WHITE	PLUG LIGHT BULB ELECTRICAL SERVICES	\$50.00	\$1,000.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] CHANGE FROM OH TO UG AND REFEED PANEL WITH NEW WIRES						
99153	1740 E MASON ST, Unit: SUITE 1..21-1344-4	STD PROPERTIES LLC	ELECTRICAL SERVICES EMERGENCY COMMUNICATION SYSTEMS	\$70.00	\$1,200.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] ADD SOFIT LIGHTS						
99168	1463 VELD AV..6-44	FORT HOWARD MEMORIAL PARK LLC	CITY OF GREEN BAY	\$0.00	\$4,000.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] NEW SERVICE IN CITY RIGHT OF WAY						
99211	117 N MAPLE AV..4-232	MCALLISTER PROPERTIES LLC	TITLETOWN ELECTRIC	\$50.00	\$200.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REMOVE METERING TO 2 UPPER UNITS - REFEED UPPER UNIT OFF OF HOUSE PNL						
99219	1008 DAY ST..7-39	TONI M FRITZ	BODART ELECTRIC	\$0.00	\$480,000.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] SCREET LIGHTING AND TRAFFIC SIGNALS						
99221	1008 KLAUS ST..20-155	NEW BAY PROPERTIES LLC	BODART ELECTRIC	\$0.00	\$480,000.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] STREET LIGHTING AND TRAFFIC SIGNALS						
99227	2403 HAMPTON AV..21-3278	PATRICIA A JOBELIUS	ABCON ELECTRIC	\$50.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] GENERAC GENERATOR INSTALLATION						
99275	2594 PARKWOOD DR..6H-2515	JEFFREY & JOY FRICKE	STIEGLER ELECTRIC	\$50.00	\$1,400.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] PANEL CHANGE OUT						
99276	1167 BERNER ST..20-181	MARTIN & MARICELA ALVARADO	STIEGLER ELECTRIC	\$50.00	\$500.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] EMERGENCY REPAIRS TO ELECTRICAL SERVICE - CUSTOMER REPORTED DAMAGE DUE TO TREE BRANCH - WPS ON SITE AT TIME OF SERVICE. DATE OF SERVICE10-29-19.						
99128	1610 SPENCE ST..1-2611	JOHN O & LYNN M TENNIE	MATT'S SERVICES	\$30.00	\$1,995.00	Closed
[49-*** - backwater valve/sump pump] BURY SUMP PUMP & DOWNSPOUTS						
99294	1842 NEAL CT..21-2866	EMILY M RHODES	GAJESKI TRENCHING	\$30.00	\$1,300.00	Pending
[49-*** - backwater valve/sump pump] INSTALL SUMP PUMP						
88955	1125 RADISSON ST..20-630	MCDONALDS CORP	ENGEBOS HEATING & COOLING INC	\$70.00	\$0.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] RTU						
88956	429 ALPINE DR..21-4392	JOHN C & CAROL E STUEBS	LAKESHORE HEATING & COOLING	\$50.00	\$2,700.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88959	624 S QUINCY ST..14-356	JOE ROSENFELD, ETAL	COMFORT CONTROL SYSTEMS	\$50.00	\$6,700.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
88960	3168 TOBERMORY DR..21-5434	ROBYN DAVIS	BAY AREA SERVICES INC	\$50.00	\$7,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						

88997	425 BADER ST..21-1126	RANDAL C & DOROTHY J SCHMUDE	SINKLER HEATING & COOLING, INC	\$50.00	\$2,080.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] SPACE HEATER						
88999	824 MT MARY DR..21-1111-D-108	ARTHUR C & SARA F PIPER	PROFESSIONAL HEATING & AIR CONDITIONING OF GREEN BAY, INC	\$50.00	\$7,825.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
89002	161 N OAKLAND AV..4-46-A	PHILIP F CHAUDOIR	HURCKMAN HEATING & COOLING	\$100.00	\$0.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER & BOILER						
89008	718 N CHESTNUT AV..5-86	JEFF & BRITTANY LANGENBERG	WESLEY HEATING AND SHEET METAL	\$50.00	\$9,471.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99028	1518 DOUSMAN ST..6-91	CHARLES J DANIELS	NEWCAP, INC.	\$50.00	\$0.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99030	1730 EASTMAN AV..19-422	MIGUEL & DORA GARCIA	NEWCAP, INC.	\$50.00	\$0.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99043	209 S ADAMS ST..13-56	PREMONSTRATENSIAN FATHERS THE	TECHVISIONS & SOLUTIONS	\$140.00	\$25,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] RTU REPLACEMENT - LIKE FOR LIKE .						
99049	1449 10th AV..1-644	JEFFREY H JOHNSON	BAY AREA SERVICES INC	\$50.00	\$3,250.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
99050	1354 SHIRLEY ST..6-156-A-2	RICHARD A NESS	BAY AREA SERVICES INC	\$50.00	\$8,300.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99051	725 THRUSH ST..18-1308	BETTY J DISCH	RICHARDS HEATING & COOLING	\$50.00	\$5,625.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99054	324 IRENE ST..21-2681	JANE M & RAYMOND S NEWMAN	RICHARDS HEATING & COOLING	\$50.00	\$6,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99055	1135 IRENE ST..21-1111-P-18	LAURA K CHALOUPKA	SINKLER HEATING & COOLING, INC	\$50.00	\$4,330.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99056	315 S WEBSTER AV..14-904	TEEGARDEN PROPERTIES LLC	APEX HEATING & AIR CONDITIONING	\$70.00	\$10,341.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER						
99057	1065 CAROLINE ST..3-188	JOHN W & MARCIA R CRONK	COMFORT CONTROL SYSTEMS	\$50.00	\$11,940.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER						
99082	1518 14th AV..1-1401-C	BRUCE W SCHMIDT	BAY AREA PROPERTIES INC	\$50.00	\$3,400.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99083	337 MANCHESTER DR..6-2851	DAVID C BUTTERBRODT	BAY AREA SERVICES INC	\$50.00	\$6,700.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99084	339 MANCHESTER DR..6-2851	DAVID C BUTTERBRODT	BAY AREA SERVICES INC	\$50.00	\$6,700.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99085	1112 WILSON AV..18-220	LEVI M JOHNSON	BAY AREA SERVICES INC	\$50.00	\$8,100.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						

99086	316 N OAKLAND AV..5-622	MICHAEL J & BETH A MACCO	VAN'S HEATING & AC	\$50.00	\$9,625.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99107	3375 PEBBLE BEACH CT..22-1679	EDWARD L & BARBARA A DORFF	HEALTHY HOMES HEATING & COOLING	\$50.00	\$5,645.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
99119	3083 SUNDANCE AV..6H-2977	RODNEY & ROSEMARY SPECHT	STEWART'S HEATING & COOLING	\$50.00	\$2,035.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] SPACE HEATER ADP - GARAGE HEATER						
99120	2630 APPIAN WAY..21-79-6	ADAM J RIEBE	WESLEY HEATING AND SHEET METAL	\$50.00	\$8,015.15	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99121	1875 SMITH ST..21-2167-4-7	ALFRED & JOAN MCALLISTER	NEWCAP, INC.	\$50.00	\$0.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99133	227 S HENRY ST..21-1514-12	DAVID J & DEBRA A OLEJNICZAK	TITAN SERVICES LLC	\$50.00	\$5,525.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99160	1149 13th AV..1-707	HANNAH COLLIER	ROBINSON HEATING & COOLING	\$50.00	\$3,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99161	473 ABRAMS ST..21-2620	DOLCA BELISLE	ROBINSON HEATING & COOLING	\$50.00	\$3,500.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99162	325 ALPINE DR..21-5770	TIMOTHY H & MARY K BOUCHER	SINKLER HEATING & COOLING, INC	\$50.00	\$7,495.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99163	1874 DOUSMAN ST..6-225-E	DAVID J NANIOT	SINKLER HEATING & COOLING, INC	\$50.00	\$7,882.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99164	161 CLIFFVIEW DR..21-3317	GARY & KIM DORN	BAY AREA SERVICES INC	\$50.00	\$5,750.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
99165	2943 MILKY WAY DR..6H-3556	FRANK S & PENELOPE J BLIZNIAK	BAY AREA SERVICES INC	\$50.00	\$8,250.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99170	402-404 JAMES ST..5-47	ROBERT M MEYER	APEX HEATING & AIR CONDITIONING	\$50.00	\$3,045.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE @ 402 JAMES ST						
99176	1741 CHICAGO CT..21-1293-E	PAUL J HANSEN	DIAMOND HVAC LLC	\$50.00	\$7,450.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99178	1103 S BAIRD ST..17-642	STEPHEN P & VILLINA C GEORGEL	JJ HEATING & COOLING	\$50.00	\$2,223.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99185	1065 BADER ST..21-420-29	TRAVIS ENTERPRISES REVOCABLE LIVING TRUST	NORTHTOWN REFRIGERATION	\$70.00	\$3,800.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning]						
99191	1689 WEDGEWOOD DR..6-1816	GARY J HARMER	WESLEY HEATING AND SHEET METAL	\$50.00	\$4,310.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						

99194	610 GOODELL ST..17-786-B	HERMAN L VANBECKUM	WESLEY HEATING AND SHEET METAL	\$50.00	\$0.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER						
99195	1627 FOREST GLEN DR..6-1660-A	MATTHEW W REYNDERS	WESLEY HEATING AND SHEET METAL	\$50.00	\$4,310.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99198	1029 BELLEVUE ST..21-1335-1	CARVER INVESTMENTS 2 LLC	BLACK-HAAK HEATING, INC.	\$50.00	\$3,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99201	1451 SHAWANO AV..6-250-2	MICHAEL E BROWN	BENJAMIN CONST. HEATING & COOLING	\$50.00	\$3,200.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99202	1367 REBER ST..21-1587	STM WAREHOUSING LLC	BENJAMIN CONST. HEATING & COOLING	\$70.00	\$13,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] COMMERCIAL ROOFTOP UNIT						
99204	921 GALLAGHER ST..18-761	KATHERINE M KONYN	BAY AREA SERVICES INC	\$50.00	\$7,800.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99205	2595 EDGEWOOD LN..21-4366	KEITH P & CATHERINE J HOUGARD	BAY AREA SERVICES INC	\$50.00	\$9,300.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99206	3160 OPEN GATE TR..6H-3715	PATRICK T & TERRY J SORELLE	BAY AREA SERVICES INC	\$50.00	\$3,600.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99207	1202 HICKORY HILL DR..2-68-C	GREGORY J & JANE E LAMBIOTTE	BAY AREA SERVICES INC	\$50.00	\$3,150.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99208	908 DAY ST..7-426	SUNSHINE STATE INVESTMENTS LLC	SINKLER HEATING & COOLING, INC	\$150.00	\$4,745.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] (3) SPACE HEATERS - UPPER, LOWER & LOWER BACK						
99212	1611 GROSS AV..1-2126	MICHAEL A & COLLEEN A RADTKE	COMFORT CONTROL SYSTEMS	\$50.00	\$8,890.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99213	3115 BROOK PARK DR..21-376-1	BEN BROCKMAN, ETAL	ROBINSON HEATING & COOLING	\$50.00	\$6,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
99216	219 N GRANDVIEW RD..21-408	ANNETTE M RHOADES, ETAL	SINKLER HEATING & COOLING, INC	\$50.00	\$4,400.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99218	803 ERNST DR..6-770	SUSAN A LAAMANEN	RICHARDS HEATING & COOLING	\$50.00	\$4,800.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER						
99220	2567 ST. STEVEN CT..6H-2230	KERRY A & LANI M ZILISCH	RICHARDS HEATING & COOLING	\$50.00	\$4,225.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99231	1256 7th ST..1-1727	JASON D BYNG, ETAL	APEX HEATING & AIR CONDITIONING	\$50.00	\$4,376.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99244	1287 KELLOGG ST..5-1693	RANDALL L & WENDLYN J PITTS	APEX HEATING & AIR CONDITIONING	\$50.00	\$6,534.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
99245	801 E WALNUT ST..10-98	GARY A WICKERT	APEX HEATING & AIR CONDITIONING	\$70.00	\$5,400.00	Pending

[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER

99246	913 CHICAGO ST..14-774	MADELINE CRONIN	APEX HEATING & AIR CONDITIONING	\$50.00	\$6,367.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99247	1151 WIRTZ AV..1-65	NATHAN & EMILY HENRIGILLIS	RICHARDS HEATING & COOLING	\$50.00	\$3,300.00	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99249	1232 PERROT ST..20-511	IRIS E PINCHART	NEWCAP, INC.	\$50.00	\$0.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99250	814 S MAPLE AV..2-248	LISA A LEWIS	NEWCAP, INC.	\$50.00	\$0.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99265	2990 FLEETWOOD DR..6H-3774	ROBERT G & DEBRA A GORE	VAN'S HEATING & AC	\$50.00	\$4,631.00	Closed
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99266	1127 CHERRY ST..14-92	LLOYD & KATHRYN KNUTSON	VAN'S HEATING & AC	\$50.00	\$8,716.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

99267	138 S FISK ST..6-266-D	TAMI S FEARING	VAN'S HEATING & AC	\$50.00	\$14,250.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

99268	2665 VICKI LN..21-4533	DAVID C & JENNIFER L OKSNEE	VAN'S HEATING & AC	\$50.00	\$10,340.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER

99273	1452 HARVEY ST..19-49	BLANCA E GALVAN	VAN'S HEATING & AC	\$50.00	\$4,531.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99282	1273 MARIAN LN..1-2079	PAMELA A FISCHER	PROFESSIONAL HEATING & AIR CONDITIONING OF GREEN BAY, INC	\$50.00	\$4,211.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99283	3535 BAY HIGHLANDS CIR..21-5596	BRIAN J & JANINE E AMUNDSON	SINKLER HEATING & COOLING, INC	\$50.00	\$3,760.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99284	2730-2732 VAN BEEK RD..21-156-5	GARY J & CAROLINE E VANDRISSE	SINKLER HEATING & COOLING, INC	\$50.00	\$4,150.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE - 2730 VAN BEEK RD SIDE

99286	2730-2732 VAN BEEK RD..21-156-5	GARY J & CAROLINE E VANDRISSE	SINKLER HEATING & COOLING, INC	\$50.00	\$4,150.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE - 2732 VAN BEEK RD SIDE

99293	815 12th AV..2-492	LEE D HOST	HEALTHY HOMES HEATING & COOLING	\$50.00	\$3,158.00	Pending
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[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE

99104	825 ONTARIO RD..21-173-1	FORSUM LLC	VORPAHL FIRE & SAFETY	\$70.00	\$5,000.00	Pending
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[53-*** - Fire protection Sprinkler] PRE-ENGINEERED FIRE SUPPRESSION SYSTEM.

88870	2072 IMPERIAL LN..21-3353	KOBLE INVESTMENTS LLC	AMERICAN PAVEMENT	\$70.00	\$3,700.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] PARKING LOT REPAIR

88871	2259 IMPERIAL LN..21-3371	KOBLE INVESTMENTS LLC	AMERICAN PAVEMENT	\$70.00	\$6,945.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] ASPHALT REPAIR

88872	2236 IMPERIAL LN..21-3365	KOBLE INVESTMENTS LLC	AMERICAN PAVEMENT	\$70.00	\$3,165.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] REPAIR ASPHALT

88874	2096 IMPERIAL LN..21-3357	KOBLE INVESTMENTS LLC	NORTHEAST ASPHALT, INC.	\$70.00	\$18,010.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] ASPHALT REPAIR

88875	2214-2216 IMPERIAL LN..21-3361-1	KOBLE INVESTMENTS LLC	NORTHEAST ASPHALT, INC.	\$70.00	\$14,415.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] ASPHALT REPAIR

88877	2073 IMPERIAL LN..21-3350	KOBLE INVESTMENTS LLC	AMERICAN PAVEMENT	\$70.00	\$3,700.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] REPAIR ASPHALT

88878	2068 IMPERIAL LN..21-3352	KOBLE INVESTMENTS LLC	AMERICAN PAVEMENT	\$70.00	\$3,700.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] REPAIR ASPHALT

88879	2069 IMPERIAL LN..21-3351	KOBLE INVESTMENTS LLC	AMERICAN PAVEMENT	\$70.00	\$3,700.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] REPAIR ASPHALT

88931	1710 MORROW ST..21-1203	PURPLE ROSE GB LP	NORTHEAST ASPHALT, INC.	\$283.00	\$83,000.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] REMOVE AND REPLACE EXISTING ASPHALT PER ENGINEERED PLANS PROVIDED BY PAYNE & DOLAN INC INCL ADDING A NEW GREEN SPACE AREA ALONG THE NORTH AND EAST PROJECT LIMITS. EST AREA OF DISTRUBANCE 34,000 SF

89009	1234 TILKENS ST..2-1274-1	TODD M & SUSANN C HANSON	BILLS ASPHALT	\$70.00	\$7,849.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] No Subgrade. No work ROW

89011	1220 TILKENS ST..2-1274-2	TODD M & SUSANN C HANSON	BILLS ASPHALT	\$70.00	\$7,849.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] No Work in ROW. No Subgrade

99123	826 VANDERBRAAK ST..20-282	ELR INVESTMENT PROPERTIES	LORRIGAN CONSTRUCTION	\$70.00	\$7,500.00	Closed
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[57-*** - Parking lot (New & Reconstruction)] MINIMAL REPAIR OF THE AREA AROUND A TRENCH GRATE IN THE PARKING. LESS THAT 50 SQ FT

99143	1120 STATE ST..1-798	MARC SOBOTTA	MELNARIK CONCRETE	\$70.00	\$8,050.00	Pending
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[57-*** - Parking lot (New & Reconstruction)] Parcels for 1118 and 1120 have been combined.

99132	1441 DONALD ST..6-40-F	HURCKMAN JOHN F & AMY S LIVING TRUST	MC MULLEN & PITZ	\$170.00	\$150,000.00	Pending
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[58-*** - Site (Erosion control, Fill, Excavation)] Replace and lengthen retaining wall
EC Approved 10/24/19

74390	227 E WALNUT ST..12-119	CITY OF GREEN BAY-CLERK	AMA HEATING & A/C	\$0.00	\$0.00	Closed
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[60-*** - New HVAC System] Temporty heating system for the buldings on parcels12-122, 12-118, &12-119 to prevent future damage to the building. The furnaces could be used in the future buildout for the buildings.

88998	802 KELLOGG ST..5-1476	CAILLEO PROPERTIES LLC	WATTERS PLUMBING	\$50.00	\$2,500.00	Pending
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[62-*** - repair/alter existing plumbing system] MULTIPLE RENOVATIONS TO THE DRAIN/VENT AND WATER SUPPLY SYSTEMS

89015	1590 KENNEDY DR..6-2698	THOMAS P & ANN E KENEVAN	BATH FITTER	\$50.00	\$7,199.00	Pending
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[62-*** - repair/alter existing plumbing system] REPLACE MIXER VALUE AND TUB TO SHOWER CONVERSION

99026	1518 S BROADWAY..1-971-A	K & KW LLC		\$30.00	\$3,000.00	Closed
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[62-*** - repair/alter existing plumbing system] STORM SEWER REPAIR

99079	1099 KENWOOD ST..1-2638	KURT E HOLLIS	TUNDRLAND	\$50.00	\$7,978.00	Closed
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[62-*** - repair/alter existing plumbing system] BATHTUB AND SURROUND BEING REPLACE BY A WALKIN SHOWER AND SURROUND

99098	923 ALPINE DR..21-4966	LYNN M NIER	JOSKI SEWER	\$30.00	\$1,000.00	Pending
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[62-*** - repair/alter existing plumbing system] REPAIR STORM SEWER

99099	209 S BUCHANAN ST..3-208	MYRON D & SHIRLEY BODART	JOSKI SEWER	\$30.00	\$1,000.00	Closed
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[62-*** - repair/alter existing plumbing system] REPAIR STORM SEWER

99108	1533 LEO ST..6-1712	DOUGLAS J SCHNEIDER	JERRY'S HOUSEHOLD PLUMBING, LLC	\$70.00	\$0.00	Pending
[62-*** - repair/alter existing plumbing system] INSTALL PIPING						
99135	1941 WOOD LN..6H-1270-10	DAVID B & RACHEL M ANNIS	CHAMPION TRENCHING	\$30.00	\$600.00	Closed
[62-*** - repair/alter existing plumbing system] STORM REPAIR						
99140	601 S OAKLAND AV..2-298	MARJORIE OTTO WESSELY	HUVEN PLUMBING	\$50.00	\$1,205.00	Pending
[62-*** - repair/alter existing plumbing system] 2 FIXTURES						
99183	608 ROBERT LN..21-3392	DANIEL G & SUSAN L LEMIEUX	TUNDRALAND	\$50.00	\$10,592.00	Closed
[62-*** - repair/alter existing plumbing system] BATHTUB AND SURROUND BEING REPLACED BY A WALKIN SHOWER AND SURROUND						
99184	2664 SHAG BARK LN..6H-2341	DEREK L & DANA R ERICKSON	TUNDRALAND	\$50.00	\$7,500.00	Pending
[62-*** - repair/alter existing plumbing system] BATHTUB AND SURROUND BEING REPLACED BY A WALKIN SHOWER AND SURROUND						
99196	814 ERNST DR..6-166-F	EARL E & ELIZABETH A MILLER	EDWIN C GAROT CO	\$50.00	\$6,500.00	Pending
[62-*** - repair/alter existing plumbing system] SHOWER AND LAVATORY						
99203	1055 LANGLADE AV..1-1424-A	JASON L & LAURA L NORMAN	VANRITE PLUMBING	\$30.00	\$4,000.00	Closed
[62-*** - repair/alter existing plumbing system] EMERGENCY WATER SERVICE REPAIR						
99222	917 13th AV..2-810	GEORGE J & LORI P CAYLOR	VANRITE PLUMBING	\$0.00	\$3,500.00	Closed
[62-*** - repair/alter existing plumbing system] REPLACING LEAD WATER SERVICE						
99223	1605 S NORWOOD AV..1-1155	THERESA WREZINSKI	VANRITE PLUMBING	\$30.00	\$10,000.00	Closed
[62-*** - repair/alter existing plumbing system] REPLACING 4" SANITARY SEWER BY MEANS OF PIPE BURSTING						
99240	615 VROMAN ST..5-231	MARY C SHALLOWGRIFFIN	HOCKERS PLUMBING	\$50.00	\$3,195.00	Pending
[62-*** - repair/alter existing plumbing system] REPLACING NON-CODE COMPLIANT BELOW GRADE DRAIN PIPING.						
99251	318 N MILITARY AV..6-97-D-2	LEBAKKEN PROPERTIES LLC	RAMCO CONSTRUCTION	\$30.00	\$6,000.00	Closed
[62-*** - repair/alter existing plumbing system] CATCH BASIN REPLACEMENT						
99285	479 ST. BERNARD DR..21-2475-D-29	THOMAS J & KAREN JOHNSTON	TUNDRALAND	\$50.00	\$10,848.00	Pending
[62-*** - repair/alter existing plumbing system] TUB TO SHOWER CONVERSION						
60206	614 ELIZABETH ST..21-2266	CARBOLINE COMPANY	MAKI SIGN	\$166.20	\$5,000.00	Closed
[63-*** - new electrical system] Permanent wall mounted sign.						
88730	720 S HURON RD..21-172-1	GREEN BAY CITY OF	PIEPER ELECTRIC INC	\$70.00	\$0.00	Pending
[94-*** - Alteration to existing cell tower] Replacing antennas						
89019	808 PACKERLAND DR..6H-1744	PACKERLAND COLD STORAGE LLC	OWNER	\$70.00	\$0.00	Pending
[94-*** - Alteration to existing cell tower]						
99037	420 REAR S OAKLAND AV..3-906-1	FOX RIVER ELEVATOR LLC	OWNER	\$70.00	\$0.00	Pending
[94-*** - Alteration to existing cell tower] US Cellular - Antennas. Equipment modernization project.						
86531	1261 E WALNUT ST, Unit: APT 1-7..14-214	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	NICKEL ELECTRIC INC	\$5,267.51	\$0.00	Pending

[99-201 - Curb Cut] 7 UNIT PROJECT
 REVISED BLDG PLANS COMING - HOLD PERMTIS UNTIL REVIEWED - PaulVC 9/12/2019

88985	1634 COFRIN DR..21-1192-4	CONTRACT TRANSPORT SERVICES REAL ESTATE LLC	SMET CONSTRUCTION	\$570.00	\$0.00	Pending
[99-201 - Curb Cut] This is Phase 1 of the overall project. Under this phase, they are doing the paring lot and filling station canopies. This phase will start and finish before the actual trucking building is finished. Beacuae the building contractor will be responsible for the erosoin control, the EC permit will be taken out unter the 76311 project.						
87858	1255 EINSTEIN WAY..21-182	AMERICAN FLEXPACK PROPERTIES LLC	BAYLAND BUILDINGS INC	\$2,020.00	\$0.00	Pending
[301-*** - Change of Use]						
88577	127 S WASHINGTON ST..12-192	MANIFIT ALTERATIONS LLC	EPA SOLUTIONS	\$1,056.14	\$60,000.00	Pending
[301-*** - Change of Use] OLD LAW OFFICE CONVERTED TO 2 BEDROOM APARTMENT FULL GUT UPPER UNIT						
Totals: 315 projects				\$60,677.02	\$8,472,922.07	

Summary of Projects Issued

10/1/2019 to 10/31/2019

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
01 Single Family House, Detached	5	5	10	5	5	5	5	0	\$6,724.93	\$1,379,400.00
48 Electrical Wiring (Misc., Alteration, Repair)	18	0	0	0	18	0	0	0	\$790.00	\$980,708.00
46 Electrical Service Change	25	0	0	0	25	0	0	0	\$1,400.00	\$73,135.00
47 Electrical Service Repair	4	0	0	0	4	0	0	0	\$200.00	\$3,250.00
50 Heating Unit Replacement/ Air Conditioning	71	0	0	0	0	71	0	0	\$3,890.00	\$391,306.15
40 Sanitary Sewers	2	0	0	0	0	0	2	0	\$70.00	\$2,000.00
42 Mini Sewers	2	0	0	0	0	0	2	0	\$2,000.00	\$1,800.00
43 Lawn Sprinklers	3	0	0	0	0	0	3	0	\$250.00	\$6,450.00
99 Curb Cut	2	1	8	2	2	1	2	1	\$5,837.51	\$0.00
62 repair/alter existing plumbing system	18	0	0	0	0	0	18	0	\$730.00	\$86,617.00
22 Shed, Yard Building	7	0	0	7	0	0	0	0	\$350.00	\$12,574.00
301 Change of Use	2	2	3	2	2	2	2	0	\$3,076.14	\$60,000.00
11 Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).	1	1	0	1	0	0	0	1	\$0.00	\$0.00
13 Addition to Commercial, Non-Residential Non-housekeeping	2	1	2	2	2	2	2	0	\$1,936.07	\$3,096,000.00
19 Addition to Garage, Carport (Residential)	2	1	1	2	0	0	0	0	\$150.00	\$10,000.00
02 Single-Family Residential Building, Alteration	27	0	7	27	18	7	15	0	\$4,700.28	\$405,095.97
12 Commercial, Non-Residence, Non-Housekeeping, Alteration	13	1	17	13	13	13	9	0	\$15,154.45	\$528,612.00
15 Raze Commercial Building or other Structure	3	0	1	3	0	0	1	1	\$380.00	\$37,000.00
21 Demolition of all Other Buildings or Structures	4	0	0	4	0	0	0	0	\$200.00	\$6,500.00
17 New Garage or Carport	6	6	6	6	3	0	0	0	\$800.48	\$62,400.00
23 Deck, Porch, Patio	6	2	2	6	0	0	0	0	\$400.00	\$24,350.00
24 Siding	1	0	0	1	0	0	0	0	\$70.00	\$0.00
28 Foundation Repair	9	0	1	9	0	0	0	0	\$525.00	\$107,626.45
33 Roofing	2	0	1	2	1	0	0	0	\$262.00	\$140,424.00
34 Window, Door, Replacement	2	0	0	2	0	0	0	0	\$100.00	\$7,300.00
35 Driveway Expansion	15	0	0	15	0	0	0	0	\$750.00	\$52,325.50
36 Fence	20	0	0	20	0	0	0	0	\$1,020.00	\$53,770.00
37 Signs	3	3	0	3	0	0	0	0	\$256.76	\$3,400.00
44 Water heaters/Appliances	3	0	0	0	0	0	3	0	\$90.00	\$1,000.00
53 Fire protection Sprinkler	1	0	0	1	0	0	0	0	\$70.00	\$5,000.00
57 Parking lot (New & Reconstruction)	13	1	0	13	0	0	0	0	\$1,123.00	\$171,583.00
58 Site (Erosion control, Fill, Excavation)	1	1	1	1	0	0	0	1	\$170.00	\$150,000.00
60 New HVAC System	1	0	1	0	0	1	0	0	\$0.00	\$0.00
63 new electrical system	1	0	1	1	1	0	0	0	\$166.20	\$5,000.00

11 stores, customer services(restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)	1	1	5	1	1	1	1	1	\$4,364.20	\$0.00
49 backwater valve/sump pump	2	0	0	0	0	0	2	0	\$60.00	\$3,295.00
94 Alteration to existing cell tower	3	0	0	3	0	0	0	0	\$210.00	\$0.00
05 Raze Sungle-Family house(attached or detached)	14	0	14	14	0	0	13	14	\$2,400.00	\$605,000.00
Totals:	315	26	81	166	95	103	80	19	\$60,677.02	\$8,472,922.07



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

November 19, 2019

PREPARED BY

AGENDA ITEM # V.I.

To approve a resolution by the City Treasurer updating financial institutions the City does business with.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Banks the City can do business with Nov 2019

RESOLUTION DESIGNATING PUBLIC DEPOSITORIES AND AUTHORIZING WITHDRAWAL OF CITY MONEYS

Green Bay, Wisconsin
November 19, 2019

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

That each of the following banks:

Associated Bank	Huntington
Bank First National	Investors Community Bank
Bank of Luxemburg	Johnson Bank *
Bank of Oklahoma	Nicolet National
BMO Harris	US Bank
Community First Credit Union	Wells Fargo
First Business Bank	Wisconsin Bank and Trust
Hometown Bank	

*New addition as of Nov 2019

(the "Bank"), is qualified as a public depository under Chapter 34, Wisconsin Statutes, is hereby designated as a depository in which the funds of this Municipality may from time to time be deposited; that specifically described account(s) may be opened and maintained in the name of this Municipality with the Bank subject to the rules and regulations of the Bank from time to time in effect; that the person(s) and the number thereof designated by title opposite the specific designation of account(s) shall be authorized, for and on behalf of this Municipality, to sign order checks as provided in Section 66.042, Wis Stat., for payment or withdrawal of money from said account(s) and to issue instructions regarding the same and to endorse for deposit, negotiation, collection or discount by Bank any and all checks, drafts, notes, bills, certificates of deposit or other instruments or orders for the payment of money owned or held by said Municipality; that the endorsement for deposit may be in writing, by stamp, or otherwise, with or without designation of signature of the person so endorsing; and that any officer, agent or employee of this Municipality is hereby authorized to make oral or written requests of the Bank for the transfer of funds or money between accounts maintained by the Municipality at the Bank.

FURTHER RESOLVED, that the Bank be and is hereby authorized and directed to honor, certify, pay and charge to any of the accounts of this Municipality, all order checks for the payment, withdrawal or transfer of funds or money deposited in these accounts or to the credit of this Municipality for whatever purpose or to whomever payable, including requests for conversion of such instruments into cash as well as for deduction from and payment of cash out of any deposit, and whether or not payable to, endorsed or negotiated by or for the credit of any persons signing such instrument or payable to or for the credit of any other officer, agent or employee of this Municipality, when signed, accepted, endorsed or approved as evidenced by original or facsimile signature by the person(s), and the number thereof, designated by title opposite the designation of the accounts described in the foregoing resolution, and to honor any request(s) made in accordance with the foregoing resolution, whether written or oral, and including but not limited to, request(s) made by telephone or other electronic means, for the transfer of funds or money between accounts maintained by this Municipality at the Bank, and the Bank shall not be required or under any duty to inquire as to the circumstances of the issuance or use of any such instrument or request or the application or use of proceeds thereof.

FURTHER RESOLVED, that the Bank be and is hereby authorized to comply with any process, summons, order, injunction, execution, distraint, levy, lien, or notice of any kind (hereafter called "Process") received by or served upon the Bank, by which, in the Bank's opinion, another person or entity claims an interest in any of these accounts and Bank may, at its option and without liability, thereupon refuse to honor orders to pay or withdraw sums from these accounts and may hold the balance therein until Process is disposed of to Bank's satisfaction.

FURTHER RESOLVED, that any one of the persons holding the offices of this Municipality which may be designated are hereby authorized (1) to receive for and on behalf of this Municipality, securities, currency or any other property of whatever nature held by, sent to, consigned to or delivered to the Bank for the account of or for delivery to this Municipality, and to give receipt therefor, and the Bank is hereby authorized to make delivery of such property in accordance herewith, (2) to sell, transfer, endorse for sale or otherwise authorize the sale or

transfer of securities or any other property of whatever nature held by, sent to, consigned to or delivered to the Bank for the account of or for delivery to this Municipality, and to receive and/or apply the proceeds of any such sale to the credit of this Municipality in any such manner as he/she/they deem(s) proper, and the Bank is hereby authorized to make a sale or transfer of any of the aforementioned property in accordance herewith, and (3) pursuant to Section 34.07, Wis. Stats., to accept such security and to execute such documents as said officer deems proper and necessary to secure the funds of this Municipality and to issue instructions regarding the same.

FURTHER RESOLVED, that this Municipality assumes full responsibility for any and all payments made or any other actions taken by the Bank in reliance upon the signatures, including facsimiles thereof, of any person or persons holding the offices of this Municipality which may be designated regardless of whether or not the use of a facsimile signature was unlawful or unauthorized and regardless of by whom or by what means the purported signature or facsimile signature may have been affixed to any instrument if such signatures resemble the specimen or facsimile signatures provided to the Bank, for refusing to honor any signatures not provided to the Bank, for honoring any requests for the transfer of funds or money between accounts or for the instructions from the persons designated in the foregoing resolutions regarding security for the accounts notwithstanding any inconsistent requirements of this Municipality not expressed in the foregoing resolutions, and that this Municipality agrees to indemnify and hold harmless the Bank against any and all claims, demands, losses, costs, damages or expenses suffered or incurred by the Bank resulting from or arising out of any such payment or other action.

FURTHER RESOLVED, that the Clerk of this Municipality be and hereby is authorized and directed to certify to the Bank the foregoing resolutions, that the provisions thereof are in conformity with law, the names, incumbencies and specimen or facsimile signature(s) on signature cards of the officer or officers named therein, and that the foregoing resolutions and signature cards and the authority thereby conferred shall remain in full force and effect until this Municipality notifies the Cashier of Bank to the contrary in writing; and the Bank may conclusively presume that such resolutions and signature cards are in effect and that the persons who may be identified from time to time as officers of the Municipality have been duly elected or appointed to and continue to hold such offices.

Adopted: _____, 2019

Approved: _____, 2019

Mayor

ATTEST:

City Clerk

**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



MERGE

URBAN DEVELOPMENT GROUP

MADISON, WI // CEDAR FALLS, IA
WWW.MERGEURBANDEVELOPMENT.COM

CDI GRANT APPLICATION:
MERGE MIXED-USE DEVELOPMENT - 321 + 325 N. BROADWAY
OCTOBER 4, 2019

Submitted by Merge Urban Development Group



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CONTACT US

Who We Are

MERGE

BUILT FOR PEOPLE



BRENT DAHLSTROM is team lead and owner of Merge Urban Development Group and ECHO Development Group. In his home state of Iowa, Brent has developed, owns and manages over 1100 apartment units. Brent has worked with the Slingshot team for nearly five years. Precedent projects are included in the proposal package.

Email: brent@mergeurbandevelopment.com

Phone: (319) 768-7235

Address: 604 Clay Street
Cedar Falls, IA 50613



JOY HANNEMANN* is a partner in Merge Urban Development Group, leading operations in development and property management. Joy is a UW-Eau Claire graduate with experience in construction, real estate investment, venture capital, and family-office management. She is originally from Stratford, WI and is based in Madison.

Email: joy@mergeurbandevelopment.com

Phone: (715) 450-6181

Address: 811 E Washington, Suite 500
Madison, WI 53703

*Primary Contact





INVESTMENT

Cover Letter

MERGE
URBAN DEVELOPMENT GROUP

604 Clay Street
Cedar Falls, IA 50613
(319) 768-7235

811 E Washington, Suite 500
Madison, WI 53703
(715) 450-6181

October 4, 2019

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

RE: Green Bay, WI - CDI Grant RFP

Dear Green Bay Stakeholders,

On behalf of our development and architectural teams, thank you for the opportunity to submit our mixed-use project in response to the request for proposals for WEDC's CDI Grant. Our team approached the City of Green Bay in early 2019 with the idea to bring a mixed-use building to underutilized lots on Broadway Street. The subject sites are within one of Green Bay's designated Opportunity Zones. The proposal enclosed is the result of an exclusive planning option with the RDA of Green Bay.

Proposal Features:

- 32 single-occupancy residential units and over 2600 square feet of first-floor retail
- Furnished residential micro-units for modern city dwellers and micro-retail to serve entrepreneurs & new business owners
- Builds upon Broadway's momentum through infill
- Makes formerly inactive / contaminated sites of higher-use to City and community
- Designed with Smart Growth Principles: compact design, walkability, multimodal balance, and community engagement
- Opportunity Zone Investment driven by a capital group that will report using U.S. Impact Investing Alliance and Beeck Center for Social Impact + Innovation at Georgetown University OZ Impact Reporting Framework and prioritize entrepreneurial support through OZ business investments

Thank you for considering 321 + 325 N. Broadway as a candidate for this grant. Please do not hesitate to contact me with any further questions.

Sincerely,



Brent Dahlstrom



INVESTMENT - Architectural Package

PULLBACK

PROJECT DATA

FACTS // What do we know? What is given?

321 / 325 N. Broadway Street
Lot size 6,400 SQ FT (0.147 acres)
Zoning: D-1 Downtown One
Max ground floor area: 40,000 SF
FAR: Min. 1; Max 3 (no setbacks required)
Max Height: 45' (Heights of structures maybe increased with a conditional use permit.)
Located in "On Broadway" Business Improvement District.
Existing condition is an undeveloped grass lot that is now a pop-up pocket park.
The area around the property is generally flat with a slight downward slope to the west/northwest. 594 feet above sea level.
Walk Score of twice the city average (86 v 41)
2015 IBC and Wisconsin State Amendments
Reference Green Bay 2014 Downtown Plan "AuthentiCity" and "State of Downtown Report"

GREEN BAY MIXED USE

MERGE URBAN DEVELOPMENT GROUP

PROJECT STAKEHOLDERS

Joy Hannemann
Brent Dahlstrom
Jon Taber
On Broadway
City of Green Bay

GOALS // What do we want to achieve + why?

Create an exciting new building that provides more housing options for people seeking a walkable urban lifestyle in Green Bay.
Prefabricate building components to reduce cost, construction time and construction footprint.
Utilize mass timber technology to provide innovative and environmentally friendly construction.
Provide ground level retail space that activates the streetscape.
Add downtown housing to support the vibrant Broadway district culture that people love.
Architecture should be authentically of Green Bay and the Broadway district.

"materials reflecting the district's history or the formation of the community encourage people to think about Green Bay and the district, or maybe even instill a sense of wonder about the community's story" Streetscape TV Report

CORE PURPOSE

Build new multi-family housing in the downtown of Green Bay, WI within an opportunity zone in response to the lack of downtown housing options. Provide ground floor retail space in a thriving commercial district that needs more small scale storefront space. To build a lasting relationship with the city of Green Bay for future development.

CONCEPTS // How can we achieve the goals?

Incorporate historic massing and fenestration patterns at lower levels.
Step back upper levels to blend lower levels with adjacent historic building and increase access to daylight.
Engage the wide sidewalk by creating cafe seating and other features to enhance pedestrian experience.
Reinforce urban edge by building with zero setback from street property line.
Maximize transparent glass in ground floor storefront as well as upper level residential units for daylighting and views.
Incorporate attractive landscaping and lighting.
High quality building materials that are durable and blend well with the surrounding buildings.

"equally important to scale is detail—a Broadway district experience relates strongly to the sense of its relationship to the river, industry and the craft felt in its buildings." Streetscape TV Report

CHARACTER + FEEL

Blend the historic fabric of downtown Green Bay with a new building that is contextually sensitive yet contemporary and exciting.
Embrace Green Bay's appreciation of art, the flourishing culinary scene, its industrial roots and its emerging high-tech workforce.

NEEDS // What quantity + quality is required?

Retail - 14' clear height, 2600 SF, 50' deep
Mixed Use and multifamily residential
Unit Mix: Maximize number of modules
(32) 1 Bed and Studios
Efficiency Studios 400 sq. ft
Studios 450 sq. ft
1 BD/1BA 650 sq. ft
1 BD/1BA 700 sq. ft
Provide amenities including courtyard, rooftop terrace space, and private balconies

END USER DESCRIPTION

Both empty nesters and young professionals will be naturally drawn to the central location that is in the heart of the North Broadway commercial core. Abundant daylighting, sustainable and natural materials, and smart design will be attractive features that will drive demand for these urban residential units.



INVESTMENT - Architectural Package

PULLBACK

PROJECT DRIVERS

GREEN BAY MIXED USE

MERGE URBAN DEVELOPMENT GROUP

SERVE // SPACES FOCUSED ON LIFE OF PEOPLE + PLACE

PEOPLE // Expression

Every Wednesday night throughout the summer, N. Broadway transforms into one of Wisconsin's largest Farmer's Markets. Over 150 vendors cater to thousands of people who walk in front of this site.

The community contains a strong art and culinary scene. N. Broadway is home to Green Bay's most dense collection of public art.

The project will provide housing for people who desire to live downtown with less dependency on cars and will help support the ground level retail space in this building and throughout the district.

PLACE // Urbanity

Infill site will reinforce the urban street wall and ground level retail space will help activate the pedestrian experience.

Site is directly across the street from the Rail Yard Innovation District, home of 12 Accelerator, The Cannery Public Market and Titletown Brewing Company.

Shared parking strategy will be used to reduce number of on-site parking spaces required.

Project may introduce a car-sharing service, like Zip Car.

+DRIVER 1 // Authenticity - Blended History

Materials and form reflecting the district's rich history from Fort Howard to port town. Simultaneously embracing the industrial brick and mortar economy and the community's transition to a progressive and cloud-based work force.

"What's good about the Broadway district is that it's real, and that it pays homage to its industrial past, and exudes new-found confidence and a new brand of boldness that is marking the community's foray to the future." - Streetscape Tech Visit Report

MAKE SENSE // QUALITY EXECUTION SHAPED BY REGIONALISM + ENDURANCE

REGIONALISM // Sustainability

High-performance building design strategies will be employed to minimize the building's carbon footprint and create a healthy environment for the building occupants.

Average wind speed ranges from 9-11 mph. Design of outdoor spaces will consider buffering of wind.

Site is long and narrow with limited opportunity for fenestration. Building massing will be shaped to increase access to natural light.

Midwestern temperature extremes will be designed for with ample insulation and appropriate materials and detailing.

+DRIVER 2 // Innovation

High-performance building technologies. Cross-Laminated Timber structural system. Photovoltaic arrays and tuned solar shading. Bolster Broadway District's identity as an innovation hub.

"Sometimes authenticity is viewed as being more expensive to achieve, but an improvement that is well conceived and executed will last longer and become an enduring part of the experience. Failure to create something that lasts is most often far more expensive." - Green Bay Streetscape Tech Visit Report

ENDURANCE // Quality

Durable and low-maintenance materials will be used throughout the building.

Mass-timber structure increases construction efficiency and quality of the indoor environment.

Flexible open space with 14' ceilings on ground floor will provide opportunity for future reconfiguration to extend the building's lifespan.

MEAN IT // HOLISTIC CONCEPTS DEVELOPED WITH CLARITY + OPTIMISM

CLARITY // Character

The project will be a mixed use building that will incorporate historic massing and fenestration patterns at lower levels to blend with the adjacent 2-story historic buildings. The upper levels will step back to provide rooftop patio amenities and more access to daylight at a height that provides the required density for a vibrant urban district.

A contextually appropriate yet dynamic facade will enhance and activate the continuity of the streetscape.

Residential units will have balconies that provide a pleasant space to enjoy some fresh air and encourage a connection with the street.

OPTIMISM // Engagement

Pedestrians and patrons will be provided with opportunities to have social encounters, outdoor dining, and a wide sidewalk.

Bringing people to live downtown and providing an exciting retail environment, the project will increase the density and vitality of the Broadway District.

Embrace music, art, and culinary culture and encourage access to healthy lifestyles.

Energy efficient, high performance building will inspire similar sustainably designed development in the district.

+DRIVER 3 // Social Connectivity

Transparency, porosity, walkability. Engage the streetscape and enhance the pedestrian experience.

"While the district's spaces may not all be publicly-owned, they might be publicly accessible and part of the experience—extended as much by the ways they relate to the street as by the materials used in them." - Green Bay Streetscape Tech Visit Report



INVESTMENT - Architectural Package

GREEN BAY MIXED-USE PARKING DIAGRAM

PARKING REQUIRED:

32 UNITS + 8 GUEST SPACES = **40 TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL**

2,600 SF RETAIL/20 = 13 SPACES/2 = 6.5
APPROXIMATELY **7 SPACES REQUIRED FOR RETAIL****

TOTAL PARKING REQUIRED: 47 SPACES

PARKING PROVIDED:

ON BROADWAY LOT: 22 STALLS
(26 IF STORAGE IS MOVED)
GREEN BAY RDA LOT: 6 STALLS AVAILABLE FOR
LEASE AND 10 AVAILABLE FOR RESIDENTIAL
NIGHTTIME USE (SHARED)
STREET PARKING: 23 SPACES AVAILABLE WITHIN THE
BLOCK ON BROADWAY

**TOTAL PARKING PROVIDED:
42 SPACES OFF-STREET + 5 ON-STREET = 47 TOTAL**

**Section 13-1707 - Off-street parking meeting the standards of this section shall be required in all zoning districts, except in the Downtown Zoning District, in which off-street parking for nonresidential uses may be reduced to 50 percent of the total number of stalls required if less than 1,500 feet from an off-street parking facility.



INVESTMENT - Architectural Package

NORTH BROADWAY

STREET ELEVATION

CONTEXTUALLY CONTEMPORARY

Lower Level masonry massing fits in with the scale of the adjacent 2-story buildings on N. Broadway while the upper story floats above like an ephemeral cloud, respectful of the historic fabric below and speaking to the high-tech future of the innovation district.



INVESTMENT - Architectural Package

NORTH BROADWAY

GREEN BAY, WI

URBAN CONNECTION

Pedestrian connection to the public realm is prioritized with retail and lobby locations. Car circulation is separated from the public realm using the alley for private residential parking and parallel parking at the street for retail patrons.

TOTAL PROJECT SCOPE

Retail/Commercial: 2,635 RSF
Residential= 16,323 RSF = 32 Dwelling Units
Parking = Off Site

LEVEL 1, 1/16"=1'

N. BROADWAY, GREEN BAY, WI

KEY:

RETAIL



LOBBY



SLIBGS@OTARCHITECTURE.COM



INVESTMENT - Architectural Package

NORTH BROADWAY

GREEN BAY, WI

HEIGHT + VIEWS

Within the existing street corridor, this new 5 story concept will balance between the existing 2-3 story mixed use buildings and the 4 story brewery. Residential units will have urban views of the market and brewery to the south and three-lined residential streets to the north and east.

MAXIMIZE LIVING AREA

The residential floor plate is maximized for varied unit sizes and access to daylight into the living spaces. This balance of unit sizes also create a successful mix of attainable housing.

TOTAL PROJECT SCOPE

Retail/Commercial: 2,635 RSF
Residential= 16,323 RSF = 32 Dwelling Units
Parking = Off Site

LEVEL 2-5, 1/16"=1'

N. BROADWAY, GREEN BAY, WI

KEY :

1 BD	
STUDIO	
MICRO	



LEVEL 2



LEVEL 3



LEVEL 4, SIM. LEVEL 5



INVESTMENT - Architectural Package

NORTH BROADWAY

GREEN BAY, WI

BLENDING HISTORY

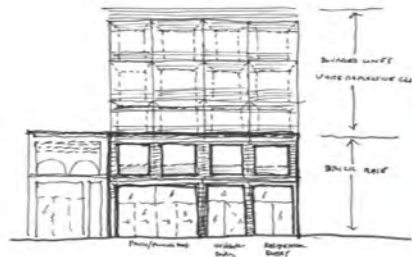
Blending the "brick and mortar" historic building fabric with the influx of high tech "cloud-based" culture. The building responds both pragmatically and poetically to its context. The two-story masonry base matches the massing and proportions of the other two-story masonry buildings on the street. The upper stories are set back from the dark masonry base, and are clad in a white reflective material accented by a white brise soleil that both provides required guardrails and solar shading but also acts to blur the lines between the building and the clouds.

FRAMEWORK

Responding to the expressed structural framework of the Larson Caning Building, the new building subtly reveals its timber frame structural system with facade details as well as exposed structure on the interior.

FRONT ELEVATION

N. BROADWAY, GREEN BAY, WI



INVESTMENT - Architectural Package

NORTH BROADWAY

GREEN BAY, WI

BLENDED HISTORY

Blending the "brick and mortar" historic building fabric with the influx of high tech "cloud-based" culture. The building responds both pragmatically and poetically to its context. The two-story masonry base matches the massing and proportions of the other two-story masonry buildings on the street. The upper stories are set back from the dark masonry base, and are clad in a white reflective material accented by a white brise soleil that both provides required guardrails and solar shading but also acts to blur the lines between the building and the clouds.

FRAMEWORK

Responding to the expressed structural framework of the Larson Caning Building, the new building subtly reveals its timber frame structural system with facade details as well as exposed structure on the interior.

PERSPECTIVE VIEWS

N. BROADWAY, GREEN BAY, WI



Crossmedia Clouds



Salt Point House - Thomas Phifer



Leewood Speculative Office - El Dorado



Sculpture Studio - El Dorado



Balliet Memphis - Archeman





CAPACITY

CAPACITY - Proposed Schedule

DEVELOPMENT & CONSTRUCTION SCHEDULE	DATES
DEVELOPMENT AGREEMENT / PROJECT APPROVAL	By November 29, 2019
GENERAL CONTRACTOR / CONSTRUCTION MANAGER SELECTION	December 2019
ARCHITECTURAL DESIGN / PREPARE CONSTRUCTION DOCS	January 2020 – June 2020
CONSTRUCTION START	July 2020
CERTIFICATE OF OCCUPANCY	Summer 2021

POST CERTIFICATE OF OCCUPANCY ASSUMPTIONS

- Developer's Property Management Group will manage the property
- Estimated 10+ Year Asset Holding Period - Based on Opportunity Zone Investment Requirements





FINANCIALS

FINANCIALS - Development Sources & Uses

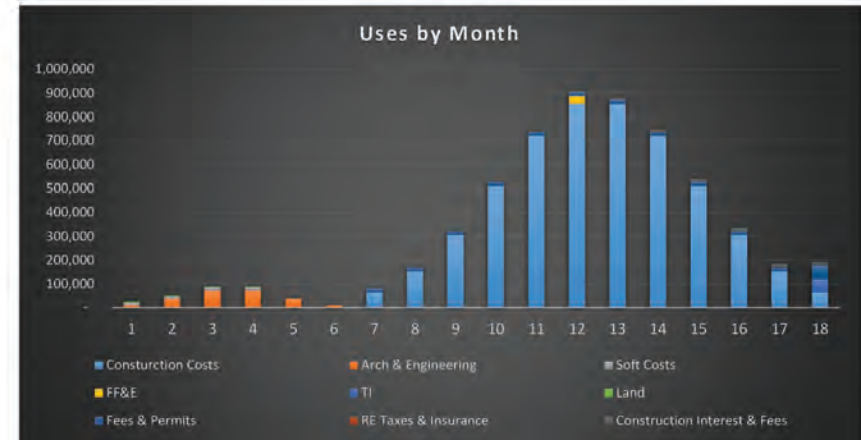
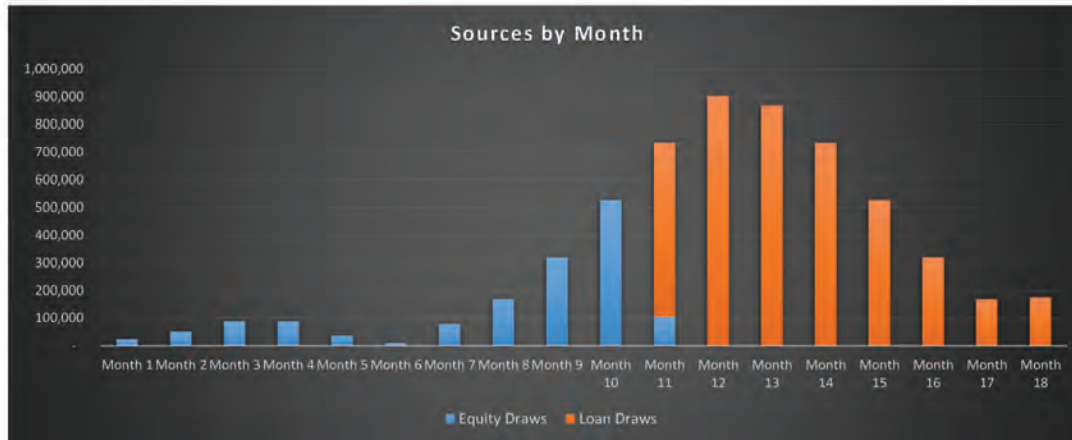
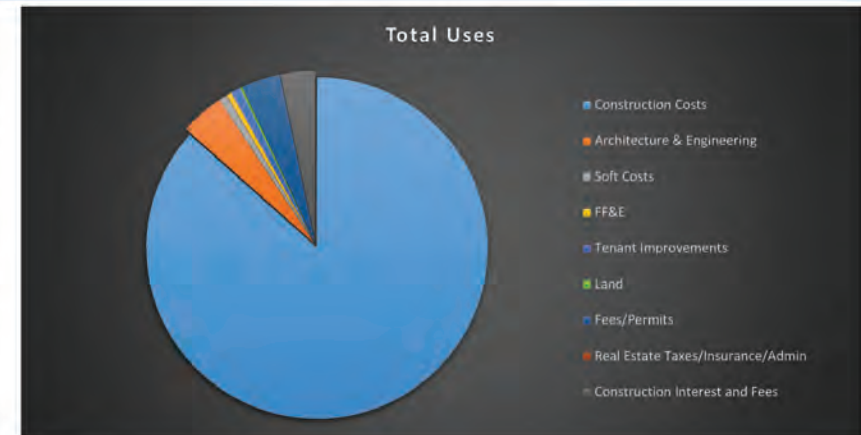
DEVELOPMENT SOURCES AND USES

Sources			Uses		
		LTC			
Const. Loan + Fees	4,333,631	71.7%	Construction Costs	5,231,771	86.6%
Interest	199,275	3.3%	Architecture & Engineering	247,940	4.1%
Total Construction Loan	4,433,694	73.4%	Soft Costs	45,000	0.7%
Lease-Up Income	99,213	1.6%	FF&E	33,000	0.5%
Equity Investment	1,510,968.79	25.0%	Tenant Improvements	52,700	0.9%
Grants	-	0.0%	Land	15,001	0.2%
Upfront TIF	-	0.0%	Fees/Permits	219,188	3.6%
			Real Estate Taxes/Insurance/Admin	-	0.0%
			Development Cost W/O Interest	5,844,600	96.7%
			Construction Interest and Fees	199,275	3.3%
Total Sources	6,043,875	100.0%	Total Uses	6,043,875	100%

Check OK

Construction Financing Assumptions

Construction Loan Term	26 Months
Fixed Interest Rate	Annual 4.00%
% of Lease-Up Inc. to Use	100%



FINANCIALS - Rent Roll

RESIDENTIAL UNIT BREAKDOWN									
Site Name: Broadway Lots @ Rail Yard									
Floor	Unit Number	Unit Type	Square Feet	Rental Rate	Rate PSF		Number of Units		Average SF
2	201	1 Bed	736	\$1,325	\$1.80		Micro (furnished)	9	425
2	202	1 Bed	627	\$1,150	\$1.83		Studio	13	485
2	203	1 Bed	609	\$1,150	\$1.89		1 Bed	10	619
2	204	1 Bed	636	\$1,150	\$1.81		Total	32	510
2	205	1 Bed	590	\$1,075	\$1.82				
2	206	Studio	467	\$975	\$2.09		Total Building SF		28,175
2	207	Micro	408	\$975	\$2.39		Total Rentable SF		16,323
2	208	Studio	479	\$975	\$2.04		Gross Revenue Potential (Monthly)		\$35,125
3	301	1 Bed w/balcony	613	\$1,350	\$2.20		Gross Revenue Potential (Annually)		\$421,500
3	302	Micro w/balcony	437	\$1,150	\$2.63		Average Rate PSF		\$2.19
3	303	Studio w/balcony	481	\$1,150	\$2.39		Expense Ratio		35%
3	304	Micro w/balcony	449	\$1,150	\$2.56		Residential NOI @ 95% occupancy		\$260,276
3	305	1 Bed	590	\$1,100	\$1.86		Retail NOI @ \$15 psf		\$39,525
3	306	Studio	467	\$1,000	\$2.14		Cap Rate (Base Case)		7.0
3	307	Micro	408	\$1,000	\$2.45		Stabilized Value		\$4,282,875.00
3	308	Studio	479	\$1,000	\$2.09				
4	401	Studio w/balcony	551	\$1,250	\$2.27				
4	402	Studio	500	\$1,000	\$2.00				
4	403	Micro w/balcony	417	\$1,150	\$2.76				
4	404	Studio	511	\$1,000	\$1.96				
4	405	1 Bed	590	\$1,125	\$1.91				
4	406	Studio	467	\$1,025	\$2.19				
4	407	Micro	408	\$1,025	\$2.51				
4	408	Studio	479	\$1,025	\$2.14				
5	501	1 Bed	613	\$1,125	\$1.84				
5	502	Micro w/balcony	437	\$1,175	\$2.69				
5	503	Studio	481	\$1,075	\$2.23				
5	504	Micro w/balcony	449	\$1,175	\$2.62				
5	505	1 Bed	590	\$1,150	\$1.95				
5	506	Studio	467	\$1,050	\$2.25				
5	507	Micro	408	\$1,050	\$2.57				
5	508	Studio	479	\$1,050	\$2.19				



FINANCIALS - Construction Estimate

**MERGE URBAN DEVELOPMENT GROUP
GREEN BAY MIXED USE DEVELOPMENT
Milwaukee, Wisconsin**



September 27, 2019

COST MODEL ESTIMATE

PROJECT FORECAST SUMMARY		Forecast Estimate			
	GSF	Units	Per GSF	Per Unit	Forecast
Construction Forecast:					
Demolition & Abatement					NIC
Construction					
Building Total	30,863	32	\$144.35	\$139,221	
1st Floor Common / Lobby	3,089		\$225.46	\$21,764	\$696,455
1st Floor Retail Grey Box	2,950		\$149.49	\$13,781	\$441,003
1st Floor Retail Tenant Improvements	2,950		\$0.00	\$0	\$0
2nd-5th Floor Residential Apartments	21,874		\$151.67	\$103,676	\$3,317,622
Site	Site SF	/Site SF			
Site Improvements	1,241	\$104.76	\$4.21	\$4,063	
Earthwork		\$20.07	\$0.81	\$778	\$24,908
Site Utilities		\$65.27	\$2.62	\$2,531	\$81,000
Asphalt Paving		\$0.00	\$0.00	\$0	\$0
Concrete Paving		\$9.11	\$0.37	\$353	\$11,300
Fences & Gates		\$0.00	\$0.00	\$0	\$0
Site Masonry (Dumpster Enclosures)		\$0.00	\$0.00	\$0	\$0
Site Metals (Railings, Bollards, Etc.)		\$2.26	\$0.09	\$88	\$2,800
Site Lighting		\$0.00	\$0.00	\$0	\$0
Landscaping Allowance		\$8.06	\$0.32	\$313	\$10,000
Clay Cap		\$0.00	\$0.00	\$0	\$0
Stormwater Storage Systems Allowance		\$0.00	\$0.00	\$0	\$0
Contaminated Soils Tipping Fee Allowance		\$0.00	\$0.00	\$0	\$0
Miscellaneous Allowances					
Permit Estimate					\$10,000
WE Energies Infrastructure & Relocations Allowance					\$10,000
WE Energies Temp Electrical Consumption/Usage Allowance					\$5,000
Seasonal Conditions Allowance					\$30,000
Construction Materials Testing Allowance					\$10,000
Exterior Building / Monumental Site Signage Allowance					\$25,000
Construction Contingency		3.00%			\$154,278
GC's, Insurance, Fee			\$23.80	\$22,952	\$734,471
Construction Manager Bond					Not Included
Subtotal:	30,863	32	\$180.28	\$173,870	\$5,563,837
TOTAL	30,863	32	\$180.28	\$173,870	\$5,563,837

NOTES & CLARIFICATIONS

This cost model is provided as an opinion of probable cost based on a limited amount of information available. Further scope definition is required to refine project scope and cost.

- Cost model is based on attached plans provided by Slingshot Architects and notes below.
- Structure assumed as conventional foundations, precast structure at first floor, and conventional stick framed construction at floors 2-5. CLT and/or glue-lam structural systems are assumed not required.
- Soils are assumed of sufficient bearing capacity to support conventional foundations. Deep foundations or other ground improvement methods are assumed not required.
- Costs associated with contaminated soils or other environmental conditions of site are not included.
- Exterior finishes assumed as approximately 25% masonry, 50% metal panel or cement board siding, 5% storefront, and 20% fiberglass windows. 'Screenwall' type system shown on concept plans has not been specifically included.



FINANCIALS - Construction Estimate

MERGE URBAN DEVELOPMENT GROUP
GREEN BAY MIXED USE DEVELOPMENT
Milwaukee, Wisconsin



Gross Square Footage Analysis

	New Construction	Building Renovation	Addition	Total GSF	Floor Height	Perimeter	Enclosure	RSF
FIRST FLOOR								
20 1st Floor Common	3,089			3,089	16.00	205	3,280	
25 1st Floor Retail	2,950			2,950	16.00	190	3,040	
SECOND FLOOR								
30 Residential	5,959			5,959	11.25	395	4,444	5,959
THIRD FLOOR								
30 Residential	5,305			5,305	11.25	387	4,354	5,305
FOURTH FLOOR								
30 Residential	5,305			5,305	11.25	387	4,354	5,305
FIFTH FLOOR								
30 Residential	5,305			5,305	11.25	387	4,354	5,305
Additional Enclosure								
30 Parapets					2.00	387	774	
20 Additional Enclosure							164	
25 Additional Enclosure							152	
30 Additional Enclosure							914	
TOTAL GSF	27,913	0	0	27,913	0.93	encl:gsf	25,829	21,874
Section	GSF	Foundations	Structure	Enclosure	Roof	Stairs	Conveying	Site
20 1st Floor Common	3,089	3,089	3,089	3,444	80	59	1	0
25 1st Floor Retail	2,950	2,950	2,950	3,192	0	0	0	0
30 Residential	21,874	0	21,874	19,193	5,959	125	4	0
90 Sitework	27,913	0	0	0	0	0	0	1,241
	27,913	6,039	27,913	25,829	6,039	184	5	1,241

Enclosure Analysis

Building Enclosure Analysis - Finish Ratios

7,749	Masonry Brick Veneer	30.00%
11,623	Metal Panel / Cement Panel Siding	45.00%
1,291	Storefront	5.00%
5,166	Fiberglass Windows	20.00%
25,829	Total Enclosure SF	100.00%

Building Enclosure Analysis - \$/SF

7,749	Masonry Brick Veneer	\$35.00	\$271,204
11,623	Metal Panel / Cement Panel Siding	\$28.00	\$325,445
1,291	Storefront	\$65.00	\$83,944
5,166	Fiberglass Windows	\$35.00	\$180,803
25,829	Total Enclosure SF		\$33.35



FINANCIALS - Letter of Support



425 Cedar St
PO Box 88
Waterloo, IA 50704-0088
319.235.3285

usbank.com

September 16, 2019

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

RE: Brent Dahlstrom

Dear Mrs. Townsend:

The letter is to serve as support and confirmation that Brent Dahlstrom is a valued customer with US Bank, N.A. who has experience and history with US Bank, N.A. partnered projects to finance and develop over 400 multi-family units and mixed-use projects. US Bank, N.A. can acknowledge that based on history and current financial soundness that Mr. Dahlstrom has the experience, expertise and financial capacity to propose and complete a development project in Green Bay, WI.

Should you have any questions or concerns please contact me at 319-273-8750.

Sincerely,
US Bank, N.A.

A handwritten signature in blue ink that reads "Dana Jergenson".

Dana Jergenson
Vice President



Financial Capacity

ABOUT OUR CAPITAL PARTNER

SKYDECK HOLDINGS

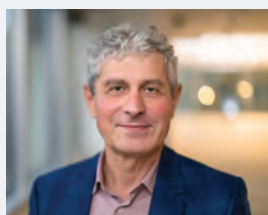
Skydeck, based in Chicago, is a private investment firm investing capital on behalf of the Polsky family. Skydeck invests in opportunistic and income producing real property with experienced operators. Because of the group's proprietary capital base, Skydeck is not bound by any pre-defined time horizons or investment hurdles, and can be very opportunistic.

The foundation of Skydeck is the experience and entrepreneurial spirit of its founder, Michael Polsky, who founded Indeck Energy Services, Skygen Energy and his latest venture, Invenergy. The name Skydeck pays homage to the successful exits of Skygen and Indeck. These three successful businesses were built from the ground up into multi-billion dollar enterprises. Today, Invenergy is North America's largest independent, privately held renewable energy provider and is leading the industry and country to a clean energy future.



Financial Capacity

A MESSAGE FROM INVENERGY FOUNDER & CEO - FROM THE 2018 SUSTAINABILITY REPORT



Wildfire relief in Oklahoma. Solar projects in Japan. Volunteer work in Chicago. At Invenergy, “sustainable energy” is about more than just technology; it’s about people working together for a better world. In 2018, we seized opportunities to empower, learn from and sustain the incredible and diverse communities we call home.

This year was a year for growth—both for our work and for our company. Our overall portfolio of projects grew by 25 percent to a total of 21,788 megawatts. We expanded internationally, grew our energy services offerings and laid the foundation for new work in long-distance transmission. We are excited about the opportunities we see in these areas to supplement our core business offerings in wind, solar and natural gas power generation as well as battery storage.

This growth reflects our purpose and ambition, which after months of gathering input from employees across the company, we captured in a new vision statement: Innovators building a sustainable world. This vision underscores our holistic approach to developing and operating sustainable energy facilities throughout the world, and acknowledges our groundbreaking role in moving sustainable solutions forward.

But it also speaks to how we choose to direct our time, energy and resources outside of work. Our 2018 Sustainability Report outlines how our three Invenergy Impact pillars—environmental stewardship, community investment and empowering people—bring our mission beyond just the projects we complete and energy centers we operate. This report showcases not only what we have done as a company, but also the commitment of Invenergy’s people to giving back to their communities in any way they can.

I am an engineer and an entrepreneur, not an environmentalist or a social activist. But I do what makes sense. Sustainability just makes sense. I am extremely proud to helm a team of people who work hard every day both inside and outside the organization to make the world a better place. And I am humbled by the resilience of the people we meet and serve in the course of our work. To our employees, partners and friends, thank you for your work building a more sustainable world.

Michael Polsky
Founder & Chief Executive Officer



<https://invenergyllc.com/who-we-are/invenergy-impact/>



Financial Capacity

INVENERGY IMPACT IN 2018

\$160 MILLION
Total Economic
Investment in Home
Communities

2.8 MILLION
Homes Powered

25%
Overall Portfolio
Growth

14 MILLION
Tons of Additional
Carbon Dioxide Offset

300 MILLION
Additional Trees
Planted Equivalent

500,000
Additional Cars Off
the Road Equivalent

3,695
Construction jobs
Supported

\$3.1 MILLION
To Construct New
Energy Facilities

48 HOURS
Of Safety Training Per
Services Employee

\$1 MILLION
In Cause-based
Investments

840
Charitable Causes
Supported

7%
Employee
Growth Rate





EXPERIENCE

About Merge

MERGE

BUILT FOR PEOPLE

FIRM DIFFERENTIATORS

1. Experience & proof of concept
2. Long-term commitment and alignment among developer, fund & property management
3. Midwest-based working in Midwest communities

CORE COMPETENCIES



HISTORY

Merge was founded upon the entrepreneurial opportunity and community impact potential that was established in 2018 in response to the Opportunity Zone tax incentive. The founding partners identified the program as an efficiently designed connector of the vital resources and skill sets necessary to generate meaningful impact in areas of need, specifically the Midwest.

IN THE FIRST 12 MONTHS OF OPERATION, THE MERGE TEAM:

- Visited over 100 communities to explore downtown revitalization through mixed-use development
- Established exclusive rights to plan, engage, and negotiate on sites in 12 mid-sized communities in the Midwest
- Executed development agreements and/or began construction on four QOZ properties in Iowa and Wisconsin

Merge Partner Brent Dahlstrom brings over 10+ years of experience as owner of Echo Development Group, based in Cedar Falls, IA. Over that 10+ years, Dahlstrom has completed over \$200,000,000 in mixed-use and multifamily development. The current Merge pipeline adds an additional \$100,000,000 in development in the next 18 months. Echo Development Group manages over 1000 residential units in the Cedar Valley.

A guiding principle of Merge and its affiliates' approach to communities is collaboration. In-depth community engagement was identified as a necessary element to untapping potential in the overlooked areas selected as Qualified Opportunity Zones. The team embraced collaboration of stakeholders and drove the notion that blurring distinctions between spaces, ideas, and people would deliver enjoyable, financially attainable, and safe built environments for people.

About Slingshot

SLINGSHOT ARCHITECTURE

FIRM DESCRIPTION

Slingshot Architecture, and its predecessor ge Wattier Architecture, is well recognized in Iowa for exceeding our clients' expectations through offering innovative solutions and ideas for a wide range of projects since 2002. Even though the majority of our work is in Iowa, we serve areas outside of Iowa, as our clients take us to other locations.

We are a PURPOSE-driven Firm. Our personal relationships with clients allow us to provide meaningful design solutions + personalized service. We do not have a specific style or pre-determined aesthetic vision for our work because our work is specific to each client, place, time + budget. Instead, we place make, searching for purposeful project + site-based solutions.

We are a PROCESS-driven Firm. We begin each project with our Pullback Phase, in which we assemble information that will inform our design solutions. We gather a client's goals, facts, concepts + needs. Then we research historical precedents, analyzing the site, existing building + space diagrams. Once we define the project parameters + establish the vision, we burst forward with momentum + execute our project with maximum impact for our client.

We consistently deliver well-executed, high-performance exterior + interior sustainable designs on time + on budget. Our wide array of experience encompasses downtown core, residential, educational, commercial, retail, light industrial, historic rehabilitation + civic work — with an openness to new typologies on the design forefront.

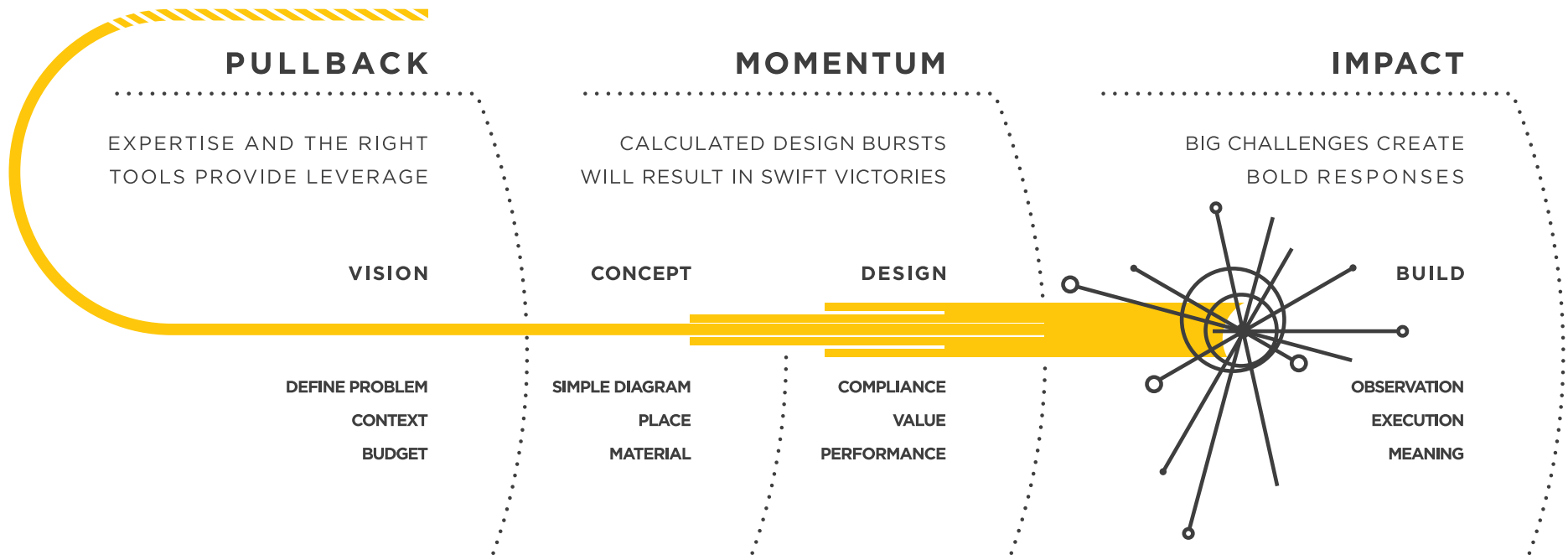
We employ many tools to provide our services + understand the opportune time to use each of them. Whether we are providing hand-drawn sketches, physical models, multi-media images or computer-aided Archicad work, we balance the right tool with the right need — individualized for each client.

PURPOSE

- We are driven by meaningful work created through personal relationships.
- We encourage our clients to expect more from design and challenge us to achieve great things for them. Through our interaction with you we understand why you do what you do and how you achieve great things.
- We are here to create something amazing and unexpected. We are here to have an **impact**.



About Slingshot



**We boldly engage community so
people + place transform.**

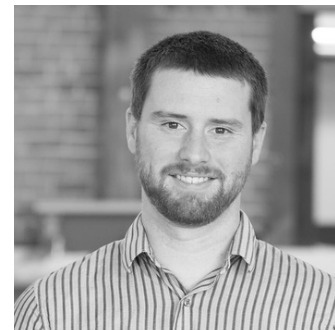


Who We Are

SLINGSHOT ARCHITECTURE



DAN DRENDEL, AIA, LEED AP, is one of three partners at Slingshot Architecture, based in Des Moines, Iowa. The Slingshot team has built an extensive portfolio of projects that have impacted downtown Des Moines, including infill, historic renovation, and urban mixed-use. Dan leads project workflow through a consistent process that is rich in community engagement to generate meaningful impact.



TYLER COUNTESS, AIA, graduated from Kansas State University in 2015 as a Master of Architecture. Prior to working at Slingshot, he held a number of internships where he focused on accessibility design as well as educational and institutional work. Since joining the Slingshot team, Tyler's role has continued to evolve. He enjoys working through all phases of a project and the ability to do lots of different things within the firm's team. One of Tyler's favorite parts of the job is being able to go to a site and see a project that has been drawn and developed in the office come to fruition in real life



Firm Profile

ISG

True and responsive expertise—these qualities are the foundation on which ISG was built in 1973. Now, we stand as a nationally recognized multi-disciplinary design and engineering firm. Tenacity, empathy, and ingenuity all sum up how we strive to be Your ISG.

Empathy: We strive to see things from your perspective, and provide expertise and advice to improve your condition.

Relationships: Relationships are at our core. We learn more when we listen, and we deliver better results from those two-way, connected relationships.

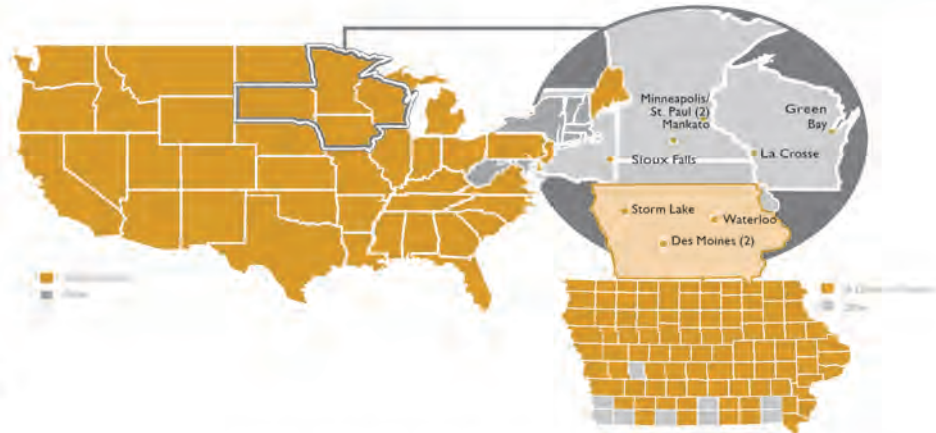
Aspirations: All of us have them, and they can be different, but as a firm, we are the sum of our collective aspirations.

Contextual Design: We have developed an ISG process to deliver quality solutions that meet or exceed a client's vision. Context is merely taking in all of the factors beyond four walls - site, community, image, goals, future, connectivity, etc.

Alternative Analysis: Alternative analysis requires one option to always be what the client asks, but two more that may enhance or alter their way of thinking. It's a unique balance between empathy and expertise, driven by context and the client.

Better Decisions, Faster: Develop consensus sooner. Draw a sketch, investigate an idea, and agree before committing big resources on an errant path; we seek to foster a better decisions mentality mindset.

Agility: Yesterday can look like today, and today can look like tomorrow, but when you look over the course of 2-5 years, you recognize quickly that things are dynamic, not static. We are dynamic and come with a drive and willingness to focus on what matters most; listening, building trust, investing, developing, designing, and growing.



MULTI-DISCIPLINARY SOLUTIONS

Architecture

Architecture
Interior Design
Landscape Architecture
Planning
Visualization

Engineering

Civil
Drone Services
Electrical
Land Surveying
Mechanical
Municipal
Steam + Power
Structural
Transportation

Environmental

Assessments
Geographic
Information Systems
Permitting
Planning + Feasibility

Planning

Community
Municipal
Resources

80+
IOWA BASED
EXPERTS

100%
EMPLOYEE-
OWNED

12
MARKETS
SERVED

300+
PROFESSIONALS

INGENUITY AT WORK

"In-house, multi-disciplinary capabilities are what keep ISG competitive, the firm's innovative specialty services and added"



Precedent Projects

DRAWING ACTIVITY TO EXISTING ASSETS



ART BLOC MIXED-USE DEVELOPMENT

Art Bloc
Waterloo, Iowa

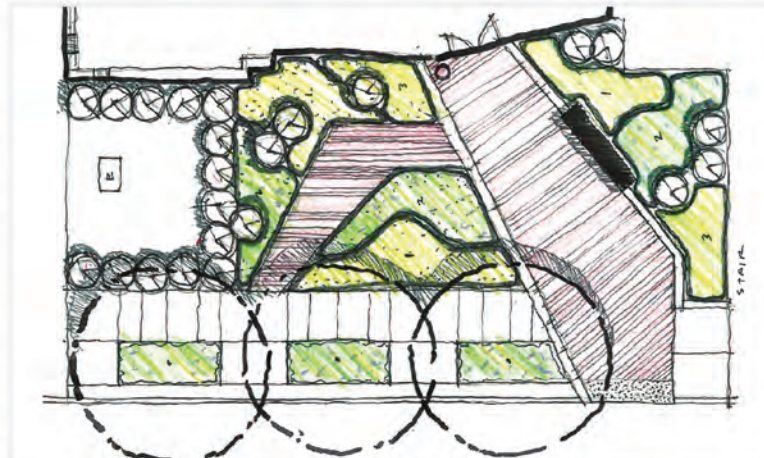
UNITS: 70 RETAIL: 1,750-3,099 sq ft

This project was one of the first Opportunity Zone developments to break ground in the nation. The existing site had limited “street frontage” and connectivity to the river due to height of the existing raised plaza. To create an active “first floor”, it was critical to create a form that linked the street plane to the plaza out to the amphitheater – an underutilized community asset. The site includes 70 residential units, each with a river-front view.



PROJECT REFERENCE:

Dana Jergenson
Commercial RM Team Manager
US Bank, N.A.
425 Cedar St.
Waterloo, IA 50704
Ph: (319) 273-8750
Email: dana.jergenson@usbank.com



Precedent Projects

DRAWING ACTIVITY TO EXISTING ASSETS

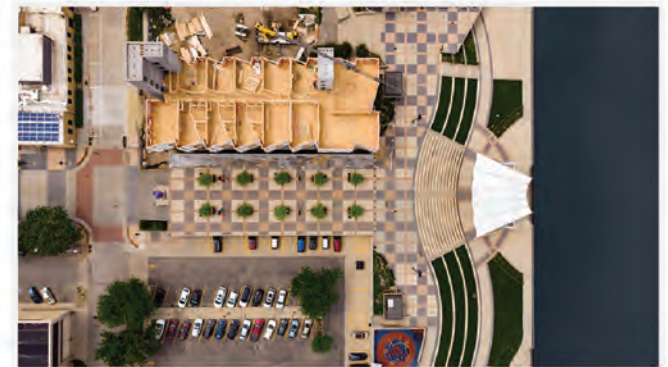


ART BLOC, cont. MIXED-USE DEVELOPMENT

Art Bloc
Waterloo, Iowa

UNITS: 70 RETAIL: 1,750-3,099 sq ft

This project was one of the first Opportunity Zone developments to break ground in the nation. The existing site had limited “street frontage” and connectivity to the river due to height of the existing raised plaza. To create an active “first floor”, it was critical to create a form that linked the street plane to the plaza out to the amphitheater – an underutilized community asset. The site includes 70 residential units, each with a river-front view.



Precedent Projects

LIVE WORK PLAY



ARABELLA MIXED-USE DEVELOPMENT

200 West 1st Street
Cedar Falls, Iowa

UNITS: 50 RETAIL: 8,000 sq ft

Expertly placed near Cedar Fall's thriving downtown district, Arabella invites you to live, work, and play in a luxurious setting. Imagine a home where everything you desired was close at hand, from craft brewpubs and local dining to retail shops and a vibrant nightlife. A home at the center of the Cedar Falls downtown district, overlooking the Cedar River, with exceptional access to Highway 218 and Highway 58, everything just minutes away.



PROJECT REFERENCE:

Quentin Hart
Mayor of Waterloo
715 Mulberry Street
Waterloo, IA 50703
Ph: (319) 291-4301



Precedent Projects

NEIGHBORHOOD DEVELOPMENT



MARION ROAD REDEVELOPMENT MIXED-USE DEVELOPMENT

Oshkosh, Wisconsin

UNITS: 240+ RETAIL: 30,000+ sq ft

Oshkosh, WI is a UW-system city located where the Fox River enters Lake Winnebago. Oshkosh is known as "Wisconsin's Event City" because of the year-round events planned around the lake and its music festivals. The Marion Road Redevelopment Plan consists of 3 sites with environmental contamination due to a history of industrial uses. The neighborhood plan encourages community access to the water and offers a range of housing options to encourage a mixed-income urban neighborhood.



Precedent Projects

URBAN STREET SCAPE

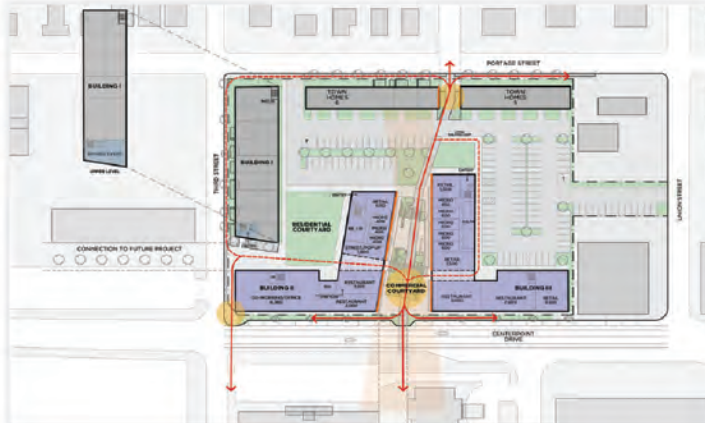


NORTH SIDE YARD MIXED-USE DEVELOPMENT

1017 Third Street
Stevens Point, Wisconsin

UNITS: 70 RETAIL: 1,750-3,099 sq ft

Merge's first Wisconsin project was unanimously approved in Stevens Point in February 2019. The development's guaranteed taxable value is \$25M. The North Side Yard is over 200 residential units – a mix of furnished micro studios, 1 bedroom, 2 bedroom, and townhomes. The project consists of five total buildings that vary from 2- to 4-story. Two buildings include retail for a total of 30,000 square feet. Design is currently underway, the contractor selected is Market & Johnson, and the development team plans to break ground in July 2019.



PROJECT REFERENCE:

Michael Ostrowski
Director of Community Development/RDA
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1568 / Cell: (715) 204-2030
Email: mostrowski@stevenspoint.com

Precedent Projects

NORTH SIDE YARD UNIT INTERIORS

URBAN OUTDOORS

The North Side Yard interior design is a blend of Stevens Point's appreciation for nature and history. Massing, geometry and material selections pay homage to the historic timber industry. The building form mimics the geometry formed by imperfect piles of stacked heavy timber. Voids between the masses become integral to the building's entry sequence and unique trail-like walkways. The "urban outdoors" end user is seeking a place to retreat to while still being able to live, work and play around downtown Stevens Point.

MOOD BOARD / STEVENS POINT



Precedent Projects
NORTH SIDE YARD UNIT INTERIORS

MATERIALS / STEVENS POINT

PAINT FINISHES



WHITE CASEWORK FINISH



WOOD CASEWORK FINISH



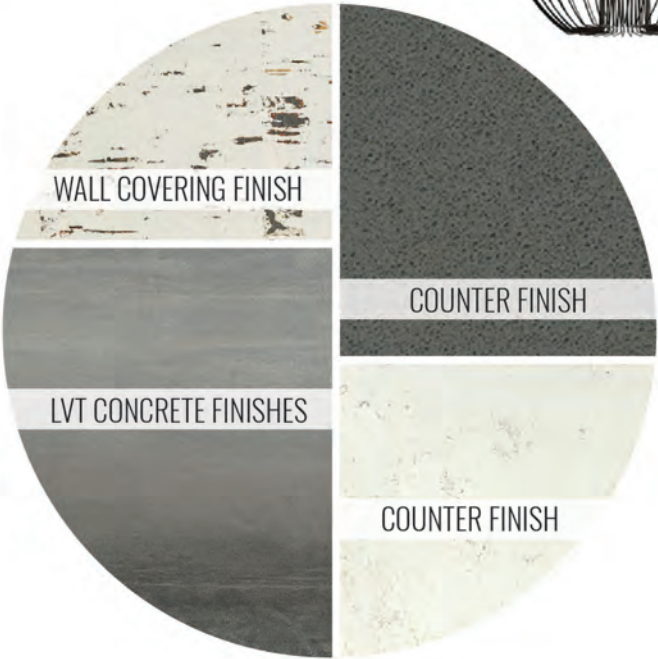
GRAY CASEWORK FINISH



HARDWARE FINISH



LIGHTING



Precedent Projects

UNIT INTERIORS

STAGED UNITS



Precedent Projects

NORTH SIDE YARD UNIT INTERIORS

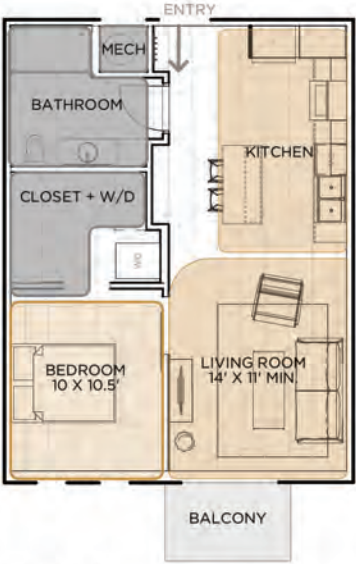
LAYOUTS



STUDIO 1 FLOOR PLAN - 500 SF - OPTION 1



STUDIO 1 FLOOR PLAN - 500 SF - OPTION 2



1 BR 1 FLOOR PLAN - 620 SF



CITY RECEIVES GRANT FOR NORTH SIDE YARD PROJECT

From the City Times



WISCONSIN ECONOMIC
DEVELOPMENT CORPORATION

STEVENS POINT - The Wisconsin Economic Development Corporation (WEDC) has awarded the City of Stevens Point a \$250,000 Community Development Investment (CDI) Grant to support the North Side Yard in downtown Stevens Point.

Merge Urban Development Group plans to begin relocating site utilities within the next month in anticipation of a fall groundbreaking for the North Side Yard. The North Side Yard is a mixed-use development to be constructed on a 3.95-acre vacant lot at 1017 Third Street.

The project will be 210,916 total building square feet; with approximately 211 residential units and nearly 30,000 square feet of commercial/retail area. The estimated value of the development is \$25 million. The name 'North Side Yard' and the stacked timber architectural elements pay homage to the community's beginnings in the lumber industry.

The site was formally known as the 'Lullabye Furniture Site', in reference to the furniture factory that was established at the site in the late 1800s, which subsequently closed in the 1970s. Since then, the City of Stevens Point has invested in removing contamination and making the vital site ready for redevelopment that that would help position downtown Stevens Point as both a destination and a home for residents and visitors.

Today, the City of Stevens Point has a thriving creative economy of makers and young entrepreneurs. North Side Yard will feel like walking into next-generation Stevens Point - with rich spaces to gather, micro retail for startups or makers, and a dense housing mix that is sure to inspire lots of walking and biking activity.

"A vibrant downtown is crucial to a city's overall economic health, which is why one of WEDC's top priorities is to support communities throughout the state as they invest in improving their business districts. This project will make a real difference in Stevens Point by creating jobs, increasing property values, and enhancing the downtown area," said Mark R. Hogan, Secretary and CEO of WEDC.

"The Wisconsin Economic Development Corporation continues to be a strong partner in redevelopment efforts in Stevens Point. This investment will assist in the creation of a project that will transform the northern edge of the downtown," said Mayor Mike Wiza. "Merge Urban Development Group has been absolutely phenomenal to work with on this project. Their team put forth a considerable amount of effort in the planning process for this project, which will ultimately result in a development that will have a significant positive impact on not only the downtown, but the entire community," said Ostrowski. An official groundbreaking ceremony is expected to take place in late October. Invitations will be extended to the public and shared on the developer's website and their LinkedIn page once the date has been determined.

CDI Grants support community redevelopment efforts by providing incentives for shovel-ready projects that primarily focus on revitalizing downtowns. Projects funded by the grants must lead to job creation, an increase in local property values, and a significant matching investment from local and private owners.





MERGE

URBAN DEVELOPMENT GROUP

MADISON, WI // CEDAR FALLS, IA
WWW.MERGEURBANDEVELOPMENT.COM



ZONING ORDINANCE NO. 13-19

**AN ORDINANCE REZONING A PORTION OF PROPERTY LOCATED
IN THE 1820/1830 BLOCK OF SOUTH NORWOOD AVENUE FROM LOW
DENSITY RESIDENTIAL (R1) DISTRICT TO HIGHWAY COMMERCIAL (C2)
DISTRICT
(ZP 19-25)**

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning a portion of property located in 1820/1830 Block of South Norwood Avenue from Low Density Residential (R1) District to Highway Commercial (C2) District:

A portion of property 133.00 feet north of the Lombardi Avenue right-of-way, along the west property line of 1828 South Ashland Avenue, excluding the westerly 10 feet measured from of the South Norwood Avenue right-of-way to the southern right-of-way line of Victory Boulevard. (Parcel No. 1-1131)

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

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

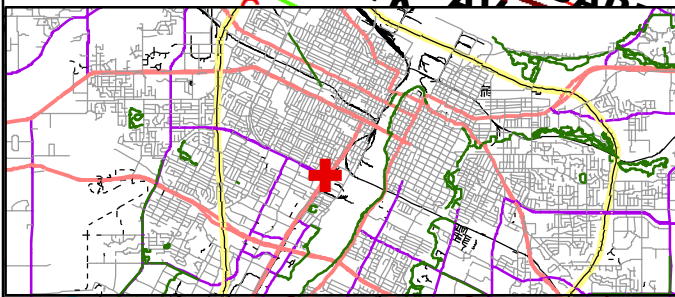
Mayor

ATTEST:

Clerk

pn

Attachment – Map



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

Map prepared by PN

ZONING ORDINANCE NO. 14-19

**AN ORDINANCE REPEALING ZONING ORDINANCE 07-00 ESTABLISHING A PLANNED COMMERCIAL OVERLAY DISTRICT IN THE 820 BLOCK OF HURON ROAD AND REZONING PROPERTY LOCATED AT 840 SOUTH HURON ROAD FROM RURAL RESIDENTIAL (RR) TO HIGHWAY COMMERCIAL (C2) DISTRICT
(ZP 19-27)**

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

SECTION 1. Pursuant to section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Commercial Overlay District for the 820 Block of Huron Road, as established by zoning ordinance number 07-00, is hereby repealed on the following described property located at 840 South Huron Road:

LOT 1 OF 40 CSM 99 BNG PART OF NE1/4 NW1/4 SEC 11 T23N R21E (Parcel No. 21-172-3)

SECTION 2. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property located at 840 South Huron Road from Rural Residential (RR) to Highway Commercial (C2) District:

LOT 1 OF 40 CSM 99 BNG PART OF NE1/4 NW1/4 SEC 11 T23N R21E (Parcel No. 21-172-3)

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

SECTION 4. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

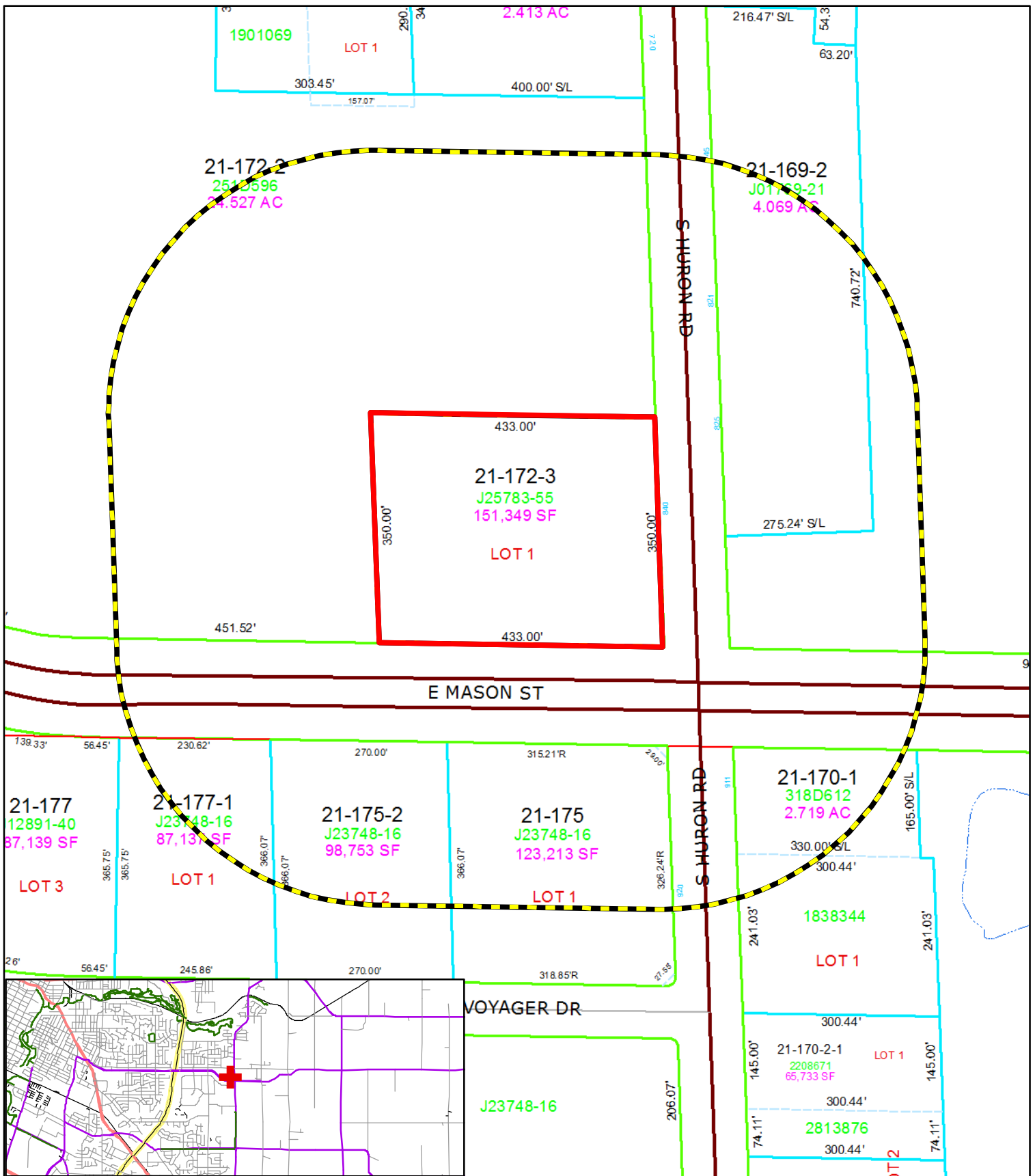
APPROVED:

Mayor

ATTEST:

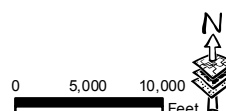
Clerk

pn
Attachment – Map



Zoning Petition (ZP 19-27)
Proposed Rezoning
840 South Huron Road

- Proposed Rezoning
- 400' Property Owner Notice



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

ZONING ORDINANCE NO. 15-19

**AN ORDINANCE REZONING PROPERTY LOCATED
AT 1820 FRANK STREET
FROM LOW DENSITY RESIDENTIAL (R1) DISTRICT
TO OFFICE/RESIDENTIAL (OR) DISTRICT
(ZP 19-28)**

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning 1820 Frank Street from Low Density Residential (R1) to Office/Residential (OR):

THORNDALE SUB LOT 5 BLK 5 (Parcel No. 1-2193)

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

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

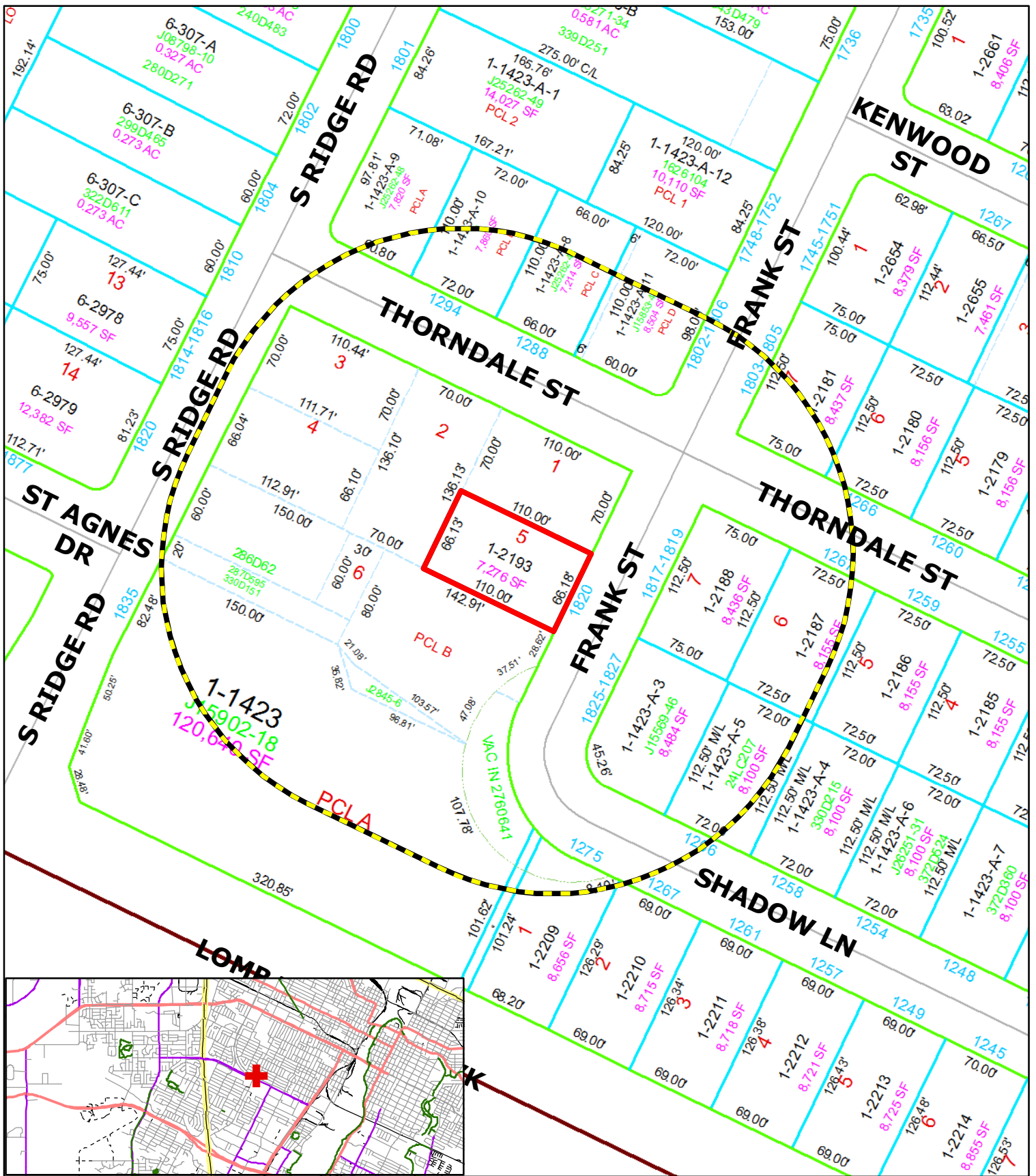
Mayor

ATTEST:

Clerk

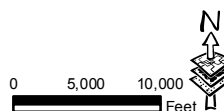
pn

Attachment – Map



Zoning Petition (ZP 19-28)
Proposed Rezoning
1820 Frank Street

- Proposed Rezoning
- 200' Property Owner Notice



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 Map prepared by PN