



AGENDA OF THE COMMON COUNCIL

TUESDAY, OCTOBER 20, 2020, 6:00 PM

Virtual Meeting.

Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

- I. The invocation will be lead by Pastor Rachel Knoke of Trinity Lutheran, at the invitation of Mayor Eric Genrich.

E. Approval of Minutes.

- I. Approval of the minutes from the October 6, 2020 Common Council Meeting.

F. Approval of the Agenda.

G. Report by the Mayor.

H. Announcements.

I. Recognitions and Awards.

- I. The City of Green Bay received the American Public Works Association Project of the Year, 2020 for the Webster Avenue reconstruction.

J. Appointments.

I. **New Appointments**

Police and Fire Commission

Melissa Cheslock, 2910 Ballybunion Lane, Green Bay, 54311

Term to expire: May 1, 2022

Brown County Plan Commission

John LeRoy, 1130 Eliza Street, Green Bay, 54301

Term to expire: May 1, 2023

2. **Reappointments**

Green Bay Room Tax Commission

Warren Wanezek, 2365 Donarski Ct., Green Bay, 54302

Term to expire: November 1, 2021

Wendy Townsend, 850 Ernst Dr., Green Bay, 54304

Term to expire: November 1, 2021

K. Ordinances - Second Reading for Adoption.

1. General Ordinance 37-20

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

2. General Ordinance 38-20

An ordinance amending Sec. 29.307, Green Bay Municipal Code, index of traffic regulations.

3. General Ordinance 33-20

An ordinance amending Sec. 29.203, Green Bay Municipal Code, relating to Class "B" parking violations, (4) Railroad crossing.

4. General Ordinance 25-20

An ordinance creating Chapter 50, Green Bay Municipal Code, relating to equal rights.

5. Zoning Ordinance No. 13-20

An ordinance to rezone parcels along 0 North Huron Road from Rural Residential (RR) to Conservancy (CON).

6. Zoning Ordinance No. 14-20

An ordinance amending Zoning Ordinance No. 09-03 for Planned Unit Residential District located in the 2000 Block of Morrow Street.

7. General Ordinance No; 36-20

An ordinance amending Sections 25.04(1) and (11), Green Bay Municipal Code, relating to modifying daily park hours.

L. Report of the Redevelopment Authority (October 13, 2020).

- I. To approve the Housing Study provided by MSA Professional Services Inc. and recommend to Common Council.

2. To make no movement regarding the purchase of 2350 E. Mason Street a/k/a East Town Mall.

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

3. To approve and recommend to Common Council the reallocation of \$136,000.00 in federal CARES (CDBG-CV) funds from Green Bay Conservation Corps to Homelessness Assistance Programs.
4. To approve and recommend to Common Council the reallocation of \$20,000.00 in federal CARES (CDBG-CV) funds from Administration to Business Improvement District Events.
5. To refer to staff the communication from Ald. Steuer (District 10) to involve city staff, apartment owners, apartment renters, apartment association owners, and other housing related entities to work on and create a City Housing Ordinance that will work for owner and renter alike, with possible action.

M. Report of the Improvement & Services Committee (October 14, 2020).

1. To deny the request by Bryan Hoff to appeal the nuisance, litter and solid waste materials invoice of \$411.89 at 1019 Velp Avenue.
2. To receive and place on file for the Department of Public Works to study the costs of recycling plastics versus collecting plastics as garbage and implementing the process that saves the City the most money. (Ald. Galvin)
3. To approve the request by Paul's Pantry, Inc. to rescind the special assessments for pavement construction levied against Parcel 20-271 associated with the North Webster Avenue reconstruction project in exchange for recording on the parcel deed a relinquishing of access rights from the Parcel to North Webster Avenue.
4. To receive and place on file the report of actions taken by Department of Public Works

A. Granting of Licenses

I. Sidewalk Builder

- a. Tri-North Builders, Inc.
- b. Concrete Kings

N. Report of the Protection & Policy Committee (October 12, 2020).

1. To receive and place on file a request by Ald. Brian Johnson for the Green Bay Police Department to provide a report on the surge of recent gun violence and other violent crimes in our community. A candid conversation around data, community comparisons, policing strategies and support needed from council and our community to understand and respond to the growing number of incidents is encouraged.

2. To approve a change of agent for Tar Escapades, LLP at 2657 University Ave.
3. To approve a change of agent for Kwik Trip 420 at 1712 E. Mason St.
4. To hold a request by Ald. Brunette to refund the re-inspection fees at 2468 West Point and for the city to appeal to the federal government to allow for the property owner's shed to remain, previously discussed at the April 27 and August 10 Protection & Policy Committee meetings.
5. To recommend that Council waive the ordinance requirements for an outdoor premise and approve a request by Kittner's Pub at 129 S. Washington St. to amend the liquor license to include an outdoor deck, with the approval of the proper authorities.
6. To approve an application for a "Class A" Liquor and "Class A" Beer license by RKO Enterprise Inc. at 2278 Bay Settlement Road with a license premises description as "small office and walk in cooler area, main open retail space," with the approval of the proper authorities. (Currently licensed as Bay Petro, LLC).
7. To approve an application for a "Class A" Liquor and Class "A" Beer license by Friends Convenience, Inc. at 1300 S. Military Ave. with a licensed premises description as "WALK IN COOLER, BEHIND COOLER," with the approval of the proper authorities. (Currently licensed as Convenience Store Operations, LLC).
8. To receive and place on file the Liquor Violation Report for October 12, 2020.
9. To receive and place on file the Water Utility Department regarding the lead pipe removal project.

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

- I. Report of the Protection & Policy Committee Granting Operator Licenses.

P. Report of the Plan Commission (October 12, 2020).

- I. To refer to staff a communication from Ald. Steuer (District 10) to review Zoning Code 13.54I pertaining to "fence location and heights" in order to seek updates on revisions to increase the efficiency of the ordinance.

2. To authorize a Conditional Use Permit (CUP) for a Material Recovery Facility (Auto & Metal Salvage Operation) at 1156 Velp Avenue, subject to the following conditions:
 - a) Salvage operations are prohibited along the Velp Avenue frontage within an area encompassed by the Velp Avenue right-of-way/western property line on the south extending northeast 130 ft. along the western property line and 200 ft. along the Winford Avenue right-of-way / eastern property line;
 - b) Area prohibited for salvage uses (referenced in condition 1) shall have pavement, curb-cuts, and other improvements removed and the area returned to vegetative ground cover;
 - c) Unused curb-cuts along Winford Avenue be removed and replaced with appropriate curbing as regulated by the Department of Public Works;
 - d) Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of six feet in height and not less than 90 percent opaque on a year-round basis;
 - e) No drop-off/pick-up or other business operations are permitted after 7:00 p.m. on Monday through Friday or after 1:00 p.m. on Saturdays; No business shall be conducted on Sunday's;
 - f) Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation; and
 - g) All conditions shall be in place prior to establishment/occupancy of the auto salvage / scrap yard use.
3. To authorize a Conditional Use Permit (CUP) for a two-family dwelling in an Office/Residential (OR) district at 114 South Ashland Avenue, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit. (Public Hearing held 10/12/20)
4. To authorize a Conditional Use Permit (CUP) for a secondhand store located at 1524-1526 North Irwin Avenue, subject to:
 - 1) Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
 - 2) A site plan is submitted per Chapter 13-1800, Green Bay Zoning Code.
 - 3) External display or sale of products are limited to the requirements found in Chapter 13-522(a)(7), Green Bay Zoning Code. (Public Hearing held 10/12/20)
5. To rezone a portion of 3200 Finger Road from Rural Residential (RR) to Highway Commercial (C2). (Public Hearing held 10/12/20)
6. To authorize a Conditional Use Permit (CUP) for a restaurant drive-through at 901 Main Street, subject to the following conditions:
 - 1) No objections from the Green Bay Fire Chief regarding EMS and fire service.
 - 2) Approval from the Zoning & Planning Board of Appeals for the variance request eliminating the need for an emergency exit lane. (Public Hearing held 10/12/20)
7. To amend the City's Development District Map along Finger Road.
8. To amend the City's Development District Map along Nicolet Drive.
9. To amend the City's Development District Map along N. Northview Road and Luxemburg Road.

Q. Report of the Finance Committee (October 13, 2020).

1. To receive and place on file the City of Green Bay's 10-33 program inventory.
2. To approve a request to purchase a TEAMS Video Integration System for Green Bay Fire Department for a sum of \$142,959.09 off of the University of Wisconsin System state contract using CARES Route to Recovery grant.
3. To approve request to purchase a TEAMS Video Integration System for Green Bay Police Department for a sum of \$124,102.80 off of the University of Wisconsin System state contract using CARES Route to Recovery grant.
4. To approve request to purchase wireless network equipment for city buildings for a sum of \$146,600.74 off of the University of Wisconsin System state contract using CARES Route to Recovery grant.
5. To approve a contract with WISCNet for redundant internet connection to St. Norbert college for a one time cost of \$54,219, with an annual maintenance cost of \$4,356 using CARES Route to Recovery grant. Sole Source Attached.
6. To award a 3 year contract with two additional 1-year options for Financial Audit Services to Bakertilly, the highest scoring proposer to RFP #3268 for a 5 year total of \$280,300 for the City portion of the contract. Metro Transit and Water Utility will also consider Bakertilly for their audit services.
7. To approve a resolution authorizing 2020 transfer of \$17,081.60 from Contingency to Fire New Equipment account related to replacement tornado siren on Lombardi at Lambeau approved at Common Council meeting on 8/18/2020.
8. To approve a resolution authorizing 2020 transfer of \$4,542.70 from Contingency to Tax adjustment and Accounts Payable accounts related to payment of 2018 Omitted real estate property tax bill for 2884 Sussex Road approved at Common Council meeting on 1/14/2020.

R. Report of the Park Committee (October 14, 2020).

1. To approve Downtown Green Bay Inc. to fund and install a holiday light display at CityDeck.
2. To award the purchase of playground equipment at Baird Park and Olde Preble Neighborhood Park to the vendor/vendors selected by the Playground Selection Committee contingent upon the playgrounds not exceeding the total cost of \$42,000 for Baird Park and \$66,500 for Olde Preble Neighborhood Park.

S. Report of the Personnel Committee (October 13, 2020).

1. To approve the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.
 - a. Building Inspector - Community & Economic Development
 - b. Neighborhood Compliance Inspector - Community & Economic Development
 - c. Parking Maintenance Technician (PMT) - Public Works
 - d. Administrative Clerk - Community & Economic Development

T. Report of the Economic Development Authority (October 5, 2020).

1. To approve a planning option with GB Real Estate Investments, LLC, for the property located at 416 N. Monroe Avenue (Tax Parcel 11-92).

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.

U. Committee of the Whole.

1. Consideration with possible action on the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.
 - a. Custodian II
 - b. Building Services Coordinator
2. Consideration with possible action on prohibiting weapons, including firearms, in any part of a building that is owned, occupied, or controlled by the City while being used for in-person polling locations and central count.

V. Receive and Place on File.

1. Building Permit Report for September 2020
2. Municipal Court Report for September 2020

W. Resolutions.

1. Resolution authorizing conditional use permit at 1156 Velp Avenue.
2. Resolution authorizing conditional use permit at 114 South Ashland Avenue.
3. Resolution authorizing conditional use permit at 1524-1526 North Irwin Avenue.
4. Resolution authorizing conditional use permit at 901 Main Street.
5. To approve an amended resolution authorizing 2020 transfer of \$17,081.60 from Contingency to Fire New Equipment account related to replacement tornado siren on Lombardi at Lambeau approved at Common Council meeting on 8/18/2020.
6. To approve a resolution authorizing 2020 transfer of \$4,542.70 from Contingency to Tax adjustment and Accounts Payable accounts related to payment of 2018 Omitted real estate property tax bill for 2884 Sussex Road approved at Common Council meeting on 1/14/2020.
7. Resolution drawing final orders to contractors for October 20, 2020.
8. Resolution prohibiting the possession of weapons at polling places.

X. Ordinances - First Reading.

1. Zoning Ordinance No. 15-20
An ordinance rezoning a portion of property located at 3200 Finger Road from Rural Residential (RR) District to Highway Commercial (C2) District.

2. Planning Ordinance No. 02-20
An ordinance amending the Development District Map of the City of Green Bay to revise the Boundaries of the Urban Reserve and Urban Expansion Districts along Finger Road.
3. Planning Ordinance No. 03-20
An ordinance amending the Development District Map of the City of Green Bay to revise the Boundaries of the Urban Reserve and Urban Expansion Districts along Nicolet Drive.
4. Planning Ordinance No. 04-20
An ordinance amending the Development District Map of the City of Green Bay to revise the Boundaries of the Urban Reserve and Urban Expansion Districts along Northview Road and Luxemburg Road.

Y. Referral of Petitions & Communications.

Z. 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.

Virtual Meeting Instructions



Common Council 10-20-2020

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/88647478543>

Meeting ID: 886 4747 8543

Passcode: 503420

One tap mobile

+19292056099,,88647478543#,,,,,0#,,503420# US (New York)

+13017158592,,88647478543#,,,,,0#,,503420# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 886 4747 8543

Passcode: 503420

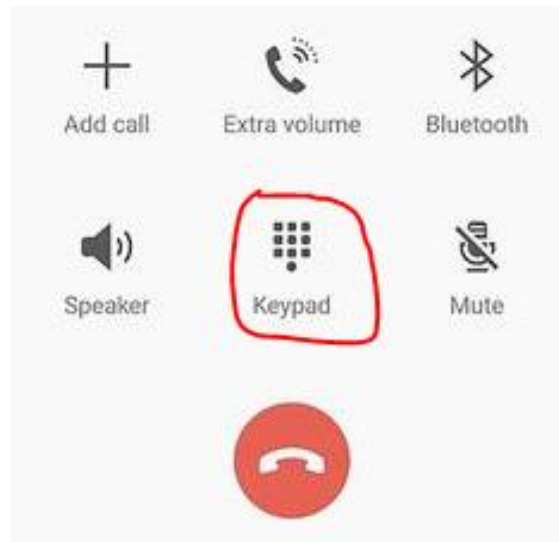
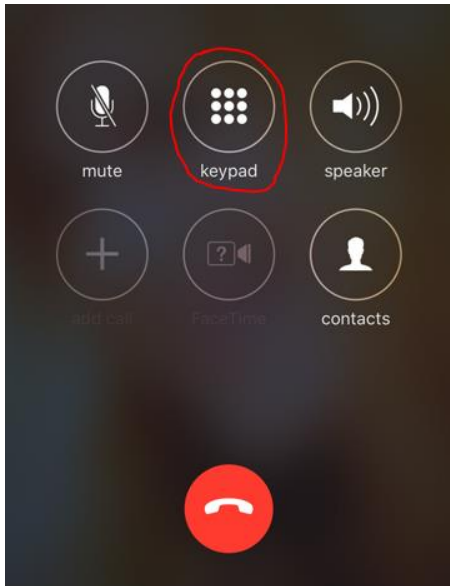
Find your local number: <https://us02web.zoom.us/j/kc2vE64ump>

Additional Information

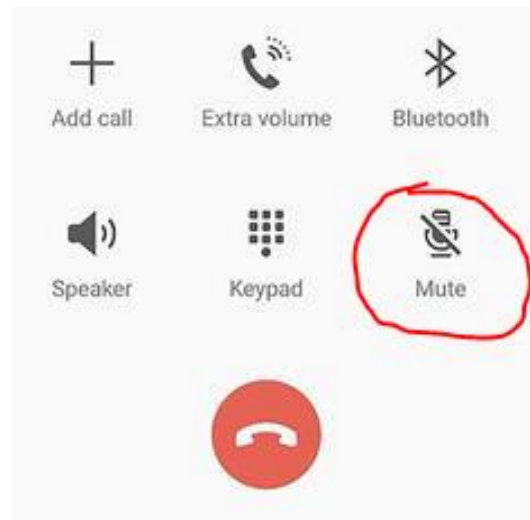
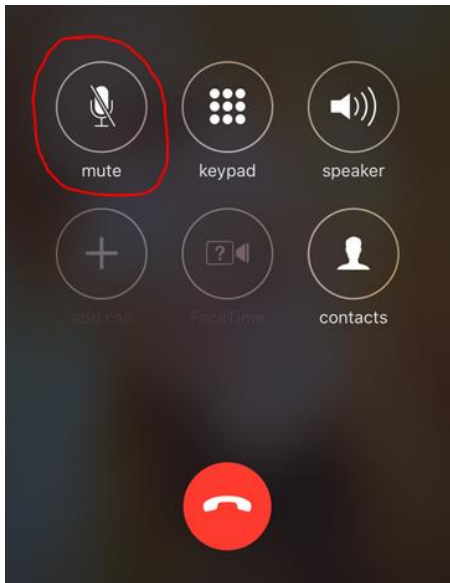
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in listening to the meeting can go to www.youtube.com/CityofGreenBay

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





Report to the
Common Council
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # I.I

The City of Green Bay received the American Public Works Association Project of the Year, 2020 for the Webster Avenue reconstruction.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

GENERAL ORDINANCE NO. 37-20

**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 FOUR-HOUR PARKING 7 AM TO 7 PM MONDAY THROUGH FRIDAY zone:

CASS STREET, south side, from Roosevelt Street to Irwin Avenue.

Dated at Green Bay, Wisconsin this _____ day of _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

DJAH

GENERAL ORDINANCE NO. 38-20

**AN ORDINANCE
AMENDING SECTION 29.307,
GREEN BAY MUNICIPAL CODE,
RELATING TO TRAFFIC REGULATIONS**

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

SECTION 1. Section 29.307, Green Bay Municipal Code, is hereby amended to remove the following SPEED LIMIT 25 zone:

WEBSTER AVENUE, from University Avenue to Klaus Street.

SECTION 2. Section 29.307, Green Bay Municipal Code, is hereby amended to remove the following SPEED LIMIT 35 zone:

HILLCREST DRIVE, from Haven Place to the western city limits.

SECTION 3. Section 29.307, Green Bay Municipal Code, is hereby amended to add the following SPEED LIMIT 25 zone:

HILLCREST DRIVE, from Haven Place to West Point Road.

SECTION 4. Section 29.307, Green Bay Municipal Code, is hereby amended to add the following SPEED LIMIT 35 zone:

HILLCREST DRIVE, from West Point Road to the western city limits.

WEBSTER AVENUE, from University Avenue to Klaus Street.

Dated at Green Bay, Wisconsin this _____ day of _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

DJAH

GENERAL ORDINANCE NO. 33-20

**AN ORDINANCE
AMENDING SECTION 29.203(4),
GREEN BAY MUNICIPAL CODE,
RELATING TO PARKING REGULATIONS**

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

SECTION 1. Section 29.203(4), Green Bay Municipal Code, is hereby amended to read:

29.203 CLASS "B" PARKING VIOLATIONS.

(4) RAILROAD CROSSING. No vehicle shall be parked within 50' **twenty-five (25) feet** of the nearest railroad crossing.

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2020.

APPROVED:

Mayor

ATTEST:

Clerk

LJM

10/06/2020



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # K.4

General Ordinance 25-20

An ordinance creating Chapter 50, Green Bay Municipal Code, relating to equal rights.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Protected Classes Memo
2. AMENDED GO 25-20 - Creating Ch 50 Equal Rights

MEMORANDUM

Date: September 17, 2020
From: Attorney Lindsay Mather
To: Protection & Policy Committee
Re: **Equal Rights Ordinance Protected Classes: Comparison to State & Federal Law**

OVERVIEW

The proposed Equal Rights Ordinance (“ERO”) largely mirrors and/or parallels both state and federal law with respect to prohibited forms of discrimination as well as exceptions and exemptions thereto. The principal differences between the ERO and state and federal law involve protected classes. This memo examines the areas of housing, public accommodations, and employment, and the ways in which the ERO’s definition of “protected person” differs from the protected classes enumerated in state and federal statutory law, as well as the City’s HR policies.

EQUAL RIGHTS ORDINANCE (“ERO”)

“Protected Person” defined as

sex, race, religion, creed, color, national origin, ancestry, age, disability, lawful source of income, receipt of rental assistance, marital status, familial status, sexual orientation, gender identity, gender expression, gender non-conformity, transgender status, past or present military service, status as a victim of domestic abuse, sexual assault, or stalking

Note: Highlighting identifies classes not specifically listed in state or federal law

COGB PERSONNEL POLICIES

Source	They have, ERO does not	ERO has, they do not
COGB Personnel Policies	Political affiliation Genetic information Arrest or conviction record	Lawful source of income Receipt of rental assistance Familial Status Status as victim of domestic abuse, sexual assault, or stalking

The City’s policies require fair treatment:

“without regard to political affiliation, race, color, creed, religion, age, sex, sexual orientation, gender expression, gender identity, gender non-conformity, transgender status, handicap disability, national origin, genetic information, ancestry, marital status, military service, arrest or conviction record, or any other basis protected by state or federal law and with proper regard to their rights”

Housing – ERO § 50.04

Source	Source has, ERO does not	ERO has, source does not
Federal Law Fair Housing Act	---	Everything except “race, color, religion, sex, familial status, or national origin”
State Law Wis. Stat. § 106.50	---	Creed (religion included) Receipt of rental assistance Gender identity Gender expression Gender non-conformity Transgender status Past or present military service

PUBLIC ACCOMMODATIONS – ERO § 50.05

Source	Source has, ERO does not	ERO has, source does not
Federal Law Title II, Civil Rights Act	---	Everything except “race, color, religion, or national origin”
State Law Wis. Stat. § 106.52	---	Religion (creed included) Age Lawful source of income Receipt of rental assistance Marital status Familial status Gender identity Gender expression Gender non-conformity Transgender status Past or present military service Status as victim of domestic abuse, sexual assault, or stalking

EMPLOYMENT – ERO § 50.08

Source	Source has, ERO does not	ERO has, source does not
Federal Law Title VII, Civil Rights Act	---	Everything except “race, color, religion, sex, or national origin”
State Law Wis. Stat. § 111.321	Arrest record Conviction record Outside use or nonuse of lawful products Declining to attend a meeting or to participate in any communication about religious matters or political matters Military service*	Religion (creed included) Lawful source of income Receipt of rental assistance Familial status Sexual Orientation Gender identity Gender expression Gender non-conformity Transgender status Past or present military service* Status as victim of domestic abuse, sexual assault, or stalking

* State law includes “military service”; ERO more specifically identifies “past or present military service”

GENERAL ORDINANCE NO. 25-20

AN ORDINANCE CREATING CHAPTER 50, GREEN BAY MUNICIPAL CODE, RELATING TO EQUAL RIGHTS

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

SECTION 1. Chapter 50, Green Bay Municipal Code, is hereby created to read:

50.01 Findings; Declaration of Policy.

- (1) A vibrant, livable, successful, and productive city is made possible by the talents, contributions, and well-being of its diverse residents. It is the policy of the City that the equal rights of all those who live and work in the city are ensured, and that equal rights and equal opportunities within the context of the larger commercial and social fabric of the Green Bay community are promoted.
- (2) The practice of providing equal opportunities to persons without regard to actual or perceived sex, race, religion, creed, color, national origin, ancestry, age, disability, lawful source of income, marital status, familial status, sexual orientation, gender identity, gender expression, gender non-conformity, transgender status, past or present military service, or status as a victim of domestic abuse, sexual assault, or stalking is a desirable goal of the city and a matter of legitimate concern to its government. Discrimination against any City resident endangers the rights and privileges of all residents. The denial of equal opportunity intensifies group conflict, undermines the foundations of democratic society, and adversely affects the general welfare of the community. Denial of equal opportunity in housing forces individuals and families who are discriminated against to live in housing that falls below reasonably acceptable standards. Denial of equal opportunity in employment deprives the community of the fullest productive capacity of those of its members so discriminated against and denies to them the sufficiency of earnings necessary for maintaining the standards of living consistent with their abilities and talents.
- (3) The provision of adequate safeguards against discrimination is a proper and necessary function of City government. To protect the health, safety, and general welfare of all inhabitants of and all persons employed within the city, it is declared to be the public policy of the City to foster, protect, and enforce the right to equal opportunity without regard to sex, race, religion, creed, color, national origin, ancestry, age, disability, lawful source of income, marital status, familial status, sexual orientation, gender identity, gender expression, gender non-conformity, transgender status, past or present military service, status as a victim of domestic abuse, sexual assault, or stalking, or an individual's

affiliation or perceived affiliation with any of these categories. To fully effectuate this policy of promoting nondiscrimination, the City shall endeavor to eliminate all discrimination that may occur in the city.

- (4) Where applicable, this chapter shall be interpreted and applied consistently with the provisions of Title VII of the Civil Rights Act of 1964, as amended; Title VIII of the Civil Rights Act of 1968; 42 U.S.C. § 2000a, et seq.; 42 U.S.C. §§ 3601, et seq.; 24 C.F.R. §§ 100, et seq.; 29 C.F.R. 1600, et seq.; Wis. Stat. §§ 66.1011, 106.50, 106.52, and 111.31-111.395; and any successor provisions of state and federal law.

50.02 Purpose. Each sector of society engaged in the life of the city has a role in promoting equal rights, equity, and a social fabric free of discrimination. City government is uniquely positioned to assume a primary leadership role in these efforts. To achieve this leadership objective, each department, agency, and unit of City government shall be accountable for promoting social and economic equity for all residents of the city, and structuring its work so that the outcomes are directed toward social and economic equity for all residents.

50.03 Definitions. In this chapter:

- (1) *Ancestry* means the country, nation, tribe, or other identifiable group from which one descends.
- (2) *Commission* means the Equal Rights Commission.
- (3) *Covered multifamily dwelling* shall have the same meaning as its definition in 24 C.F.R. § 100.201, as amended from time to time.
- (4) *Disability* means, with respect to a person, any of the following:
 - (a) i. A physical or mental impairment which substantially limits one or more of the person's major life activities.
 - ii. A record of having such an impairment.
 - iii. Being perceived as having such an impairment.
 - (b) Disability does not include current, illegal use of or addiction to a controlled substance.
- (5) *Familial status* means one or more individuals, who have not attained the age of 18 years, being domiciled with a parent or another person having legal custody of such individuals; or the designee of the parent or other person having such custody, with the written permission of the parent or other person. For purposes of this chapter, "familial status" shall include any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

- (6) *Gender expression* means a person's external manifestations of gender, which may be expressed through name, pronouns, clothing, haircut, behavior, voice, body characteristics, or other means. A person's gender expression may be the same or different from that associated with the person's assigned sex at birth.
- (7) *Gender identity* means the actual or perceived gender-related identity, expression, appearance, or mannerisms, or other gender-related characteristics of an individual, regardless of the individual's designated sex at birth.
- (8) *Gender non-conformity* broadly describes individuals who do not conform to traditional expectations of their designated sex at birth and/or whose gender expression does not fit neatly into a conventional gender category.
- (9) *Housing* means any building, structure, or part thereof which is used or occupied, or is intended, arranged, or designed to be used or occupied as a residence, home, or place of habitation of one or more human beings, including a mobile home as defined in Wis. Stat. § 66.0435, and any land or part thereof which is offered for sale, lease, or use as a site for a building, structure, or part thereof intended or designed to be used or occupied as a residence, home, or place of habitation of one or more human beings, including a mobile home park as defined in Wis. Stat. § 66.0435.
- (10) *Lawful source of income* means income that is legally derived and that is subject to reasonable and good-faith efforts to verify the lawfulness of its derivation, and includes moneys received from public assistance, pension, and supplementary security income.
- (11) *Marital status* means the status of being married, separated, divorced, widowed, or single.
- (12) *Owner* means any person having the right of ownership or possession or the right of transfer, sale, rental, or lease of any housing, or the agent of any such person.
- (13) *Person* means one or more individuals, labor organizations, employment agencies, corporations, partnerships, associations, cooperatives, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy or receivers or other fiduciaries, and the agent or agents of any of the foregoing.
- (14) *Protected person* means any individual intended to be protected from violations of prohibited discrimination under this chapter. This includes protections afforded based on an individual's actual or perceived sex, race, religion, creed,

color, national origin, ancestry, age, disability, lawful source of income, marital status, familial status, sexual orientation, gender identity, gender expression, gender non-conformity, transgender status, past or present military service, status as a victim of domestic abuse, sexual assault, or stalking, or an individual's affiliation or perceived affiliation with any of these categories.

(15) *Public place of accommodation or amusement* includes those accommodations, facilities, and services that a person holds out to be open to the common and general use, participation, and enjoyment of the public for any purpose. The term "Public Place of Accommodation or Amusement" shall be interpreted broadly to include, but not be limited to, places of business or recreation, hotels, motels, resorts, restaurants, taverns, barbers, cosmetologists, aestheticians, electrologists, manicuring establishments, nursing homes, clinics, hospitals, cemeteries, and any place where accommodations, amusements, goods, or services are available either free or for consideration, except where application of this provision would violate rights guaranteed by the constitutions of Wisconsin and the United States. This term does not include:

(a) Any institution or club which by its nature is distinctly private; or

(b) Any religious organization, association, or society, or any nonprofit institution or organization controlled by a religious organization, including places of worship.

(16) *Sexual Orientation* means having a preference for homosexuality, heterosexuality, or bisexuality, having a history of such a preference, or being identified with such a preference.

(17) *Transgender* broadly refers to individuals whose gender identity and/or expression is different from cultural expectations based on the sex they were assigned at birth. Being transgender does not imply any specific sexual orientation.

50.04 Housing Discrimination Prohibited.

(1) In this section, prohibited discrimination includes discrimination because of the protected person status of the buyer, renter, or applicant, or any person residing in or intending to reside in a dwelling after it is sold, rented, or made available.

(2) It shall be an unfair discrimination practice and unlawful and hereby prohibited:

(a) For any owner to refuse to transfer, sell, or rent, or to refuse to negotiate for the sale, or rental of, or to otherwise make unavailable, deny, or withhold

from any person such housing because of the person's status as a protected person.

- (b) For any owner to discriminate against any person in the terms, conditions, or privileges of the transfer, sale, or rental of any housing, or in the provision of services or facilities in connection therewith, because of the person's status as a protected person. Nothing in this section shall be deemed to prohibit a housing provider from considering a history of disruptive, abusive, or dangerous behavior.
- (c) For any person to make, print, publish, post, or broadcast, or cause to be made, printed, published, posted, or broadcast any notice, statement, or advertisement with respect to the sale, rental, or financing of a dwelling that expresses any preference, limitation, specifications, or discrimination, or an intention to make such preference, limitation, specification, or discrimination, as to any protected persons.
- (d) For any owner to falsely represent to any person that any dwelling is not available for inspection, sale, or rental on the basis of a prospective occupant's or tenant's status as a protected person. A person who has received written notice from the Green Bay Police Department that a drug nuisance under Wis. Stat. § 823.113 exists on property for which the person is responsible as owner may take action to eliminate the nuisance, including but not limited to eviction of residents, provided such action is not a subterfuge to evade the provisions of this chapter.
- (e) For any person to induce or attempt to induce any person to sell or rent a dwelling by representations regarding the entry or prospective entry into the neighborhood of protected persons or persons of a particular economic status or by representations to the effect that such present or prospective entry will or may result in any of the following:
 - 1. The lowering of real estate values in the area.
 - 2. A deterioration in the character of the area.
 - 3. An increase in criminal or antisocial behavior in the area.
 - 4. A decline in the quality of the schools or other public service facilities in the area.
- (f) For any person or other entity whose business includes engaging in residential real estate-related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of a person's status as a protected person. As used in this section, the term "residential real estate-related transaction" means any of the following:

1. The lending of money or security, guaranteeing any loan, accepting any mortgage, or in any other manner making available any other funds or resources for the construction, acquisition, purchase, rehabilitation, repair, improvement, or maintenance of any housing or housing accommodation.
 2. The selling, brokering, or appraising of residential real property. Nothing in this section prohibits a person engaged in the business of making or furnishing appraisals of residential real property from taking into consideration factors other than a person's status as a protected person.
- (g) For any owner to make or cause to be made any written or oral inquiry or record concerning the nature of any disability of prospective occupants or tenants of such housing, or persons associated with them, unless such inquiry or record is necessary for compliance with applicable local, state, or federal law.
- (h) For any person to refuse to permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises, except that, in the case of a rental, an owner may condition permission for such a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted.
- (i) For any person to refuse to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling.
- (j) *Animals assisting persons with disabilities.*
1. If a protected person with a disability keeps an animal that is specially trained to assist the disabled person, it is discrimination for any person to refuse to sell or rent housing to the protected person, cause the eviction of the person from the housing, require extra compensation from the person as a condition of continued residence in the housing, or engage in the harassment of the person because they keep such an animal.
 - i. An owner may ask for documentation of the individual's disability and the need for the animal, unless the disability is readily apparent or known. The owner must keep all documentation confidential.
 - ii. An owner may require the protected person to accept liability for sanitation with respect to, and damage to the premises caused by, the animal.

2. This subsection does not apply in the case of the rental of owner-occupied housing if the owner or a member of the owner's immediate family occupying the housing possesses and, upon request, presents to the person a certificate signed by a physician which states that the owner or family member is allergic to the type of animal the protected person possesses.
- (3) Nothing in this section shall affect any person's decision to share occupancy of a lodging room, apartment, or dwelling unit with another person or persons.
- (4) *Information Allowed.*
 - (a) Nothing in this section shall be deemed to prohibit an owner from requiring that any person who seeks to buy, rent, or lease any housing supply information concerning the person's prior residence, or familial, marital, financial, and business status.
 - (b) Nothing in this section shall be deemed to prohibit an owner from refusing to sell, rent, or lease any housing to any person on the basis of such person's treatment of any property formerly occupied by such person or on the basis of such person's record in paying rent or other obligations when due, or such person's ability to pay.
- (5) The prohibition in this section against discrimination against a person with protected person status because of the person's age or familial status does not apply to housing for older persons, as defined in Wis. Stat. § 106.50(1m)(m), as amended from time to time.
- (6) It is not a violation of this ordinance to restrict occupancy in a dwelling to persons with disabilities or to provide housing for older persons as defined in Wis. Stat. § 106.50(1m)(m), as amended from time to time.
- (7) It is not a violation of this ordinance to restrict occupancy in a dwelling to protected persons or to provide housing for protected persons as provided under any state or federal program that is specifically designed and operated to assist persons in a protected class, as defined in the state or federal program. For example, it is not a violation of this ordinance to restrict occupancy in a dwelling to veterans, homeless individuals, or survivors of domestic violence.
- (8) It is not a violation of this ordinance for a religious organization, association, or society, or any nonprofit institution or organization operated, supervised, or controlled by or in conjunction with a religious organization, association, or society, from limiting the sale, rental, or occupancy of dwellings which it owns

or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons.

50.05 Discrimination in Public Places of Accommodation or Amusement Prohibited.

- (1) All persons shall be entitled to the full and equal enjoyment of the goods, services, facilities, privileges, advantages, and accommodations of any public place of accommodation or amusement, as defined in this ordinance, without discrimination upon the basis of a person's status as a protected person.
- (2) It shall be an unfair discrimination practice and unlawful and hereby prohibited:
 - (a) For any person to deny to another, or to charge another a price different from the regular rate charged to others for the full and equal enjoyment of any public place of accommodation or amusement because of the person's status as a protected person.
 - (b) For any person to directly or indirectly publish, circulate, display, mail, or otherwise disseminate any written communication which the communicator knows is to the effect that any of the facilities of any public place of accommodation or amusement will be denied to any person by reason of status as a protected person, or that the patronage of a protected person is unwelcome, objectionable, or unacceptable for any reason.
 - (c) For any person to subject a person, directly or through contractual, licensing, or other arrangements, to a denial of the opportunity to participate in or benefit from the goods, services, facilities, privileges, advantages, or accommodations of an entity on the basis of the individual's status as a protected person.
 - (d) For any person to, notwithstanding the existence of separate or different programs or activities provided in accordance with this section, deny an individual the opportunity to participate in programs or activities that are not separate or different on the basis of the individual's status as a protected person.
- (3) This section does not prohibit special services, rates, or benefits provided to veterans or to any protected person fifty (50) years of age or older.
- (4) Any exemption or affirmative defense available under Wis. Stat. §106.52(3) shall apply to this section.

50.06 Access by Persons with Disabilities to Public Places of Accommodation or Amusement.

- (1) No individual shall be discriminated against on the basis of disability, or because of the known disability of an individual with whom the individual or entity is known to have a relationship or association, in the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any public place of accommodation or amusement by any person who owns, leases (or leases to another), or operates a public place of accommodation or amusement.
 - (a) *Denial of Participation.* It shall be prohibited discrimination to subject an individual, on the basis of a disability, directly or through contractual, licensing, or other arrangements, to a denial of the opportunity to participate in or benefit from the goods, services, facilities, privileges, advantages, or accommodations of an entity.
 - (b) *Participation in Unequal Benefit.* It shall be prohibited discrimination to afford an individual, on the basis of a disability, directly or through contractual, licensing, or other arrangements, with the opportunity to participate in or benefit from a good, service, facility, privilege, advantage, or accommodation that is not equal to that afforded to other individuals.
- (2) A public place of accommodation or amusement shall make reasonable modifications in policies, practices, and procedures to permit the full and equal enjoyment of the public place of accommodation or amusement by a person with a disability. Those policies, practices, and procedures shall ensure that a person with a disability is not segregated from other patrons of the public place of accommodation or amusement.
- (3) This section is not intended to impose a greater duty than the reasonable accommodation requirements of the Americans with Disabilities Act Amendments Act of 2008.

50.07 City Facilities. It shall be an unfair discrimination practice and unlawful and hereby prohibited for any person, public official, employee, agent, agency, authority, board, commission, or committee of the City of Green Bay to deny any person the use of City facilities or otherwise discriminate against any person in the use of City facilities because of such person's status as a protected person.

- (1) This section is not intended to impose a greater duty than the reasonable accommodation requirements of the Americans with Disabilities Act Amendments Act of 2008.

50.08 Employment Discrimination Prohibited.

- (1) It shall be an unfair discrimination practice and unlawful and hereby prohibited:
 - (a) For any person or employer to discriminate against any person with respect to the failure or refusal to hire, or with respect to the discharge, compensation, terms, conditions, or privileges of employment, including promotion, on the basis of the person's status as a protected person.
 - (b) For any person or employer, individually or in concert with others, to limit, segregate, or classify employees or applicants for employment in any way which would deprive or tend to deprive any person of employment opportunities or which would otherwise adversely affect their status as an employee because of such person's status as a protected person.
 - (c) For any person or employer to fail or refuse to refer for employment, or otherwise to discriminate against any person in a manner that would deprive or limit the person's employment opportunities or otherwise adversely affect their status as an applicant or prospective employee, on the basis of the person's status as a protected person.
 - (d) For any person or employer to refuse to reasonably accommodate an employee's or prospective employee's disability, unless the employer can demonstrate that the accommodation would pose an undue hardship on the employer's program, enterprise, or business.
 - (e) For any person or employer to refuse to reasonably accommodate an employee's or prospective employee's religious observance or practice, unless the person or employer can demonstrate that the accommodation would pose an undue hardship on the person's or employer's program, enterprise, or business.
- (2) It is the policy of the City of Green Bay to include in all contracts negotiated or renegotiated by a contracting department of the City a provision obligating the contractor not to discriminate against any qualified employee or qualified applicant for employment on the basis of a person's status or perceived status as a protected person, and to require the contractor to include a similar provision in all subcontracts.
- (3) *Sexual Harassment.* No employer, labor organization, or employment agency shall engage in sexual harassment, and employers shall ensure that all of their employees work in an environment free of sexual harassment.
- (4) *Exceptions.* Notwithstanding any other provision of this section, the following are permitted practices which do not violate this section:

- (a) For any employer to hire and employ employees, for an employment agency to classify or refer for employment any person, for a labor organization to classify its membership or to classify or refer for employment any person, or for an employer or a labor organization to admit or employ any person in those certain instances where religion, sex, age, or national origin is a bona fide occupational qualification reasonably necessary to the normal operation of that particular business or enterprise.
- (b) For any employer to observe the terms of a bona fide seniority system or any bona fide employee benefit plan such as a retirement, pension, or insurance plan, which is not a subterfuge to evade the purposes of this section, except that no such employee benefit plan shall excuse the failure to hire any person.
- (c) For any religious organization, association, or society, or any nonprofit institution or organization operated, supervised, or controlled by or such religious organization, association, or society, to give preference to an applicant or employee who is a member of the same or a similar religious denomination, in hiring or promotion to an instructional or policymaking position, including but not limited to the position of chaplain or counselor.
- (d) For any employer, labor organization, or employment agency to fail or refuse to hire a person with a disability if the employer, labor organization, or employment agency can show that the person's disability is reasonably related to their ability to adequately undertake the job-related responsibilities of the employment.
- (e) For an employer to apply different standards of compensation, or different terms, conditions, or privileges of employment, pursuant to a bona fide seniority or merit system, or a system which measures earnings by quantity or quality of production, or to employees who work in different locations, provided that such differences are not the result of an intention to discriminate because of status as protected persons.

50.09 Enforcement and Jurisdiction.

(1) *Complaints.*

- (a) Any person who claims to have been aggrieved or injured under this chapter may file a written complaint with the city clerk alleging a discriminatory practice or violation. The complaint shall be in writing and signed by the complainant. Such complaints shall be filed within 300 days after the alleged violation of this chapter.
- (b) The complaint shall contain the following information:

- i. The complainant's name, address, and telephone number;
- ii. The name and address of the person(s) or entity the complainant alleges discriminated against them or violated this code;
- iii. The names, addresses, and telephone numbers of witnesses, if any;
- iv. The date or dates of the alleged violation or discriminatory practice;
- v. A statement describing in detail the alleged violation or discriminatory practice;
- vi. A short description of any injury suffered;
- vii. Any other facts the complainant believes are important; and
- viii. The original signature of the complainant.

(2) *Review of Complaint.* The city clerk shall provide a copy of a timely-filed complaint to the city attorney for preliminary review for completeness and jurisdictional determination under subsection (4).

(a) If the city attorney determines that the complaint does not satisfy the requirements of subsection (1), the city attorney shall return the complaint to the complainant without taking any action, and notify the complainant what information is missing from the complaint.

(b) If the city attorney determines that the City does not have jurisdiction over the complaint, the city attorney shall notify the complainant in writing that the City does not have jurisdiction, and shall direct the complainant to the appropriate state or federal agency.

(c) Upon receipt of a verified complaint over which the City has jurisdiction, the city attorney shall initiate enforcement proceedings in municipal court.

- i. The city attorney shall have the authority to issue subpoenas compelling the attendance of witnesses and production of documents for actions arising under this section. Such subpoenas shall be served according to Wis. Stat. §§ 885.03 and 885.04. Failure to comply with a subpoena issued under this section may result in contempt, as described in § 1.32(8), GBMC.

(3) *Jurisdiction.* The city shall not exercise jurisdiction over any complaint that sets forth or states any facts or allegations that are within the subject matter jurisdiction of any state or federal equal rights agency, including, but not limited to, the U.S. Equal Employment Opportunity Commission (EEOC) or the Equal Rights Division of the Wisconsin Department of Workforce Development (ERD), regardless of whether the complainant has chosen to file with that agency.

(a) The city attorney shall take no action on any complaint against the City of Green Bay or any public official, employee, agent, agency, authority,

board, commission, or committee thereof. The city attorney shall refer the complaint to the ERD, EEOC, the U.S. Department of Housing and Urban Development (HUD), or any other state or federal agency that has jurisdiction over the complaint for appropriate action as provided by law. The complainant shall be informed of all such referrals.

- (4) *Other remedies.* This ordinance shall not be construed to limit any other remedies available under local, state, or federal law.

50.10 Forfeiture. Any person violating any of the provisions of this section shall, upon conviction, be subject to a forfeiture of not more than one thousand dollars (\$1,000.00).

50.11 Equal Rights Commission.

- (1) *Members.* The Equal Rights Commission shall consist of nine (9) residents of the city, appointed from a diverse and representative cross-section of the community, inclusive of traditionally underrepresented groups, who shall be members only so long as they shall reside in the city. The membership of the Commission shall include one Alder.
- (2) *Appointment.* Members of the Commission shall be appointed by the mayor, subject to confirmation by the council. The Alder shall be elected for a term of two (2) years, and all other members of the Commission shall be appointed for a term of three (3) years, except that three (3) members initially appointed shall be appointed for a term of two (2) years, and two (2) members initially appointed shall be appointed for a term of one (1) year. Each member shall hold office until a successor is appointed and confirmed. A vacancy occurring other than by expiration of the member's term shall be filled by appointment of the mayor and confirmation by the council for the unexpired portion of the term.
- (3) *Officers.* A chair and vice chair shall be elected from the membership of the Commission at the first regular meeting of each calendar year by a majority of the members of the Commission.
- (4) *Powers and Duties.*
- (a) The Commission shall meet not less than four (4) times annually for monitoring the employment, contracting, and program activities of the City, and prepare and provide timely reports to the mayor and council on efforts to promote equal rights, equal opportunities, positive community relations, and to eliminate discrimination and inequities in City government and the city.
- (b) *Reporting.*

- i. *Departments.* The human resources department, with the cooperation of all departments, shall regularly provide the Commission with information of efforts and activities undertaken across City government to achieve the leadership objectives described in sections 50.01 and 50.02, Green Bay Municipal Code. This information shall from time to time identify programs and activities conducted by the City to promote equal rights and equal opportunity, as well as goals, challenges, and strategies for the future. The human resources department shall provide the Commission with information about activities and accomplishments with respect to diversity and equal employment opportunity in City employment. Upon request of the Commission, other City departments, agencies, and units shall report to the Commission orally, in writing, or both, at the pleasure of the Commission.
 - ii. *Mayor and Common Council.* The Commission shall provide a written communication to the mayor and the Common Council, not less than annually, summarizing the activities of the Commission and the progress of the City in meeting the leadership objectives specified in this chapter. This communication shall further include an examination of those conditions in the city at large which contribute to or detract from equal rights and an environment free from discrimination. The communication shall provide recommendations for furthering the purposes and objectives identified in this chapter.
- (c) The Commission may, at its discretion, engage with employers, housing providers, community organizations, and other stakeholders to create positive working relationships focused on providing equal opportunities throughout the city and raising awareness of important equity issues.

50.12 Construction; Severability.

- (1) The provisions of this chapter shall be liberally construed in order to promote the purposes and provisions contained herein.
- (2) The provisions of this chapter are severable, and if any provision, sentence, clause, section, or part hereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this chapter or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this chapter would have been adopted if such illegal, invalid, unconstitutional, or inapplicable provision, sentence, clause, section, or part hereof had not been included herein, and if the person or circumstance to which the chapter or any part hereof is inapplicable had been specifically exempted herefrom.

SECTION 2. Section 1.67, Green Bay Municipal Code, is hereby created to read:

1.67 Equal Rights Commission. See § 50.11, Green Bay Municipal Code.

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

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

Dated at Green Bay, Wisconsin, this _____ of _____, 2020.

APPROVED:

Mayor

ATTEST:

Clerk

ljm

10/6/2020

ZONING ORDINANCE NO. 13-20

**AN ORDINANCE TO REZONE PARCELS ALONG 0 NORTH HURON ROAD
FROM RURAL RESIDENTIAL (RR) TO CONSERVANCY (CON)
(ZP 20-24)**

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

SECTION 1. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property along N. Huron Road from Rural Residential (RR) District to Conservancy (CON) District:

LOT 1 OF CSM 9159

All of Lot 1, Brown County Certified Survey Map Number 9159, (being part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 35, Township 24 North, Range 21 East), City of Green Bay, Brown County, Wisconsin.
Tax Parcel Number 21-385.

OUTLOT 1 OF CSM 9159

All of Outlot 1, Brown County Certified Survey Map Number 9159, (being part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 35, Township 24 North, Range 21 East), City of Green Bay, Brown County, Wisconsin.
Tax Parcel Number 21-387.

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 _____, 2020.

APPROVED:

Mayor

ATTEST:

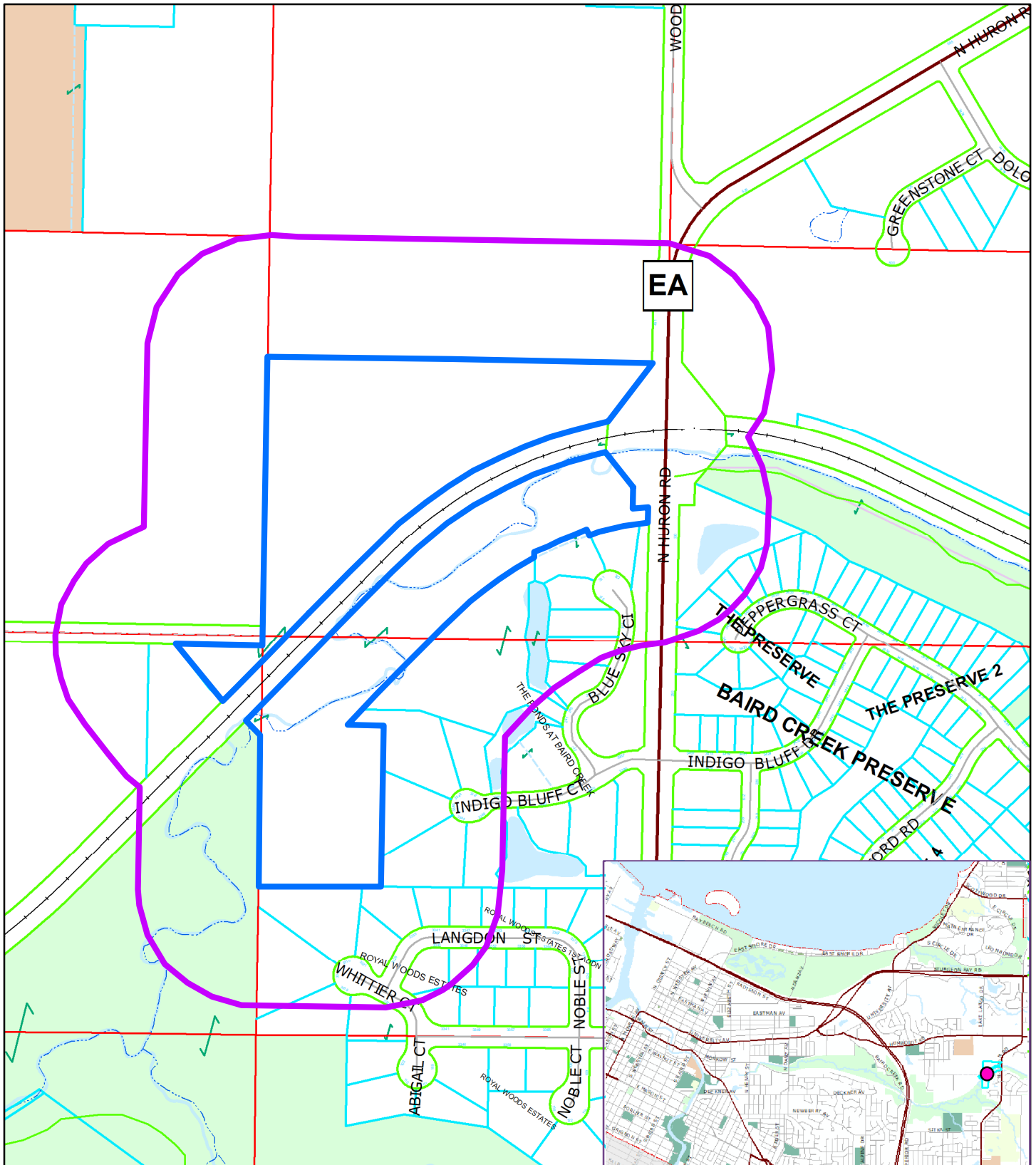
ZONING ORDINANCE NO. 03-19

PAGE 2

Clerk

ms

Attachment – Map



**(ZP 20-24) Rezone Parcels
N. Huron Rd. from Rural Residential (RR) to
Conservancy (CON)**

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. MS

Parcel Numbers:
21-385, 21-387

0 125 250 500 Feet



- Subject Parcels
- Notification Area
400'

ZONING ORDINANCE NO. 14-20

AN ORDINANCE AMENDING
ZONING ORDINANCE NO. 09-03 FOR
PLANNED UNIT RESIDENTIAL DISTRICT
LOCATED IN THE 2000 BLOCK OF MORROW STREET
(ZP 25-20)

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 Residential District for the 2000 Block of Morrow Street, as repealed and recreated by Zoning Ordinance No. 09-03, is hereby amended by removing the following described property from the existing Planned Unit Development District :

PART OF SE1/4 SE1/4 SEC 32 T24N R21E DESC IN J12746-16 & J21559-38 & PRT
VAC ST IN 1829061 & 2853529 & 2857162 10.097 AC M/L
Parcel No. 21-1229

SECTION 2. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee-simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 3. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit and the plans identified therein had been set forth in its entirety in the body of this ordinance.

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

SECTION 5. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

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

SECTION 7. 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 _____, 2020.

APPROVED:

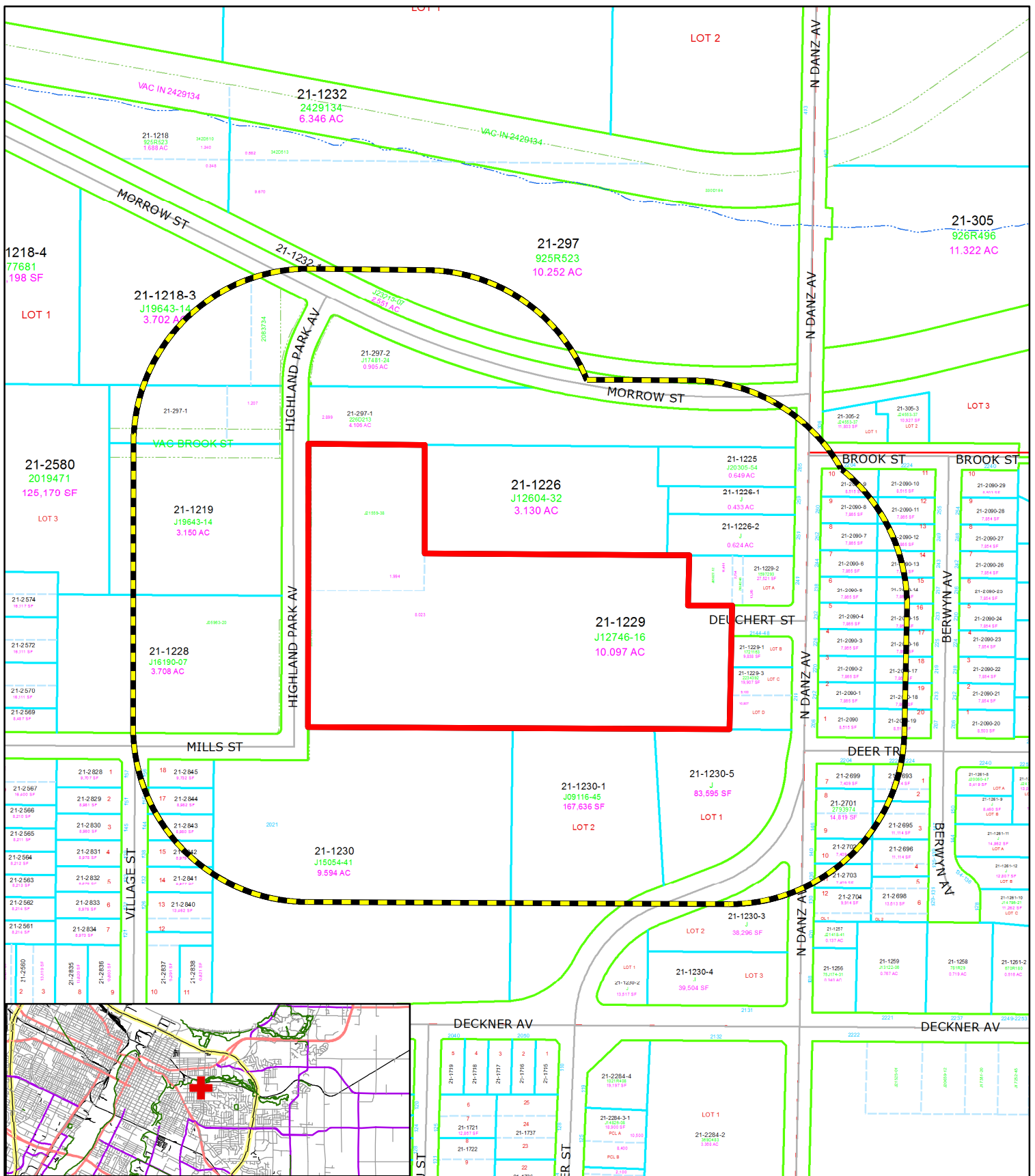
Mayor

ATTEST:

Clerk

pn

Attachments: Exhibit



Zoning Petition (ZP 20-25)
Proposed Planned Unit Development (PUD) Amendment
200 Block Highland Park Avenue

- Subject Area
- 400' 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
Parks Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # K.7

General Ordinance No; 36-20

An ordinance amending Sections 25.04(I) and (II), Green Bay Municipal Code, relating to modifying daily park hours.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT GO 36-20 - Amend 25

GENERAL ORDINANCE NO. 36-20

**AN ORDINANCE
AMENDING SECTIONS 25.04(1) AND (11),
GREEN BAY MUNICIPAL CODE,
RELATING TO PARK HOURS**

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

SECTION 1. Section 25.04(1), Green Bay Municipal Code, is hereby amended to read:

(1) **TRAFFIC.** No automobile or other vehicle shall be driven within any park, except upon drives provided for that purpose, or at greater speeds than those posted; nor shall any person park an automobile or other vehicle in the parks, except in places designated therefor, unless ordered to do so by an officer on duty in the park. Except during ~~department-~~ **City-sponsored or -approved** events, no person shall park any vehicle anywhere in any City park between ~~10:30~~ **10:00** P.M. and ~~6:30~~ **6:00** A.M.

SECTION 2. Section 25.04(11), Green Bay Municipal Code, is hereby amended to read:

(11) **PARKS CLOSED AT NIGHT.** No person shall loiter, idle, or remain in a City park between the hours of ~~10:30~~ **10:00** P.M. and 6:00 A.M., unless he or she is attending a ~~Park Department~~ **City-sponsored or -approved** activity.

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2020.

APPROVED:

Mayor

ATTEST:

Clerk

ljm

10/6/2020



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # L.I

To approve the Housing Study provided by MSA Professional Services Inc. and recommend to Common Council.

BACKGROUND

The RDA contracted with MSA Professional Services Inc. to provide a housing study for Green Bay and in part the surrounding communities. This study will discuss the housing demand and supply as well as recommendations as to how the City should be focusing efforts in recruiting developers for new housing developments. This housing study will help the City strategize ways to close housing gaps and improve housing options.

Becky Binz from MSA Professional Services Inc. will be attending the RDA meeting to discuss the outcomes of the survey.

RECOMMENDATION

To approve the Housing Study provided by MSA Professional Services Inc.

FISCAL IMPACT

ATTACHMENTS

1. Green Bay Housing Market Study 10052020
2. Green Bay Housing Market Study_Survey Results
3. Appendix B - Maps

Green Bay

WISCONSIN

Housing Market Study

October 6, 2020 FINAL

ACKNOWLEDGMENTS

Redevelopment Authority

Gary Delveaux, Chair
Matt Schueller, Vice Chair
James Blumreich
Kathy Hinkfuss
Alder Barbara Dorff
Melanie Parma
Deby Dehn
Jeff Mirkes-*Liaison Member*
Leah Weycker-*Liaison Member*
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Will Peters, Neighborhood Development Specialist
Erin Roznik, Design Specialist

Prepared by:

MSA Professional Services, Inc.

CONTENT

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07	About Green Bay	80	Implementation
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35	Ownership Market		
43	Housing for Special Populations		

DEFINITIONS

Affordable Housing:

Housing that serves lower-income residents, typically households earning 80% of the area median income (AMI) as calculated by the US Department of Housing and Urban Development (HUD).

Housing Affordability:

The measure of how much a household can spend toward total housing cost. The widely accepted standard for affordability states that a household should spend no more than 30% of their gross income toward housing costs.

Workforce Housing:

Housing that is affordable to the workforce in a community. Because incomes within the workforce vary, a range of housing options is needed to fit the needs of the community.

GLOSSARY

ACS: American Community Survey (Census Bureau)

AMI: Area Median Income

DOA: (Wisconsin) Department of Administration

HUD: (US Department of) Housing and Urban Development

EXECUTIVE SUMMARY

GREEN BAY HOUSING MARKET STUDY

INTRODUCTION

The purpose of this study is to help the City better understand its housing market and the housing market in surrounding communities (Allouez, Ashwaubenon, Bellevue, Suamico, De Pere and Howard)—the secondary market. This study examines the existing balance between housing demand and supply by analyzing data, talking to housing experts, and understanding local residents' experiences. Based on this examination, gaps in the number, type, price point and location of housing units in Green Bay are indicated. To close these gaps and improve housing options in the City, this study lays out a toolbox of targeted strategies.

HOUSING GAPS & OPPORTUNITIES

Using both conservative and high growth scenarios to arrive at a range, the City will need the following to meet projected housing demand by 2040:

- **3,314 - 7,441 rental units (140 - 310/year)**

This equates to approximately the following per year, based on current rental pricepoints and HUD FY2020 income categories:

- 75-170 units with monthly rent up to \$1,030
- 50-110 units with monthly rent between \$1,150-\$1,650
- 15-30 units with monthly rent greater than \$1,440

- **4,052 - 9,098 owner-occupied units (170 - 375/year)**

This includes attached and detached units and equates to the following per year, based on current ownership price points and HUD FY2020 income categories:

- 35-75 units priced up to \$158,000
- 35-75 units priced between \$178,000-\$248,000
- 100-225 units priced greater than \$217,000

IMPLEMENTATION

(refer to pages 80-84 for more detail)

Goal

The City's primary housing goal is to Build Healthy

Neighborhoods. Healthy neighborhoods have:

- Varied housing types, sizes and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood as housing needs shift, and it limits future instability due to changes in the housing market.
- Sidewalks and urban design features that make walking pleasant and safe (whether for transportation or for pleasure).
- Convenient access to public transit and daily needs retail and services.
- Quality parks and open space.
- Community gather places, including both public venues (e.g. community center) and private venues (e.g. coffee shops).
- Active neighborhood associations and public or quasi-public places to meet within or near the neighborhood.

STRATEGIES TO IMPROVE HOUSING OPTIONS

Communication Strategies

1. **Establish Housing Committee**—The Housing Committee can be the driving force to implement this plan, provide oversight on the development and administration of funding programs, support public outreach about the City's housing needs and programs, and support updates to this plan as the market shifts and outside funding programs change.
2. **Improve Staff & Developer Communications & Processes**—Improve the experience for developers by coordinating feedback and sign-off from each department during the development review process. Increasing efficiency should also decrease costs to developers.

Initiatives

3. **Assist & Grow Neighborhood Associations**—Promote neighborhood identity and social cohesion through neighborhood associations. Use neighborhood associations as a way to engage residents in planning efforts and developments.
4. **Retain Inventory of and Market City-Owned Redevelopment Properties**—Continue maintaining a repository of properties owned by the RDA and

EXECUTIVE SUMMARY

incentives offered for residential and other types of development.

Regulation

5. **Amend Comprehensive Plan**—Update Future Land Use Map to include more flexibility in residential and mixed use areas.
6. **Examine Waiving or Reducing Development Fees**—Consider waiving or reducing fees on a case-by-case basis to encourage affordable housing and reduce costs to developers.
7. **Increase Code Enforcement for Converted Single-Family Rentals**—Create a targeted rental inspection program in areas with large number of single-family homes converted to rentals.
8. **Streamline Approval Process for Affordable Housing**—Streamline approval process for housing projects that include affordable units to offer an incentive to include these types of units in developments.
9. **Reduce Parking Requirements for Affordable Housing**—Consider reducing parking requirements for affordable multi-family developments located within a certain distance (1,000 to 1,500 feet) of a bus stop.
10. **Review Requirements for Landscaping and Building Materials in Zoning Code**—These elements can drive up developer costs. Review requirements for landscaping and hardscaping materials to see if any requirements can be softened or if there are materials that could be used to offer the same aesthetic at a lower price point.
11. **Adopt Policies That Encourage Accessory Dwelling Units (ADUs)**—Consider permitting ADUs by right in all residential areas. A requirement could be added that the property owner live on-site.
12. **Enable Cottage Courts Through PUDs**—Explore areas where cottage courts could be possible in the City and assemble and promote these areas to developers through the RDA.
13. **Create a Rural Holding (RH) Zoning District**—Create a Rural Holding District in the City's Zoning Code for undeveloped Land. The purpose of the district should be to hold land as agricultural or open space until it is ready to be placed into regular zoning classification such as R-1, R-2, etc.

Funding

14. **Create an Affordable Housing Trust Fund**—Create an Affordable Housing Trust Fund as a general purpose vehicle that can serve various affordability initiatives anywhere in the City.
15. **Utilize Tax Increment Financing for Affordable Housing Incentives**—Use TIF for the construction

of infrastructure to encourage the development of housing.

16. **Utilize Tax Increment Financing-Affordable Housing One-Year Extension**—Hold open TIF Districts that are about to be closed for one additional year beyond their planned or maximum duration to generate funds that can be used anywhere in the City for affordable housing.
17. **Promote the Use of the Federal and State Low Income Housing Tax Credit (LIHTC) Program**—Support and encourage developer use of LIHTC. Affordable Housing Trust Funds could be used as local match for LIHTC.
18. **Market Opportunity Zones**—Promote the four areas in the City that qualify under this program offering opportunity for private investment and development of workforce housing.
19. **Increase Use of Downpayment Assistance**—Promote Wisconsin Housing and Economic Development Association (WHEDA) and Federal Home Loan Bank of Chicago (FHLBC) downpayment assistance programs.
20. **Amend Rental Conversion Program Policy**—Consider the following changes to the City's rental conversion grant program: 1) at least 10% of funds must be used for exterior renovations; and 2) increase the maximum amount of the grant.

Partnerships

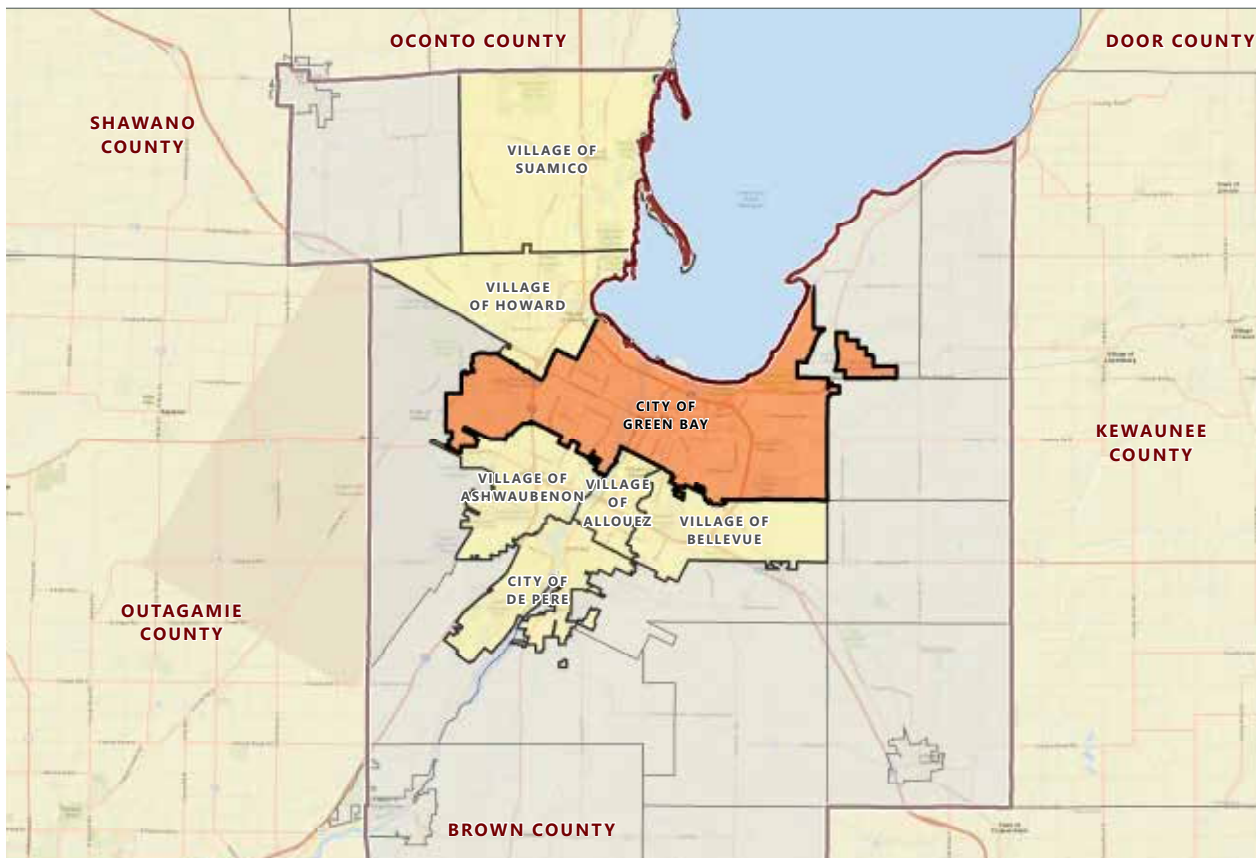
21. **Support Habitat for Humanity, NeighborWorks Green Bay and Other Affordable Housing Providers**—Maintain supply of lots for new home construction.
22. **Form Working Groups with Major Employers**—Convene major employers annually to discuss housing issues and initiatives.
23. **Coordinate with the University of Wisconsin-Green Bay and Northeast Wisconsin Technical College(NWTC)**—Work with the University to update its campus plan every 5-10 years. A big component of the plan should be plans to house students within the community. Partner with NWTC and the Department of Workforce Development to encourage people to seek training in building trades.

INTRODUCTION

This study was commissioned by the Redevelopment Authority (RDA) of the City of Green Bay. The RDA has identified housing as a critical issue that needs to be addressed to improve Green Bay and grow its economy based on feedback from various stakeholders. The purpose of this study is to help the City better understand its housing market and the housing market in surrounding communities (Allouez, Ashwaubenon, Bellevue, Suamico, De Pere and Howard), and to craft targeted strategies to improve housing options.

There are two parts to the Green Bay housing supply. The first is all of the housing in Green Bay and the second is all of the housing outside of Green Bay for people who go to school or work in the City. The housing in Green Bay is the easiest to measure and analyze, and is the part that the City has the most control over. The housing outside the City is a bit harder to quantify and qualify, but it is nevertheless important to our understanding of the overall market. This report attempts to document conditions and trends in the overall market, including an understanding of why people are choosing to live where they live.





STUDY PROCESS

This study uses a variety of methods and data to understand the housing market. Objective, measurable data were collected from the City, Brown County, the Multiple Listing Service (real estate listings and sales), the State of Wisconsin, the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. The City is compared to surrounding communities and wider context (county, state, nation) in a variety of ways, and also compared to itself in the form of time-series data that reveal trends. This study also incorporated a series of interviews with people familiar with the housing market—the housing experts, and a community survey of area residents and employees.

Project Oversight

The study was initiated by the Redevelopment Authority of the City of Green Bay. City Staff from the Department of Community and Economic Development met four times during the study process: first in January 2020 for a kickoff discussion of issues and opportunities facing the City and region, then in February to prepare for interviews and the community survey, next for a presentation and discussion of the first draft of the study in August and finally for a public meeting presentation of the final plan in September.

Interviews

The project team met and interviewed a variety of people with knowledge and insight about the local housing market, including realtors, lenders, builders, landlords, students and employers. These interviews were conducted in May 2020.

The feedback collected in these interviews often gravitated to similar topics and viewpoints, reflecting a strong shared understanding of how the local housing market functions. This feedback is described in the following chapters. In a few cases the interviewees were not in agreement on a topic – these differing viewpoints are noted.

There was one question of particular interest that we asked near the end of every interview:

“What role do you see for the City to influence the housing market?”

A summary of noteworthy responses to this question follows, in no particular order:

1. Build neighborhoods near large employers. Although residential development may not traditionally be encouraged near industrial properties, creating homes near jobs so that people can walk to work will benefit everyone.

2. Find ways to hold landlords accountable for the quality and upkeep of their units.
3. Offer incentives that can be provided through the TIF Affordable Housing Extension. The City could give developers loans up front for utility extensions because banks often won't finance this.
4. Improve communication between City and housing experts/organizations in the community to identify opportunities and solutions to housing challenges.
5. Streamline the application approval process within the City to shorten the time between when developers submit an application and when they are able to begin development. When decisions are delayed until the last minute, developers lose money.
6. Encourage a variety of non-traditional housing types (tiny homes, mixed use).
7. Encourage development of market rate and affordable housing.
8. Focus on parks, trails and other amenities that people want in a community.

Community Survey

A community survey was conducted April 2020. The survey was offered online. In total the survey had approximately 968 responses, including 74 in the Spanish version of the survey. The survey was promoted via notices in the paper, social media, websites, and through email. The full responses are provided in Appendix B. Relevant findings are featured throughout the following chapters.

DEFINITIONS

The terms 'housing affordability', 'affordable housing' and 'workforce housing' are often used interchangeably, however they have different meanings. These terms are defined here to aid in understanding the analysis and recommendations in this study.

Affordable Housing

Affordable housing is housing that typically serves the lowest-income residents of a community. Generally this includes residents with no income up through residents making 80% the area median income. Income limits calculated by the US Department of Housing and Urban Development (HUD) give ranges for which housing market service levels are measured. The income limits for Green Bay are defined using the Green Bay Metro FMR (Fair Market Rent) area. Current 2020 Income limits for the Green Bay Metro area are shown in the figure below.

Funding for newly constructed affordable housing almost always comes from subsidies that offset costs of construction and/or operation. This allows rents to be set at a certain price that is manageable for low-income households based on the HUD income limits that come out every year. The price also takes into consideration families' other expenses such as food, childcare, transportation and healthcare. Other forms of affordable housing include:

- » Naturally Occurring Affordable Housing (NOAH)
- » Housing Operated by Non-Profits
- » Vouchers, Tax Credits, Other Federal Programs

Figure 1. FY 2020 Income Limits for Green Bay HUD Metro Fair Market Rent Area

Source: US Department of Housing and Urban Development

FY 2020 Income Limit Area	Median Family Income for Family of 4	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Green Bay, WI HUD Metro Fair Market Rent Area	\$82,300	Extremely Low Income 30% AMI	\$17,300	\$19,800	\$22,250	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
		Very Low Income 50% AMI	\$28,850	\$32,950	\$37,050	\$41,150	\$44,450	\$47,750	\$51,050	\$54,350
		Low Income 80% AMI	\$46,100	\$52,700	\$59,300	\$65,850	\$71,150	\$76,400	\$81,700	\$86,950

Housing Affordability

Housing affordability is a measure of how much a person or household can spend toward total housing cost. This measure is relative to income, meaning that higher-income households have a wider selection of homes that would be affordable, while lower-income households generally have fewer affordable options within the housing market.

The widely accepted standard for affordability states that a household should spend no more than 30% of their gross income toward housing costs. This standard is the same for owners and renters. For renters this also includes utilities and renters insurance. For homeowners this includes principal, interest, taxes, insurance and utilities.

Income categories are calculated by HUD, and used to determine appropriate monthly housing costs across different regions. For the Green Bay Metro region, affordability limits are shown below. For example, in Green Bay a household earning 100% of the area median income could afford a \$307,400 home or a monthly rent of \$2,058. In contrast, a household earning 50% of the area median income could afford a \$158,200 home or a monthly rent of \$1,029.

Workforce Housing

Workforce housing is housing that is affordable to the workforce in a community. Because incomes within the workforce vary, a range of housing options is needed to fit the needs of the community. Workforce housing also means ensuring a supply of affordable housing for employee households that earn minimum wage—and ensuring appropriately priced housing for moderate to high-income earners in both the rental and ownership markets.

Variety in the housing stock is important, as households have a variety of preferences that impact where and how they can live. Important types of variety necessary to serve area employees include structure types, sizes, locations, and price points.

Figure 2. Affordability Thresholds for Green Bay HUD Metro Fair Market Rent Area

Source: US Department of Housing and Urban Development

FY 2020 Income Limit Area	Maximum Monthly Housing Cost for Family of 4 (100% Median Income)	FY 2020 Income Limit Category	Persons in Family					
			1	2	3	4	5	6
Green Bay, WI HUD Metro Fair Market Rent Area	\$2,058	Extremely Low Income 30% AMI	\$433	\$495	\$556	\$655	\$767	\$879
		Very Low In- come 50% AMI	\$721	\$824	\$926	\$1,029	\$1,111	\$1,194
		Low Income 80%AMI	\$1,153	\$1,318	\$1,483	\$1,646	\$1,779	\$1,910

ABOUT GREEN BAY

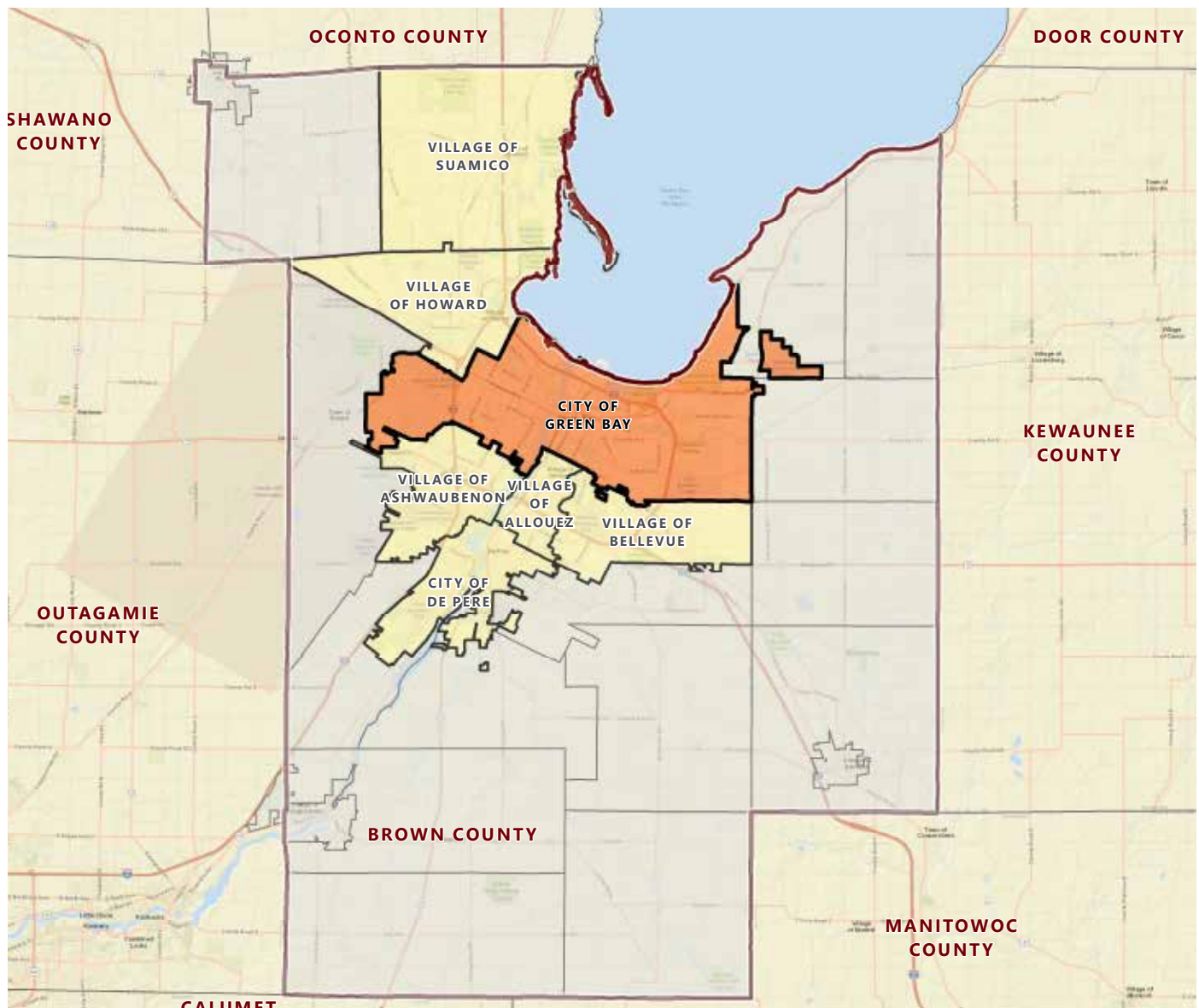
CITY OVERVIEW

Green Bay is considered Wisconsin's earliest European settlement and was home to several indigenous peoples for hundreds of years before Europeans arrived. Both indigenous peoples and arriving white settlers used the waterways as a source of prosperity to grow and provide for their communities. The area is also crossed with abundant natural resource amenities, and Green Bay to this day is still a major shipping center through the Great Lakes. Some of the largest employers in the community are still in the paper and shipping/transportation industries.

Green Bay is currently undergoing a downtown transformation that is attracting people downtown to live, work and play. There are several new housing developments, and new opportunities for recreation, entertainment and employment that are part of this effort. This report discusses some of these recent/current developments and seeks to leverage the momentum of these efforts to ensure that the City has the housing current and future residents are looking for.



COMMUNITY BASICS



Green Bay is the largest city in Brown County and the third largest city in the State of Wisconsin. It is located on the shores of Lake Michigan, and surrounded by the communities of Allouez, Ashwaubenon, Bellevue, De Pere, Howard, and Suamico. Well connected within the region, Madison is a 2.5 hour drive, Milwaukee 2 hours, Chicago 3.75 hours, and the Twin Cities 4.5 hours.

The largest of all communities in the area, Green Bay is known for its football, lake views, and natural/recreational amenities.

One of the major tourist destinations in the State of Wisconsin, over 5.7 million tourists pass through the City and surrounding areas each year, with the number of visitors increasing on an annual basis.

Per the Green Bay Convention and Visitors Bureau, \$671 million is circulated into the local economy through tourism each year, generating \$43.5 million in local tax revenue that supports the City and County's ongoing operations and improvements.

POPULATION

Population within the region and the City itself has displayed relative consistency throughout the past decade. The City's secondary market (Allouez, Ashwaubenon, Bellevue, De Pere, Howard, Suamico) has shown a net population increase over the past 5 years, while the City itself has seen a net increase of 1,609 residents from 2010 to 2019. This represents a total percentage growth of 1.6%. This is the lowest growth percentage among communities in the secondary market that experienced growth over the past decade.

The growth pattern within the metro area indicates the City's loss of potential growth to other communities. The City's relatively low growth within strong regional growth suggests that the City could be attracting a larger share of the growth in people and housing than it currently is.

Population change is directly tied to change in the number of households and the size of those households, both of which are influenced by availability of desirable units within desired markets. Green Bay's data indicates increases of household size (larger households and households with children), without growth in the number of households.

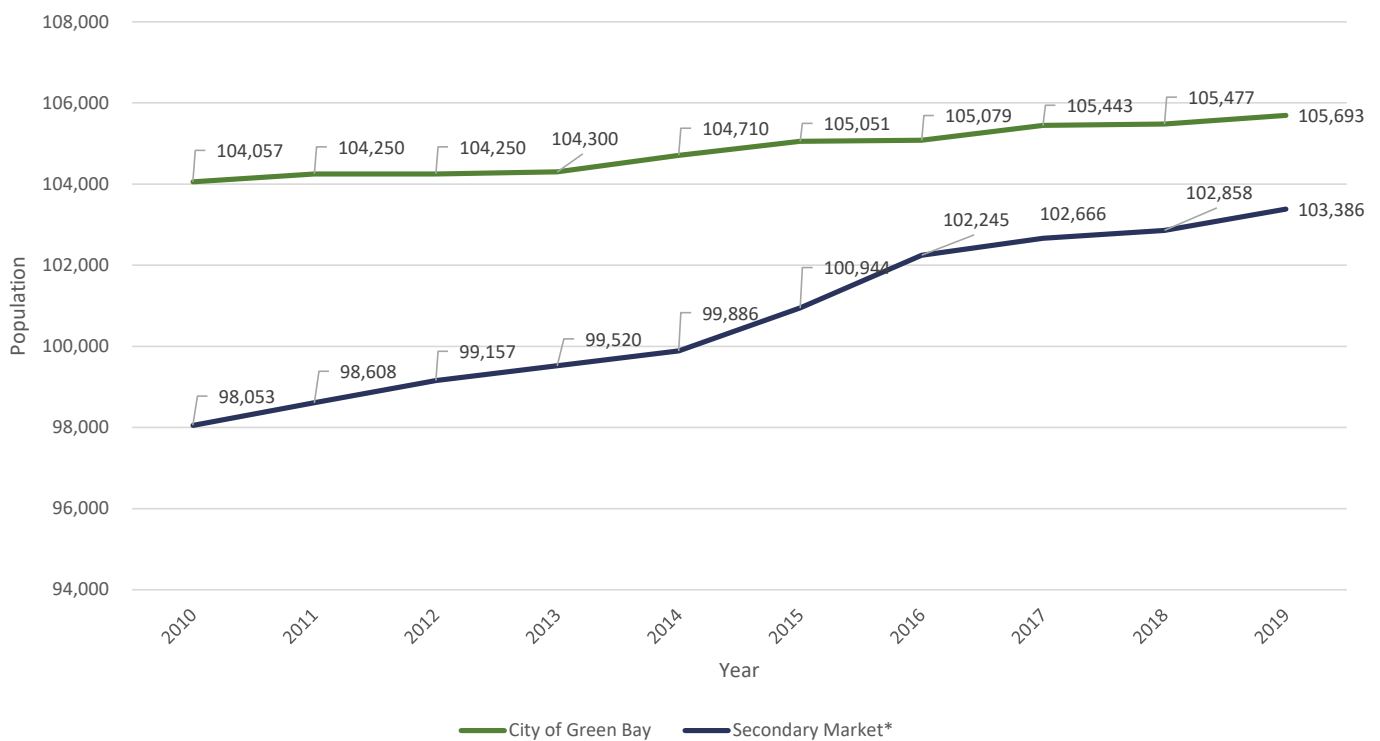
Figure 3. Population Change

Source: 2018 ACS 5-Year Estimates

Municipality	2010-2019 Population Change	Percent Change Over Decade
Green Bay	1,636	1.6%
Allouez	-182	-1.3%
Ashwaubenon	-83	-0.5%
Bellevue	986	6.8%
De Pere	942	4%
Howard	2,281	13.1%
Suamico	1,389	12.2%

Figure 4. Population Growth Trends in Green Bay and Secondary Market

Source: 2018 ACS 5-Year Estimates



HOUSEHOLDS

Figure 5. Annual Change in Total Households in Green Bay and Secondary Market

Source: 2018 ACS 5-Year Estimates

Municipality	2010-2018 Household Change	Percent Change
Green Bay	-1,980	-4.24%
Allouez	-90	-1.61%
Ashwaubenon	253	3.31%
Bellevue	825	14.34%
De Pere	1,035	12.28%
Howard	1,352	19.9.3%
Suamico	713	17.62%

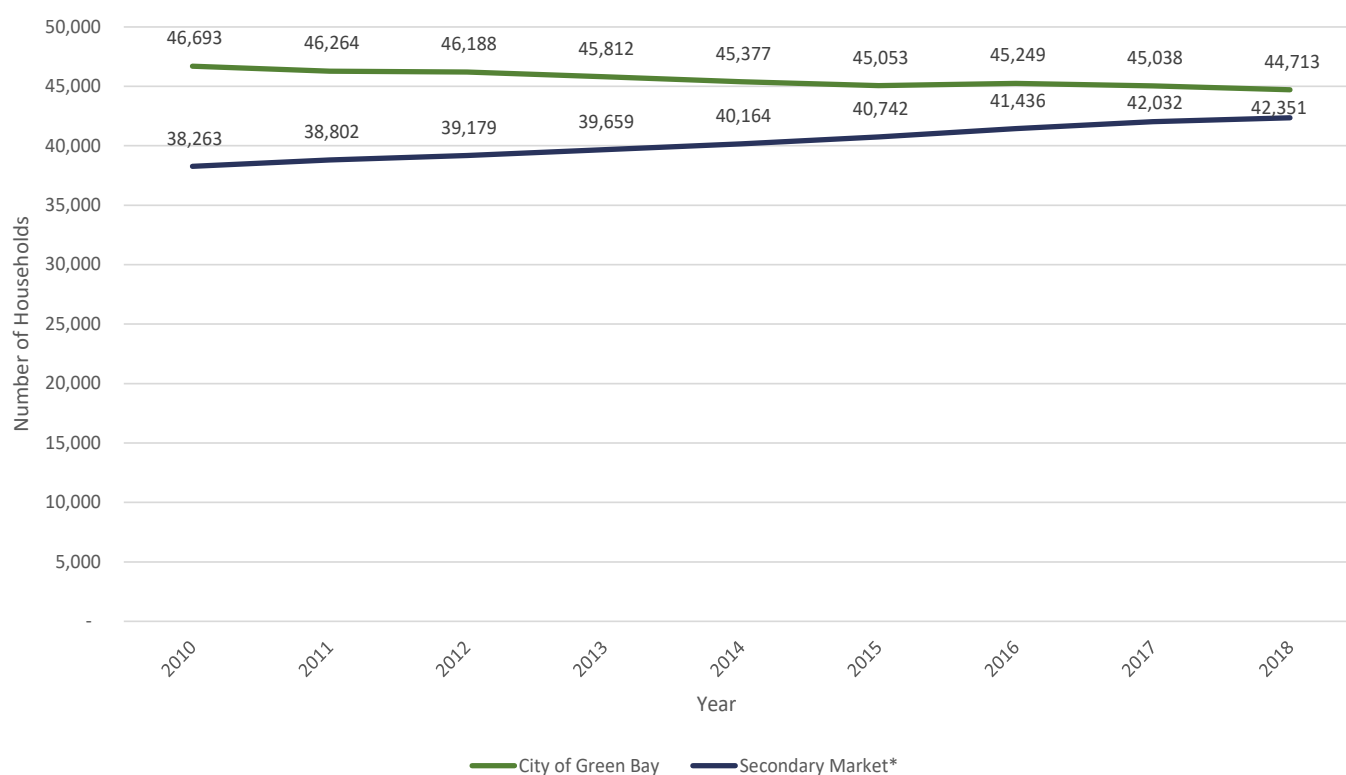
The estimate of total households within the City has shown a consistent slight decline each year since 2010. This relative consistency in number of households, combined with the slight population increase, runs contrary to larger national trends of decreasing average household sizes—which directly impacts demand for existing housing stock.

Larger family sizes and new family formation is a key factor in Green Bay's population growth, and indicates a strong base of not only families, but also youth that the City can work to convert into lifelong residents of the City over the next 20-40 years.

National trends show that most age groups are living in larger households now than they were a decade ago. This change is most transparent for adults age 35 and older. Between 2010 and 2017 there was a three percent increase in the number of adults age 35 and older living in households with at least three people. A common explanation for larger households among older adults is young adults who reside with their parents, but this could also be a parent of the householder or simply a roommate.

Figure 6. Household Trends in Green Bay and Secondary Market

Source: 2018 ACS 5-Year Estimates



AGE COHORTS

Age trends are used to help predict current and future needs of the community—especially needs related to recreation, education, and service amenities (e.g. daycare).

As people continue to age, or add members to their households, their needs change as well. Since 2010, the City has seen an overall increase in population. Some age cohorts such as older children (10-19) and middle-aged adults (40-49) have decreased as students move off to college and households relocate.

There has been an increase in persons aged 20-29 and 30-39, a typical age for the formation of family households that would factor into the increase in young children (0-9). The other age range displaying a large increase is those at retirement age, from 60-69 years old. These households likely aged into this category over the decade, which is consistent with general trends of aging in the County, State, and Nation as baby-boomers reach retirement. Older households have, or will have, unique housing needs.

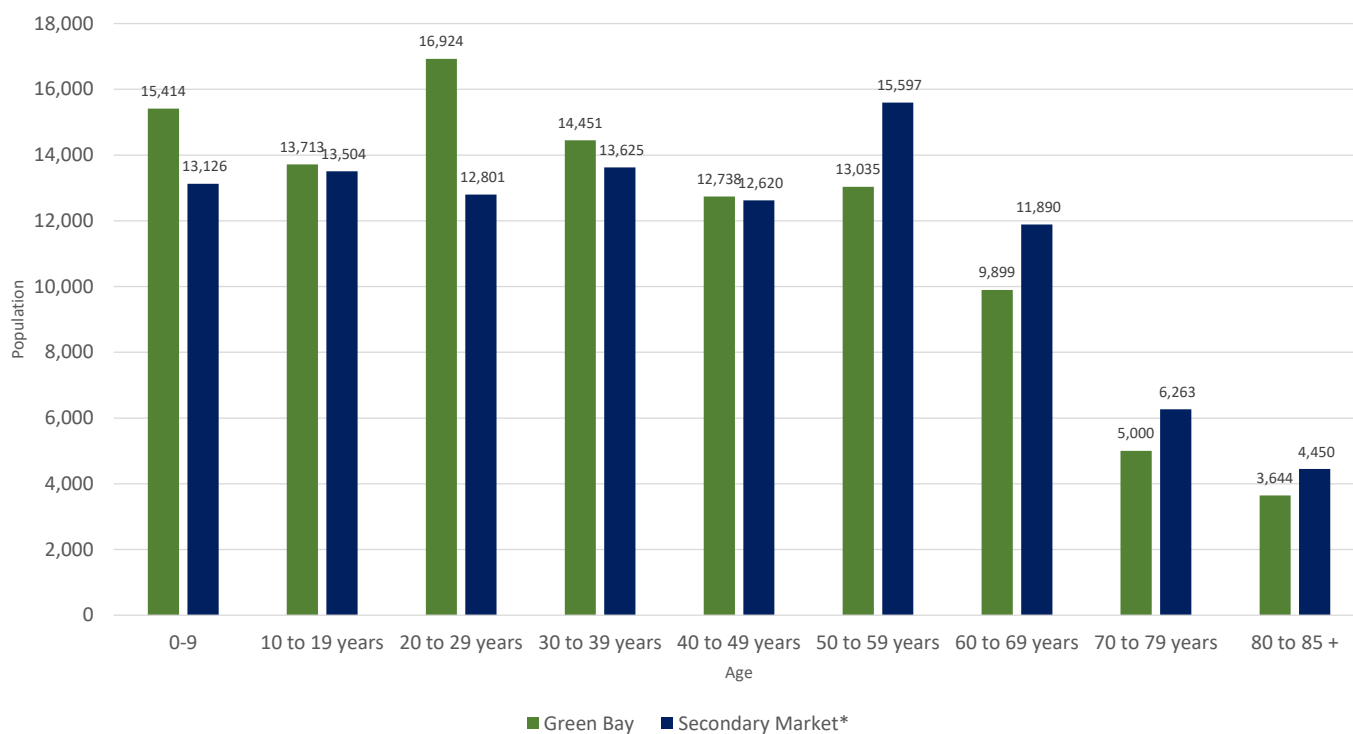
Figure 7. Annual Change for Age Cohorts in Green Bay

Source: 2018 ACS 5-Year Estimates

Green Bay	Total Change 2010 -2018	Percent Change
0-9	548	3.69%
10-19	-1,023	-7.01%
20-29	707	4.36%
30-39	313	2.17%
40-49	-2,440	-19.16%
50-59	-61	-0.47%
60-69	2,414	32.25%
70-79	322	6.88%
80-85+	-98	-2.62%
Total Change	761	0.7%

Figure 8. Population by Age Group in Green Bay and Secondary Market

Source: 2018 ACS 5-Year Estimates



POPULATION PROJECTIONS

Green Bay's future population growth has been projected by the State Department of Administration (DOA). DOA projections can be used to predict future demand for community resources, housing, and municipal projections of service levels.

Currently the third largest City in the State, Green Bay does not have the same growth rate projection as other similarly sized communities and is not projected to maintain its population rank in Wisconsin. Kenosha is projected to surpass Green Bay's population by 2040 to become the third largest city in the state.

DOA projections are based on historical trends, and market forces and local policy can have a large impact on the long-term accuracy of these projections. As Green Bay has seen housing market-share loss to bordering municipalities, there is potential that a strategic investment in housing opportunities within the City could shift these projections.

The community survey administered through this study indicated that mid-tier housing is in short supply, and that younger people are more interested in moving to Green Bay after college but find homeownership out of reach. The apartment market is currently "tight", with a low vacancy rate which decreases opportunity to attract residents while increasing housing costs in a competitive market.

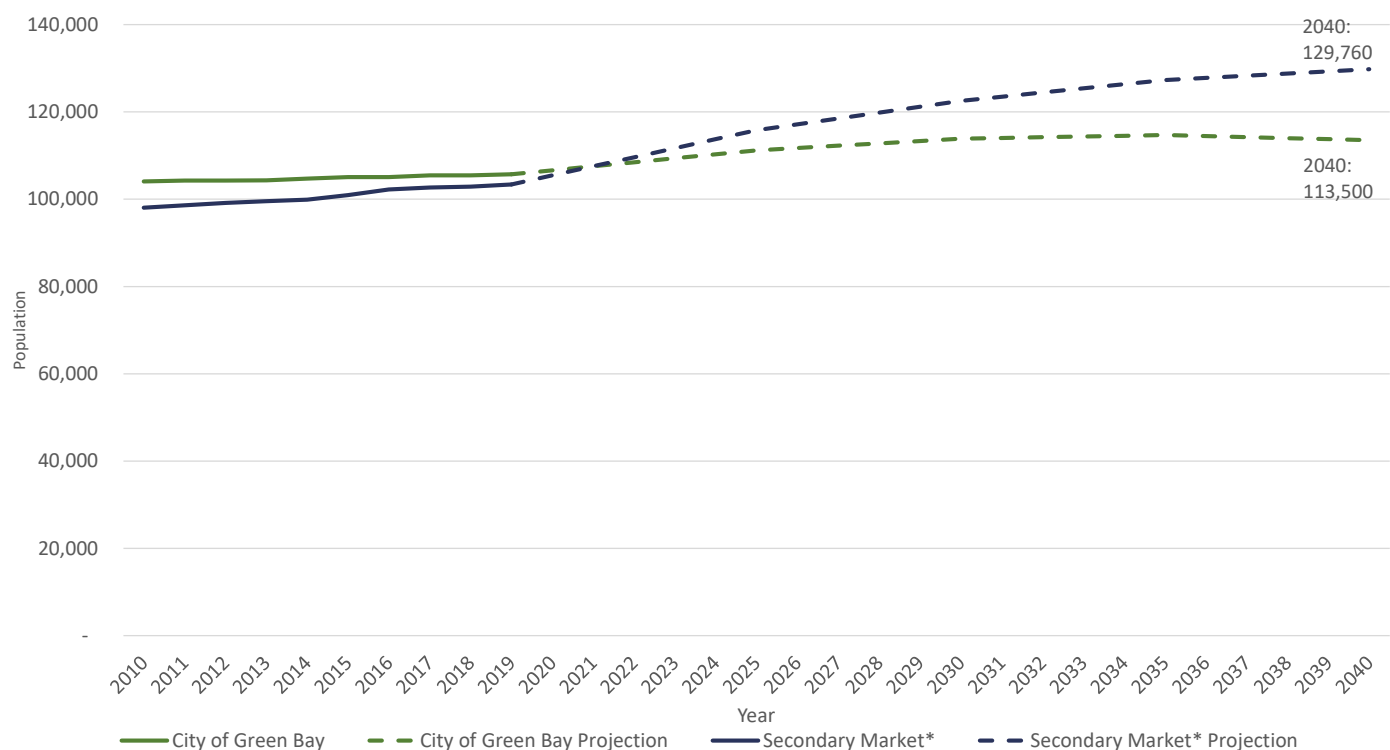
Figure 9. Population Projections for Green Bay

Source: WI Department of Administration

Green Bay Population Projections	2025	2030	2035	2040
DOA Projection	111,200	113,850	114,700	113,500

Figure 10. Population Projections for Green Bay and Secondary Market

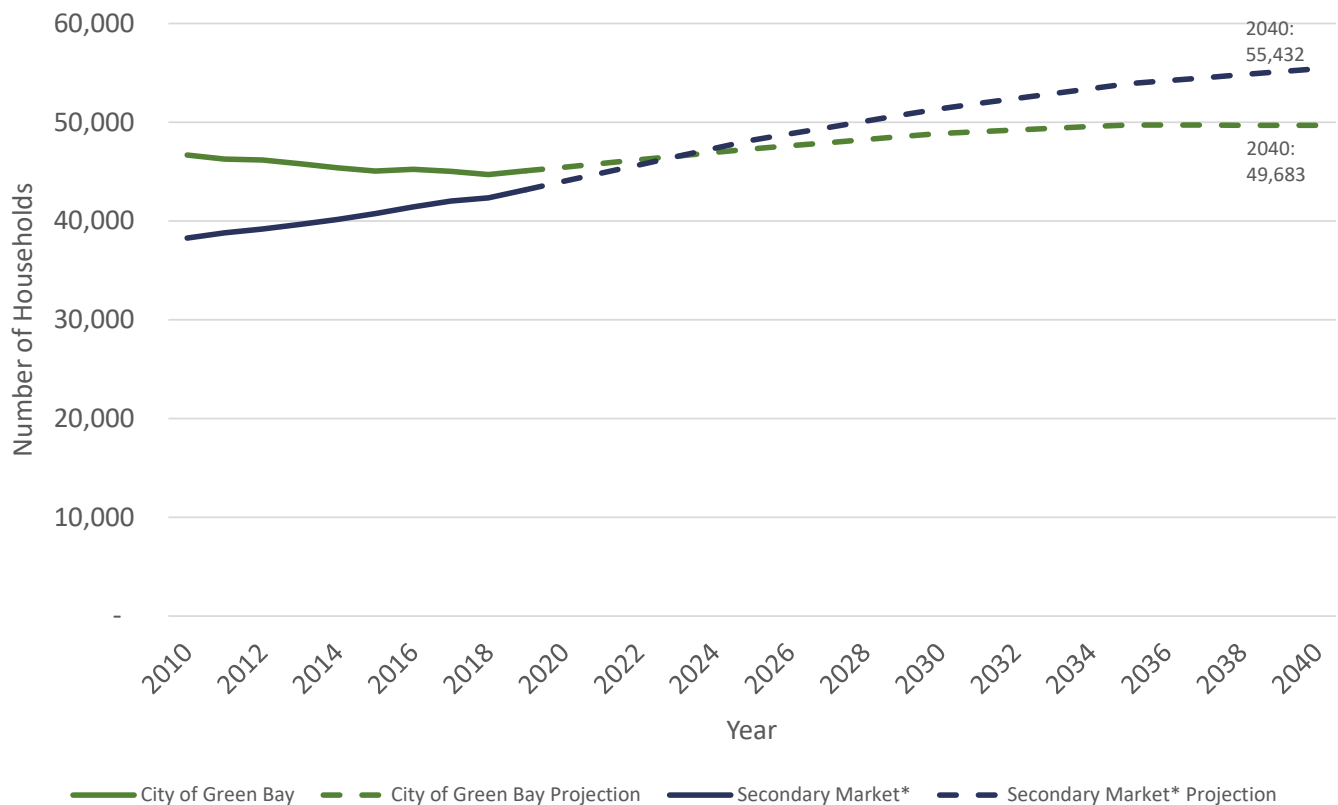
Source: ACS 5-Year Estimates, WI DOA Projections



HOUSEHOLD PROJECTIONS

Figure 11. Household Projections for Green Bay and Secondary Market

Source: 2018 ACS 5-Year Estimates



Projecting Green Bay's future households is tied to both future population projections as well as future anticipated persons per household as demographics change and people age. Across the nation, reductions in household sizes are expected to continue through at least 2040. This is indicative of populations continuing to age, dependents leaving their family households and most likely creating their own, and longer formation periods for young-family households than existed in prior decades. Young adults are not getting married as soon and are waiting longer to start families. Projection methods for the City show a steady rise in households in Green Bay and a more rapid increase for the secondary market.

EMPLOYMENT INDICATORS

Place of residence often coincides with location of a person's job, though we also expect to see a high degree of mobility within a metropolitan area. The figure on the right represents inflow and outflow of the City's workforce. The number of people that work in Green Bay is about 66,000. Of this 66,000, 46,245 live outside of Green Bay and 20,197 live in Green Bay. The second highest place of residence for workers in Green Bay is Ashwaubenon, which is not surprising as it is close to Green Bay's downtown and business park. There are 32,275 people who live in Green Bay but work in another community.

The data also shows that people from Madison, Milwaukee and Appleton commute into Green Bay for jobs. There is a large number of workers from "All Other Locations" which includes workers who live in unincorporated areas and other small towns beyond the municipalities of the Green Bay Metro Area.

Figure 12. Inflow/Outflow Analysis in Green Bay
Source: onthemap.census.gov

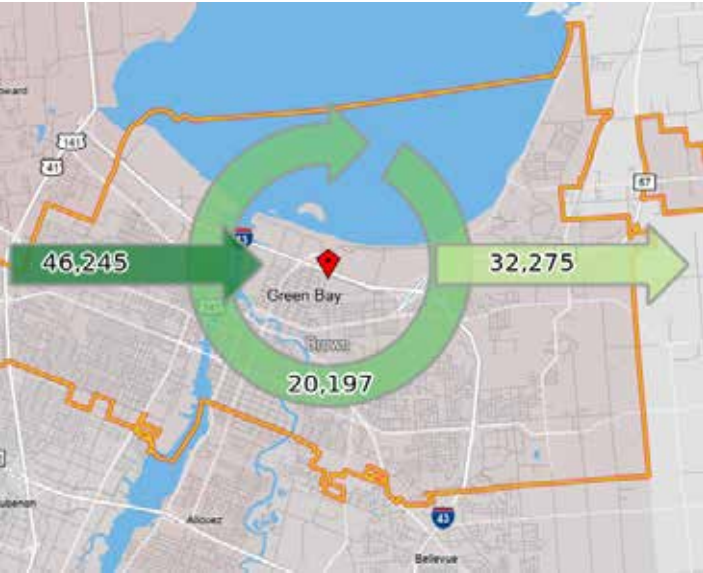
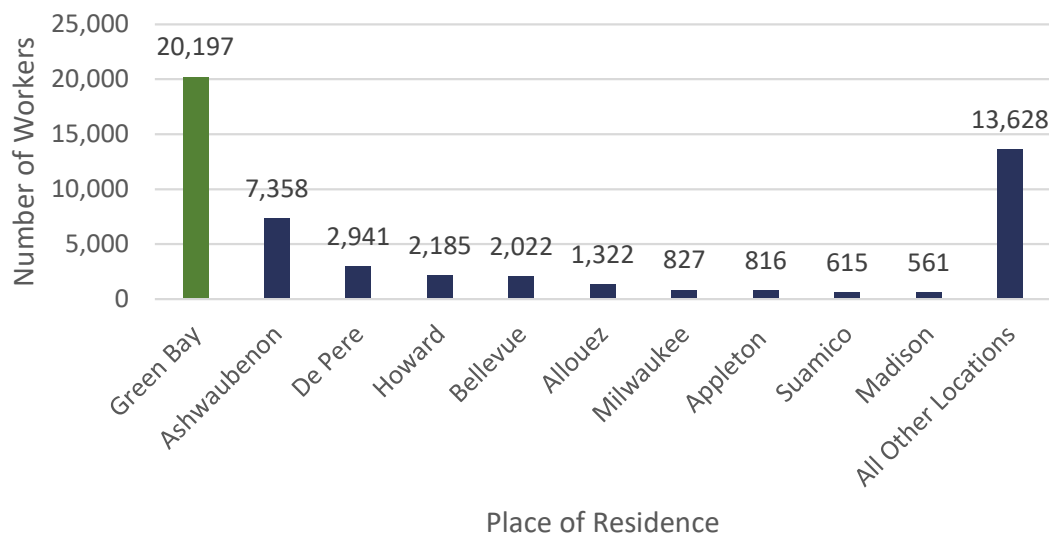


Figure 13. Place of Residence for all Workers in Green Bay
Source: onthemap.census.gov

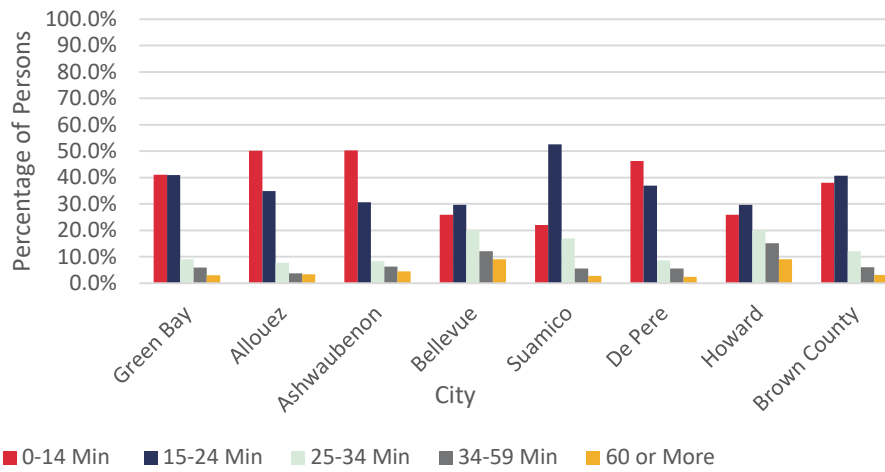


Workers from Outlying Communities	
Milwaukee	827
Appleton	816
Madison	561
All Other Locations	13,628

EMPLOYMENT INDICATORS

Figure 14. Commute Times for all Workers in Green Bay and Secondary Market

Source: 2018 ACS 5-Year Estimates



Commute times in Green Bay and the secondary market are fairly low, with the majority of workers commuting in under 24 minutes. People will drive further for a job if they cannot afford housing or find desirable housing in the community where they work.

Top Employers

Brown County and the City of Green Bay have a diverse economy with many opportunities for workers of all ages. The major industries in Green Bay are Education & Health Services; Trade, Transportation & Utilities; Manufacturing; and Professional & Business Services. There are 11 post-secondary establishments (schools) in Green Bay. These industries and top employers below provide opportunities

for workers. This is why employment indicators are essential to housing. If there is not lower cost housing available for workers, they are less likely to stay in Green Bay, or come to the city. Having the housing workers at these employers are looking for is essential to the vitality of Green Bay's economy.

Figure 15. Top Employers for Green Bay and Surrounding Areas

Source: Greater Green Bay Chamber of Commerce

Company Name	Number of Employees
Bellin Health	3,140
Humana	2,846
Oneida Nation	2,789
Schneider	2,626
Aurora Health Care	2,470
Georgia-Pacific	1,937
United Healthcare	1,823
HSHS St. Vincent Hospital	1,668
American Foods Group	1,592
Preva Health	1,299
JBS Green Bay	1,238
Wal-Mart Stores, Inc.	1,232
Green Bay Packaging, Inc.	1,187
Associated Banc-Corp.	1,185
Festival Foods	1,102
Wisconsin Public Service	932

INCOME TRENDS

Income and Earnings are key factors in housing affordability. The more income that a household earns, the more housing options that fall within their affordability threshold. A household that spends more than 30 percent of its income on housing is considered housing burdened. While incomes are mobile, meaning households can move from place to place, the physical structure of a housing unit is stationary. In practice this typically means that households often commute, choosing to live wherever they find the acceptable balance among convenience, quality, local amenities, and affordability.

As compared to communities in the secondary market, Green Bay has the lowest median income, \$47,797, and the second lowest per capita income, \$32,612. When comparing the County and the City, a much larger percentage of households in the City have incomes under \$50,000.

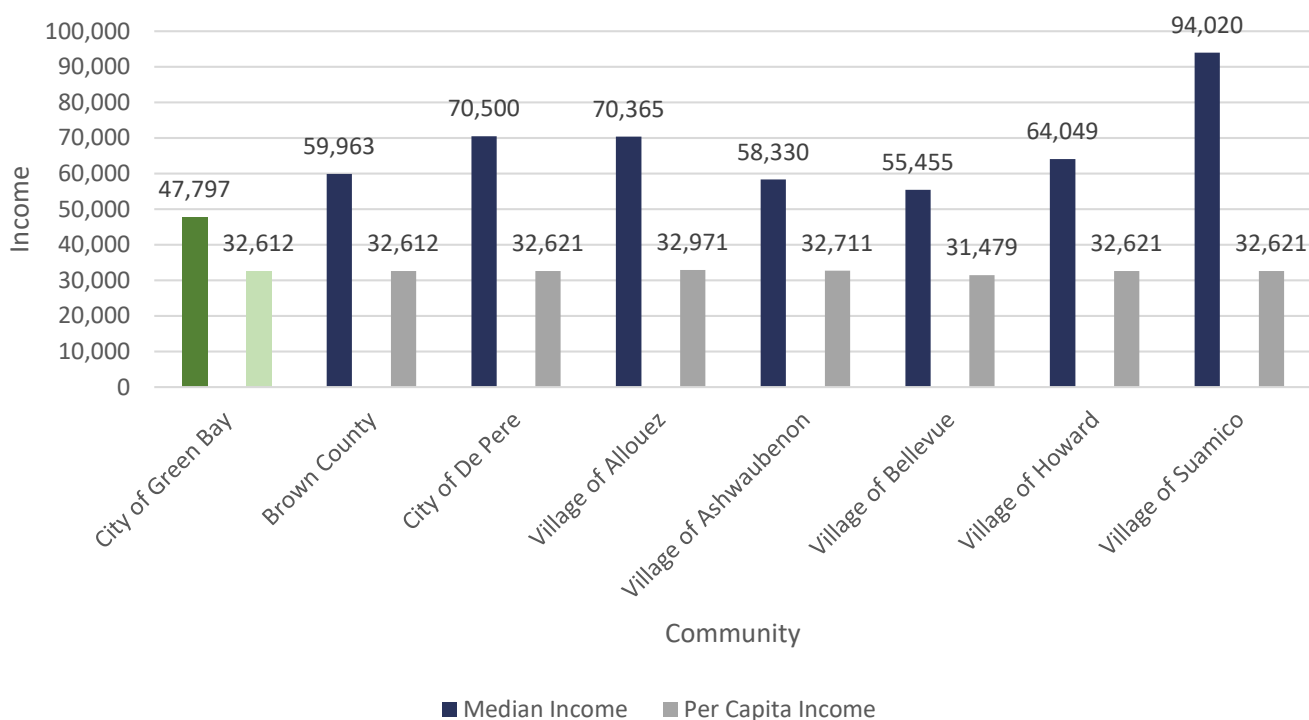
Figure 16. Income Trends for Green Bay

Source: 2018 ACS 5-Year Estimates

Income Level	Percentage of Green Bay	Percentage of Brown County
Less Than 5,000	3.7%	2.4%
\$5,000-\$9,999	3.0%	1.9%
\$10,000-\$14,999	5.6%	4.3%
\$15,000-\$19,999	3.7%	4.9%
\$20,000-\$24,999	5.0%	4.1%
\$25,000-\$34,999	12.6%	1.2%
\$35,000-\$49,999	16%	13.8%
\$50,000-\$74,999	19.5%	19.2%
\$75,000-\$99,999	13%	15.1%
\$100,000-\$149,999	10.3%	15%
\$150,000 or More	4.5%	9.2%

Figure 17. Median and Per Capita Income for Green Bay and Surrounding Areas

Source: 2018 ACS 5-Year Estimates

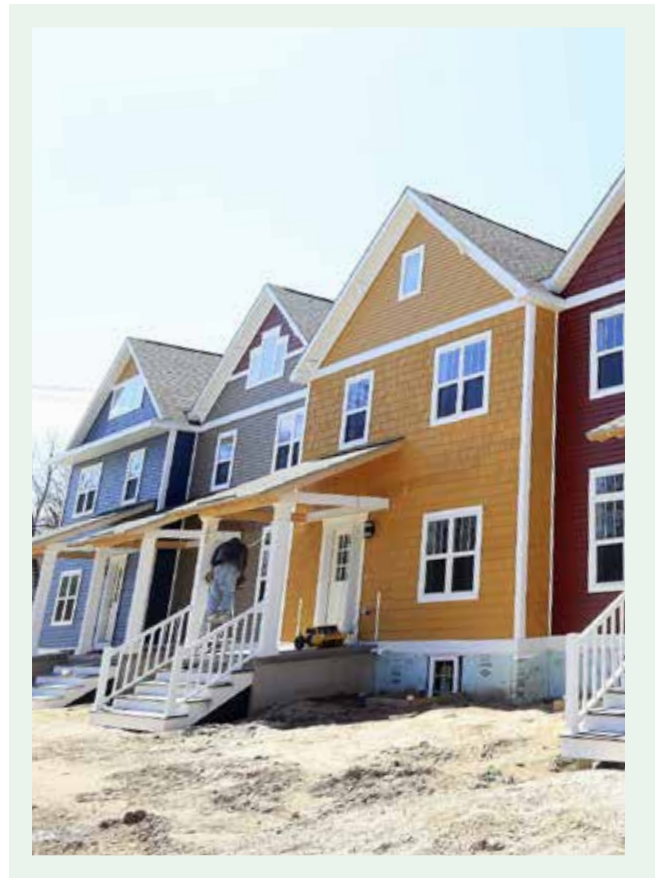


GENERAL HOUSING CHARACTERISTICS

OVERVIEW

This section of the plan begins to explore characteristics of the housing market—housing type, age, permits, and occupancy. These are important categories to set a baseline for current and future growth potential to provide the best quality of life for current and future residents.

In brief, the majority of housing in Green Bay and the secondary market communities are single family detached homes. Green Bay's housing stock tends to be older, with the majority of single-unit ownership homes built before 1969. Secondary market communities of Allouez and De Pere display similar unit age rates, while the remainder of the secondary market offers newer housing options as their primary market. However, in more recent years new housing starts in the City have increased, offering more options to people looking for newer homes.



HOUSING TYPE BY UNIT

A housing “unit” is a single living space—either standalone or as part of a larger structure. The most common structure type in Green Bay and the secondary market communities is detached single-unit homes, commonly referred to as single-family.

The second most common structure type in the City is 5- to 9-unit structures (small apartment complexes), followed by 2-unit (duplex/twinhomes). These types of units serve an important purpose in providing choices within a market, allowing residents options as to how and where they would like to live.

Figure 18. Housing Type by Unit

Source: 2018 ACS 5-Year Estimates

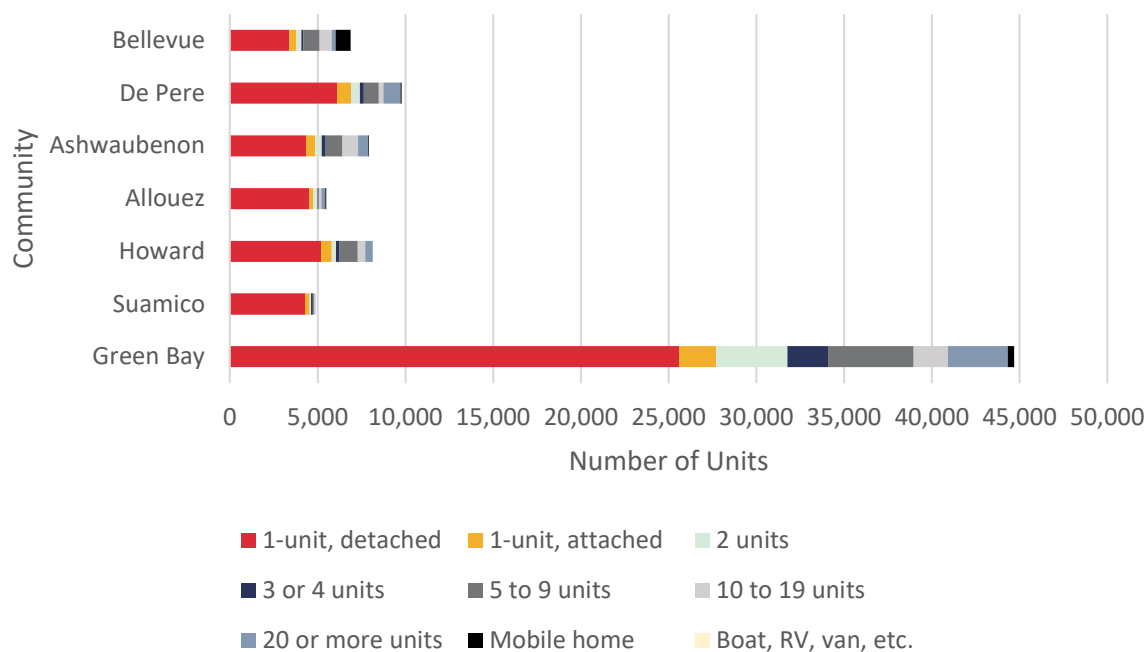


Figure 19. Housing Type by Unit

Source: 2018 ACS 5-Year Estimates

Housing Unit By Type														
	Green Bay		De Pere		Howard		Allouez		Ashwaubenon		Suamico		Bellevue	
1-unit Detached	25,591	59%	6,107	62.5%	5,194	63.8%	4,515	82.0%	4,329	54.7%	4,285	88%	3,382	49.2%
1-unit, Attached	2,108	4%	792	8.1%	611	7.5%	229	4.2%	543	6.9%	248	5.1%	416	6.1%
2 units	4,067	8.3%	506	5.2%	248	3.0%	236	4.3%	358	4.5%	83	1.7%	282	4.1%
3 or 4 units	2,315	4.6%	229	2.3%	195	2.4%	9	0.2%	227	2.9%	108	2.2%	94	1.4%
5 to 9 units	4,875	10%	844	8.6%	1,041	12.8%	85	1.5%	956	12.1%	52	1.1%	943	13.7%
10 to 19 units	1,961	4%	271	2.8%	421	5.2%	147	2.7%	887	11.2%	74	1.5%	683	9.9%
20 or more units	3,395	7.4%	974	10%	426	5.2%	211	3.8%	583	7.4%	19	0.4%	226	3.3%
Mobile home	374	1.4%	54	0.6%	0	0%	66	1.2%	25	0.3%	0	0%	847	12.3%
Boat, RV, Van, etc	27	0.1%	0	0%	0	0%	9	0.2%	0	0%	0	0%	0	0%

YEAR STRUCTURES BUILT

Year of construction as shown in the graph below indicates the age of homes as estimated by the US Census Bureau. Almost one third of all residential units (30%) in Green Bay were built between 1960 and 1979, which is similar to Ashwaubenon, Allouez, and Brown County as a whole.

In the communities of De Pere, Bellevue, Howard and Suamico, the most common date of construction is from 1980-1999. Since 2000, construction appears to have decreased in Green Bay, a finding that is consistent across communities in the secondary market and is indicative of older average housing stock age in established communities.

The age of a home or apartment building is not, by itself, an adequate measure of quality or condition but can be used as an indicator. Older homes tend to have poor energy performance, higher maintenance costs, and sometimes lack things homebuyers desire such as attached garages. If not maintained, these older homes may not be desirable to potential buyers. Even if maintained, some buyers may not be interested in/able to do the maintenance and upkeep required of an older home. Focus group interviews confirmed that housing is generally older in Green Bay and in need of rehabilitation.

Figure 20. Year Structure Built

Source: 2018 ACS 5-Year Estimates

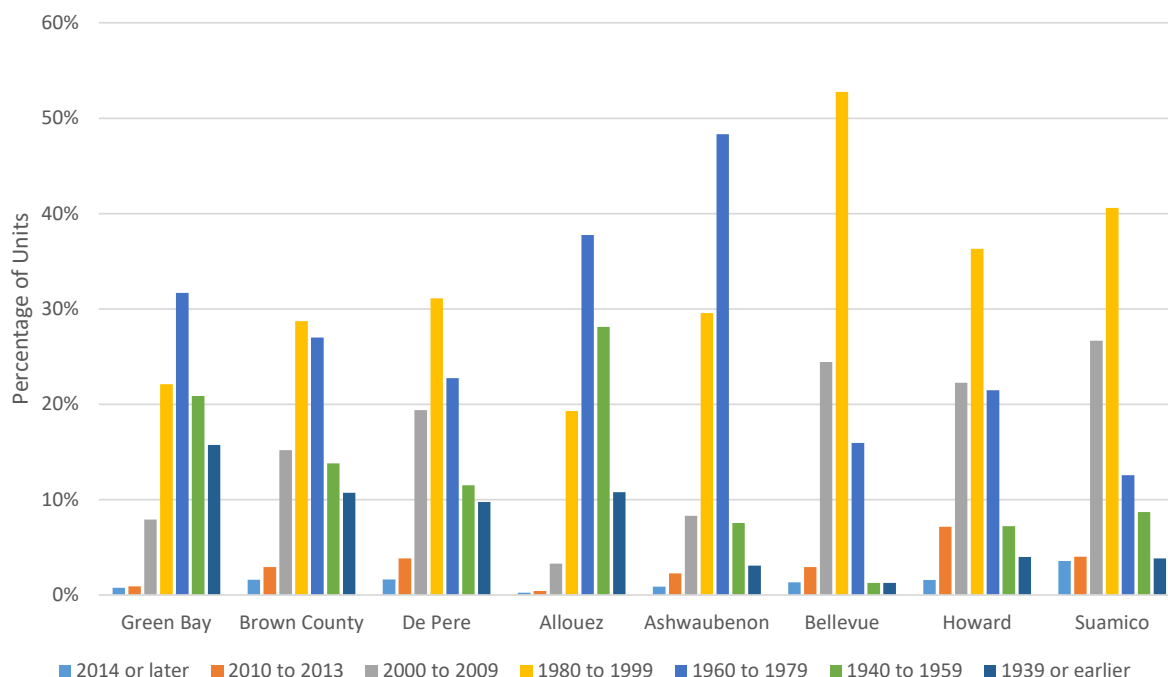


Figure 21. Green Bay Owner Occupied Year Structure Built

Source: 2018 ACS 5-Year Estimates

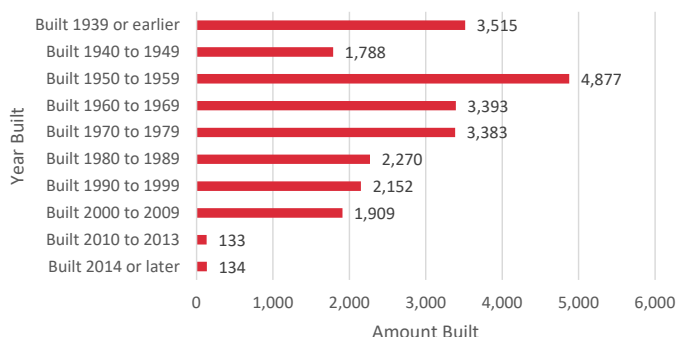
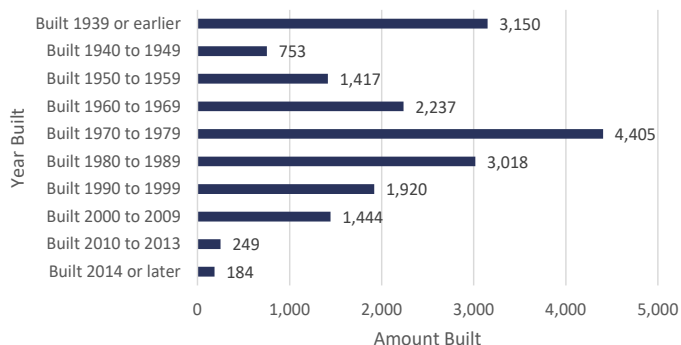


Figure 22. Green Bay Renter Occupied Year Structure Built

Source: 2018 ACS 5-Year Estimates



BUILDING PERMITS

Building Permit data allows a real-time trend of new construction starts in Green Bay. Post-recession starts in the City were consistent with larger national trends—primarily slow growth in housing construction, but continuing to climb year-to-year.

Single-unit starts have shown a steady, consistent increase over recent years before decreasing in 2019. However, for the existing housing stock there has been a dramatic increase in alteration permits after steady, slow growth from 2014-2018.

As much of Green Bay's housing stock is older than surrounding areas, this indicates alteration and upkeep to stock that can better serve the needs of residents.

New construction of single-unit homes takes two forms within the City—either on previously undeveloped land, or through the replacement of older homes that have been “razed” (demolished).

New homes that replace older homes are represented in the building permit data in the category of “Raze Single Family Home”, which suggests significant single-unit redevelopment projects occurring on an annual basis. Permits for new multi-family properties remained low from 2014-2018 with some small building projects. In 2019 that number grew to nine in both categories of 3-4 family building and 5+ building. Alterations to multi-family buildings has stayed consistent at about 20 per year.

Figure 23. Single Family Home New Construction, Raze, and Alterations

Source: City of Green Bay

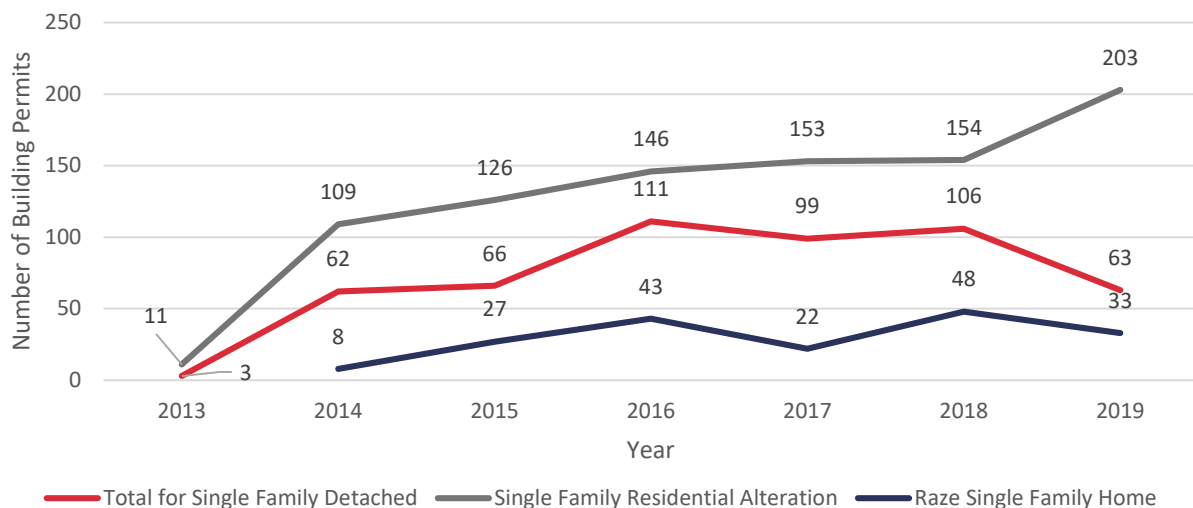


Figure 24. 3-4 Family Building and 5 or More Building Permits

Source: City of Green Bay

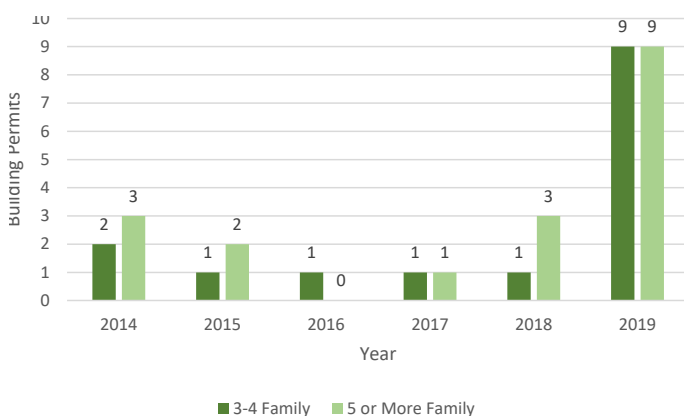
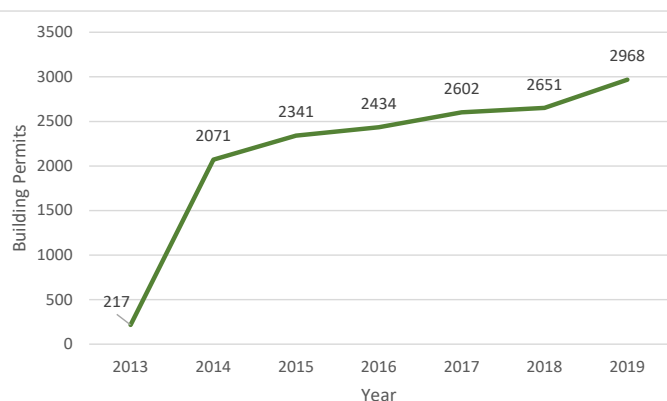


Figure 25. Total Number of Building Permits

Source: City of Green Bay



CROWDING

Crowding data is used to display the relationship between housing unit size (number of bedrooms) and household size (number of people). Households that average more than 1 person per room or 1.5 persons per room are considered to be “overcrowded” or “extremely overcrowded”, respectively.

Despite the City’s increasing household size, more than half of renter- and owner-occupied units have 0.5 or less occupants per room—they occupy homes that have excess space for their needs. This is consistent regionally within secondary market communities as well, and indicates that the City’s housing stock is in good position to accommodate growing family households.

Figure 26. Owner Occupied, Occupancy Per Room

Source: 2018 ACS 5-Year Estimates

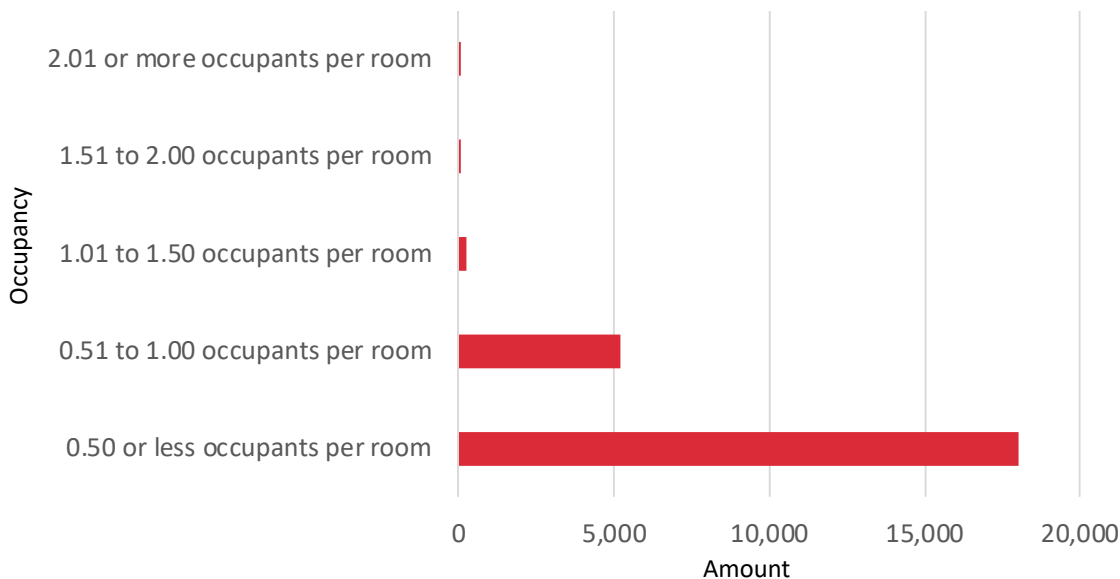
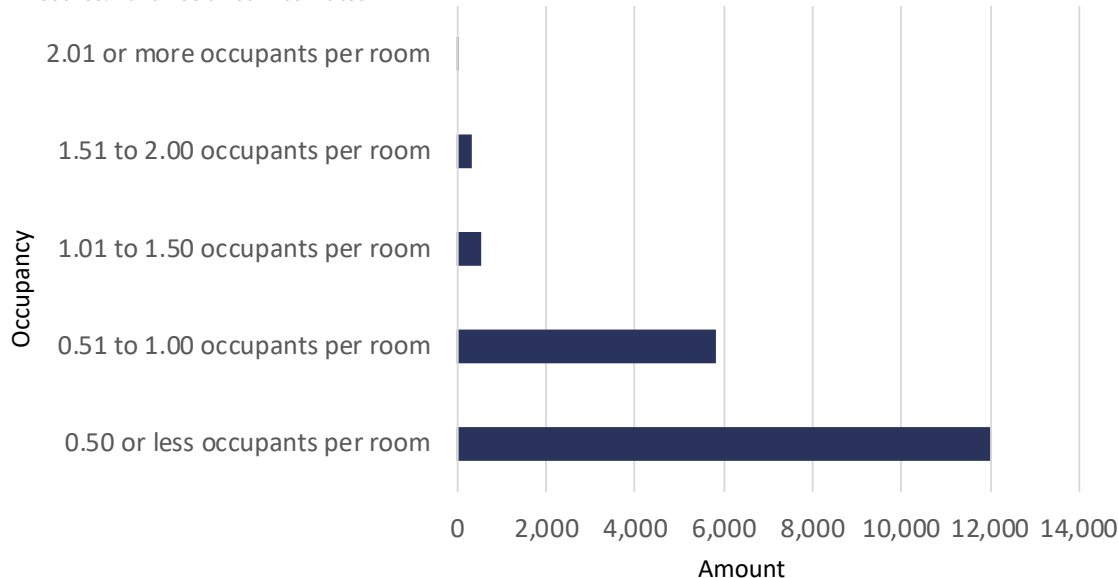


Figure 27. Renter Occupied, Occupancy Per Room

Source: 2018 ACS 5-Year Estimates



RENTAL MARKET

OVERVIEW

Within the City, 44% of the housing stock is rental units. Rental units include a variety of housing types – single-family homes, duplexes, condos and multifamily residential units.

AFFORDABILITY

Household income is key to discussions about housing affordability, as income determines purchasing power for households. Using HUD's income limits, Figure 29 shows the general monthly rent a household could afford without becoming housing cost burdened (more than 30% of gross income paid toward rent). The rents vary based on household income and household size. For a household of four earning 100% of the median income, a monthly rent of \$2,058 is considered affordable (this includes utilities).

Figure 28. Housing Occupancy in Green Bay

Source: 2018 ACS 5-Year Estimates

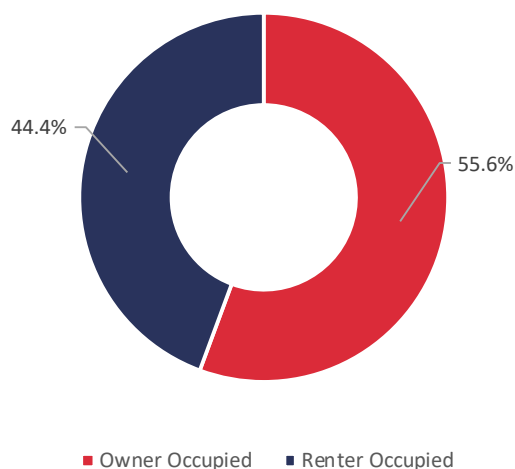


Figure 29. Affordability Thresholds for Renters in the Green Bay Area

Source: HUD 2020 Income Limits

Maximum Monthly Housing Cost (100% Area Median Income)		Persons in Family						
		FY 2020 Income Category	1	2	3	4	5	6
Green Bay, WI HUD Metro FMR Area	\$2,058	Extremely Low (30%) Income	\$ 433	\$ 495	\$ 556	\$ 655	\$ 767	\$ 879
		Very Low (50%) Income	\$ 721	\$ 824	\$ 926	\$ 1,029	\$ 1,111	\$ 1,194
		Low (80%) Income	\$ 1,153	\$ 1,318	\$ 1,483	\$ 1,646	\$ 1,779	\$ 1,910

HOUSING STRESS

A cost burdened household is a household which pays more than 30% of its income to housing costs. Generally when a housing market is “tight”, or competitive, this drives costs up for consumers and also increases cost burden. This is true in Green Bay, as overall rates of rental housing cost burden are high, similar to many communities in the secondary market. Of those experiencing cost burden in the City, 34% are severely cost burdened (greater than 50% of income toward housing costs). Cost burden for renters is greater in Green Bay than surrounding communities. Similar to most other communities, cost burden is also greater for renters than it is for homeowners, which is a reflection of lower renter incomes, barriers to securing financing (in addition to lower incomes) and other market forces.

Cost burden in the City exists primarily with households at or below 50% median income, those considered very

low or extremely low income. This signifies that the supply of rental units in the City has gaps in unit availability at the appropriate price points to serve this income group. There is a significant housing gap at the very bottom of the rental market, an undersupply of 3,715 units for those at 30% or less median income. This indicates an opportunity to better serve low-income households through income-restricted and subsidized units that ensure affordability levels not currently provided by the market.

There is a surplus of units (8,870) available at 31-50% median income. There is a shortage of 1,285 units for households between 51-80% median income, and a fairly significant shortage in units for those at greater than 80% median income (3,385 units). This indicates an opportunity to add higher-rent, high-quality rental units to the market.

Figure 30. Cost Burdened Renters in Green Bay & Surrounding Communities

Source: 2012-2016 CHAS

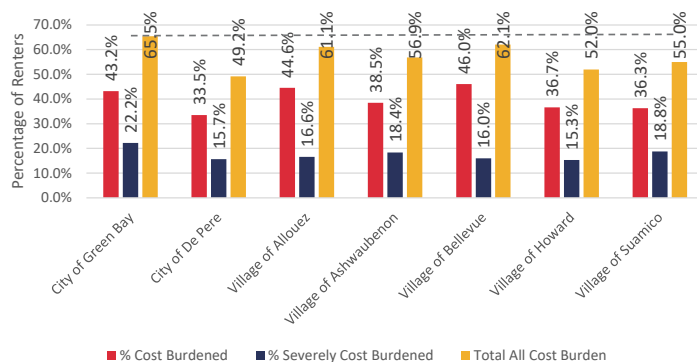


Figure 32. Households by Income & Tenure

Source: 2012-2016 CHAS

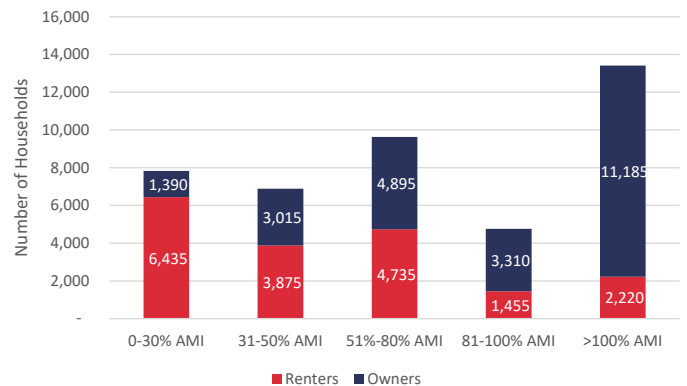


Figure 31. Renter Cost Burden by Household Income

Source: 2012-2016 CHAS

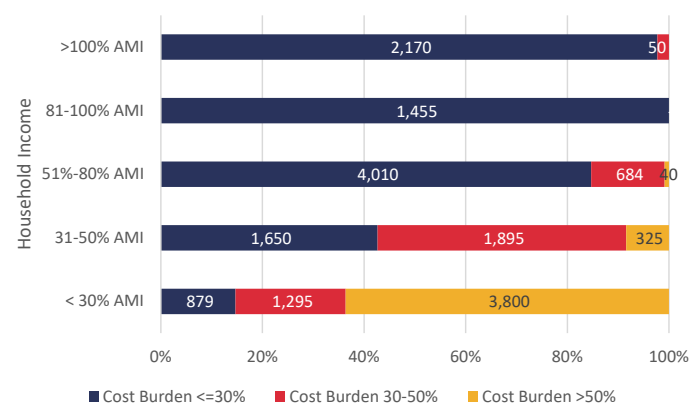


Figure 33. Rental Unit Mismatch in Green Bay

Source: 2012-2016 CHAS

	Rental Units Available	Renter Households	Over-/Under-Supply
0-30% AMI	2,720	6,435	(3,715)
31-50% AMI	12,745	3,875	8,870
51%-80% AMI	3,450	4,735	(1,285)
>80% AMI	290	3,675	(3,385)

RENTAL UNIT CONSUMPTION

The US Census and HUD assess how many households are over- and under-consuming housing. The previous figures in this chapter have suggested that higher-income households have been renting down in the market when securing housing, but what units are they actually occupying? Figure 34 shows that 9% of households above 80% median income are renting units affordable at 30% median income, 17% are renting units affordable at 50% median income.

Green Bay also has the reverse happening, households at lower incomes are renting beyond what is considered affordable to them. For households earning less than 30% median income, 33% are renting units affordable at 50% median income, 18% are renting units affordable at 80% median income and 9% are renting units affordable at greater than 80% median income. When households rent units that are more expensive than what they can afford, cost burden increases.

Adding more choices at appropriate price points will help guide consumers to desirable housing that can decrease

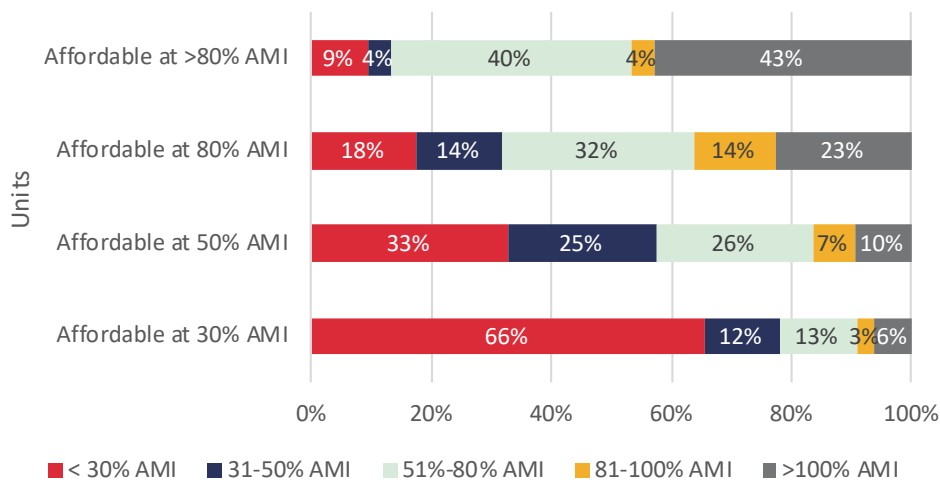
cost burden among renters within the community.

The most common response among renters in the community survey in regards to important factors in deciding where they live was cost (74%). Just over 50% of these renters responded that in the past five years, they have had to forego other needs such as food, healthcare or childcare to continue to pay for housing. This further highlights just how big an issue affordability is within the City and that there is a need for more rental units.

Thirty-five percent (35%) of the renters who took the survey said if they were to move in the future they would look to rent housing, the remaining 65% would be most interested in ownership options (both conventional and condo). So in addition to focusing on providing more affordable rental units, there should be a focus on more affordable ownership units so those options are available too. The primary barriers to purchasing a home for renters who took the survey were lack of downpayment (69%), monthly payment would be too high (57%), and too much existing debt (44%).

Figure 34. Rental Unit Consumption by Income in Green Bay

Source: 2012-2016 CHAS



52% of renters who responded to the community survey have had to forego other needs such as food, healthcare or childcare to continue to pay rent

UNIT TYPES

There are different types of rental units available to provide choices in the housing market to meet the needs of current and potential residents in Green Bay. Fifty-one percent (51%) of rental units within the City are found in smaller building types—single-family homes, duplexes and tri- or quadplexes. Very few of the City’s apartment units are found in buildings with more than 20 units (16%). Single-family and duplex home rentals are becoming increasingly popular due to the difficulty many people have in providing a downpayment or securing loan funding to purchase a home. We estimate that there are approximately 3,200 single family detached homes in Green Bay that are rented (see map on the following page). These units offer an opportunity for people interested but unable to purchase a home, but with a tight supply of these homes, rents continue to increase.

Figure 37 indicates the number of bedrooms available in Green Bay’s renter-occupied housing units. Green Bay has the highest number of 2-3 bedroom units (21,530 total, 63% of rental stock) compared to secondary market communities. The community with the next highest number is De Pere at 2,380 units (60%) its rental stock. Something that came up repeatedly in focus groups is that there is a need for rental and owner units for families with 3 or more bedrooms.

Green Bay also has the highest number of efficiency and one-bedroom units (9,794, 28% of housing stock) compared to the secondary market. The community with the next highest number of efficiency and one-bedroom units is Ashwaubenon at 1,159 (32% of housing stock). These smaller units are often the most affordable rentals available to the community.

Figure 36. Rental Units by Type in Green Bay

Source: 2018 5-Year ACS Estimates

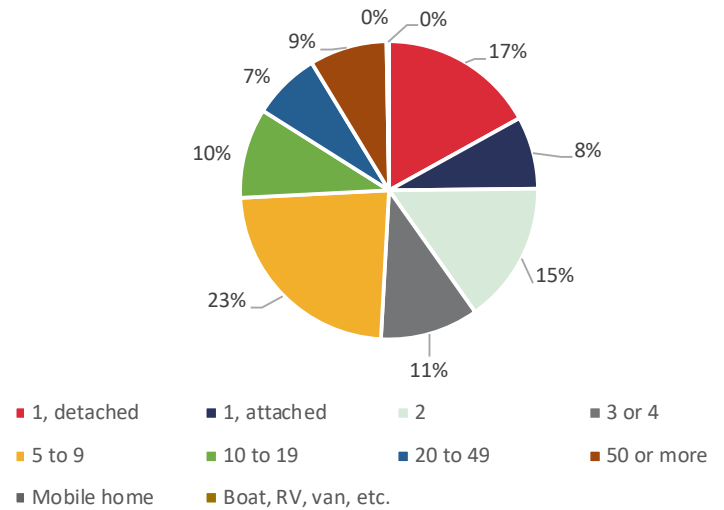


Figure 37. Rental Units by Bedroom in Green Bay

Source: 2018 5-Year ACS Estimates

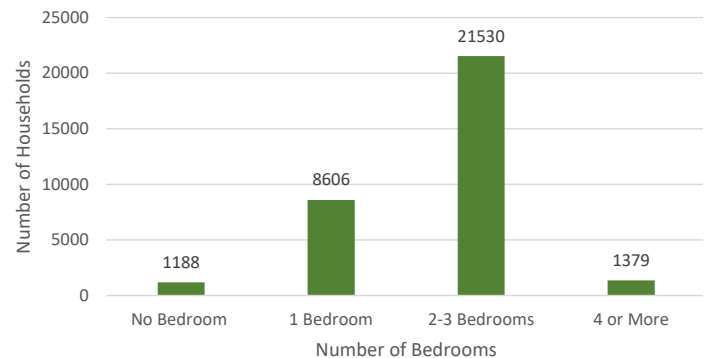
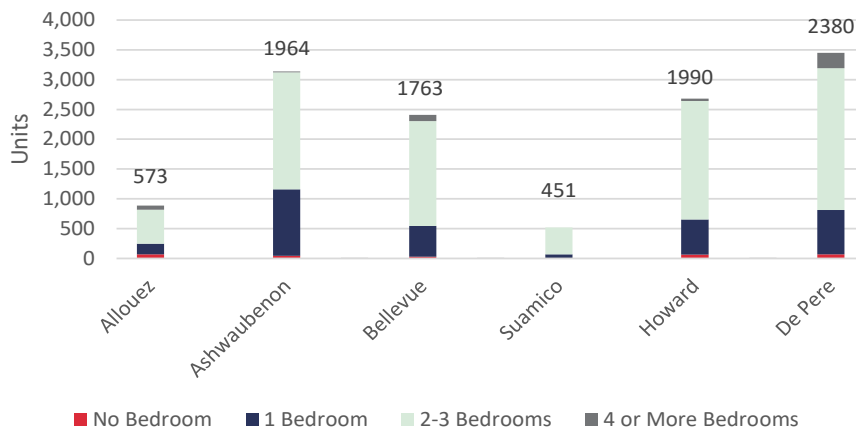
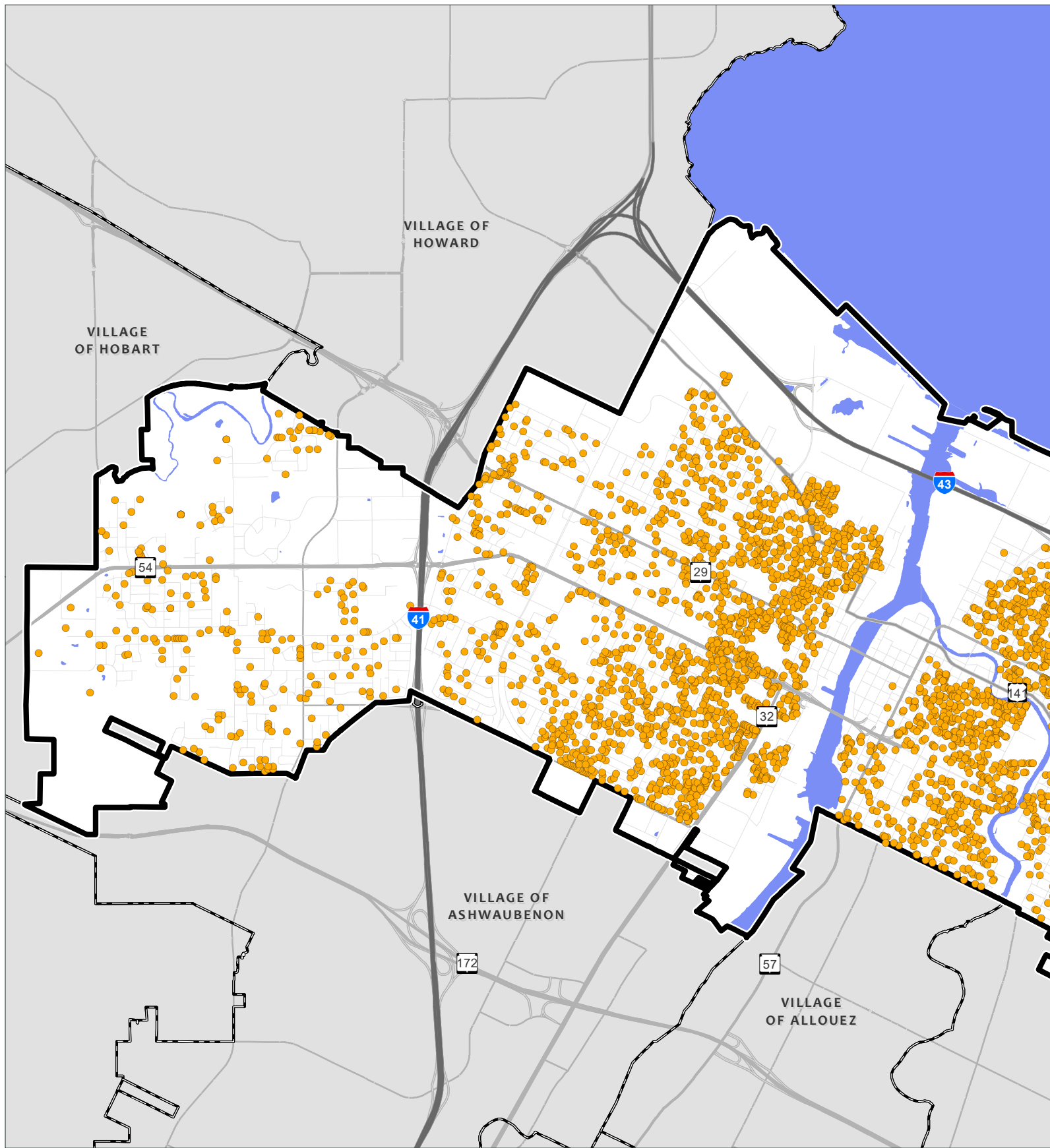


Figure 35. Rental Units by Bedroom in Surrounding Communities

Source: 2018 5-Year ACS Estimates

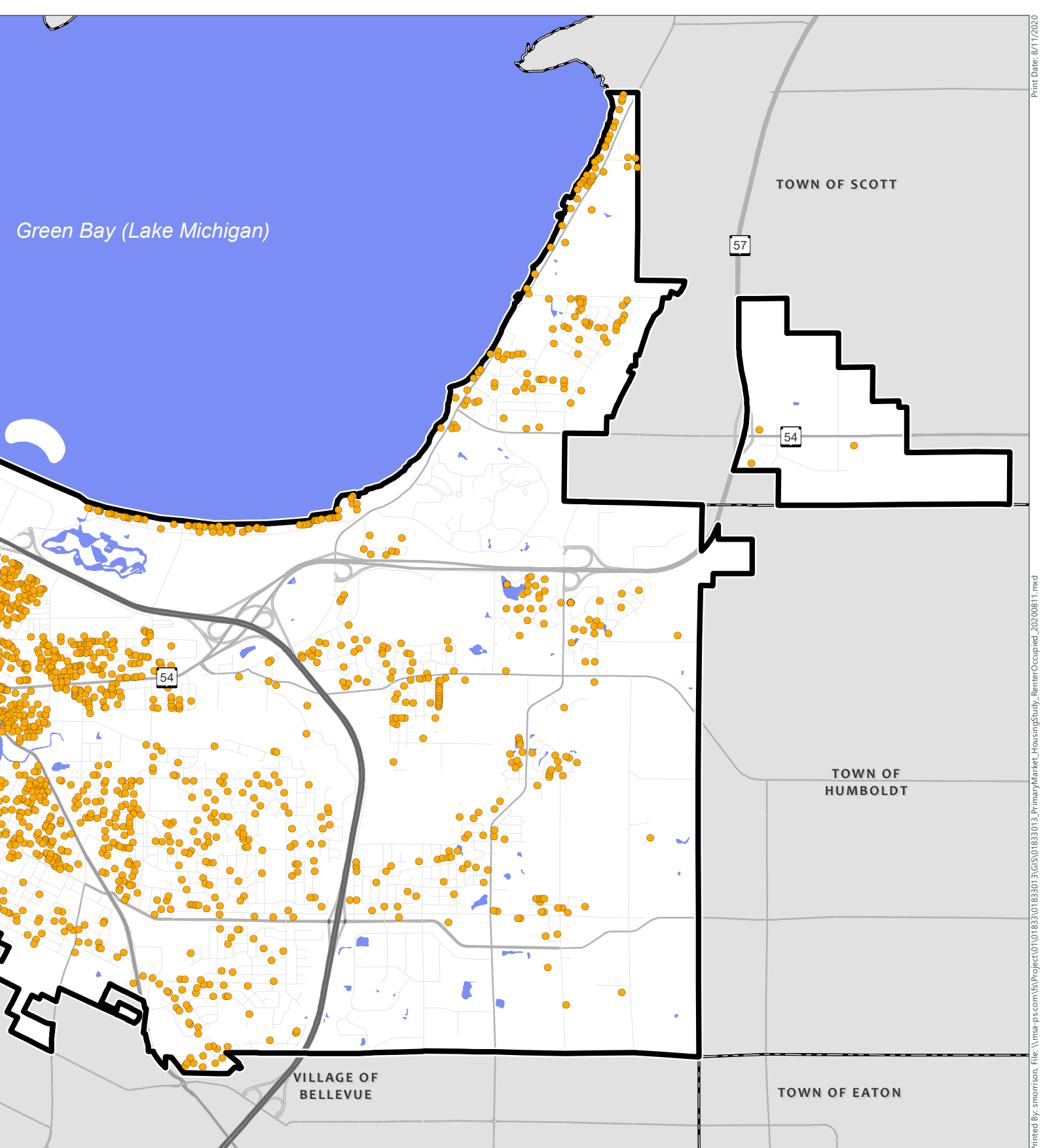




Data Sources:
Brown County GIS Data
Green Bay Assessor Data

-  City of Green Bay
-  Surrounding Municipality
-  Single Family Rental





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unicipalities
er Occupied Properties

Single Family Renter Occupied Residential Properties

Green Bay Housing Study
City of Green Bay
Brown County, WI

COST

For renters who took the community survey, 74% said that cost was an important factor when deciding to live at their current residence. Data shows that median rent in Green Bay is lower than all secondary market communities and Brown County. When compared to the median income in Green Bay, the median rent of \$701 would be considered affordable to a household earning \$28,040. Current median household income for renters in Green Bay is \$30,605. Thus, for a hypothetical household earning median income could afford more than 50% of the rental units available in Green Bay. Despite Green Bay having relatively low housing costs compared to surrounding communities, there is a concern of quality of units due to age. This was something that came up in both focus group interviews and the community survey.

Median rents by bedroom also indicate that Green Bay is relatively less expensive than surrounding communities. Ranges of rental unit price show that most units rent for between \$500 and \$999. A \$1,000 price point for rental units is the limit of affordability for a household earning \$40,000 annually. A very small number of units rent for \$1,500 or higher, a reflection of the aging housing stock and lack of new units that have been built recently.

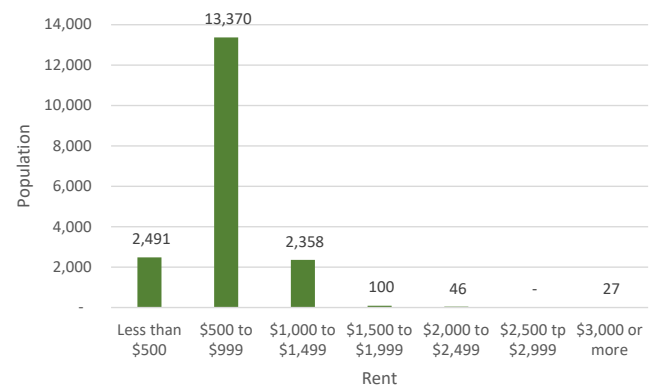
Figure 38. Median Rent in Green Bay and Surrounding Communities
Source: 2018 5-Year ACS Estimates



Figure 39. Median Rent by Bedroom in Green Bay
Source: 2018 5-Year ACS Estimates



Figure 40. Current Unit Rents in Green Bay
Source: 2018 5-Year ACS Estimates



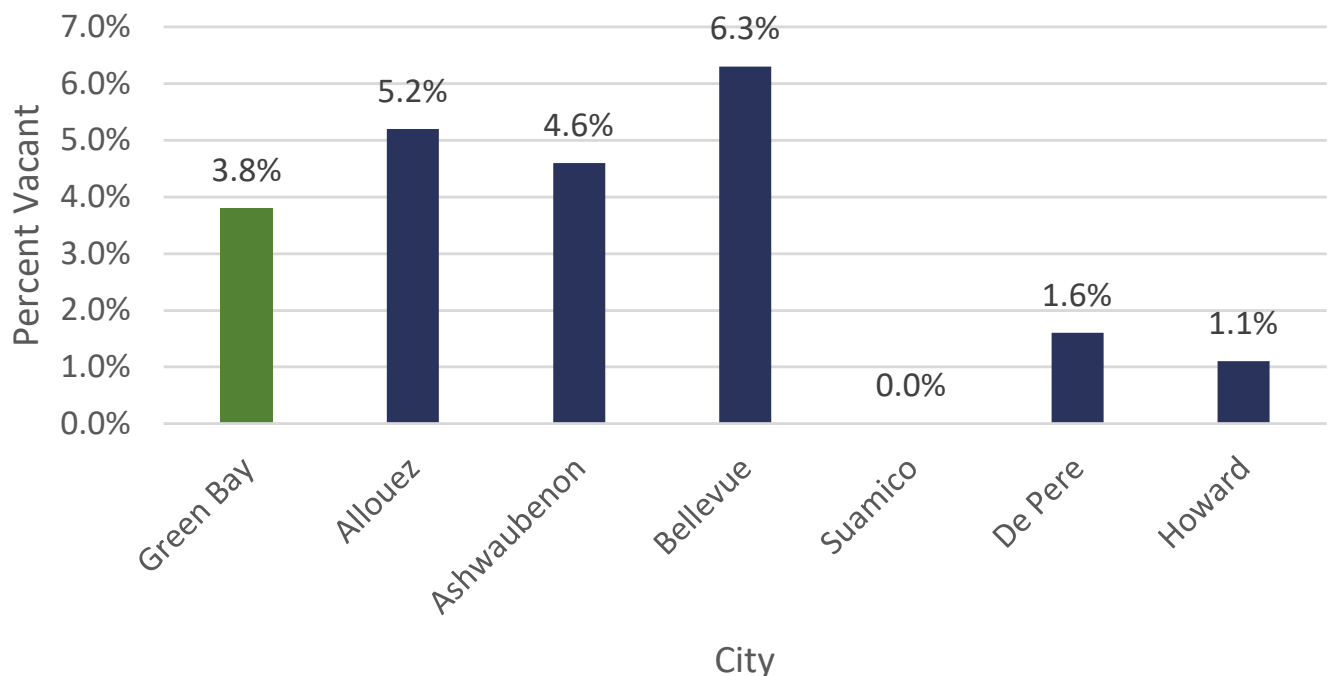
VACANCY

Vacancy rates are an important measure of the balance between housing demand and supply in a community. A typical healthy vacancy rate for renters is around 5%. This number is typically higher than the homeowner vacancy rate because rental units are more likely to sit vacant between renters. A rental vacancy rate around 5% is an appropriate balance between supply and demand, with enough available units to offer renters choice and the ability to move in somewhere right away. If the rental vacancy rate falls, it is harder for renters to find units and easier for landlords to raise rents.

The 5-Year ACS estimates for vacancy rates contain a significant margin of error (greater than 20% for Green Bay and secondary market communities), so numbers should be reviewed cautiously. Green Bay's rental vacancy rate is 3.8%, which is slightly lower than desirable. This estimate might not be too far off; a number of focus group participants noted that supply for rental units is tight and it's hard for renters to find desirable units. Increasing supply and increasing the rental vacancy rate in Green Bay would be healthy for the housing market—this would give more choices for potential residents who are looking to move to the City, and provide more options for current and future residents to self-select into housing that is appropriate in size and price point.

Figure 41. Rental Vacancy Rates

Source: 2018 5-Year ACS Estimates



Note: The 5-Year ACS estimates for vacancy rates contain a significant margin of error (greater than 20% for Green Bay and secondary market communities), so numbers should be reviewed cautiously.

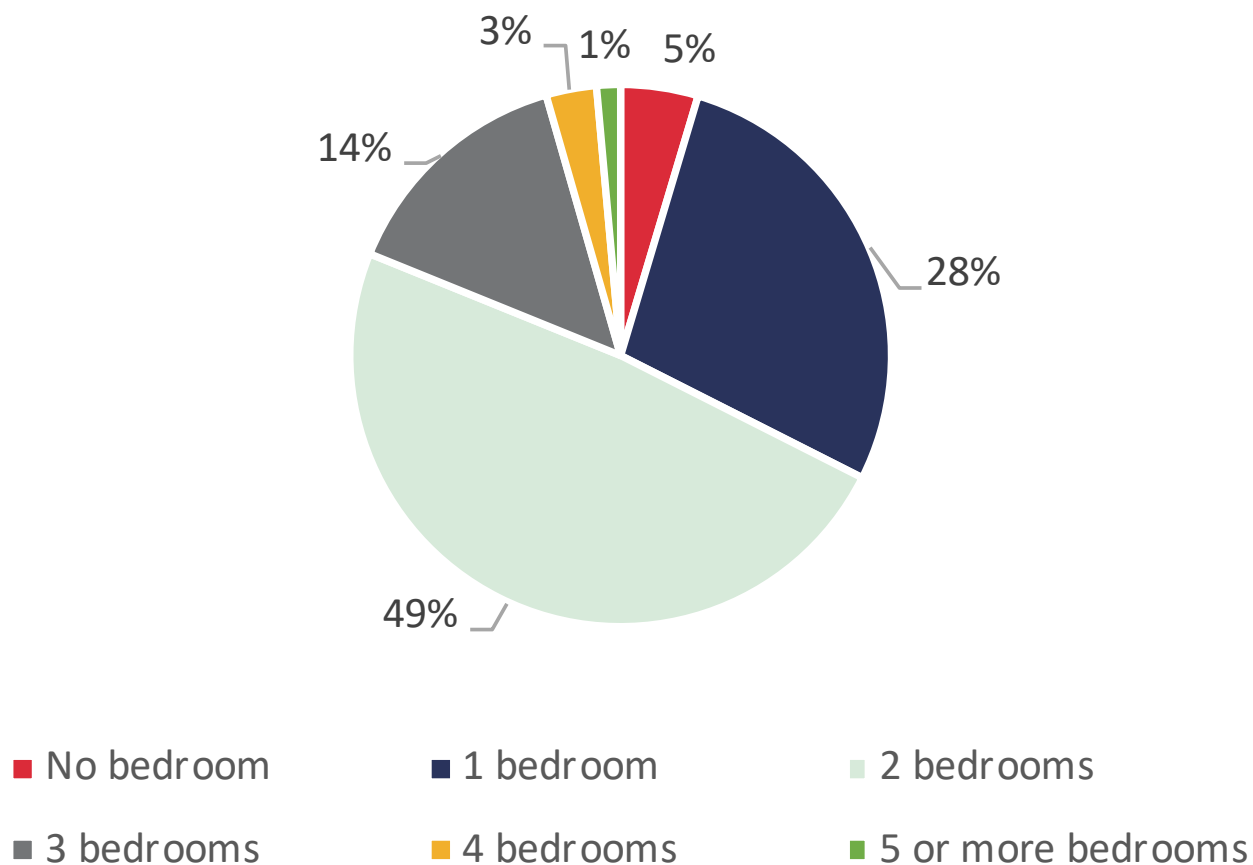
SIZE

Household size is important to the housing market, as larger households require units with more bedrooms so as not to be overcrowded (more than one person per room). Smaller units, efficiencies and one-bedroom units, serve to provide the most affordable option for households with one to two people. Currently, 3% of rental units in Green Bay are considered crowded. While renter households generally have smaller household sizes, Green Bay growth trends have shown increasing household sizes over recent years. The size of renter households increased from 2.16 (2010 5-Year ACS) to 2.21 (2018 5-Year ACS) during the nine year timeframe. The continued need for larger apartment units is reinforced by focus group participants who noted there is a lack of units with three or more bedrooms in Green Bay.

Within the City, 19% (3,544) of rental units contain three or more bedrooms. Considering increasing household sizes, this submarket will remain an important component to new development in the City. According to 2018 5-Year ACS estimates, 29% (5,445) of renter-occupied housing units have household sizes of three people or more. This indicates there is a shortage of approximately 1,900 units with three or more bedrooms. This shortage of “family units” is further reinforced by the 46% of renter households who have at least one child under the age of 18 (2018 ACS).

Figure 42. Renter Occupied Units by Bedroom in Green Bay

Source: 2018 5-Year ACS Estimates



AGE OF STOCK

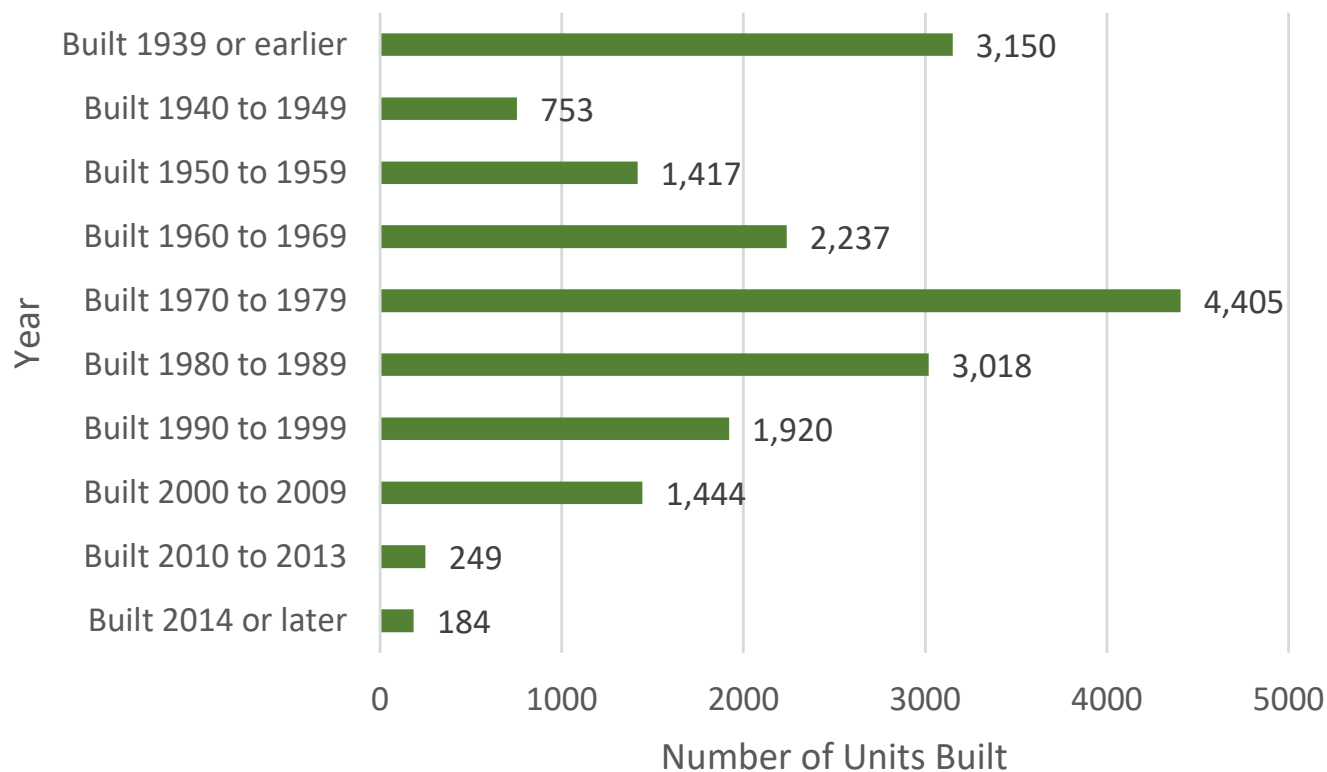
Green Bay's rental market consists of a variety of housing types with different time periods of construction. Approximately 64% of the City's rental housing stock was built before 1980, and 17% was built 1939 or earlier. Older units are typically more affordable to renters, while newer units offer opportunities to rent at a higher price point. See the following page for location of multi-family units by age. The majority of the oldest units are located near downtown, while the newer units are located further out.

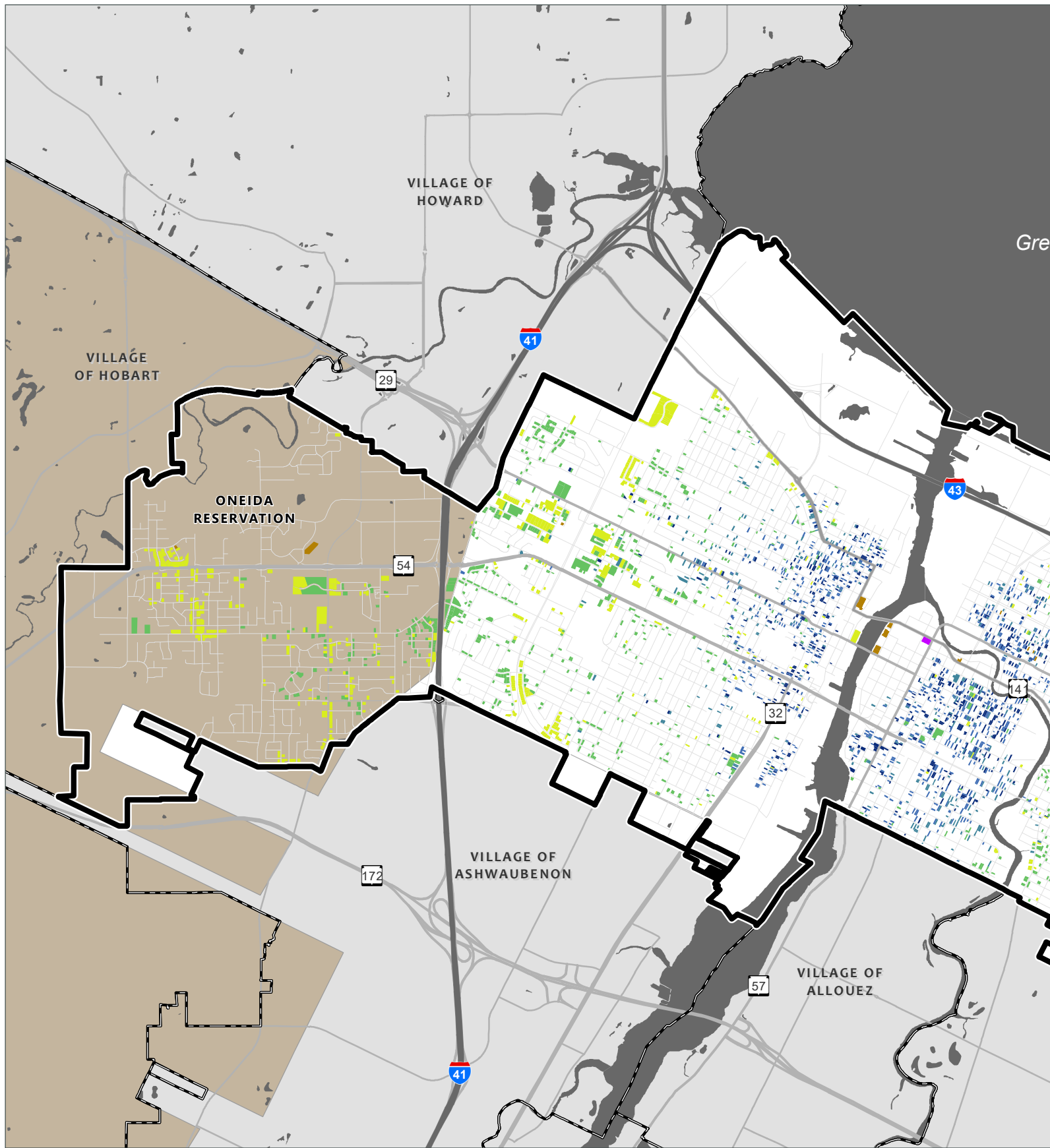
Older units in the City that are rental units have limited risk of contaminants such as lead-based paint, however

other health concerns come with age and compounded disrepair. Of respondents who took the survey, 63% of renters viewed their rental units as in either "excellent" or "good" condition. Although only 9% of renters stated the condition of their units was "poor", anecdotal evidence from focus groups supported the idea that there is a lack of desirable rental units in the City. In particular, concerns about quality and livability of units is greatest for households who are low income and have few rental options available/landlords who are willing to rent to them.

Figure 43. Year Built for Rental Units in Green Bay

Source: 2018 5-Year ACS Estimates





Data Sources:
Brown County GIS (2020)



 Water Body

 Tribal Land

 City of Green Bay

YearBuilt

 1855 - 1900

 1901 - 1925

 1926 - 1950

 1951 - 1975

 1976 - 2000

 2001 - 2020

 No Building



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Multi Family Residential Properties by Age

City of Green Bay Housing Study

**City of Green Bay
Brown County, WI**

DEVELOPMENT EXAMPLE

The following analysis shows estimated costs for a new one-bedroom apartment in Green Bay. Costs include construction costs, taxes, operating expenses and reserves for maintenance and vacancies. A break even monthly rent for this unit would be \$1,280. The table at the bottom of the page shows that this unit would not be considered affordable for very low and extremely low-income households in Green Bay. If underground parking were

added into the cost of this unit, the monthly break even rent is \$1,660. This is not considered affordable for any low-income household.

If not subsidized to lower rents, new construction can offer expanded housing opportunities for those with higher levels of income, which can free up housing at lower price points.

Figure 44. 1-Bedroom Rental (New Construction)

Source: MSA Calculations

Typical 1-Bedroom Rental Construction & Land Cost = \$130,000			
Equity to Cost Ratio	20%	Loan to Cost Ratio	80%
Required Equity	\$26,000	Mortgage Loan	\$104,000
Annual Pre-tax Distribution Rate	10%	Mortgage Interest Rate	4%
Cash Payments for Equity	\$2,600	Debt Service	\$6,000
Net Operating Income	\$8,600		
Operating Expenses (2%)	\$2,600		
Real Estate Taxes (2019 Effective Tax Rate of .024074789)	\$3,130		
Replacement Reserve	\$300		
Effective Gross Value	\$14,630		
Vacancy (5% required assumption)	\$730		
Gross Potential Income	\$15,360		
Breakeven Annual Rent	\$15,360		
Breakeven Monthly Rent	\$1,280		

Figure 45. Affordability for 1-Bedroom Rental New Construction

Source: HUD 2020 Income Limits

Maximum Monthly Housing Cost (100% Area Median Income)		Persons in Family						
		FY 2020 Income Category	1	2	3	4	5	6
Green Bay, WI HUD Metro FMR Area	\$2,058	Extremely Low (30%) Income	\$ 433	\$ 495	\$ 556	\$ 655	\$ 767	\$ 879
		Very Low (50%) Income	\$ 721	\$ 824	\$ 926	\$ 1,029	\$ 1,111	\$ 1,194
		Low (80%) Income	\$ 1,153	\$ 1,318	\$ 1,483	\$ 1,646	\$ 1,779	\$ 1,910

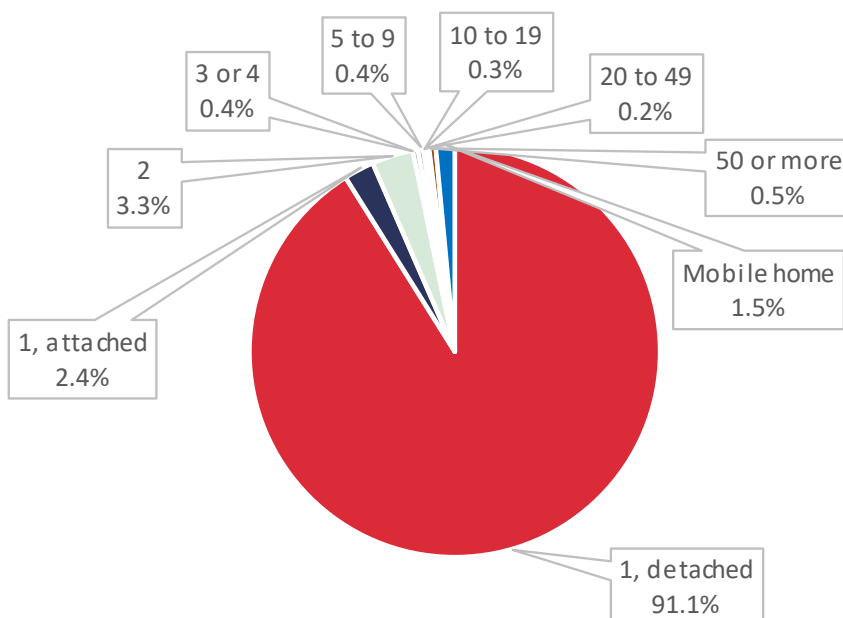
OWNERSHIP MARKET

OVERVIEW

Owner-occupied units comprise 56% of all units within Green Bay. The most common type of ownership property is single-family homes (91% of all owner occupied units). Other less common owner-occupied unit types include duplexes, townhomes (often condominiums) and mobile homes.

Figure 46. Owner-Occupied Housing Units by type for Green Bay

Source: 2018 5-Year ACS Estimates



Condominium Ownership:

A group of housing units where homeowners all own their individual unit space and share ownership of common use areas and/or building elements. The individual units typically share a wall.

AFFORDABILITY

Household income is key to discussions about housing affordability, as income determines purchasing power. Using HUD's income limits, the table below shows the general purchase price a household could afford without becoming housing cost burdened (more than 30% of gross income paid toward housing). These amounts vary based on household income and household size. For a household of four earning 100% median income, \$82,300, a purchase limit of \$307,400 is considered affordable. Assumptions under this scenario are for a 30-year fixed mortgage and assume a \$10,000 downpayment, a 3.958% interest rate, home insurance, PMI (private mortgage insurance) and a 1.2% property tax.

The majority of owner-occupied homes in the City are occupied by households earning above the area median income. This is not an uncommon occurrence, as increased

income opens up increased ownership opportunities and eases costs associated with homeownership. Figure 48 shows that the majority of homes sold in Green Bay in 2019 were affordable to median income households, again confirming a generally older, more affordable housing stock.

While a majority of homeowners earn more than 100% median income, 39% of home owners are considered low-, very low- or extremely low-income. Often these populations are aging homeowners who have entered retirement and have seen significant loss in income, which brings new challenges. Although these owners may own their homes free and clear, they often struggle with property tax payments, upkeep and other factors of homeownership that require continual maintenance funds and/or physical requirements.

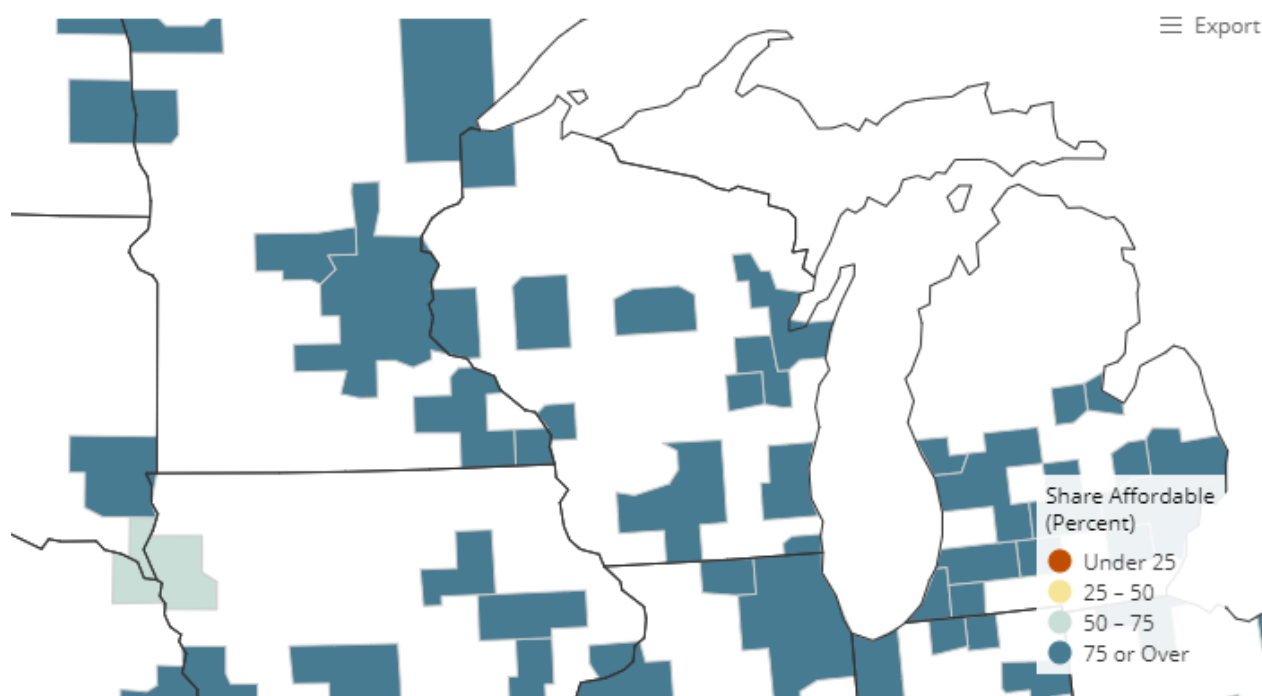
Figure 47. Affordability Limits in the Ownership Market in the Green Bay Area

Source: HUD 2020 Income Limits

Green Bay, WI HUD Metro FMR Area	Purchase Limit (100% Area Median Income)	Persons in Family						
		FY 2020 Income Category	1	2	3	4	5	6
	\$307,400	Extremely Low (30%) Income	\$ 66,300	\$ 76,200	\$ 86,000	\$ 99,600	\$ 117,200	\$ 134,700
		Very Low (50%) Income	\$ 109,900	\$ 126,000	\$ 142,100	\$ 158,200	\$ 171,000	\$ 180,200
		Low (80%) Income	\$ 177,600	\$ 197,800	\$ 222,900	\$ 247,700	\$ 268,000	\$ 288,000

Figure 48. Recently Sold Homes Affordable to Median Income Homeowners

Source: Joint Center for Housing Studies of Harvard University (2019)



HOUSING STRESS

Generally when a housing market is “tight”, or competitive, this drives costs up for consumers and makes it harder for households without downpayment savings. As compared to renter households, owner-households typically experience cost burden less frequently. This can be explained by a couple of factors—including homeowners earning higher incomes and 32% of homes being owned free and clear (no mortgage). Homeownership also has barriers to entry, so people must qualify to buy by meeting underwriting standards. These standards serve to minimize risk by ensuring adequate income, increased access to credit, etc.

When compared to the secondary market, Green Bay experiences higher cost burden among homeowners (26%) than all communities with the exception of the Village of Howard (28%). Of those experiencing cost burden in the City, 33% are severely cost burdened (greater than 50% of income toward housing costs).

Cost burden in the City exists primarily with owner households at or below 50% median income, those considered very low or extremely low-income. Although cost burden is more prevalent for these lower-income households, there is an oversupply of 9,515 homes available at the 0-50% median income threshold, likely due to the age of the housing stock.

There is a significant shortage at the upper end of the owner market, an undersupply of 11,685 units for those at greater than 80% median income. This indicates an opportunity to provide more moderately- and higher-priced housing that is affordable and desirable to these income groups. Those homebuyers with higher incomes are therefore competing with lower-income households for homes that those with lower incomes could otherwise afford. When higher-income households compete with lower-income households, they have the financial flexibility to offer more money or better terms to sellers, forcing lower-income households to look elsewhere or to rent housing instead. The competition for units and lesser options at lower incomes can be a frustration for renter households who are hoping to buy into owner-occupied housing.

Of the renters who took the community survey, 39% said they were planning on purchasing a home somewhere in the next 2-3 years and 28% were unsure whether they would. Most respondents who said they would likely purchase a home had downpayments of no more than \$20,000. This further emphasizes the importance of having affordable homes ready for when renters decide to move into owner-occupied housing.

Figure 49. Cost Burdened Homeowners in Green Bay and Surrounding Communities

Source: 2012-2016 CHAS

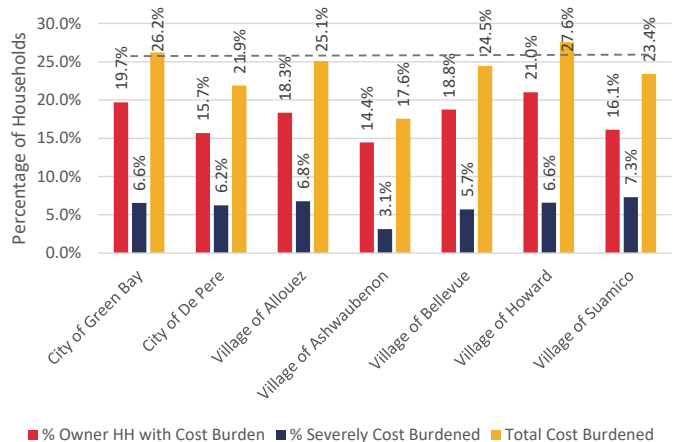


Figure 50. Owner Cost Burden by Household Income

Source: 2012-2016 CHAS

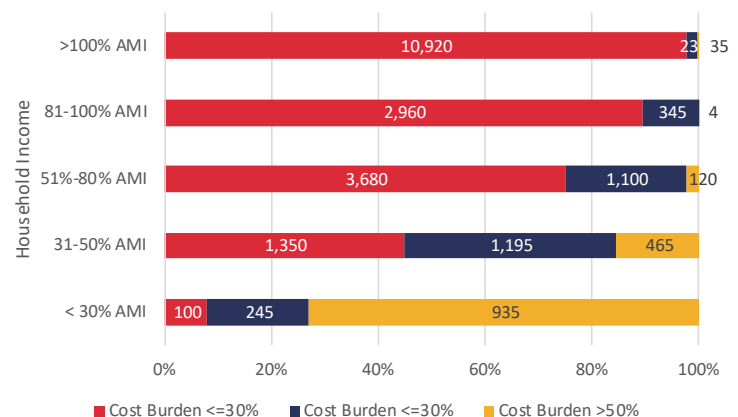


Figure 51. Ownership Unit Mismatch in Green Bay

Source: 2012-2016 CHAS

	Ownership Units Available	Owner Households	Over-/Under-Supply
0-50% AMI	13,920	4,405	9,515
51%-80% AMI	7,470	4,895	2,575
81%-100% AMI	1,350	3,310	(1,960)
>100% AMI	1,460	11,185	(9,725)

HOMEOWNERSHIP UNIT CONSUMPTION

The US Census and HUD assess how many households are over- and under-consuming housing. The previous graphs and tables in this chapter have suggested that higher-income households have been purchasing down in the market or looking outside of Green Bay when securing housing, but what units are they actually occupying? Figure 52 shows that 50% of units affordable at 50% median income are being purchased by households earning greater than 80% median income. These homes are affordable to higher-income households and provide desirable ownership options for high-income earners. However, it does provide increased competition that precludes lower-income earners from entering the ownership market.

Green Bay also has the reverse happening, households at lower incomes are purchasing beyond what is considered affordable to them. 7% of units affordable at 100% median income or greater are being purchased by households at or below 50% median income. However, the ownership market is primarily dominated by households earning over 100% median income. These households are generally under consuming in the housing market—the percentage of their income spent on housing costs is extremely

low. While this is beneficial to individual households, it strains the market and ultimately increases sale prices in all housing price ranges and removes more affordable housing options for lower-income households. Affordable home ownership was confirmed as one of the top unmet housing needs in Green Bay right now in the community survey and focus groups.

Overall, 32% of ownership units in Green Bay are units without a mortgage (assumed to have been purchased 15 or more years ago). Of the 32%, 54% of these units are owned by households considered low-income. This reflects the prevalence of low-/fixed-income retirees among those who own a home without a mortgage. A number of these aging homeowners are staying in place, at least for the time being, which puts a strain on the available housing stock as new residential construction has lagged behind demand. This is confirmed by ACS estimates that show 58% of owners without a mortgage are 65 years and over. Forty-one percent (41%) are those age 35 to 64, some of whom will choose to age in place and others will search for other housing options in the community (such as apartments or smaller homes) as they get older.

Figure 52. Homeownership Unit Consumption by Household Income in Green Bay

Source: 2012-2016 CHAS

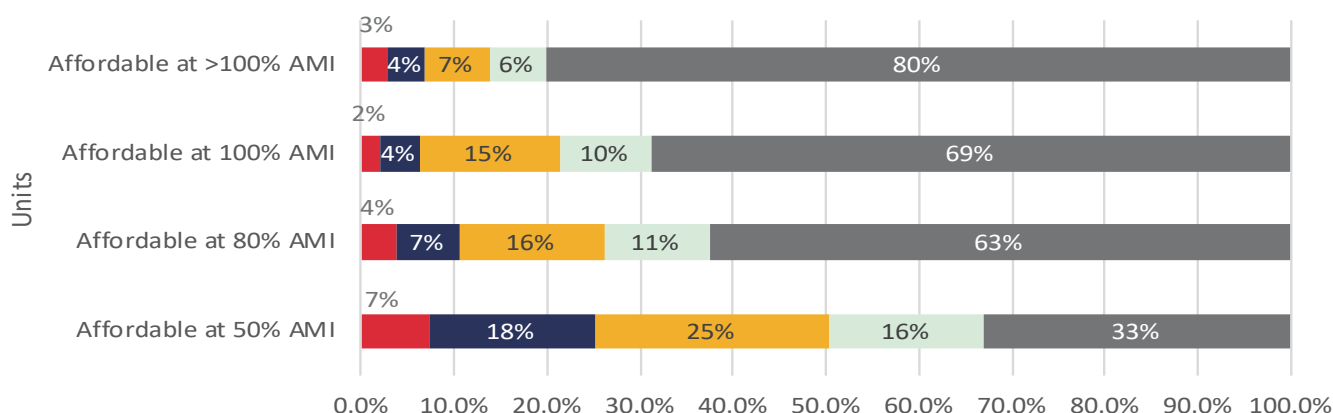


Figure 53. Ownership Unit Household Occupancy by Mortgage Status

Source: 2012-2016 CHAS

		Households by Income				
		0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	>100% AMI
Units with a Mortgage	Affordable at 50%	480	1,220	2,255	1,685	3,540
	Affordable at 51-80%	175	190	605	565	3,605
	Affordable at 81-100%	-	15	65	100	680
	Affordable at >100%	25	40	55	15	765
Units without a Mortgage	Affordable at 50%	525	1,190	1,205	560	965
	Affordable at 51-80%	110	305	540	270	1,005
	Affordable at 81-100%	25	40	125	25	190
	Affordable at >100%	15	20	45	75	400

HOUSING COST

An important aspect of the housing market study is the cost of supply. The figure below indicates the median value for owner-occupied units, as estimated by the ACS. While cost and value are not strictly synonymous, in the housing market they are typically aligned. This figure shows that compared to the secondary market, housing in the City is relatively affordable at the low end of the regional market. This does not reflect the cost of new housing units in particular (built since 2018).

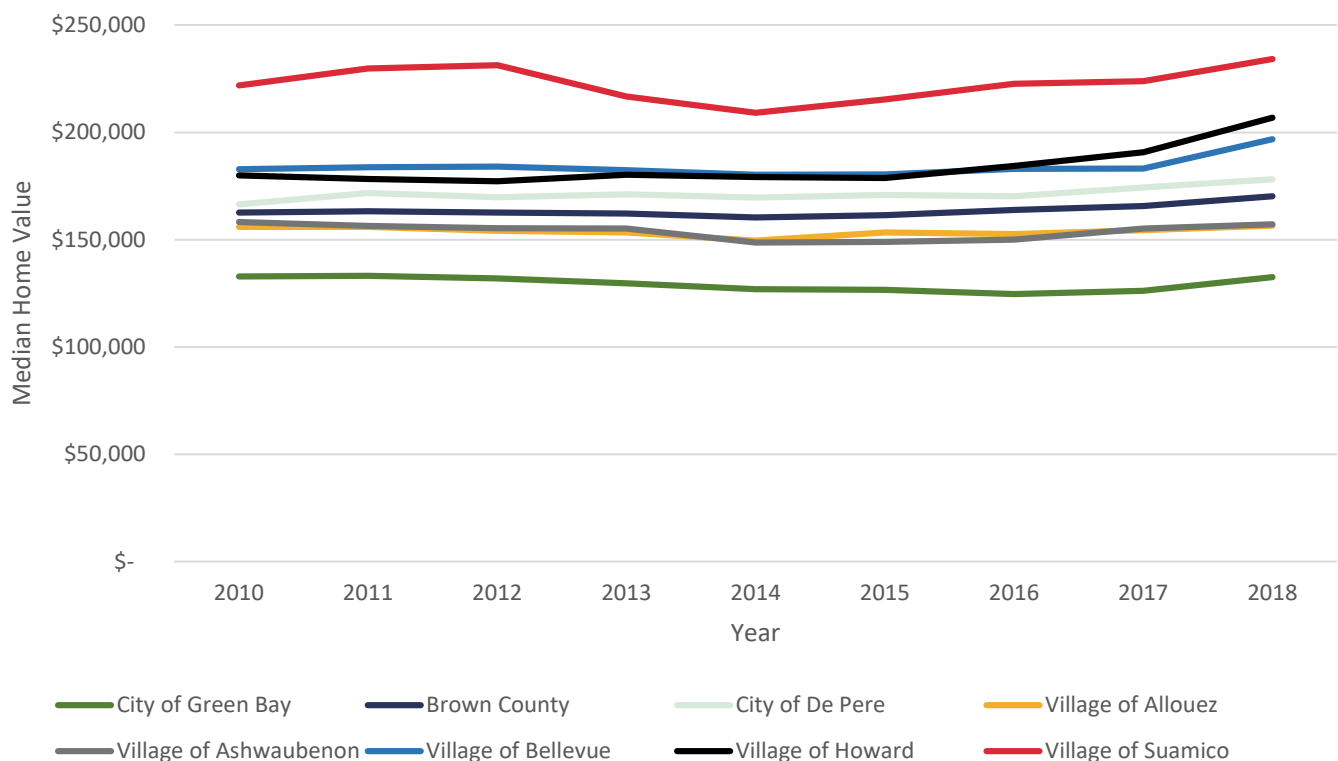
Green Bay's housing values decreased by approximately 5% between 2010 and 2017 and finally increased in 2018 back to just below what the median value was in 2010 (\$132,900 compared to \$132,500). This can be explained by a lack of new construction and an aging housing stock. The increase in median values is explained by an increase in price simply due to demand outstripping supply.

Increasing housing value despite an aging housing stock was something that was discussed as a housing issue in several of the focus groups. Cost was also the number one response when homeowners were asked in the community survey what the most important factors were in the decision to live at their current residence.

Note: ACS estimates are based on a sample polling of homeowners, so these estimates do include error. Housing price data from the Multiple Listing Service (MLS) is based on actual sales data and will be presented on the next two pages.

Figure 54. Median Value of Owner Occupied Housing Units in Green Bay and Surrounding Communities

Source: 2018 5-Year ACS Estimates



MARKET TRENDS

Detached Single-Family Homes

When comparing housing values to sale prices of detached single-family homes on the Multiple Listing Service (MLS), these trends also show that the median sale price for homes in Green Bay has increased over the past 5 years by 28% in Green Bay. This closely tracks the increase in Brown County during the same time period (29%). Despite the increase in median sale price, the total number of sales for single family homes has remained relatively constant (a decrease of 1% between 2015 and 2019).

The average days on the market for homes in Green Bay between 2015 and 2019 decreased from 99 to 67, reinforcing the tight supply that is occurring. With a tight supply, homes are typically not on the market for long and multiple buyers often put in offers on the same home.

Average months of supply is a good indicator of how balanced the housing market is. Six months of inventory is generally considered a balanced housing market. In 2019 Green Bay had three months of inventory, the same as Brown County.

Attached Single-Family Homes

Attached single-family housing is single family housing that shares a wall or walls with another homes (e.g. townhomes and rowhouses). This type of housing makes up only about eight percent of Green Bay's housing stock. Consequently, attached single-family home sales are low. Only 27% of the existing attached single-family stock is currently owner-occupied, this is also a contributing factor to low turnover. Total sales of attached single family units between 2015 and 2019 was just 25 sales, though sales did decrease to only two units in 2017. The median sale price has also remained unchanged in Green Bay between 2015 and 2019. The median sale price in the County increased by 83.7% during this time period. This is likely due to the relatively large impact new units have on the small pool of this unit type, but could also be due to increased demand. Responses to the community survey indicated that 7% of respondents would be interested in attached townhouses/rowhouses if they were to move in the future.

Figure 55. Detached Single-Family Home Sales in Green Bay and Brown County

Source: Multiple Listing Service

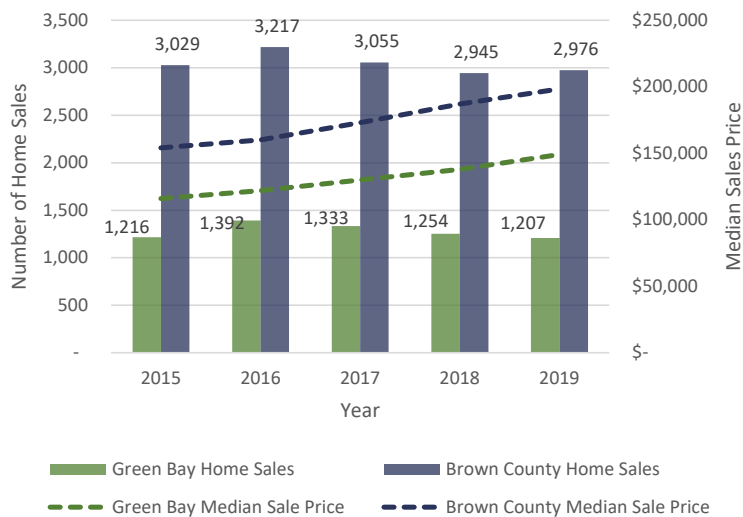
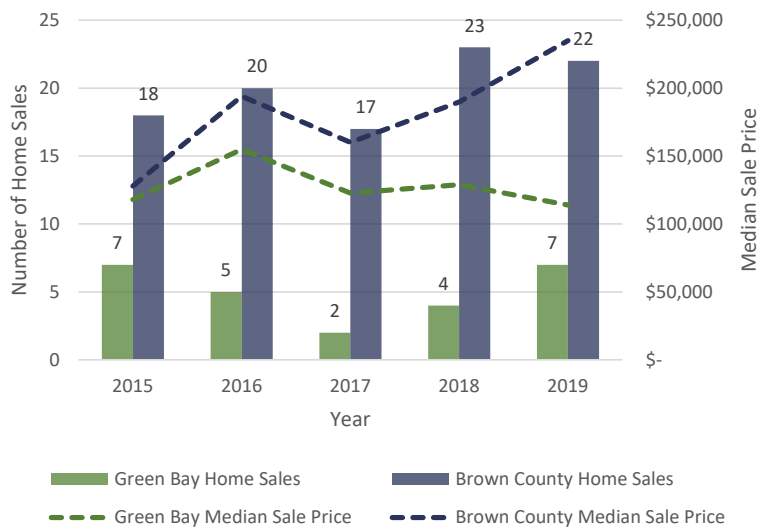


Figure 56. Attached Single-Family Home Sales in Green Bay and Brown County

Source: Multiple Listing Service



MARKET TRENDS

Duplex/Twindo Homes

Duplex/twindo homes comprise about 15% of Green Bay's housing stock. Accordingly, they also make up a small number of home sales in the City, though the total sales has increased in recent years. Between 2015 and 2019 the number of duplex sales increased from 92 to 123 (an increase of 34%). During the same time period, median sale price increased by 20% (from \$117,100 to \$139,900).

Other indicators of balance in the market for these types of unit include days on market which decreased from 96 in 2015 to 76 in 2019. Total months of supply remained unchanged during this time period.

Although this is a relatively small percentage of the housing stock, real estate data indicate that there is increasing demand for these types of units. Eight percent of respondents to the community survey indicated they would be interested in living in a duplex if they were to move in the future.

Condos

Condominium is a type of ownership. It's similar to a traditional single-family home in that the owner owns the individual unit, however there is joint ownership with other condo owners for common grounds, hallways, etc. The physical type of structure where condominium ownership is most commonly found is in attached single-family homes and multi-family buildings.

Between 2015 and 2019, condo sales in Green Bay remained relatively stable (55 in 2015 and 51 in 2019). Despite a stable number of sales, prices have gone up 42 % between 2015 and 2019. Average days on market also significantly decreased from 171 to 82 days (52% decrease) from 2015 to 2019. This was more severe than the decrease in Brown County (120 to 86 days, a decrease of 28%). Months of inventory was six in 2015 and then decreased to three in 2016/2017 but went back up to six in 2019. Months of supply is slightly lower in Brown County (five months).

These indicators in the condo home sales market indicate that there has been increased interest in condos in recent years. Responses to the community survey confirm this finding—16% of respondents said if they were to move in the future they would be interested in condo ownership.

Figure 57. Duplex Home Sales in Green Bay and Brown County

Source: Multiple Listing Service

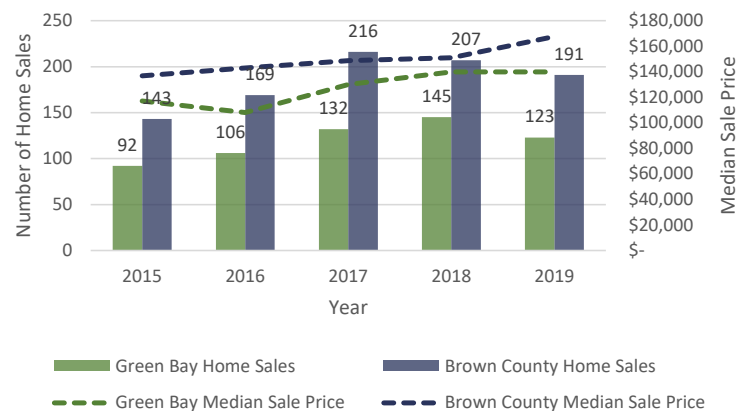
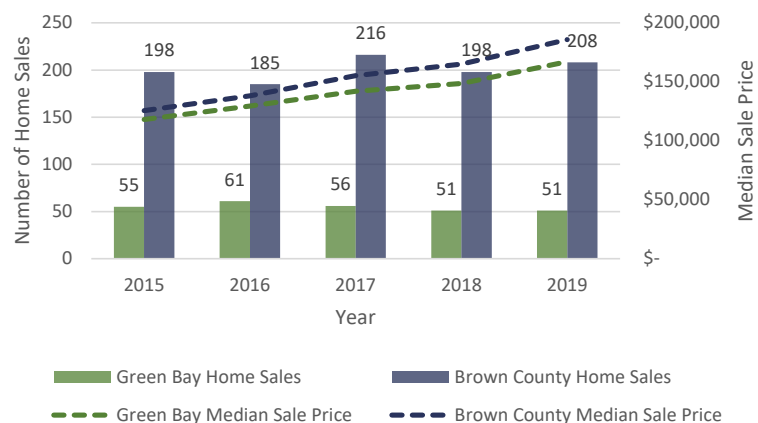


Figure 58. Condo Home Sales in Green Bay and Brown County

Source: Multiple Listing Service



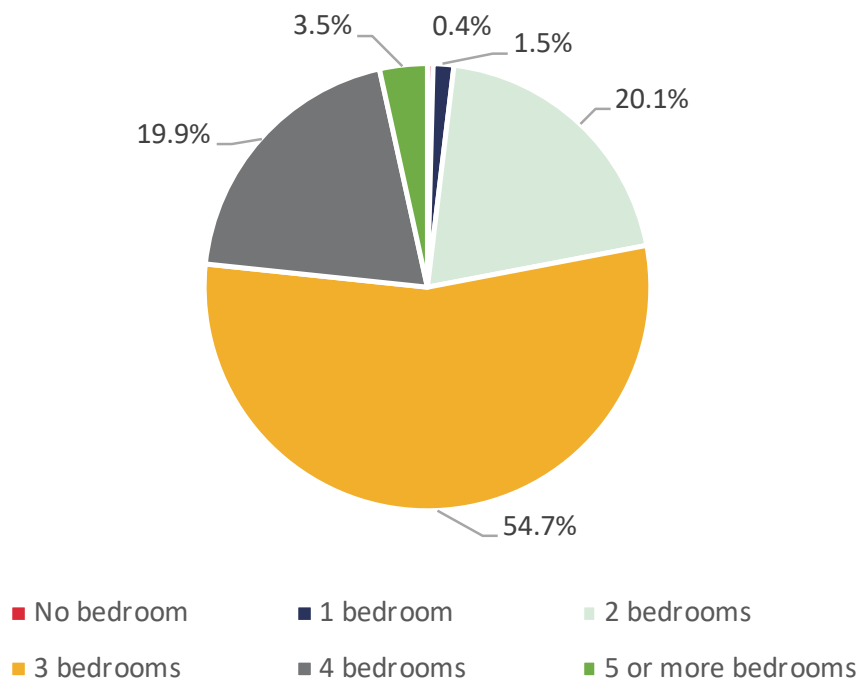
OWNERSHIP UNIT SIZE

The most common bedroom size for owner-occupied units within the City is three bedrooms (56%), followed by two bedroom (20%) and four bedroom (20%) units. Ownership units are typically larger in size than rental units, which is a large part of their appeal to families. Of those homeowners who took the community survey, 34% said they have one or more children under the age of 18 living in their household,

and 18% said they have children or dependent adults over age 18 living in their household, this is actually 2% less than renters who responded to the survey. It's important the City provides ownership housing that can support both families with children and without.

Figure 59. Owner-Occupied Units by Bedrooms

Source: 2018 5-Year ACS Estimates



HOUSING FOR SPECIAL POPULATIONS

OVERVIEW

This section further investigates the special populations of Green Bay and the secondary market — the student population, disabled population, homeless and the elderly. Ensuring adequate housing for all of these groups is important to the overall health of the housing market in Green Bay. The unique housing needs of these populations are often overlooked, yet these needs grow in proportion to overall population growth.



Woodfield Village Senior Apartments

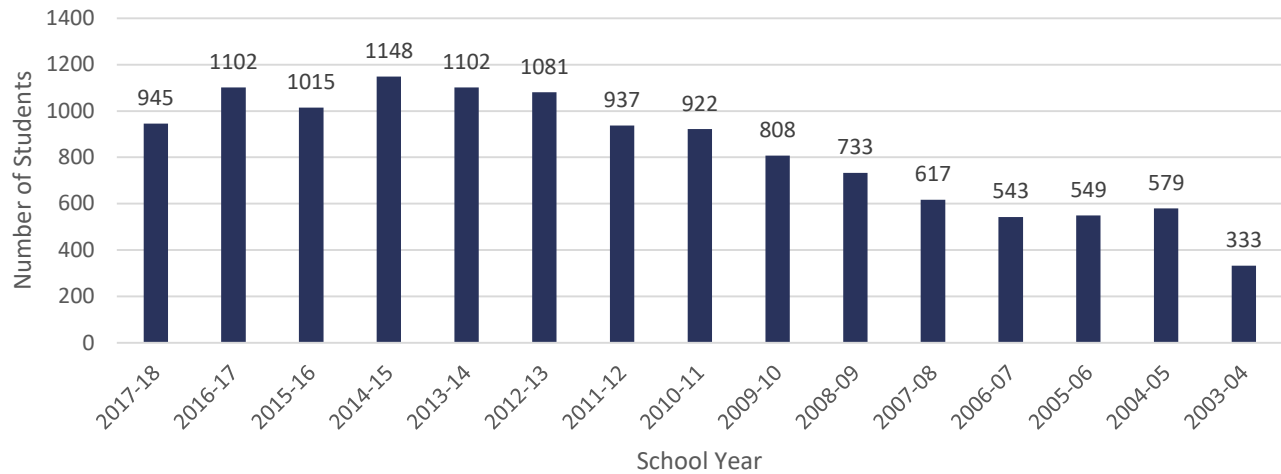


Northeast Wisconsin Technical College Housing

HOMELESSNESS

Figure 60. Green Bay School District Homeless Student Enrollment

Source: Wisconsin Department of Public Instruction



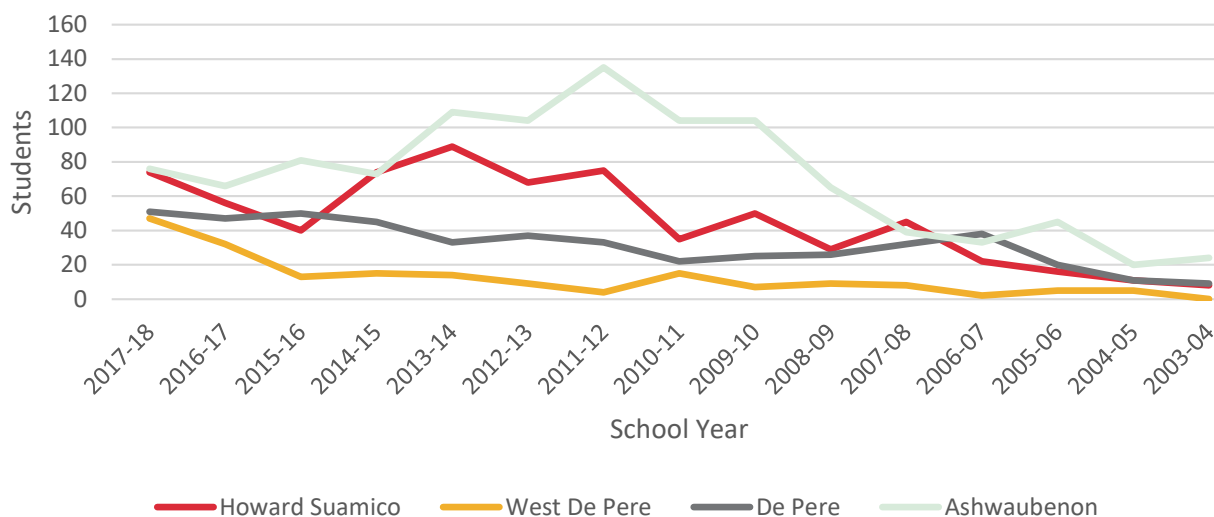
Youth Homelessness is tracked at family level by school districts in Wisconsin and the Wisconsin Department of Public Instruction. Different than traditional measures of homelessness which look at individuals both unsheltered and in transitional or emergency shelter, youth homelessness is a measure of housing instability. The definition of homelessness as tracked by educational institutions includes students who lacked a permanent nighttime residence. While these students are often not in the shelter system, they have an unknown place of residence on a nightly basis, often staying in hotels on a temporary or permanent basis or “doubling up” with other families temporarily.

The number of homeless students in the Green Bay School District has, overall, risen in the past eight years. This is an indicator of a tight housing market as instability, especially inability to find and afford rental units often forces individuals to find shorter-term options for their families. This is often temporary until more secure housing is located. The school district serves the City of Green Bay, Village of Allouez, Village of Bellevue, Town of Scott, parts of Ledgeview, Eaton and Humboldt. Surrounding area school districts have experienced an increase in homeless youth in the past 3 years as well.

Anecdotal feedback from the focus groups indicates that organizations working with the homeless are seeing an increase in young adults (age 17-30) because homelessness

Figure 61. Surrounding Community Homeless Student Enrollment

Source: Wisconsin Department of Public Instruction



is cyclical. Children growing up in homeless households often don't know how to sustain stable housing once they transition from a homeless shelter into housing because they have not grown up in a household with stable housing.

When looking at the wider population, the Brown County Homeless and Housing Coalition serves about 500 people per month. There are an additional 200 single people (not including families) on waiting lists at any point in time. In June 2020, there were 798 homeless clients served in Brown County. This is up 34 clients from a year ago. Sixty-one of the clients in June 2020 were new clients, 13 were returns to homelessness and 54 were exits to public housing. The number of new clients entering the homeless

system dropped from 102 to 61 between June 2019 and 2020. Of these 798 homeless clients served in June 2020, 30% were children (under age 18). Over half (59%) were white, 26% black, 12% American Indian and the remainder other races.

There are a variety of reasons a person may be homeless, many of which are not directly tied to housing availability, such as poverty, unemployment, physical or mental health issues, drug or alcohol abuse, domestic violence and abuse. However lack of affordable housing can contribute to homelessness, so it is important to consider the homeless population in Green Bay.

Figure 62. Brown County Total Homeless Clients Served, May 2019–April 2020

Source: icalliances.org/monthly-dashboard-wi

How has the total number of clients served changed over time?



Figure 63. Brown County New Clients Entering Homeless System, May 2019–April 2020

Source: icalliances.org/monthly-dashboard-wi

How has the number of new clients entering the homeless system changed over time?



A chronically homeless person costs the taxpayer an average of \$35,578 per year. Costs on average are reduced by 50% when homeless are placed in supportive housing. Supportive housing costs on average \$12,800 per year.

-National Alliance to End Homelessness

AGING POPULATIONS

The elderly population is an important factor in housing as many are current homeowners, and some will require different accommodations, specialized housing, or programming to assist aging-in-place. Senior housing generally refers to the combination of services and housing that allow them to continue to live comfortably. This ranges from continuing to live in their own home with virtually no services, to townhomes and apartments that offer the ability to “downsize” their residence, specialized housing units with limited services, and different types of assisted living facilities.

There are three popular types of senior-specific housing: 1) Nursing Homes—primarily for adults with serious medical needs. 2) Assisted Living facilities—offer residents the ability to live a free and independent lifestyle, but they also receive regular support for a range of daily activities, from cleaning to meal preparation to medication management. Residents are also offered a calendar of special events, activities, trips, and many opportunities for social engagement. 3) Independent living facilities—ideal for individuals who can still live independently but enjoy having access to assistance when needed/desired such as dining, medical care and entertainment.

Within the greater Green Bay area there are five nursing homes offering 405 beds, 12 assisted living facilities offering 749 beds and 12 independent living complexes (5 are income restricted). Rents at the independent living complexes fall into the following ranges :

- Studio: \$890–\$2,050
- One Bedroom: \$345–\$2,500
- Two Bedroom: \$585–\$2,850

As varying levels of services are included with different types of housing for aging populations, typical affordability standards do not apply. Often senior households will pay up to 50% of their income for market rate senior housing, up to 90% of their income for specialized and assisted living, often funded in part through sales of an owned home. Many households age 62+ in the City are still homeowners (71%). Over the next 20 years, nearly 15,000 residents will age into the 80+ age category, and may look to sell their housing for other living options. Selling homes as people age is not an easy task. As the housing tenure data on the next page shows, home ownership peaks around age 70 and many desire to stay in their current home as long as possible. This suggests a need for services to enable that objective while maintaining and adapting existing housing.

Figure 64. Housing Income and Tenure Aging Population

Source: HUD CHAS 2012-2016 62+ Household Income and Tenure

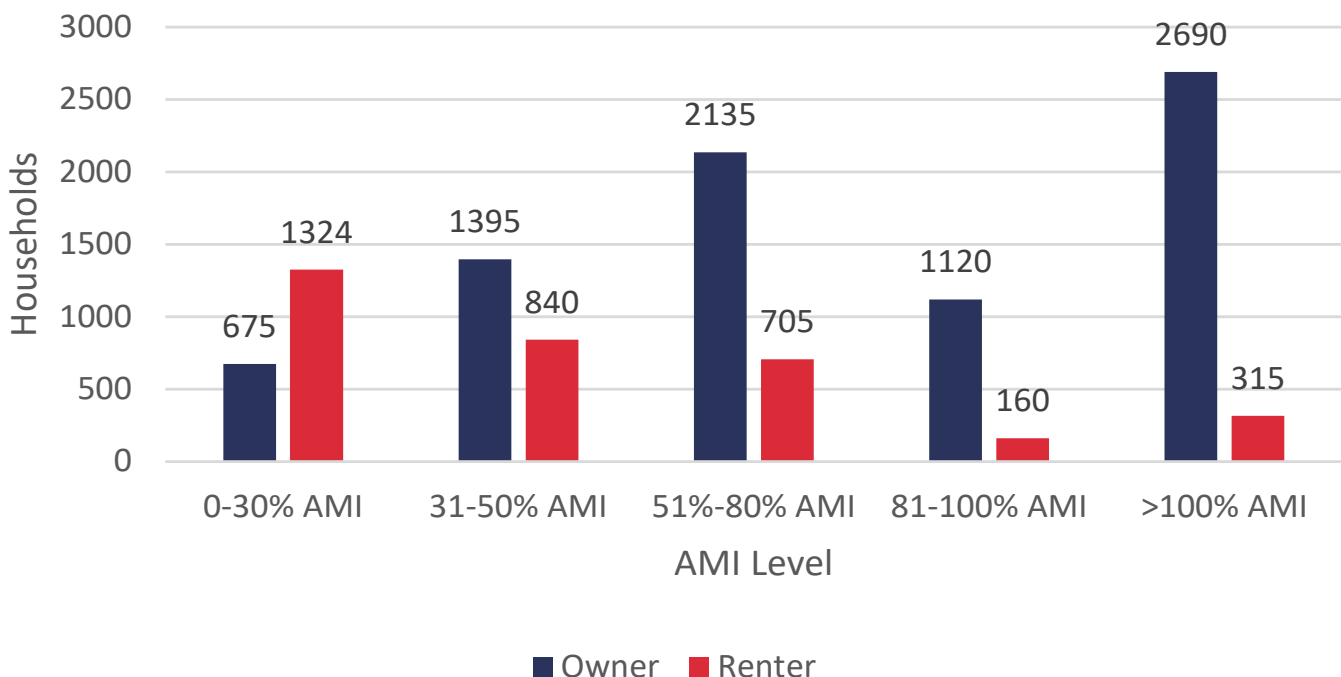


Figure 65. Housing Income and Tenure Aging Population

Source: HUD CHAS 2012-2016 62+ Household Income and Tenure

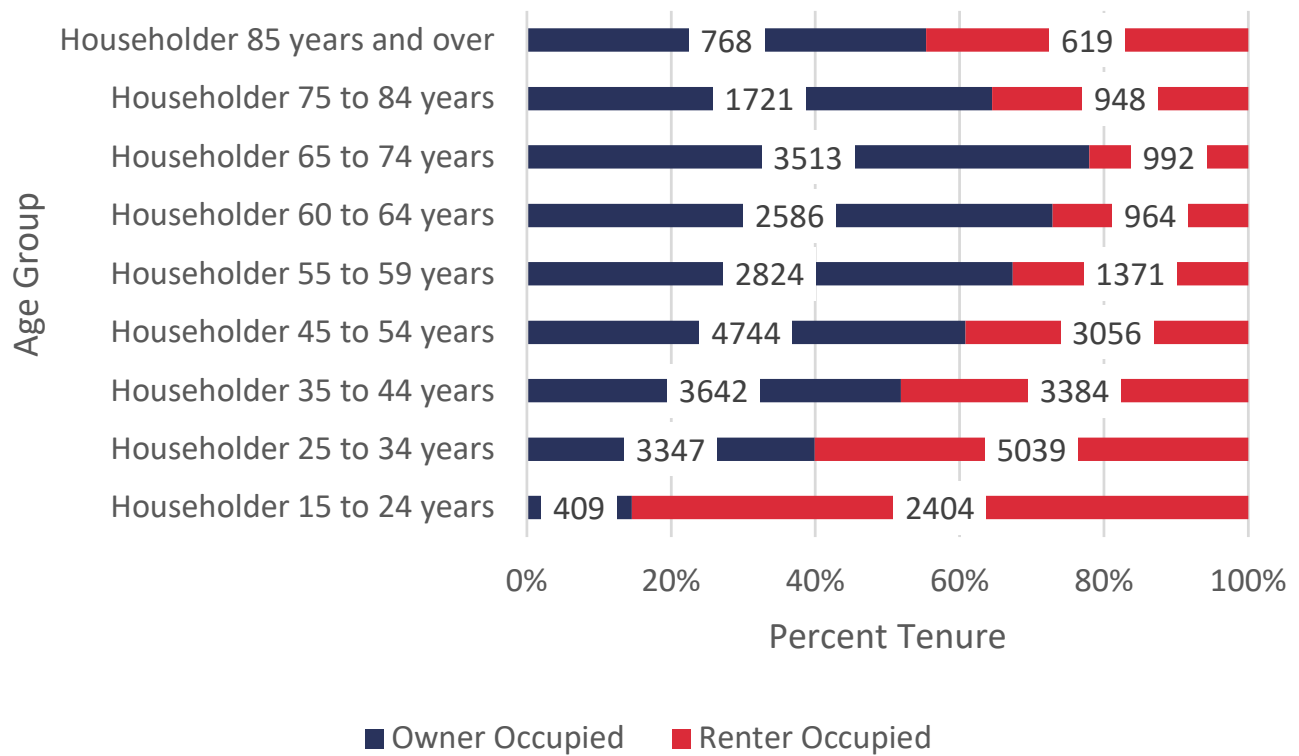
62+ Household Income and Tenure		
	Owner	Renter
0-30% AMI	675	1,324
31-50% AMI	1,395	840
64-80%	2,134	705
81-100%	1,120	160
>100%	2,690	315

77% of respondent to the 2018 AARP Home and Community Preferences Survey (age 50+) state they would like to remain in their community for as long as possible.

76% would like to remain in their current residence for as long as possible.

Figure 66. Housing Tenure by Age in Green Bay

Source: 2018 5-Year ACS Estimates



DISABLED POPULATIONS

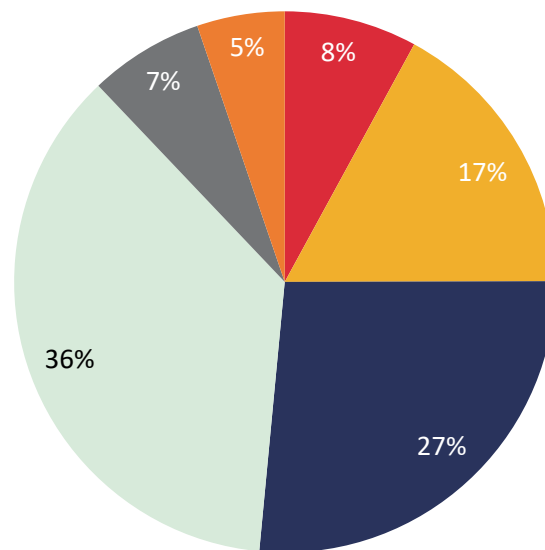
Persons with a disability do not inherently require access to specific housing types or accommodations. It is dependent on the type and severity of the disability. More commonly persons with a disability receive services and accommodations as they continue to age and require more specialized forms of housing. This is due to the percentage of population by age, that experience a disability being disproportionately higher in aging and senior housing holds which is not fully the case in Green Bay, as a higher portion of younger and middle age adults have a disability.

Wisconsin DOA projections show that there will be a 63% increase in those age 70-79 by 2040. A 2007 study by Smith et. al. published in the Journal of the American Planning Association projects that due to the aging population, 21% of all households will have at least one disabled resident in 2050. They also estimate there is a 60% likelihood that a newly built single-family detached unit will house at least one disabled resident during its expected lifetime. Because many seniors desire to live independently for as long as possible, this suggests a growing need for housing that is accessible.

When housing units are constructed specifically for persons with disabilities, they are not traditionally built using methods that easily accommodate aging populations and often require renovation such as wider doorways, lower counter tops, zero entry shower/baths. However, many municipalities have requirements that mandate a percent of new construction be built using universal design standards. These standards often not only provide access to persons with and without disability, but are cheaper to construct on a per unit basis.

Figure 67. Disabled Population by Age

Source: 2018 ACS 5- Year Estimates



■ Under 5 years ■ 5 to 17 years ■ 18 to 34 years
■ 35 to 64 years ■ 65 to 74 years ■ 75 years and over

Figure 68. Age Projections for Green Bay

Source: Wisconsin Department of Administration

Green Bay	2018	Projected 2040	Projected Percent Increase
0-9	15,414	16,400	6.4%
10-19	13,713	15,619	13.9%
20-29	16,924	18,810	11.1%
30-39	14,451	14,221	-1.6%
40-49	12,738	14,634	14.9%
50-59	13,035	14,274	9.5%
60-69	9,899	9,436	-4.7%
70-79	5,000	8,140	62.8%

*Based on WI DOA age cohort projections for Brown County

ACCESSIBILITY

Income and disability current trends in the City show that households including someone living with a disability are found across all income levels, including levels that would find market rate housing affordable. Lower-income households tend to have disabilities go unreported or undiagnosed due to limited access to affordable healthcare. There is no reliable data on local units that are accessible, though estimates nationally place accessible single family homes at just 1% of the total housing stock

in the country. The high number of those with a hearing or vision disability at 0-30% median income is slightly concerning, but many times their assisted housing needs are not as structural as those with ambulatory disabilities. The 1,135 households under 50% median income with ambulatory disabilities are most concerning because they are at the highest risk for homelessness because of their incomes and also have the greatest need for accessibility features, which many likely do not have .

Figure 69. Disabled Population Independent Living Ability

Source: 2018 ACS 5- Year Estimates

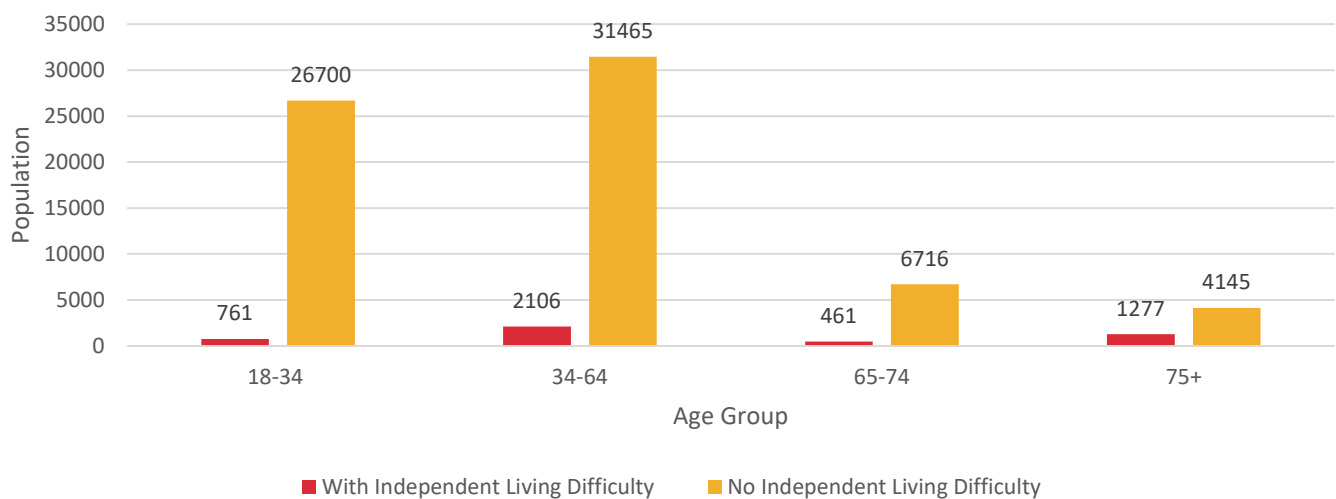
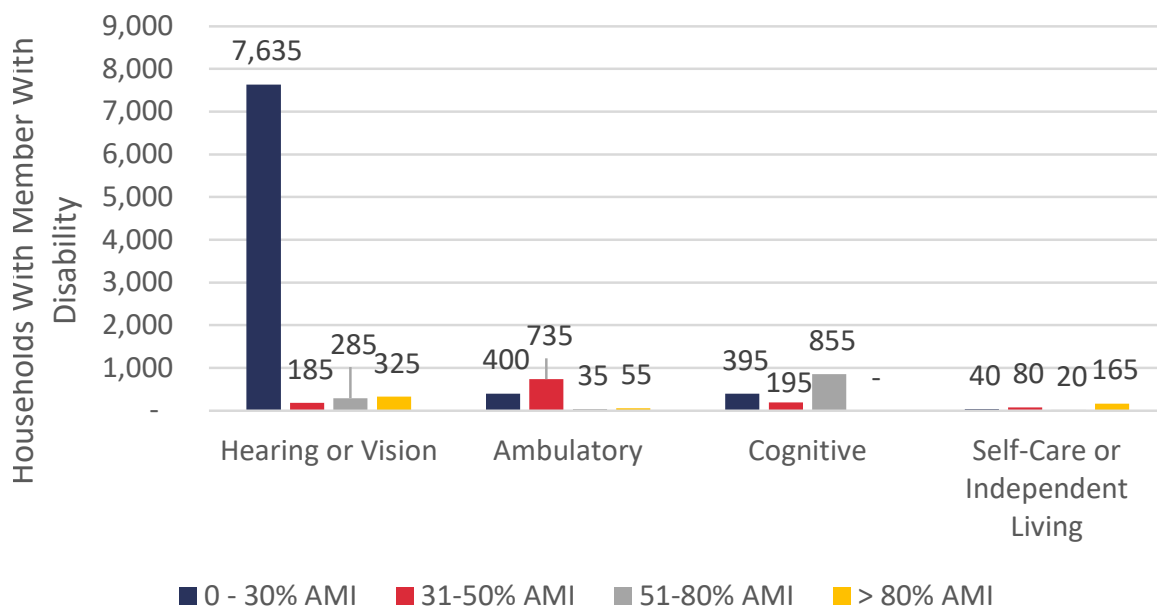


Figure 70. Disability and Income for Green Bay

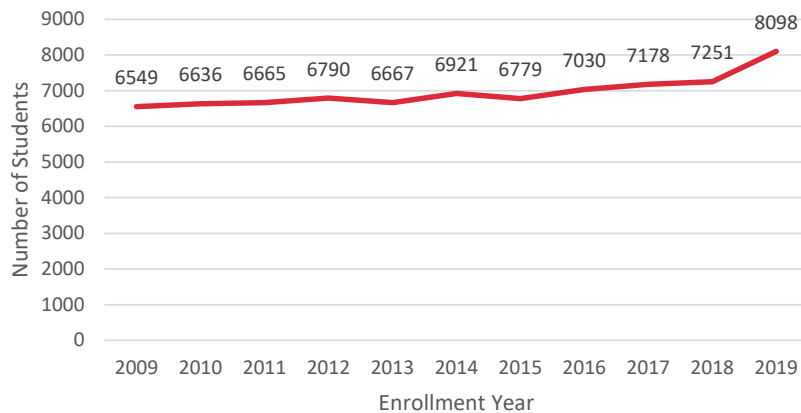
Source: HUD CHAS 2012-2016



STUDENT POPULATION

Figure 71. UW Green Bay Student Enrollment

Source: University of Wisconsin Green Bay



University of Wisconsin Green Bay

Green Bay is home to several universities and a technical college. We only include three in our discussion below because they have the greatest impact on Green Bay's housing market, particularly when students live off-campus. There are both positive and negative impacts on the housing market when college students live off-campus within a community. Firstly, they increase demand for homes within walking distance of the campus, which can be positive. On the other hand, they also place additional pressure on a tight affordable housing market. Student housing can also aid in driving rent up as landlords can charge more, especially when homes are rented by the room, and most students sign a one-year lease so landlords can raise rents every year if the market will allow it.

University of Wisconsin - Green Bay

The University Wisconsin Green Bay has experienced enrollment growth in the past 10 years. Their most recent enrollment number for 2019 was 8,098. UW Green Bay has Resident Halls, Private Room Apartments and Shared Room Apartment options for its students on-campus. The residence halls house 794 students, the private room apartments house 716 and the shared room apartments house 567. Overall 64% of students at UW Green Bay live off campus and commute for classes (approximately 5,183). The University has no good way of knowing where these students live, because they often have on file only a "home" address which may be their parents' home. It is presumed a sizable majority of those living off-campus live in the City of Green Bay.

There were 11 UW-GB students who responded to the community survey, 73% said they live in Green Bay, the remainder live in Allouez, Bellevue and Howard. For those who do not live in Green Bay, the reason is because they couldn't find the housing they wanted, housing prices are too high or they were looking for a more desirable neighborhood character. These students live in a mix of detached single

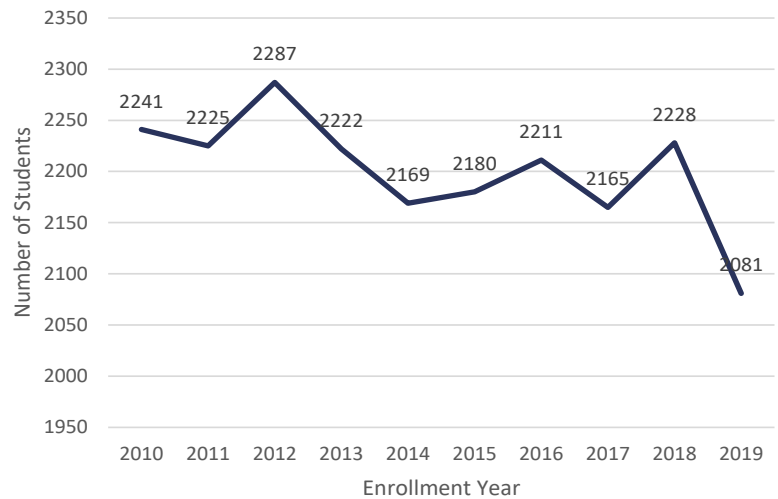
family homes, duplexes and larger apartment complexes (5 or more units per building). Cost is by far the most important factor for these students when they chose where to live. Half of these students have had to forego other needs such as food, healthcare or childcare to continue to pay for housing. As is true in most places with a large off-campus student population, the high percentage of cost burdened renters (66% of renters) in the City is at least somewhat due to off-campus students.

St. Norbert

Saint Norbert's total enrollment has been trending downward, most recently at 2,081 students in 2019. The school provides different options for first year students which are more dorm style and upperclassmen can choose from apartments, single family detached homes and townhomes, all owned by the college. The school expects students to live on campus all four years and so there are very few commuter students.

Figure 72. St. Norbert University Enrollment

Source: St. Norbert University

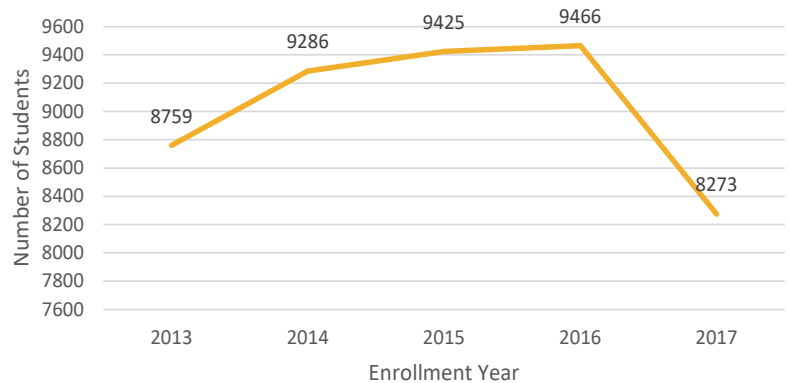


Northeast Wisconsin Technical College

Northeast Wisconsin Technical College's (NWTC's) enrollment increased between 2013 and 2016 and then experienced a large decrease in 2017 by 12% (1,193 students). The Green Bay Campus has very limited student housing options and the majority of students are commuters. In 2018 a private developer built a new 100-student resident hall that is now open for NWTC students. This is the only option for students to live on campus. Students living off campus live in other housing within the City or in other communities.

Figure 73. Northeast Wisconsin Technical College Enrollment

Source: Northeast Wisconsin Technical College



There were 20 full-time NWTC students who took the survey. 75% said they live in Green Bay while the others live in De Pere, Ashwaubenon, Howard and Suamico. The top reasons people chose to live outside of Green Bay were the housing cost, school district and to live closer to family. These students live primarily in detached single-family homes and duplexes, several live in larger apartment complexes (5 or more units). Cost was the most important factor for nearly all students in deciding where they live. Half of NWTC students have had to forego other needs such as food, healthcare or childcare to continue to pay for housing.

OTHER HOUSING MARKET FORCES

The housing market is impacted by a variety of local and national forces, including trends and public policy and regulation. This section describes some of those forces.

TAXES

A common theme that came up in the community survey and focus groups is the impact taxes have on a household's decision to live in Green Bay or in another community with lower tax rates.

Based on 2019 data from the Wisconsin Department of Revenue, Green Bay's mill rate is higher than neighboring communities. It's generally expected that cities will have higher tax rates than towns and villages because they maintain more infrastructure and offer more services per capita. The City's infrastructure is also generally older and has more repair costs than in most of the secondary market. Green Bay is between four and eight times larger than all of the communities in Figure 74. The Village of Howard has the lowest mill rate at .016462. Green Bay's mill rate is 32% higher than Howard's. Twelve percent of community survey respondents noted that taxes were an important factor in deciding to live at their current residence.

Figure 74. 2019 Mill Rate Comparison

Source: Wisconsin Department of Revenue

*The median home value in Green Bay is based on 2018 5-Year ACS estimates

Municipality	2019 Mill Rate	Taxes on \$132,500 home	Difference vs. Green Bay	2018 Population
Green Bay	0.024073	\$ 3,190	\$ -	105,477
Allouez	0.022521	\$ 2,984	\$ (206)	13,757
Suamico	0.019974	\$ 2,647	\$ (543)	12,676
De Pere	0.019269	\$ 2,553	\$ (637)	24,699
Ashwaubenon	0.017837	\$ 2,363	\$ (826)	16,795
Bellevue	0.01762	\$ 2,335	\$ (855)	15,423
Howard	0.016462	\$ 2,181	\$ (1,008)	19,508

ASSESSED PROPERTY VALUE

Another method of evaluating housing conditions is to consider the value per square foot of homes. In the maps on the following 4 pages, value per square foot is made up of land and improvement values. While both land and improvements (buildings) generally appreciate over time, development and use trends can drastically shift associated land values over the course of decades. In practice, this means that very desirable areas can have a larger increase in land value, while other areas grow at rates more consistent with overall inflation. This will be something to stay aware of especially as Green Bay's downtown is redeveloped and becomes an increasingly desirable place for businesses to locate and people to live.

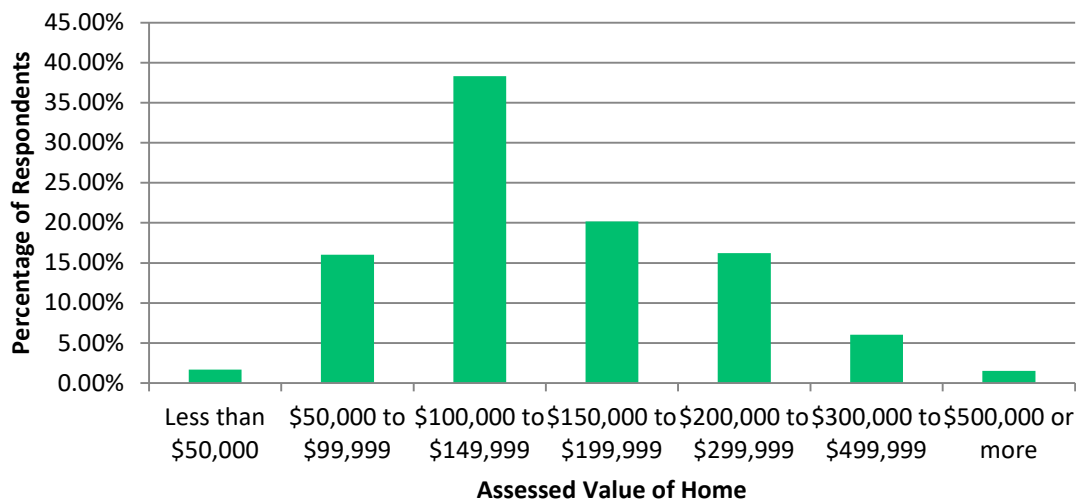
In general, single-family home values near the edges of the City are higher (\$100/SF or greater), while homes near the center of the City are lower in value (\$75/SF or less) (see map on the following page). Value per square foot often correlates to housing age, which appears to be the case here.

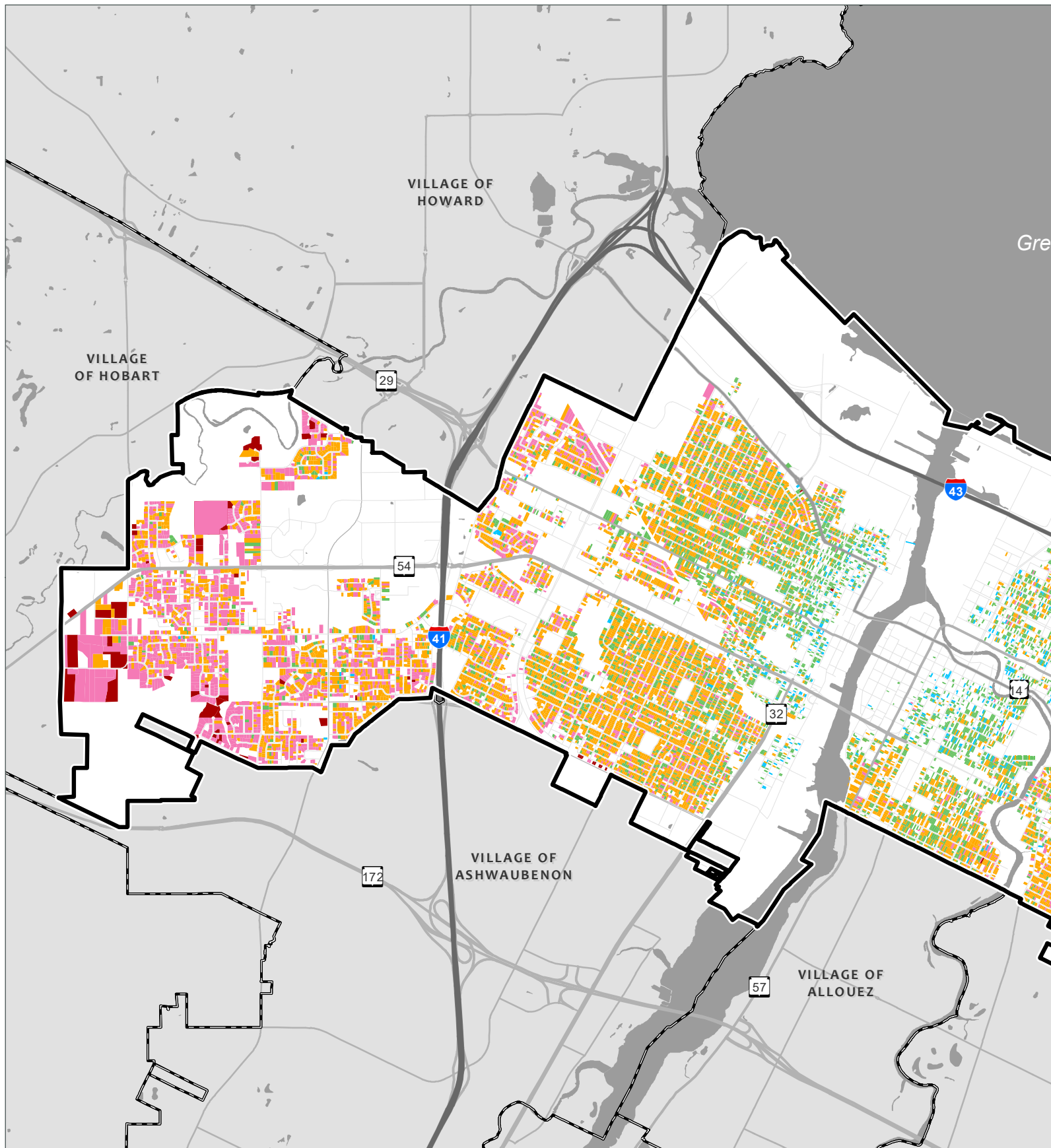
A map of value per square foot for multi-family structures follows the single-family map. In general, value per square foot of multi-family dwellings is lower than that of single family homes, but the geographic trend is consistent, with lower-value, older units near the City center.



Figure 75. Community Survey Responses - (Homeowners) What is the approximate assessed value of your home?

Source: Community Survey





Data Sources:
Brown County GIS (2020)



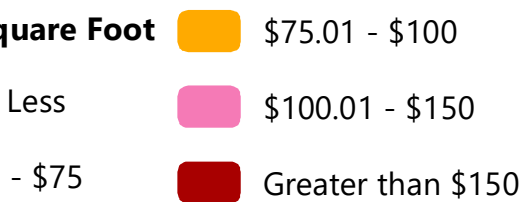
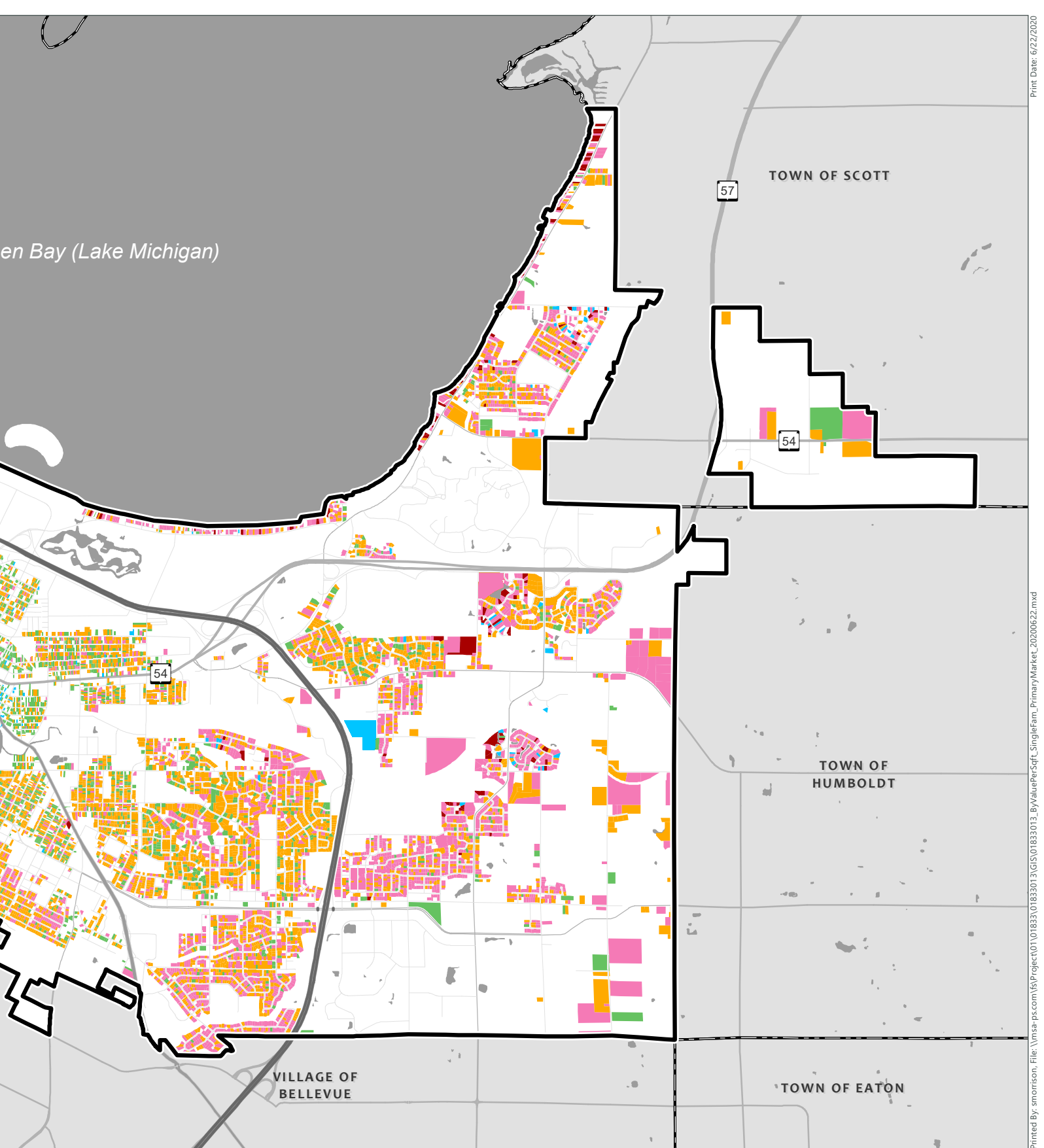
 Water Body

 City of Green Bay

Value per Square Foot

 \$50 or less

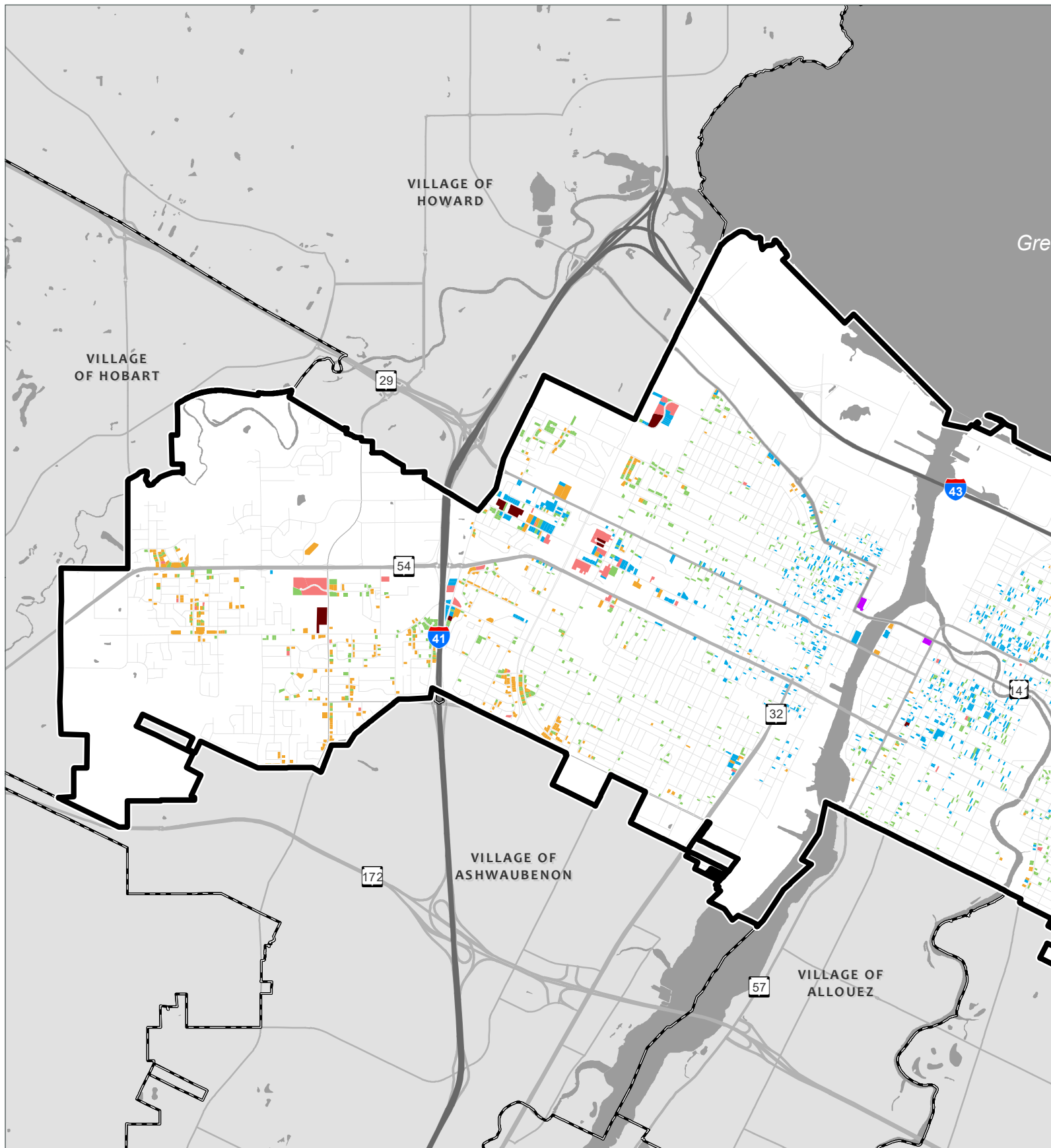
 \$50.01 or more



Single Family Residential Properties by Value per Square Foot

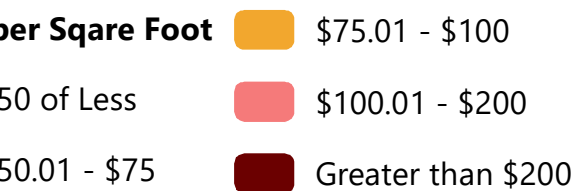
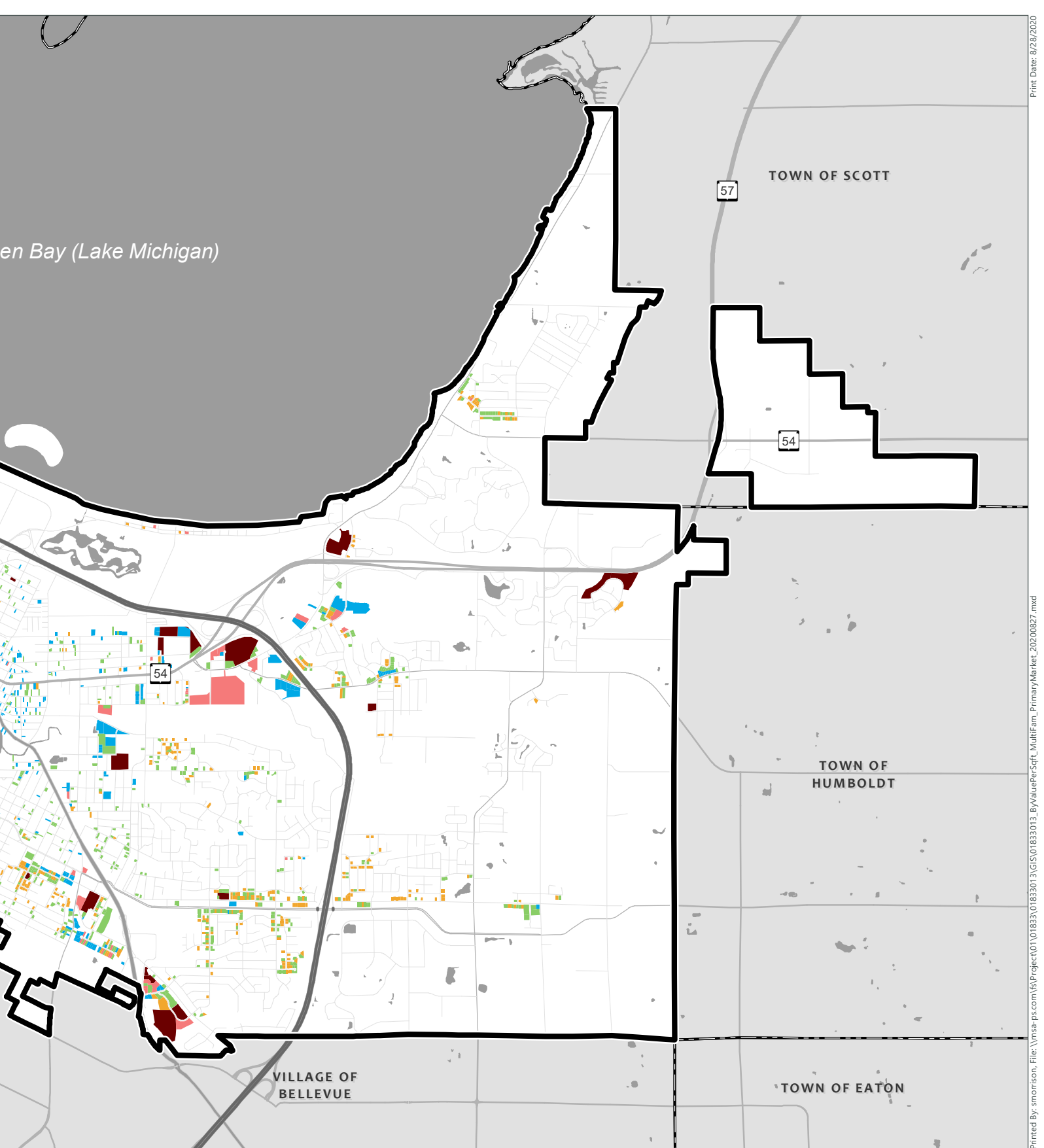
City of Green Bay Housing Study

City of Green Bay
Brown County, WI



Data Sources:
Brown County GIS (2020)





Multi Family Residential Properties by Value per Square Foot

City of Green Bay Housing Study
City of Green Bay
Brown County, WI

INFILL REDEVELOPMENT HOUSING OPPORTUNITIES

The City's priority focus for infill redevelopment is parking lots downtown. The City has added structured ramp parking downtown which addresses the need for parking downtown and is an acknowledgment that space is limited, and the trade-off for parking is not constructing another commercial or residential building that could stimulate economic growth and add to the vibrancy downtown. The only issue is that many of these parking lots shown below are privately owned.

The City recently purchased Associated Bank's parking lot, and put out a request for proposals for what they would like to see a developer propose on the site. This approach was successful for Green Bay because it was able to identify specifically what type of development was desired in that location (mixed use with affordable and market rate housing). The developer also saw this approach as

favorable because it told them exactly what the City wants and where they want it.

The City maintains a website of for-sale City-owned properties with details and any eligible funding programs. RFPs are included for some of the large development sites: <https://greenbaywi.gov/332/Available-Properties>. This information is something the City should continue to focus on to communicate to developers what they want and where they want it.

Redevelopment of commercial areas was also discussed in focus groups. These sites are typically near amenities and have good access to transit making them ideal locations for workforce housing. Military Avenue was one specific location that was suggested.



Parking in Downtown Green Bay

City of Green Bay Housing Study
City of Green Bay
Brown County, WI

- Surface Lot
- Parking Garage



SUPPLY OF AVAILABLE LOTS

In addition to redevelopment opportunities, there are parcels in the City that are zoned for residential use, but remain vacant. Figure 76 shows where these parcels are located.

Currently, there are around 100 parcels considered vacant residential properties. Of these, 57% are under development. The remaining 45 lots are owned by the City. These City lots range in size from 0.03 to 0.96 acres. Of these properties, 31% are zoned D2 (Downtown 2), 27% are zoned R1 (low density residential), 20% are zoned OR (office residential), 11% are zoned C1 (Commercial 1), 9% are zoned R3 (Varied Density Residential) and 2% are zoned R2 (Medium Density Residential).

Development in the City is limited by the location of wetland, floodplain and steep slopes as shown on the following page. All of these development limitations are found adjacent to Lake Michigan, the Fox River, East River and Baird Creek. While these water features add to the vibrancy of the community they also prevent or increase the cost of development in certain areas within Green Bay.

Figure 76. Vacant Properties

Source: City of Green Bay

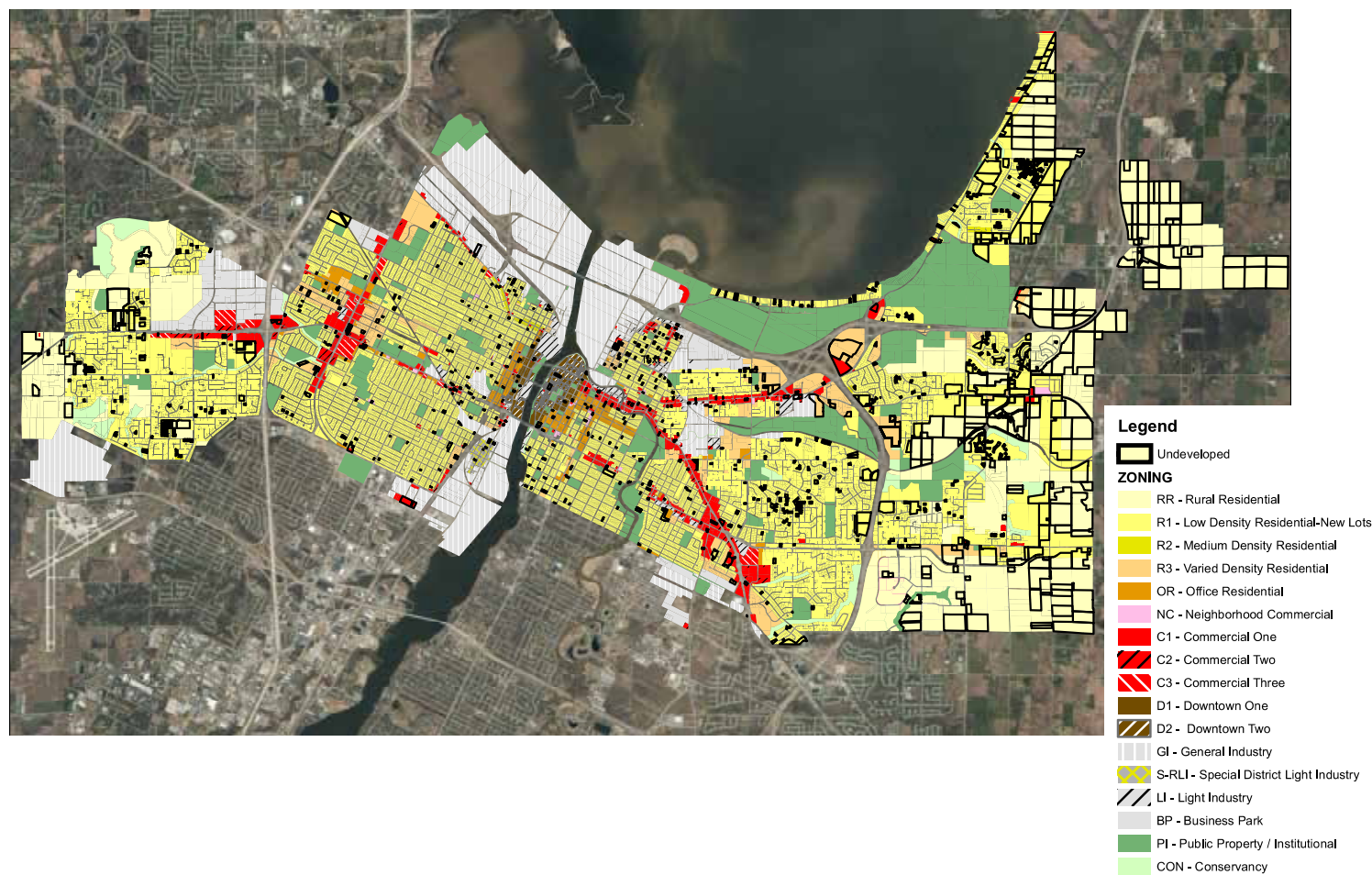


Figure 77. Development Limitations

Source: MSA Professional Services

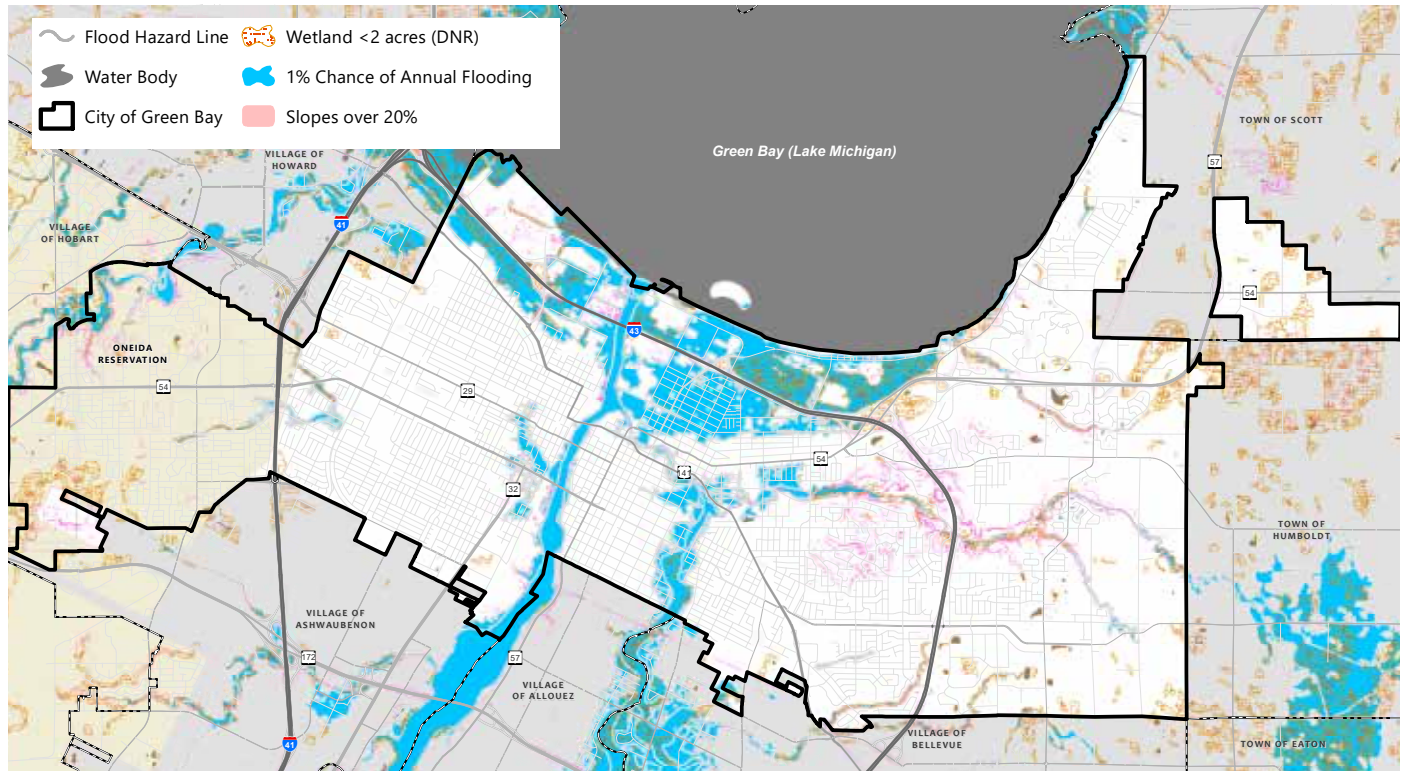


Figure 78. Green Bay Zoning Ordinance Use Matrix

Source: City of Green Bay Ordinances (Chapter 13)

	Low Density Res- New Lots	Medium Density Res	Varied Density Res	Rural Residential	Office Residential	Neighborhood Commercial	Downtown	Commercial One	Commercial Two	Commercial Three	Light Industry	General Industry	Business Park	Special District Light Industry
	R-1	R-2	R-3	RR	OR	NC	D	C1	C2	C3	LI	GI	BP	S-RLI
Dwelling Type														
Single-family dwelling, detached	P	P	C	P	C									C (new)
Two-family dwelling - duplex	C	P	P		C									C (new)
Two-family dwelling – semi-detached	C	P	P		C									C (new)
Single-family attached dwelling, townhouse	C	C	P		P	P	P							C
Multiple-family dwelling, 3 or 4 units		C	P		P	P	P	P	P	P				
Multiple-family dwelling, more than 4 units			P		P	P	P							
Carriage-house	C			C	P	P								P
Short-term rentals (STRs)	P	P		P										
Live-work Unit	C	C	C	P	P	P	P	P	P	P	C	C	C	P
Rooming house, boarding housing	C	C	P		C	C	C							
Community living arrangement:														
Serving 3 to 8 persons	P	P	P	P	P	P		C	C	C				
Serving 9 to 15 persons	C	C	P		C	C	C	C	C	C				
Serving 16 or more persons			C					C	C	C				
Dormitory		C	C		C	C		C	C					
Fraternity, sorority house	C	C	C		C	C								
Convent, monastery, seminary	C	P	P		C		C							
Nursing home, assisted living			C		C	C	C	C	C					
Transitional facility			C				C							

Note: P = Permitted Use; C = Conditional Use

REGULATIONS

Zoning

Green Bay's Zoning Ordinance has four traditional residential zoning districts:

- "RR" Rural Residential
- "R-1" Low Density Residential - New Lots
- "R-2" Medium Density Residential
- "R-3" Varied Density Residential

Of these four residential zoning districts, the R-3 district is the only one that allows multi-family housing (3 or more units) by right. Townhome style homes (single-family attached) are permitted by right only in the R-3 district. Single-family is allowed by right in all residential districts, with the exception of the R-3 district. There are also mixed-use and commercial districts that allow residences either by right or as conditional uses (see table on the prior page).

Currently the mixed use districts in the City (OR, NC and D) allowed attached single-family and multi-family by right, which promotes the development of housing types that are generally more affordable. Residential development by right within the zoning code reduces unpredictability and helps to ease the procedural costs of housing development. Carriage houses (accessory dwelling units) are permitted by right only in the OR and NC districts. These are a conditional use in the R-1 and RR districts. Accessory dwelling units (ADUs) offer another opportunity to create affordable housing. When renters in the community survey were asked if they would consider living in an ADU, 66% said they would consider it. When homeowners were asked if they would be willing to add an ADU to their property, 20% said yes.

One part of Green Bay's ordinance that offers increased flexibility to accommodate a variety of needs and uses is the planned unit development (PUD). This type of zoning allows for a mixture of residential, commercial and public facilities along corridors. The purpose of the PUD is to encourage alternative designs that allow a mix of uses in one area and better use and integrate the site's natural characteristics as well as the existing built environment's characteristics. Approval of a PUD results in the creation of an overlay to the base zoning district. Many of the City's new multi-family and transitional/shelter developments go through the PUD process (though they do not readily show up on the zoning map).

Minimum lot sizes vary from 10,000 square feet in the RR (Residential District) to 5,000 square feet in the R-2 (Medium Density) and R-3 (Varied Density) districts. The RR district comprises 35% of all residentially-zoned parcels within the City. The intent of this district is to provide for

limited large-lot development in areas of the City not yet served by public utilities. For areas served by public utilities this district allows for the option of conservation subdivision design. The use of this district is intended to be limited, while it currently makes up a sizeable portion of the residential acreage in the City (see map on the following page). Anecdotal information from one focus group suggests new lots in the community tend to be large and it is often expensive to get infrastructure to these places, which can drive up cost for developers which then is passed on to homebuyers.

Development Fees & Process

Some of the costs directly passed on to consumers from developers in both ownership and rental markets are fees associated with development. Development review fees are assessed by the City in order to ensure the quality of development. Impact fees are assessed to cover the incremental cost of City facilities needed to accommodate new housing.

The development example on page 70 shows total development fees for a hypothetical subdivision of 30 (2,500 sq. ft.) single-family homes, eight (1,500 sq. ft.) duplexes and one apartment complex with 60 units. Fees for this 106-unit development would add a total of \$264,585 to the project (an average of \$2,496 per unit). These fees are typically passed on to buyers and renters through purchase price/rents. It is important that fees be reassessed periodically to ensure they are appropriately reflecting the City's costs and not dramatically out of step with fees charged by other communities in the region.

Focus group participants included several developers who stated that generally development fees in Green Bay are reasonable. The only concern about high fees was in relation to the stormwater management; some developers believe that stormwater requirements are too onerous, though they understand this is something that is passed down from the Wisconsin Department of Natural Resources. The other concern developers had was in regards to the length of time it takes for applications and approvals in the City. They felt it takes too long to get approvals in the City which costs them more money as they wait to start development.

CITY OF GREEN BAY ZONING

g2.DBO.ADP_BND

Color

- Transmission Line
- Right of Way
- Proposed Wetland Mitigation
- ADP Boundary
- Trail
- g2.DBO.ADP_Line

Active PUD

0

1

GBWV Wells

Well Head Protective Buffer

Conditional Use

Zoning

ZONING

Rail

RR - Rural Residential

R1 - Low Density Residential-New Lots

R2 - Medium Density Residential

R3 - Varied Density Residential

OR - Office Residential

NC - Neighborhood Commercial

C1 - Commercial One

C2 - Commercial Two

C3 - Commercial Three

D1 - Downtown One

D2 - Downtown Two

GI - General Industry

S-RI - Special District Light Industry

LI - Light Industry

BP - Business Park

PI - Public Property / Institutional

CON - Consistency

I-43 Zoning

Business Related Retail

Consistency

Entertainment District

Executive Office A

Executive Office B

Light Manufacturing

Lodging

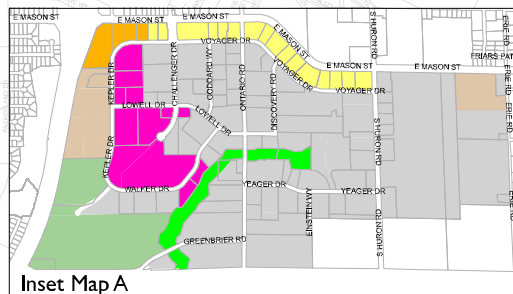
Mixed Use

54/57 Zoning

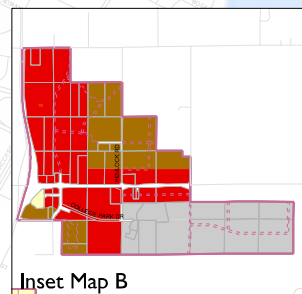
Commercial

Light Manufacturing

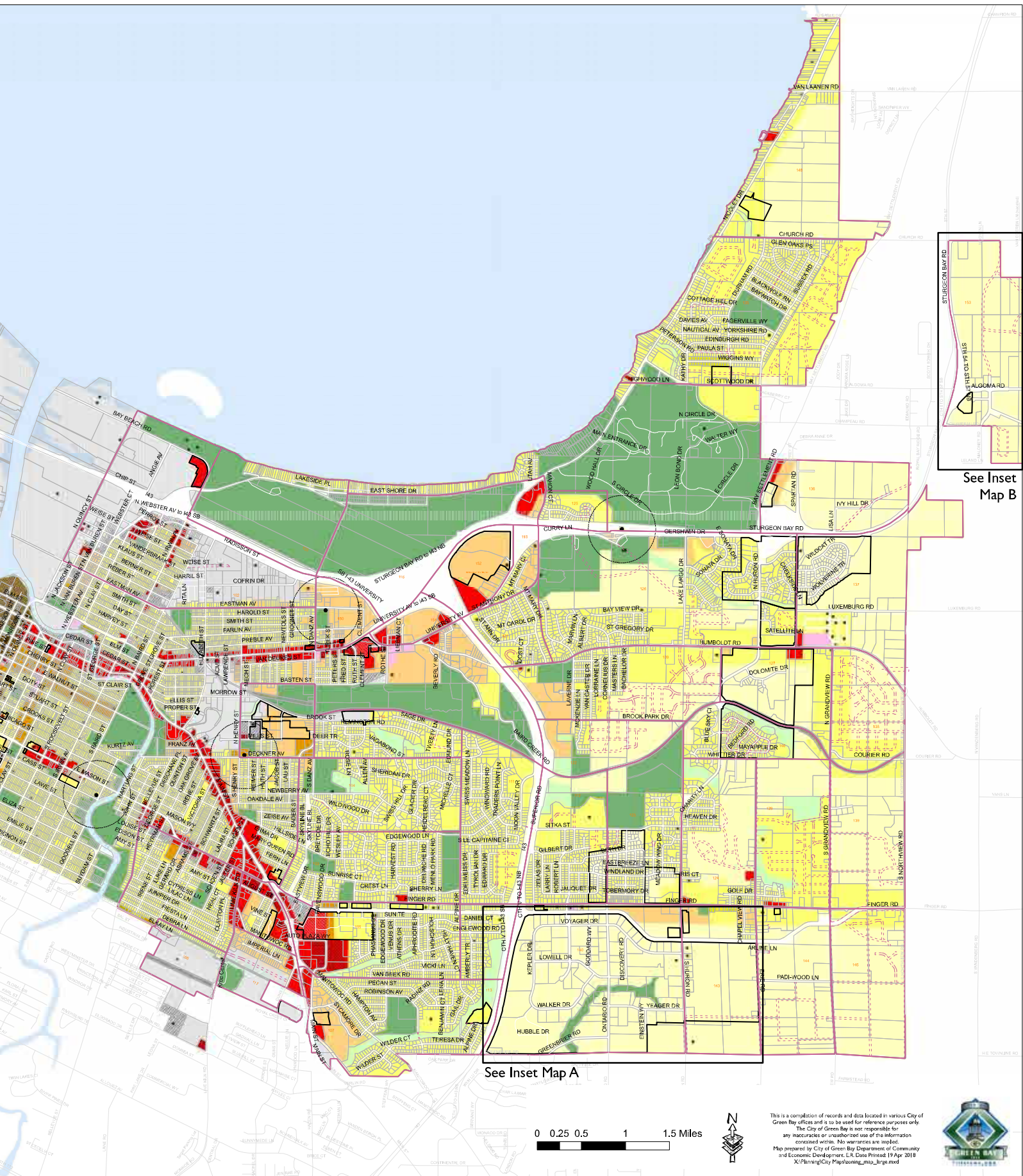
Mixed Use



Inset Map A



Inset Map B



See Inset
Map B

See Inset Map A

0 0.25 0.5 1 1.5 Miles



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 this information contained within. No warranties are made. Map prepared by City of Green Bay Department of Community and Economic Development. E.A. Date Printed: 19 Apr 2018 X:\Planning\City Map\planning_map_large.mxd



Example Development Scenario: 30 Single Family Homes, 16 Duplex Units, 60 Apartment Units (1 building)				
Fee Type	Amount	Unit	Quantity	Total
Site Plan Approval - All	\$50	EA	39	\$1,950
Site Plan Approval - MF	\$5	1,000 SF	1,440	\$7,200
Construction Plan Approval - SF and Duplex	\$50	EA	38	\$1,900
Construction Plan Approval - MF	\$100	EA	1	\$100
Erosion Control Permit - All	\$20	Parcel	39	\$250 (max.)
Building Permits - SF and Duplex	\$0.095	SF	99,000	\$9,405
Building Permit - MF	\$0.105	SF	72,000	\$7,560
Electrical Permits - SF and Duplex	\$0.045	SF	99,000	\$4,455
Electrical Permits - MF	\$0.055	SF	72,000	\$3,960
Electrical Permits - MF Air Conditioning	\$70	EA	60	\$4,200
HVAC Permits - SF and Duplex	\$0.045	SF	99,000	\$4,455
HVAC Permit - MF	\$0.055	SF	72,000	\$3,960
Sewer, Water, Stormwater Connections - All	\$90	EA	39	\$3,510
Plumbing Permits - SF and Duplex	\$50	Min.	38	\$1,900
Plumbing Permit - MF	\$70	Min.	60	\$4,200
Preliminary Subdivision Review - Flat Fee	\$150	EA	1	\$150
Preliminary Subdivision Review - Per Lot	\$35	EA	39	\$1,365
Final Subdivision Review	\$100	EA	1	\$100
Park Fee-in-Lieu	\$350	Unit	106	\$37,100
Street Tree Fee	\$85	Tree	89	\$7,565
Stormwater Management	\$2,700	Run-off unit	59	\$159,300
TOTAL FOR DEVELOPMENT	\$264,585			

Note: SF=single family, MF=multi-family

*A run-off unit is approximately 3,000 square feet of impervious area

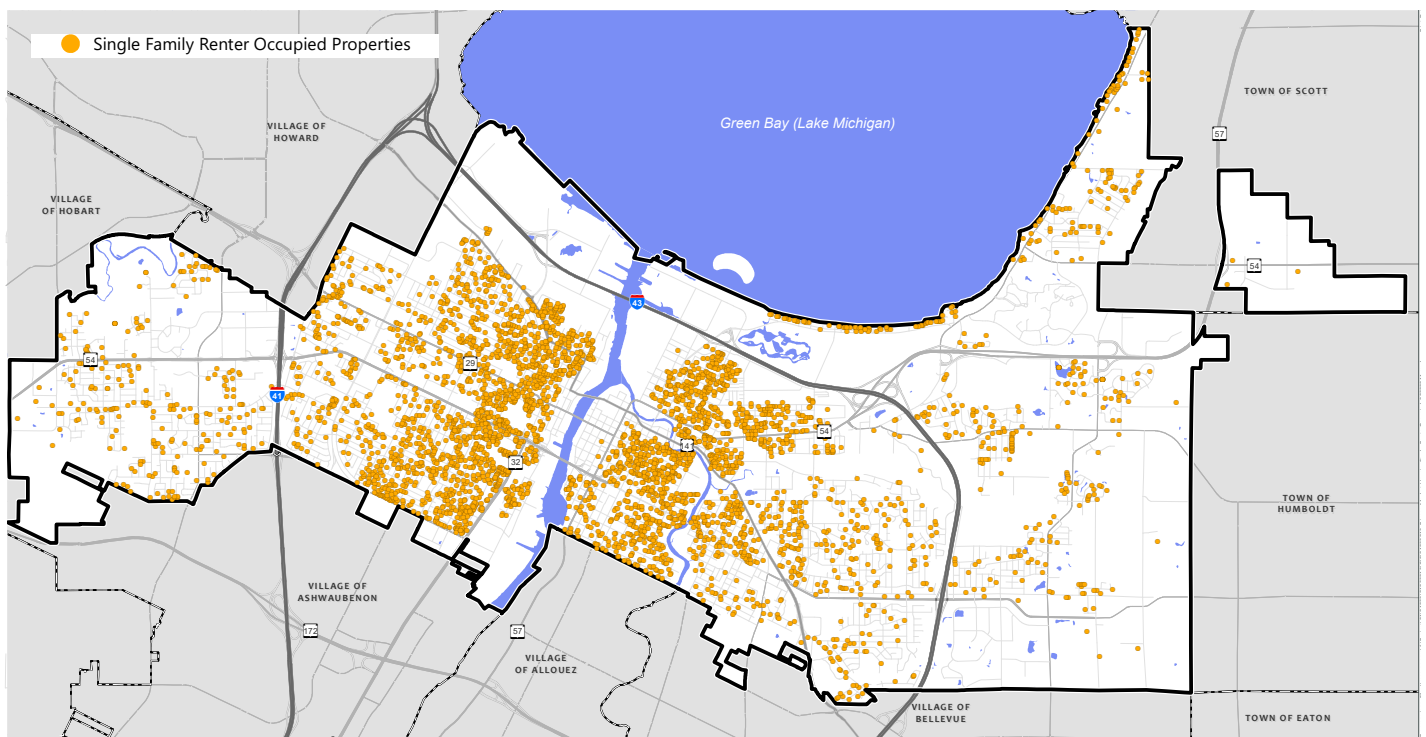
SINGLE-FAMILY CONVERSION

As with many college towns in Wisconsin, Green Bay has many owner-occupied homes that were converted to renter-occupied homes. Property owners either rent out the entire home, or create multiple rental units within the home. Green Bay's zoning ordinance allowed people to convert single-family units into multi-family units until the 1990s. This is not an entirely undesirable occurrence except these units can create concern about noise and parking among nearby owner-occupants when the home is divided up into multiple rental units. A positive aspect of single-family conversion is that it does provide affordable rental housing stock. The map below shows the likely location of

single-family homes that were converted to rentals. Note, this data is not able to differentiate between entire single family homes that are rented out and single family homes that include multiple rental units. These parcels were identified because they are single family homes and the property address does not match the owner address in the City Assessor's data. There are approximately 3,410 single family rental conversions in Green Bay.

Figure 79. Single-Family Renter Occupied Properties

Source: MSA Professional Services and Brown County



LIVABILITY

Green Bay attracts residents for numerous reasons. When survey respondents were asked which factors had the most positive impact on their decision to move to Green Bay, the factors that were considered to have the most positive impact were access to amenities and neighborhood character.

Amenities

Green Bay offers unique amenities that attract visitors, businesses and residents:

- Lake Michigan
- College/Universities/Technical College (UW - Green Bay, St. Norbert, Northeast Wisconsin Technical College)
- Entertainment (Resch Center, Meyer Theatre, etc.)
- Wineries & Vineyards (Capitain's Walk, Duck Creek Vineyard, LedgeStone Vineyards, etc.)
- Breweries (Badger State Brewing, Copper State Brewing, etc.)
- Museums/Historical Sites (Astor Historic District, Green Bay Packers Hall of Fame, etc.)
- Farmers Markets
- Recreation (Trails, Parks)
- Home of the Green Bay Packers

Green Bay's downtown is changing as the City seeks to attract people to downtown living and events. One critical project in this transformation is the Shipyard Redevelopment located along the Fox River, which will turn a brownfield into a destination for recreation, tourism and living. This will serve as a catalyst for other projects downtown and has the potential to increase demand for housing in and near downtown.

Neighborhood Associations

Neighborhood associations were a positive aspect of Green Bay that was brought up in focus groups. Green Bay has 43 neighborhood associations which engage in a variety of activities from organizing block parties/picnics, to conducting traffic studies or educating residents about zoning issues and new developments that might impact the area. Neighborhood associations in Green Bay receive City funding and the presidents of all of Green Bay's Neighborhood Associations meet at a monthly meeting of the Green Bay Neighborhood Leadership Council. These meetings provide a formal link between the neighborhoods and City government.

According to focus group participants, neighborhood associations in Green Bay do a good job of building cohesiveness between renters and homebuyers. One wish that came up in focus groups was for more neighborhood associations to get involved in advocating for low-

income residents and directing people to help when they need it—whether this be treatment, tenant resources, or programming for children. It is also important that as new neighborhoods are developed, new neighborhood associations continue to be developed as well.

Transportation

The City is well-served by public transit. The primary issue that came up in regards to transportation during focus groups was the lack of bus connections to surrounding communities. Currently the Green Bay Metro provides bus service to Green Bay, De Pere and the Villages of Allouez, Ashwaubenon and Bellevue. Service includes 17 buses on a fixed route schedule that operate Monday through Friday, 5:15 AM to 9:45 PM, Saturday from 7:15 AM to 6:45 PM, and Sunday service when the Green Bay Packers have home games. Bus service is strongest in areas with public housing and jobs that pay the lowest wages, indicating an active effort to match transit supply and demand. Based on hours of operation, public transit is hard to use for 2nd and 3rd shift workers.

Trails were brought up in one focus group as something that makes Green Bay a desirable place to live. Walking/hiking is the most popular recreation activity for Wisconsin residents, according to the WDNR's Wisconsin Statewide Comprehensive Outdoor Recreation Plan. As such, it will be important for the City to continue to plan for hiking/walking/running trails within the City. The City currently has approximately 22 miles of shared-use/informal trails within the City.

School District

The Green Bay Area Public School District had a total enrollment of 20,248 for the 2019/2020 school year. This is a decrease of 4.2% from the 2016-2017 school year. When looking at rankings by US News, the Green Bay Area Public School District ranked 14th in the Green Bay Area. US News ranks high schools on six factors based on their performance on state assessments and how well they prepare students for college. The graduation rate for the school district is 86%, lower than in the surrounding districts of: Ashwaubenon, (91%), De Pere (96-97%), Howard-Suamico (91%) and Pulaski (98%).

Stakeholder engagement during this study revealed mixed reactions regarding the school district. Some focus group participants felt that Green Bay schools are a draw, while some felt it pushed people to look for housing in surrounding communities. Of survey respondents, 32% said the school district positively impacted people's decisions to live in Green Bay and 20% felt the school district had a negative impact on people's decisions to live

Figure 80. Green Bay Neighborhood Associations
Source: City of Green Bay

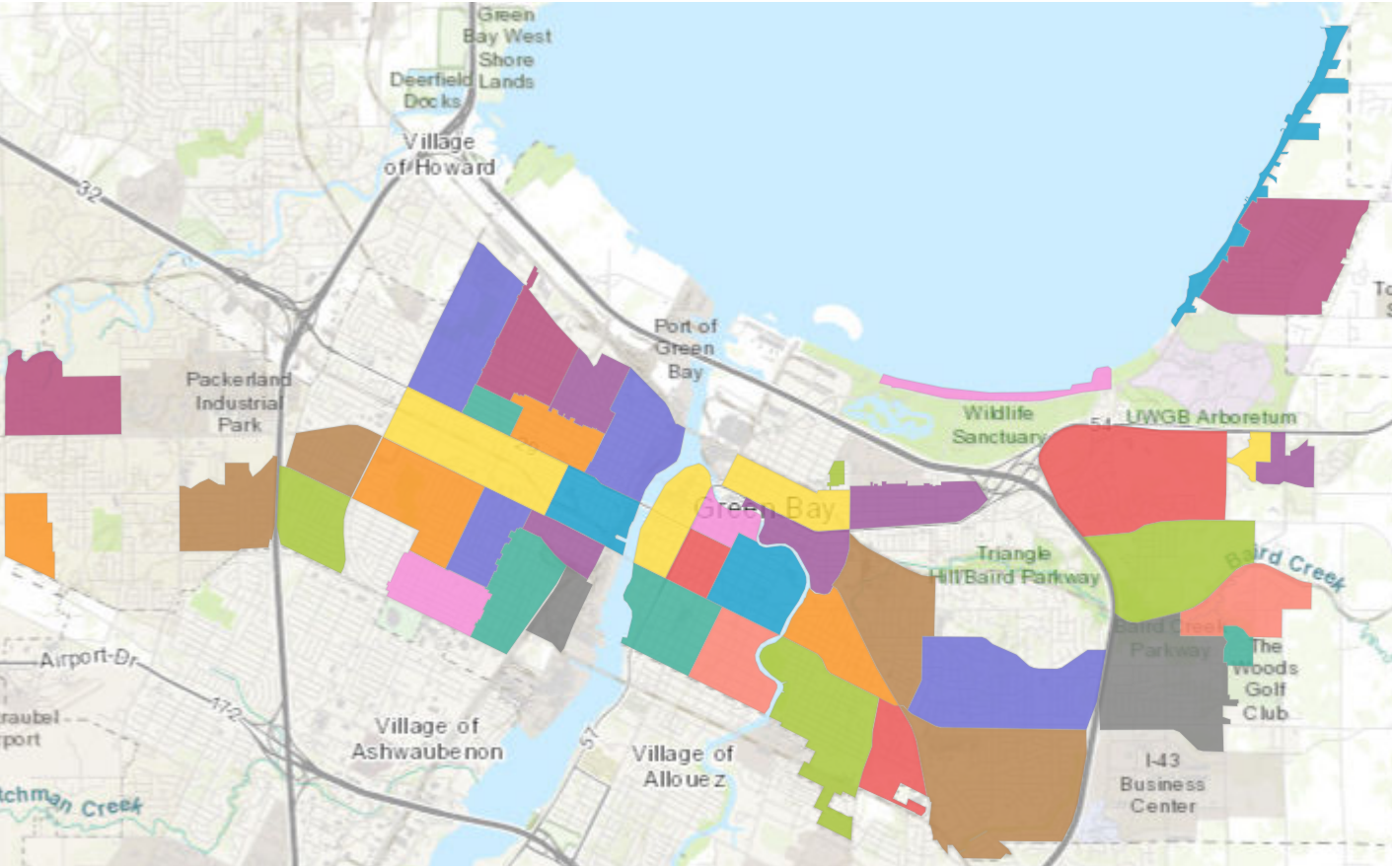
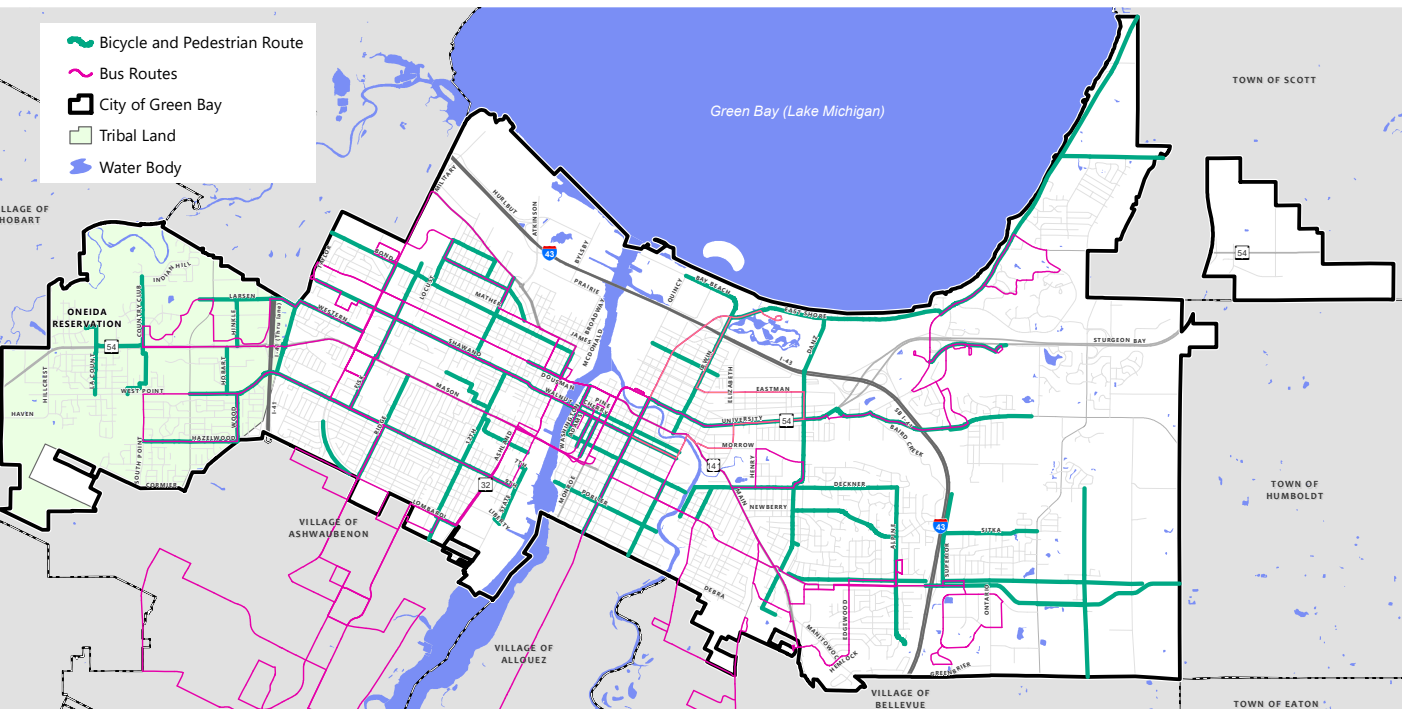


Figure 81. Green Bay Trail Systems
Source: MSA Professional Services



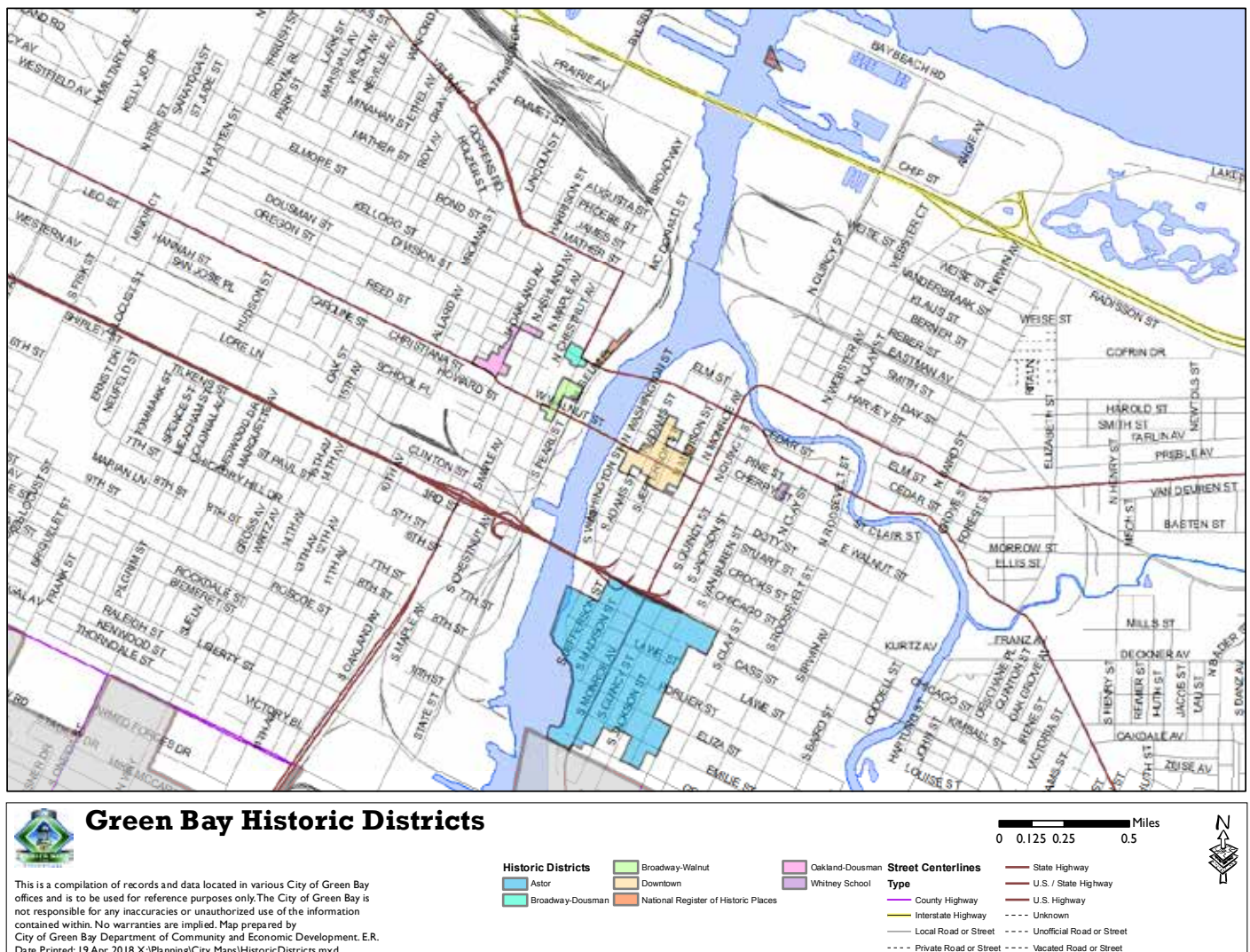
HISTORIC HOUSING

Green Bay has six historic districts: Astor, Broadway-Dousman, Broadway-Walnut, Downtown, Oakland-Dousman and Whitney School. These districts exist to ensure new construction and remodeling projects are consistent with the historic character of the existing buildings (Chapter 13 of the City's Ordinances). Those requirements are a long-term benefit to the character

and quality of the community but they can also become a short-term impediment to investment. In Green Bay, historic districts are overlay districts. Specific guidelines for design exist in each district's historic preservation plan. All applications for new construction or remodeling are reviewed by the Landmarks Commission.

Figure 82. Green Bay Historic Districts

Source: City of Green Bay



NATIONWIDE TRENDS

Green Bay is connected to and affected by trends affecting housing across the country, including changes in financial regulation, demographics, development practices and cultural norms. These are some of the most relevant changes affecting housing demand in the Green Bay area:

1. Household size and house size

Household size – the number of people living together – has been in decline for more than 50 years due to multiple related trends, though this has not been the case recently in Green Bay. In 1960 the average U.S. household size was 3.35 people, and by 2010 it was 2.59. Causes include declining birthrates, declining marriage rates and increasing age of first marriage, and increased longevity. In other words, people are spending more of their lives single, and those that choose to be parents are having fewer kids.

The effects of these changes on housing are varied, and not always predictable. The size of new houses has increased more or less steadily over the past 40 years, from an average of 1,400 SF in 1970 to an average of 2,600 SF in 2013. While households have been shrinking, families have been giving children their own rooms and designating separate spaces for things like home offices. There has been a modest trend back toward smaller units, even “tiny house” living, but these are not visible in the continuing overall growth of the average home size. A more predictable trend is the growth of retirement housing to accommodate the needs and interests of older people, many of whom live for years as one-person households. National data on apartment size suggest they too have grown, though not as dramatically, to an average of about 1,000 SF.

2. Aging Population

Trends in US Census data show that the segment of the population age 65 or older is increasing across the nation. The Population Reference Bureau (PRB) estimates that the number of Americans age 65 and older is projected to more than double between 2014 and 2060. As Baby Boomers age, we expect the number of seniors in Green Bay to continue to rise.

PRB notes that, especially in the Midwest, those age 65 and older are choosing to age in place, or stay in their homes as long as possible. The community survey also found that most older residents prefer to stay in their current housing as long as possible. The second most common type of unit for this age cohort is within apartment complexes containing 20 or more units (19%). Due to the high number of seniors aging in place, accessibility improvements are critical as is offering senior apartments.

Housing Affordability

Large-scale economic trends are bringing housing affordability into focus as a prominent issue across the country. While the household income of the top 5% of US households has more than doubled in the past 50 years, middle income households have seen only about a 10% increase in that period. Meanwhile, inflation-adjusted housing costs have risen roughly 50% for rental housing and 70% for home ownership in that period. The result of these trends is that housing is requiring a bigger portion of household incomes. Thirty percent of income has long been viewed as the standard threshold for “affordable”, as defined by the federal government. Twenty percent of owners and 43% of renters in the City currently pay more than 30% of their income for housing.

Local governments are now stepping in to address the challenges around affordability. Spurred by businesses concerned about hiring needs, complaints from residents who can’t find desirable housing within their budgets, and community concerns about declining conditions due to lack of reinvestment in housing, communities are coming forward with policies and initiatives to address this challenge.

3. Stricter Lending Regulation, More Student Loan Debt, and Delayed Home Ownership

Lender underwriting requirements have stiffened considerably in the wake of the housing crisis that caused the Great Recession. In January 2014, provisions of the Dodd-Frank Act kicked in that establish standards for a “qualified mortgage” that can be purchased by Fannie Mae or Freddie Mac. The standards compel banks to verify that borrowers’ debt-to-income ratio doesn’t exceed 43 percent of their gross income, part of an effort to prevent people from overexposing themselves to the risk of foreclosure. Banks that fail to verify this debt ratio can be sued by the borrower if he or she later defaults on the loan. The long-term effects of this regulation are uncertain, but it is fair to assume that some aspiring homeowners will be protected from foreclosure by being denied a mortgage in the first place.

With the rise in housing costs and stricter borrower protections, this also means that first-time homeownership is more difficult to accomplish due to rising down payment and closing costs. According to the State of the Nation’s Housing Report 2019 (Joint center for Housing Studies of Harvard University), as the large millennial generation ages into their 30’s, when homebuying peaks, there should be a growing demand for homeownership. If age-specific

NATIONAL IMPACTS

homeownership rates remained at the same level in 2018, household growth alone would add roughly 8.0 million homeowners between 2018 and 2028.

The combined effect of increased student loan debt, increased ownership costs, and stricter borrowing rules is a delay in the average age of first-time home ownership. The National Association of Real Estate found that between 1993 and 2018 the average age of first-time home buyers rose from 26 to nearly 34.

4. Planning and Development Practices

The dominant trend in community planning and development after World War II was the segregation and concentration of uses and housing types – stores here, single family homes there, apartments somewhere else. This pattern has been shown to weaken neighborhoods and communities by isolating people and building in a dependence on car use. It is now generally recognized that healthy neighborhoods are those that people can stay in over time as their needs and interests change. Healthy neighborhoods include a mix of housing types, sizes, and price points, and they often include or are near to stores and restaurants. Healthy neighborhoods are also walkable, enabling anyone unable to drive—kids, seniors—the ability to get around safely.

5. COVID-19

The full health and economic impacts of COVID-19 are still to be determined as new cases occur and programs and

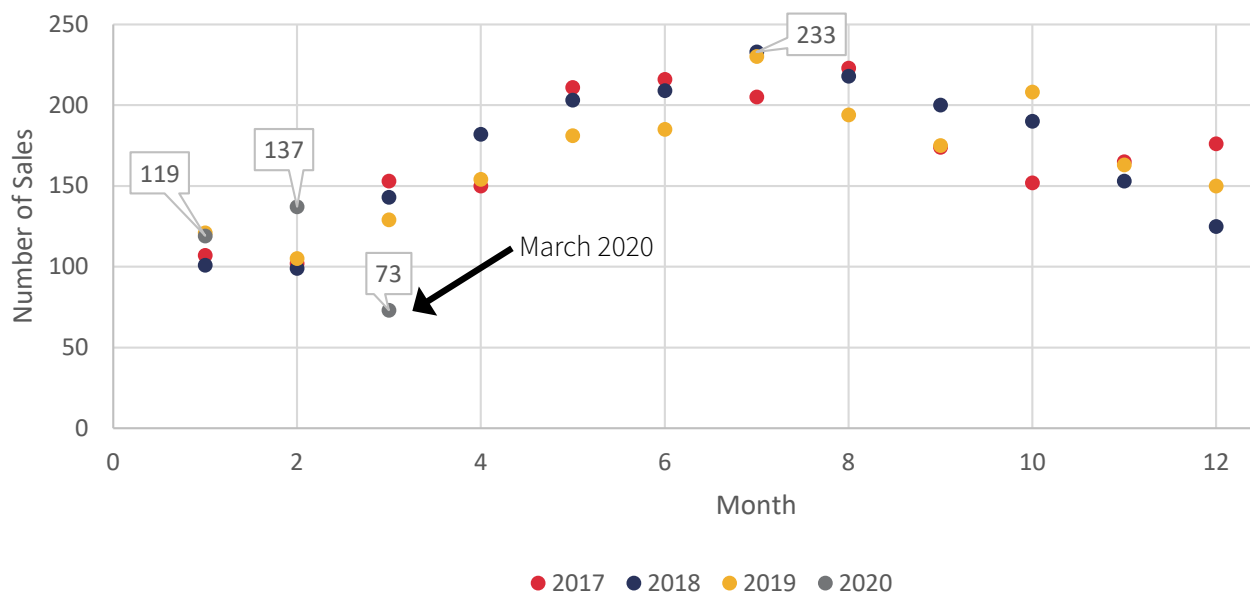
policies are put in place at the national and local levels to try and keep businesses afloat and people employed. While people spend more time in their homes, there is some speculation that this may lead them to look for larger homes. On the other hand, economic recession with workers out of jobs or in fear of losing their jobs is likely to reduce demand for big ticket items like new cars and homes. Anecdotal evidence from realtors suggests that there was a slowdown for people looking for homes in Spring of 2020, however it seems that as we get further into the summer, things are beginning to pick up.

Preliminary real estate data shows that home sales did fall off what they have normally been over the last few years, see Figure 83.

In May 2020 Governor Evers announced a \$25 million program to help Wisconsinites pay rent during COVID-19. Eligible households must have income at or below 80% of the County Median Income and can receive up to \$3,000 in rental payments and/or security deposits. This program should serve to alleviate financial stress for many renters who may be out of a job or laid off and prevent eviction. If the recession does deepen and more jobs are lost, this could create a very real crisis among low-income renters who face the possibility of being evicted if they can't pay rent.

Figure 83. Green Bay Total Home Sales 2017-2020

Source: Zillow



HOUSING GAPS AND OPPORTUNITIES

UNITS NEEDED

Overall

This chapter includes unit recommendation under two projection methods. The first method uses the Wisconsin Department of Administration (DOA) projections for the City. These estimates are considered conservative as they rely on a continuation of past growth trends in the City. The second projection method, the high growth scenario, uses DOA growth projections from the secondary market surrounding Green Bay, which has been projected to grow at a faster pace than the City. It is useful to have multiple growth scenarios to allow for some flexibility as to what the future might hold for Green Bay. The City is not limited to a continuation of what past growth has been - and has an opportunity to pull in new residents who are coming to live in the region.

The Wisconsin Department of Administration estimates that the total number of households will increase in Green Bay to 48,869 in 2030 and 49,683 in 2040. Overall, this is a 17% increase from today. The growth in housing units should exceed the growth in households, to accommodate 1% vacancy of owner-occupied units and 5% vacancy of renter-occupied units.

Market conditions support the continued growth of all types of housing, including both renter- and owner-occupied units. Under the DOA projection of accommodating 7,168 households over the next 20 years, and continuing to

support a healthy balance owner- and renter- units, the City will require a net addition (accounting for the loss of units in redevelopment) of about **3,314 rental units (140/year) and 4,052 owner-occupied units (170/year)**. These projected needs are based on the assumption that the current balance of 44% rental units and 56% ownership units is maintained.

Under the high growth scenario assuming there will be 16,095 new households by the year 2040, the City will require a net addition of about **7,441 rental units (310/year) and 9,098 owner-occupied units (375/year)**.

This equates to approximately the following per year, based on current **rental** pricepoints and HUD FY2020 income categories:

- 75-170 units with monthly rent up to \$1,030
- 50-110 units with monthly rent between \$1,150-\$1,650
- 15-30 units with monthly rent greater than \$1,440

This includes attached and detached units and equates to approximately the following per year, based on current **ownership** price points and HUD FY2020 income categories:

- 35-75 units priced up to \$158,000
- 35-75 units priced between \$178,000-\$248,000
- 100-225 units priced greater than \$217,000

Figure 84. Rental Unit Need Projection for Green Bay (High Growth Scenario)

Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Renter Households	2030 Oversupply (Undersupply)	2040 Total Renter Households	2040 Oversupply (Undersupply)
0-30% AMI	(3,715)	7,748	(5,028)	8,871	(6,151)
31-50% AMI	8,870	4,666	8,079	5,342	7,403
51-80% AMI	(1,285)	5,701	(2,251)	6,528	(3,078)
>80% AMI	(3,385)	4,425	(4,135)	5,066	(4,776)

Figure 85. Rental Unit Need Projection for Green Bay (Conservative Growth Scenario)

Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Renter Households	2030 Oversupply (Undersupply)	2040 Total Renter Households	2040 Oversupply (Undersupply)
0-30% AMI	(3,715)	7,397	(4,677)	7,520	(4,800)
31-50% AMI	8,870	4,454	8,291	4,528	8,217
51-80% AMI	(1,285)	5,443	(1,993)	5,533	(2,083)
>80% AMI	(3,385)	4,224	(3,934)	4,295	(4,005)

These calculations are based on the assumption that the percentage of renters vs. owners in the City, and the percentage of households that fall into each income bracket, remain constant.

Rental Units

When looking at specific price/affordability tiers within the rental market, the largest gaps exist at the highest and lowest levels of rent. Green Bay's existing rental stock is relatively old, making it more affordable as compared to surrounding communities. However, there is still an undersupply of 3,715 units affordable to households earning 30% median income or less. Under the conservative growth scenario, if no new units are added, by 2030 there will be an undersupply of 4,677 rental units affordable at 0-30% median income. By 2040 there will be an undersupply of 4,800 of these units. These units currently fall within the \$430-\$650 rent category (note: this includes utilities). There is also a current undersupply of 1,285 of units affordable to households earning 51-80% median income. If no new units are added, by 2030 this will be an undersupply of 1,993 units and 2,083 units by 2040. These units currently fall within the \$1,150-\$1,650 price range. There is also a shortage of 3,385 rental units for those households earning greater than 80% AMI. If no new units are added, by 2030 this will be a shortage of

3,934 and by 2040 a shortage of 4,005 units. These units are priced between \$1,440-\$2,470.

The only oversupply of housing is currently for households earning 31-50% median income. There is a current oversupply of 8,870 units. These units currently fall into the \$720-\$1,030 price range. If no new units are added, by 2030 this will be a 8,291 unit oversupply, and by 2040 a 8,217 unit oversupply.

When looking at the high growth scenario, these numbers change to even greater under supplies in most categories and a smaller oversupply of units affordable at 31-50% median income (see Figure 84).

It is important to note that some of the shortages at specific price points can be filled by means other than construction of new units. Some of those units abundant at the 31-50% median income affordability tier can be made affordable to households earning below 30% median income, and others can be renovated and upgraded to respond to the gaps at higher price points.

Ownership Units

A similar breakdown of the ownership housing stock by affordability tiers shows an oversupply of units available at the lowest price points and an undersupply of units available at higher price points. Specifically, under the conservative growth scenario there is an oversupply of 9,515 units available to households earning up to 50% median income. These homes are currently priced \$110,000-\$158,000. If no new homes are added, that surplus will drop to 8,857 homes by 2030 and 8,772 by 2040. There is also an oversupply of 2,575 units that are affordable to households earning 51-80% median income. If no new units are added, the oversupply will drop to a surplus of 1,843 units by 2030 and 1,750 units by 2040. These homes are currently priced \$178,000- \$248,000.

At 81-100% median income there is an undersupply of 1,960 homes currently available. If no new homes are added, by 2030 this becomes an undersupply of 2,455 units and by 2040 an undersupply of 2,518 units. These homes are priced \$217,000-\$311,000. There is also currently an undersupply of 9,725 homes that are affordable to households earning

greater than 100% median income. If no new homes are added, by 2030 there will be an undersupply of 11,397 units and by 2040 an undersupply of 11,611 units. These homes are currently priced \$260,000- \$373,100.

Under the high growth scenario there is still an oversupply of units affordable to those earning 80% median income or less and an undersupply of units affordable to those earning greater than 80% median income.

The oversupply of units at lower price-points is not surprising as a majority of the City's housing stock is older—64% was built before 1980 and 17% was built 1939 or earlier. Due to the age and condition of the older housing stock, the City has an opportunity to invest in current ownership housing units.

The undersupply of higher-priced homes is also not surprising as only 2% of the City's single-family housing stock has been built since 2010. Focus groups also confirmed there is a need for moderately priced housing, up to \$250,000.

Figure 86. Ownership Unit Need Projection for Green Bay (High Growth Scenario)

Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Owner Households	2030 Oversupply (Undersupply)	2040 Total Owner Households	2040 Oversupply (Undersupply)
0-50% AMI	9,515	5,340	8,616	6,073	7,847
51-80% AMI	2,575	5,894	1,576	6,748	722
81-100% AMI	(1,960)	3,986	(2,636)	4,563	(3,213)
>100% AMI	(9,725)	13,468	(12,008)	12,419	(13,959)

Figure 87. Ownership Unit Need Projection for Green Bay (Conservative Growth Scenario)

Source: HUD CHAS, MSA Professional Services

Income Thresholds	Current Unit Oversupply (Undersupply)	2030 Total Owner Households	2030 Oversupply (Undersupply)	2040 Total Owner Households	2040 Oversupply (Undersupply)
0-50% AMI	9,515	5,063	8,857	5,148	8,772
51-80% AMI	2,575	5,627	1,843	5,720	1,750
81-100% AMI	(1,960)	3,805	(2,455)	3,868	(2,518)
>100% AMI	(9,725)	12,857	(11,397)	13,071	(11,611)

These calculations are based on the assumption that the percentage of renters vs. owners in the City, and the percentage of households that fall into each income bracket, remain constant.

Senior Units

Green Bay currently has about 19,500 households age 55 and older. By 2030 this is projected to be 24,500, and by 2040 27,300 households. Some in this age cohort will continue to live in their current homes, but others will look for dedicated housing for seniors. The projections for senior units needed in Green Bay are into two categories: those requiring Assistance with Daily Living (ADL), and those not requiring ADL. Examples of ADL include meal preparation, assistance with taking medication or bathing, which are part of assisted living and nursing home facilities.

For Independent living facilities (ADL not required), there is a current estimated demand for 2,530 subsidized units and 1,362 market rate units. This need increases to 2,948

subsidized and 1,587 market rate units in 2030 and 3,130 subsidized and 1,685 market rate units in 2040.

These numbers do not include the number of units that currently exist in the City, and do not include need from communities outside the City.

For assisted living facilities/nursing homes/memory care units, there is a current estimated need for 16 beds in Green Bay. By 2030 this increases to a need for 800 additional beds and 1,337 additional beds in 2040. This does include the existing supply of assisted living/CBRF/nursing home facilities currently found in Green Bay. This does not include need from communities outside the City.

Figure 88. Independent Living Demand Projection for Green Bay (Low Growth Scenario)

Source: See below

Age Cohort of Household	Assumptions	2018 Households	2030 Households (projected)	2040 Households (projected)
55-64	-	6,606	5,866	6,220
65-74	-	7,225	9,429	8,231
75+	-	5,731	9,188	12,848
Assistance with Daily Living (ADL) NOT Required*				
55-64	93%	6,144	5,455	5,784
65-74	69%	4,985	6,506	5,679
75+	40%	2,292	3,675	5,139
% Renter Households**		29%	29%	29%
Total Potential Market		3,892	4,535	4,815
% Subsidized**		65%	29%	29%
Projected Demand - Subsidized***		2,530	2,948	3,130
Projected Demand - Market Rate***		1,362	1,587	1,685

*Estimates from the Agency for Healthcare Policy and Research

**2012-2016 HUD CHAS data for 62+ households

***This does not include existing units

Figure 89. Assisted Living Demand Projection for Green Bay (Low Growth Scenario)

Source: HUD CHAS, MSA Professional Services

Age Cohort of Household	Assumptions	2018 Households	2030 Households (projected)	2040 Households (projected)
55-64	-	6,606	5,866	6,220
65-74	-	7,225	9,429	8,231
75+	-	5,731	9,188	12,848
Assistance with Daily Living (ADL) REQUIRED*				
55-64	7%	462	411	435
65-74	31%	2,240	2,923	2,552
75+	60%	3,439	5,513	7,709
% Renter Households (not homeowners**)		29%	29%	29%
Total Potential Market		1,781	2,565	3,102
Minus Existing Supply of Assisted Living/CBRF/ Nursing Home Beds		1,765	1,765	1,765
Projected Demand		16	800	1,337

*Estimates from the Agency for Healthcare Policy and Research

**2012-2016 HUD CHAS data for 62+ households

WHERE UNITS ARE NEEDED

Affordable Housing

Affordable rental housing often faces two challenges: local opposition (“Not in my Backyard”) and financial feasibility. Affordable housing is almost always subsidized in some way. Common methods for subsidizing affordable housing include Low Income Housing Tax Credits (LIHTC) and local funding through active Tax Incremental Finance District or an affordable housing fund. Applications for 9% LIHTC are competitive and applications receive points based on a number of criteria they can meet in the following areas: higher incomes and lower unemployment (by census tract); being in a high-performing school district; and being near amenities such as schools, parks, grocery stores, libraries, etc.

The map on pages 78-79 show priority areas for affordable housing based on funding criteria for LIHTC. Lighter areas are the highest priority areas for housing. The map also shows a quarter-mile buffer around current bus lines, to aid local discussions in prioritizing assistance in areas served by transit. In addition to the benefits of increasing a potential housing project’s LIHTC application scoring, building housing near parks, schools, transportation and other amenities is good planning practice. In the community survey, over 50% of respondents said access to amenities positively influenced their decisions to live in the community, more than any other factor.

A benefit to Green Bay’s older housing stock is that it provides naturally occurring affordable housing. For this reason, ownership affordability is considered a low priority. Of greater issue is the quality/desirability of homes and barriers to homeownership such as lack of downpayment, credit history, and low income levels.

Target Redevelopment Area

The City has a number of catalytic development projects occurring downtown:

- **The Shipyard Project**—renovating brownfields and constructing a signature outdoor public recreation and entertainment facility and multi-family housing.
- **Rail Yard Innovation District**—22-acre historic redevelopment/development, including condominiums, located between Broadway, Bond St., Donald Driver Way and Dousman St.
- **901 Main**—three-story, mixed-use urban development with multi-family units.
- **Whitney Park Townhomes**—located in the 200 block of N. Van Buren Street, adjacent to the future Whitney School redevelopment.

These projects will make the downtown a more vibrant and attractive place to live. The downtown has a significant amount of surface parking which could be converted into housing, commercial or something else that would increase the taxable value of the property and the vitality of the area. The City has consolidated some of its parking into ramps downtown, but could continue to do so. New and existing ramps could serve the parking needs of new housing and other businesses downtown.

Any housing that is added downtown should be in some multi-family or townhome format, though the specific design and density could vary depending on the site. There is no building height restriction in the D2 zoning district; height is restricted to approximately 3 stories within the D1 district. Building heights may, and should, be increased with a conditional use permit, especially when a taller building is proposed near buildings of similar size.

Senior Housing

Downtown is also an ideal location for active living senior housing. Although many seniors prefer to age in place in their existing homes, there is a movement of retirees and empty nesters moving downtown. The appeal of downtown is being closer to services and amenities - public transit, health care, pedestrian-friendly streets, arts culture, libraries, stores and human interaction - all things that are also attracting younger residents to live downtown. The preferred location for assisted living facilities and nursing homes is more flexible, though proximity to a health care facility can be advantageous.

New Owner-Occupied Housing

New owner-occupied housing should be part of balanced neighborhoods—neighborhoods that include a mix of housing types and price points with convenient access to daily needs, goods and services. Balanced neighborhoods have a mix of attached and detached housing formats and a range of sizes and price points. Balanced neighborhoods with good urban design can not only lead to long term quality and comfort in neighborhoods, but can also serve to improve equity in education environments.

Federal Low Income Affordable Housing Tax Credits (LIHTC) - Section 42 Housing

LIHTC (or Section 42) is a federal program which gives the Wisconsin Housing and Economic Development Authority (WHEDA) the authority to issue tax credits for acquisition, rehabilitation, or new construction of rental housing for low-income households. When a project is completed, investors can deduct from their taxes about 4% or 9% of their investment in the project each year for ten years. LIHTC developments must continue to meet the established affordability requirements for 30 years, with either 20% of units affordable at 50% of the Area Median Income or 40% of the units at 60% of median income. WHEDA monitors the condition of each project awarded with credits to ensure they stay in good repair, have acceptable management practices and maintain affordability. There are two types of tax credits available within the LIHTC program:

Federal 9% Tax Credit - Competitive

The 9% tax credit is available for new construction and rehabilitation projects that do not have other federal funds. Nine percent (9%) tax credits are received through a competitive application process with WHEDA. Per WHEDA guidelines, Projects require a local funding match in order to score well.

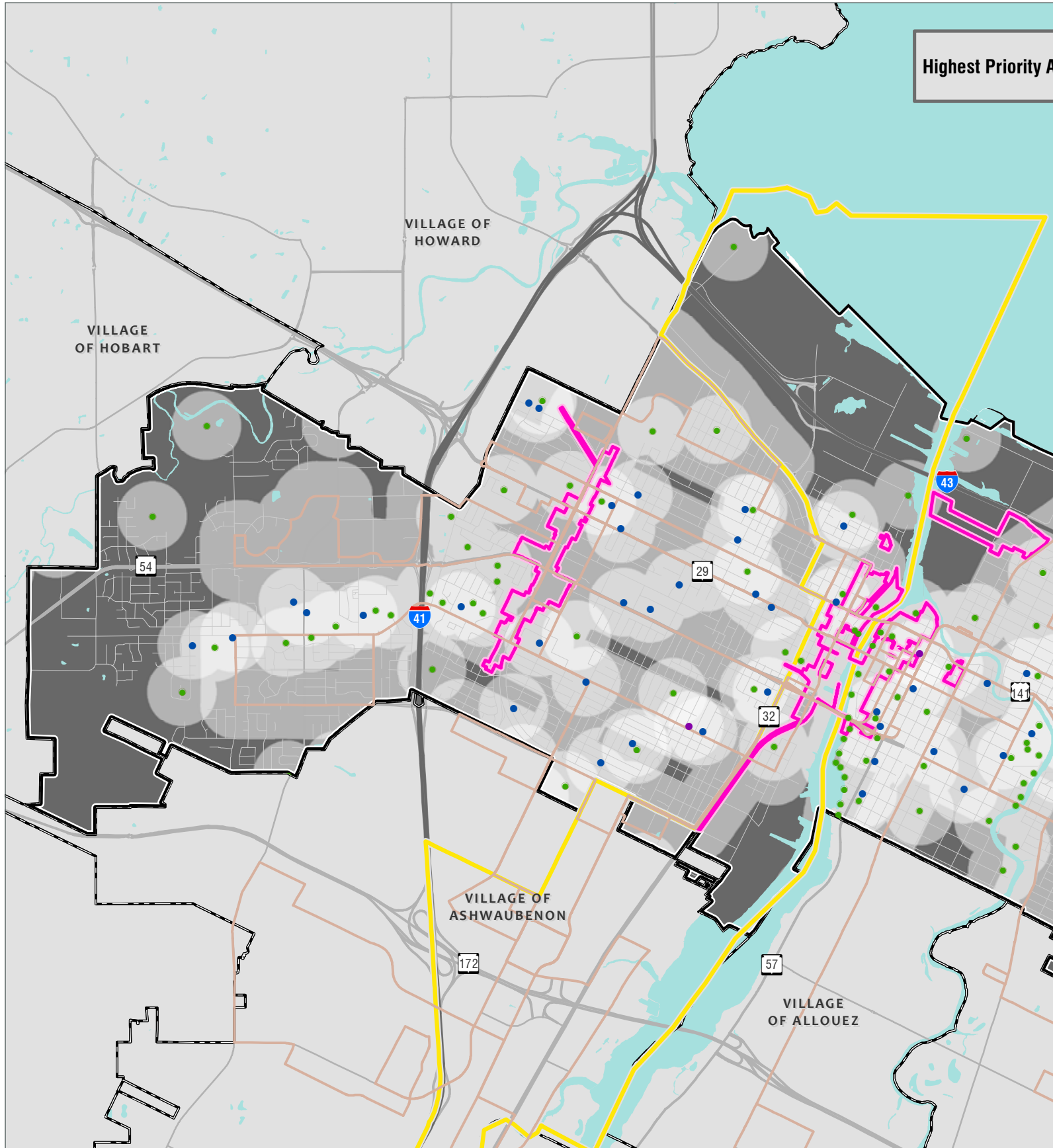
Federal 4% Tax Credit - Non-competitive

The federal 4% tax credit is available for acquisition, new construction and rehabilitation projects, and is often used for rehabilitation. These funds can be used with other federal funds. Four percent (4%) tax credits are received through a non-competitive application process with WHEDA. Four percent (4%) tax credit projects are often more difficult to use because they require a mixture of funding sources, of which local funding is important.

Wisconsin Low Income Housing Tax Credit (LIHTC)

State of Wisconsin 4% Tax Credit - Non-competitive

The state 4% tax credit is available for acquisition, new construction and rehabilitation projects. These state credits can be used to match the 4% federal funds. The state 4% tax credits are received through a non-competitive application process with WHEDA. The credits are awarded only if they are necessary for the financial feasibility of the property. A preference is given to developments located in municipalities with fewer than 150,000 people.



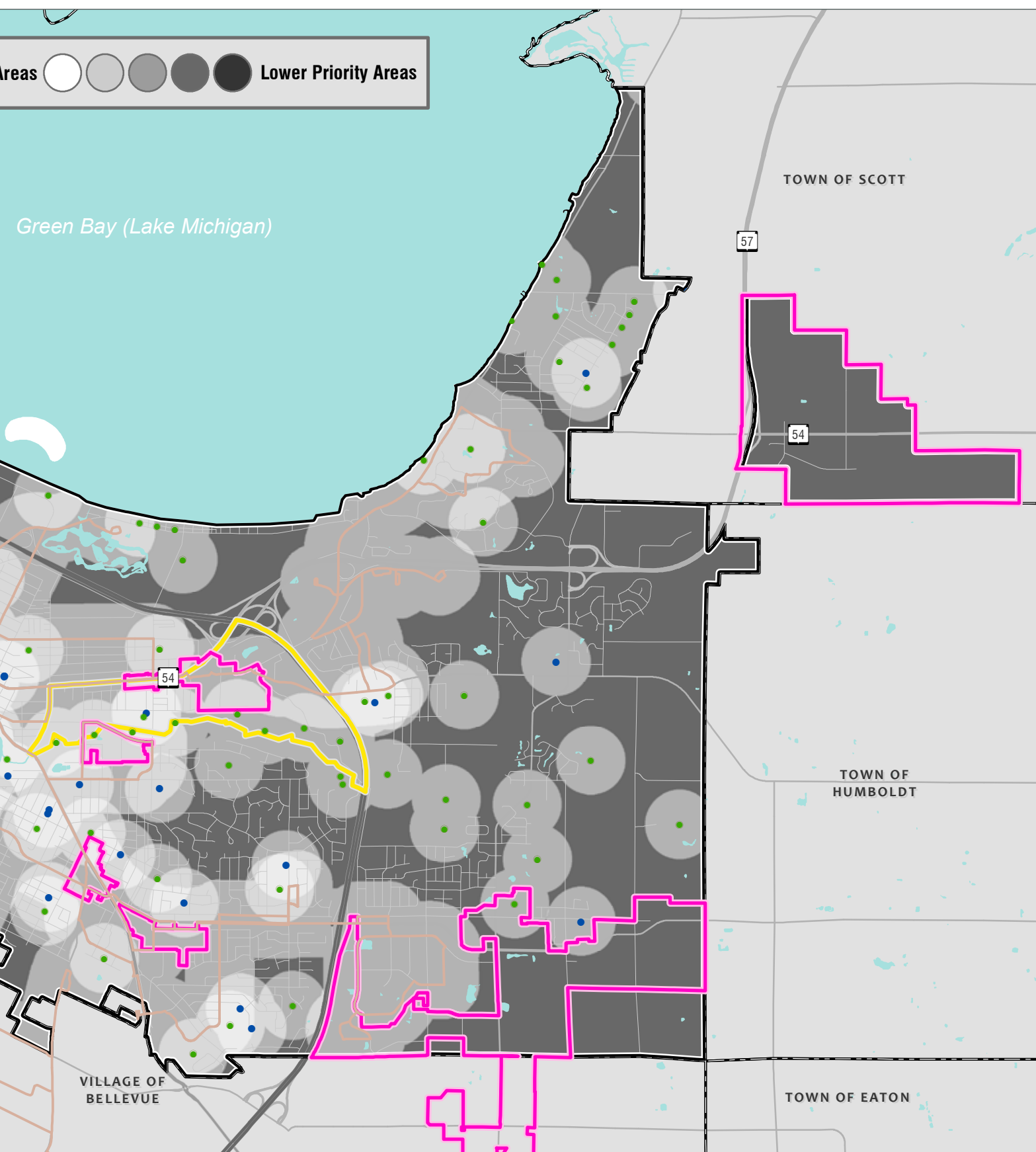
Highest Priority A



Data Sources:
 Brown County GIS Data
 City of Green Bay GIS Data
 Green Bay Assessor Data
 TIF District resolutions date from 1998 - 2018; data shown as currently adopted in 2020



-  Bus Route
-  City of Green Bay
-  Surrounding Municipalities
-  Library
-  Park
-  School



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Print Date: 8/12/2020

- Opportunity Zone
- TIF District (as of 2020)
- Within 0.25 miles of Park, Library, or School

**Affordable Housing
Target Growth Areas**

Green Bay Housing Study

City of Green Bay
Brown County, WI

IMPLEMENTATION

GOAL

Build Healthy Neighborhoods

The one fundamental goal that every strategy within this plan supports is healthy neighborhoods. Policies and investment in housing should not only diversify housing stock within the community, but should lead to healthy neighborhoods that are more likely to attract residents and reinvestment in the future. Healthy neighborhoods have:

1. Varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market.
2. Sidewalks and urban design features that make walking pleasant and safe (whether for transportation or for pleasure).
3. Convenient access to public transit and daily needs retail and services.
4. Quality parks and open space.
5. Community gathering places, including both public venues (e.g. community center) and private venues (e.g. coffee shops).
6. Active neighborhood associations and public or quasi-public places to meet within or near the neighborhood.

The City should prioritize projects that address both a market gap and criteria for healthy neighborhoods.

STRATEGIES FOR IMPLEMENTATION

Communication

Housing Committee

A Housing Committee or Subcommittee can be the driving force to implement this plan, including providing oversight on the development and administration of funding programs, supporting public outreach about the City's housing needs and programs, and supporting updates to this Plan as the market shifts and outside funding programs change year by year.

There is a wealth of housing experts within the community who have a good pulse on the type of housing needed in the City, barriers to development, incentives developers need for affordable housing, and other issues related to housing development, renting and owning. The Housing Committee should at least annually convene a meeting with these housing experts to discuss what is going on the market and any new issues that may be facing the community. One option would be to create a sub-committee under the Redevelopment Authority.

Staff & Developer Communications & Processes

Development projects require collaboration with multiple City departments. Getting feedback and sign-off from each department in an efficient manner is a challenge in many

communities, including Green Bay. It will improve the experience for developers and outcomes for all if the City is able to improve the process in the following ways:

1. Assign a City staff person as a single point of contact for each project who will help the applicant navigate the process. This person should be a part of all project communications and willing to resolve problems that may arise in the review and approval process.
2. Ensure reviews and inspections are completed fully and in a timely manner, and include all pertinent feedback during the first review.

Initiatives

Neighborhood Associations

Continue promoting neighborhood identity and social cohesion through neighborhood associations. Active Neighborhood Associations within Green Bay are one positive element that is contributing to neighborhood satisfaction already, according to focus group participants. The City could also use Neighborhood Associations as a way to engage residents in neighborhood planning efforts and developments that might impact a particular area. For major developments in/near a neighborhood that may provoke some controversy, the City Council/local alderperson should work with the appropriate neighborhood association(s) to host a neighborhood meeting where the developer can present to and seek feedback from the neighborhood.

City-Owned Properties

The City currently maintains a list of properties owned by the RDA for residential and other types of development. Incentives are offered for many of the lots and the City lists what type of development they would like to see. This

program should continued.

Regulation

Comprehensive Plan

The City is updating its Comprehensive Plan following the housing study which will serve to implement/reinforce the policies in this plan. The Comprehensive Plan's Housing Element text should focus on flexibility for diverse housing formats and price points. The Future Land Use Map should include flexibility in residential and mixed use areas. To this end, the City could create the following districts:

- Low Density Housing: These areas include single-family and two-family units (both rental and owner-occupied), for various income levels.
- Low and Medium Density Housing: These areas include single-family and two-family units, townhomes and small apartment complexes (up to eight units per building).
- Medium Density Housing: These areas include a variety of attached housing types (townhomes, small and large multi-family buildings). These areas are generally close to major streets, mixed-use areas, or commercial/complement areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. Medium density housing should be used as a transition between high and lower density housing.
- High Density Housing: These areas include larger multi-family buildings. These areas are also close to major streets, mixed-use areas, or commercial/complement areas.
- Neighborhood Mixed Use: These areas should include relatively small existing and planned activity centers with retail, restaurant, service, institutional and civic

Figure 90. Online Matrix of Available City-Owned Properties

Source: www.greenbaywi.gov/332/Available-Properties

[Source: www.greenbay.wisgo.com/available-properties](#)

HOUSES	RESIDENTIAL LOTS	OTHER LOTS	LARGE DEVELOPMENT SITES
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Address	Parcel ID	Lot Size / Square Feet	Plan	Asking Price
158 N. Maple Avenue	4-95	55' x 75' ~3,500 SF	UPDATE: The RDA has hired an architect to engineer plans for an attached garage to be placed within the footprint of the building. An architectural plan of the existing conditions will also be provided. This will be posted to the website as soon as they are completed with an anticipated release date of July 31st, 2020.	Negotiable
			Rehabilitate property by converting from multi-family to single-family for owner-occupancy.	

uses primarily serving nearby residents. Residential should be included in mixed-use buildings and as standalone multi-unit residential developments.

- **Community Mixed Use:** These areas should include existing and planned areas supporting an intensive mix of residential, commercial and civic uses serving residents and visitors from the surrounding area and the community as a whole. These areas are generally located at major intersections and along relatively high-capacity transit corridors, providing more residential units and commercial space compared to Neighborhood Mixed Use Areas.

Consider Waiving or Reducing Fees

Affordable housing is the most challenging type of housing to develop, in part because it's challenging to make it financially feasible. To help encourage affordable housing and reduce costs to developers, Common Council could consider waiving or reducing fees on a case-by-case basis. In some cases, this type of assistance can be used as local match for grant programs. The City could also consider covering the cost of the fees with TIF funds. Fee reductions should only be for projects with income-qualified affordable units that have some sort of requirement in place to be income-qualified for 15 years (the same as LIHTC).

Streamline Approval Process for Affordable Housing

Expedited approval processes save time and ultimately reduce costs to developers. A streamlined approval process for housing projects that include affordable units would offer an incentive to include these types of units in development. The City could consider committing to having determinations on developments with affordable housing made within 60 or 90 days.

To aid with communication and streamlining the process, the City could consider moving its permitting and planning review services online for the benefit of staff and applicants. This allows applicants to view the status of their project and comments from staff review. On the staff end, this pushes reminders to staff to get reviews done in a timely matter and facilitates communication between staff about projects. Evolve, Powered by Infovision Software is one example of such a service.

Code Enforcement for Student Housing

The City could create rental inspection programs in areas with a prevalence of single-family/two-family homes converted to rentals. As many of UW Green Bay's students live in off-campus housing, there is a direct connection between the University and the City. The City should work with the University on creating and funding an inspection program in which the cost of salaries for code enforcers could be shared. The goal of the program being to ensure

students are living in safe, healthy housing.

Reduce Parking Requirements for Affordable Housing

Parking is expensive, which adds to the cost of housing units. Lower-income households often have fewer vehicles and rely on public transit. Consider reducing parking requirements for all multi-family developments located within a certain distance (e.g. 1,000 to 1,500 feet) of a bus stop.

Review Requirements for Landscaping and Building Materials in Zoning Code

Design and landscaping requirements serve to preserve the quality and health of neighborhoods and communities, but they can also drive up developer costs, which is especially challenging for developers of affordable housing. The City should review its requirements for landscaping and hardscaping materials to see if any requirements can be softened or if there are materials that could be used to offer the same look at a lower price point. This issue was brought forward in focus groups as something that has deterred development of affordable housing in some areas of the city.

Zoning Code—Encourage Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADU) is a housing unit located on the same lot as a single-family home, commonly over a garage, in a basement or in its own structure. Attached ADUs are the most common since they are the least costly option for an ADU. Financing can be difficult (the average cost to develop a stand-alone ADU is \$200,000), but these units allow homeowners to create an additional dwelling on their property for family members, caretakers, and friends in need of downsizing. Twenty percent (20%) of homeowners who took the Community Survey said they would be interested in developing an ADU on their property. Only two percent (2%) said they already have an ADU.

ADUs are currently permitted by right in the OR (Office Residential) and NC (Neighborhood Commercial Districts). ADUs are conditional uses within the R-1 (Low Density Residential-New Lots) and RR (Rural Residential) districts. Permitting ADUs by right in all residential areas would remove one hurdle for development. A requirement could be added that the property owner live on-site.

Enable Cottage Courts Through PUDs

The City's Planned Unit Development (PUD) zoning offers flexibility to accommodate a mixture of residential, commercial and public facilities along corridors. The PUD is meant to encourage alternative designs that allow a mix of uses in one area and better use and integrate the

site's natural characteristics as well as the existing built environment's characteristics. One alternative design the City could seek to promote is the "cottage court." Cottage courts are small groupings of housing around a shared public space. These can be for-sale or rental units. They offer a cost savings to developers/owners because they offer a small lot and a small home.

The City should explore areas where implementation could be possible and assemble and promote these areas to developers through the RDA.

Create a Rural Holding District

The City currently uses the RR (Rural Residential) district for land that is not yet served by utilities within the City. This is intended for limited use, however it makes up 35% of land that is zoned residential in the City. This make the default size for lots within this district to be 10,000 square feet, which facilitates the development of larger lot, single-family residential homes rather than a diverse spectrum of housing types and price points.

The City could create a Rural Holding District for undeveloped land. The purpose of this district is to hold lands as agricultural or open space until they are ready to transitional into urban districts. The only permitted use by right in these areas should be agriculture and open space. Once the City has development proposals for these areas, they should be rezoned appropriately, ideally integrating healthy neighborhood concepts. This will help ensure a mix of unit types and price points in the City.

Figure 91. Cottage Court in Overland Park, KS

Source: www.opkansas.org



Funding

Create an Affordable Housing Trust Fund

The City could create an affordable housing trust fund as a general purpose funding vehicle that can serve various affordability initiatives anywhere in the City. This can be used for matching funds, land purchase, new construction, renovation and downpayment assistance. Funds could come from the TIF Affordable Housing One-Year Extension, general obligation bonds, sale of surplus land, general fund budgeting and private contributions. This funding could be leveraged to make developers more competitive when applying for Low Income Housing Tax Credits (LIHTC).

Tax Increment Financing—Affordable Housing Incentives

The City should use TIF for the construction of infrastructure - water, roads, utilities, sewer - necessary to encourage the development of housing.

Tax Increment Financing - Affordable Housing One-Year Extension

A TIF district can be held open for one additional year beyond its planned or maximum duration to generate funds that will be used for affordable housing. 100% of the increment collected in that extra year can be used for housing anywhere in the City, with the stipulation that 75% must be used for affordable housing. More information can be found in section 66.1105(6)(g) of the State statutes.

Federal Low Income Housing Tax Credit (LIHTC) - Section 42 Housing

LIHTC (or Section 42) is a federal program which gives the Wisconsin Housing and Economic Development Authority (WHEDA) the authority to issue tax credits for acquisition, rehabilitation or new construction of rental housing for low-income households (see description on page 79). There are two type of tax credits available through this program: 1) Federal 9% Tax Credit (competitive) and 2) Federal 4% Tax Credit (non-competitive).

Wisconsin Low Income Housing Tax Credit (LIHTC)

Similar to the federal LIHTC program, Wisconsin offers a 4% non-competitive state tax credit which can be used as match for the federal 4% program (see page 79 for more detail).

Opportunity Zones

The Opportunity Zones Program encourages private investment in specific high-need areas. For census tracts to qualify for the program, they must meet one of five federal low-income criteria. If a census tract qualifies, a federal tax incentive is given to investors who bring private capital and jobs to the community. The incentive includes a permanent exclusion from capital gains if the property is held for at least ten years. Additionally, the investor can receive a tax deferral if the capital gains are reinvested in a state opportunity fund.

Four areas in the City qualify under this program . The City should continue to promote this program as these areas offer opportunity for private investment and development of workforce housing.

Downpayment Assistance

WHEDA and the Federal Home Loan Bank of Chicago (FHLBC) already have downpayment assistance programs which should be promoted. The FHLBC Downpayment Plus program provides matching funds which could be matched from pools of local employers or from the City.

Rental Conversion

Conversion of single-family homes to rental homes is a common occurrence in college towns across Wisconsin. Not all instances of this are undesirable, but these conversions can create concerns among nearby owner-occupants, including noise and excessive parking. Therefore it can be desirable for some of these renter-occupied homes to be converted back to ownership units.

The City has offered a conversion grant program which is currently on hold and being reviewed and modified to cover more projects. The City should consider the following changes:

- At least 10% must be used for exterior renovations.
- Increase the maximum grant amount

Partnerships

Habitat for Humanity

Habitat for Humanity in Brown County uses volunteer labor and donations to build and renovate affordable housing. The City should continue the partnership with Habitat by working to maintain a supply of lots for new Habitat home construction. This will require a collaboration with various developers to arrange potential sites.

NeighborWorks

NeighborWorks Green Bay provides homeownership preparation services, downpayment and closing cost assistance, and affordable homes for sale and rent. The City should continue to partner with NeighborWorks to promote the services it offers and help it maintain a supply of existing owner/rental homes for renovation and lots for new owner/rental homes.

Major Employers

Major employers play an important role in the housing market in a community by bringing new people into the community or areas nearby. Employers have the best pulse on how many people they plan to hire, what their salaries (and budgets) will be, and what types of housing they may be looking for. The City should convene major employers in the community at least annually to discuss housing issues and initiatives in the City. The goal of the meeting should be a better understanding about changes in housing demand in the region. By discussing housing initiatives with employers, the City could help gain private sector support for developments which might be more prone to “not in my back yard” (NIMBY) sentiments. Major employers could be a strong partner in advocating for new developments and for advocating for changes in policies and regulations that support the development of affordable housing.

University of Wisconsin - Green Bay

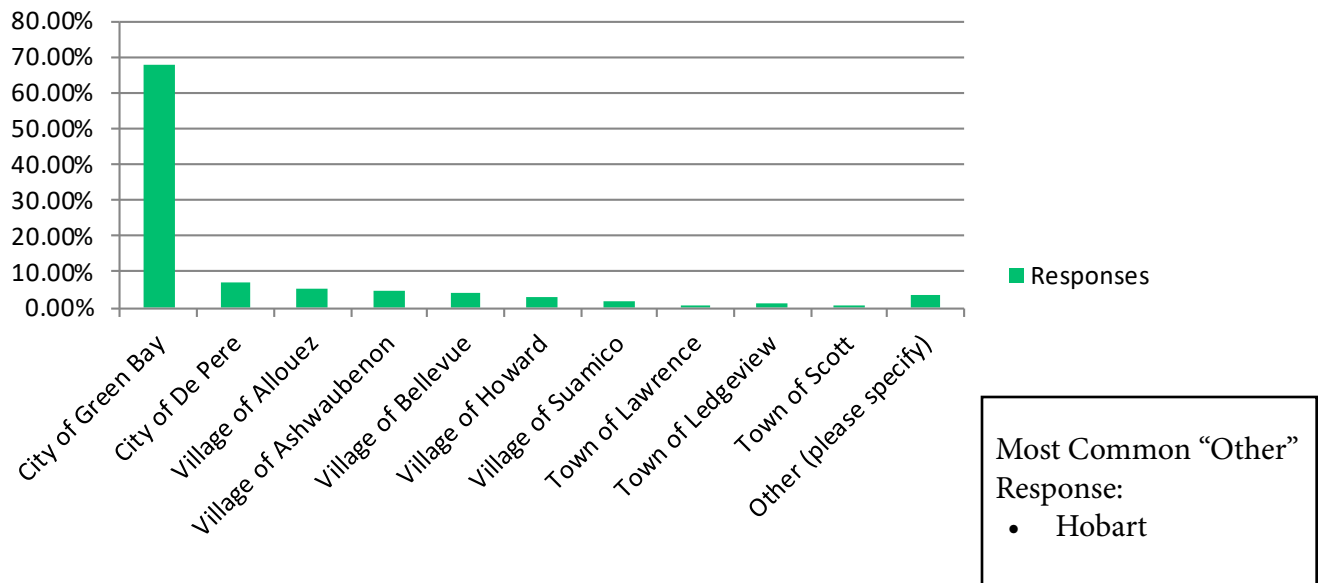
The City should work with the University to update its campus plan every 5-10 years discussing physical enrollment and growth and that addresses any “objectionable impacts” the University might have on surrounding neighborhoods. A big component of this plan should be the University’s plans to house students within the community.

Northeast Wisconsin Technical College

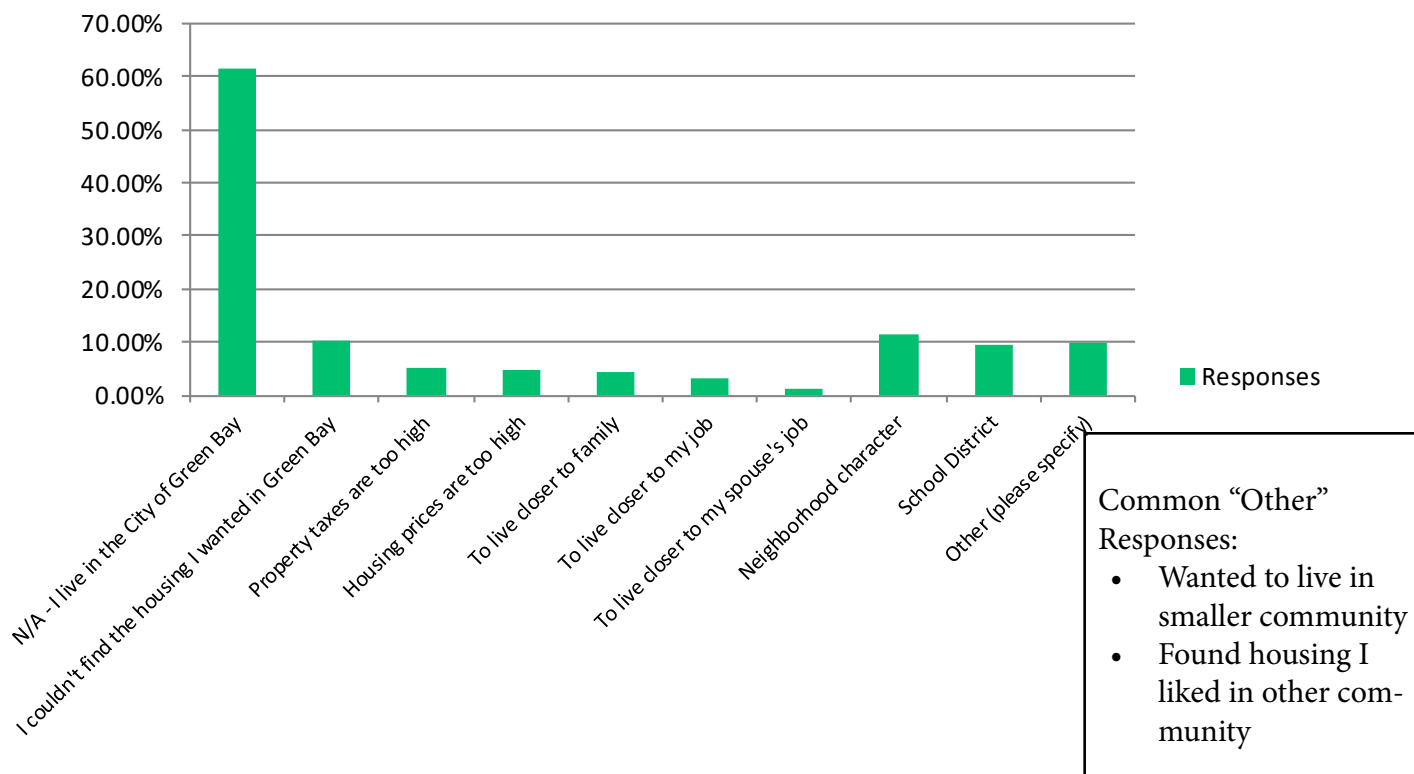
The City should explore a partnership with NWTC and the Department of Workforce Development (DWD) to expand training programs for the unemployed or those seeking higher paid jobs in skilled trades. In particular, programs offering training in construction and rehabilitation of housing would be key areas for partnership. The City could consider partnering to provide financial assistance for people training in building trades.

APPENDIX A - SURVEY RESULTS

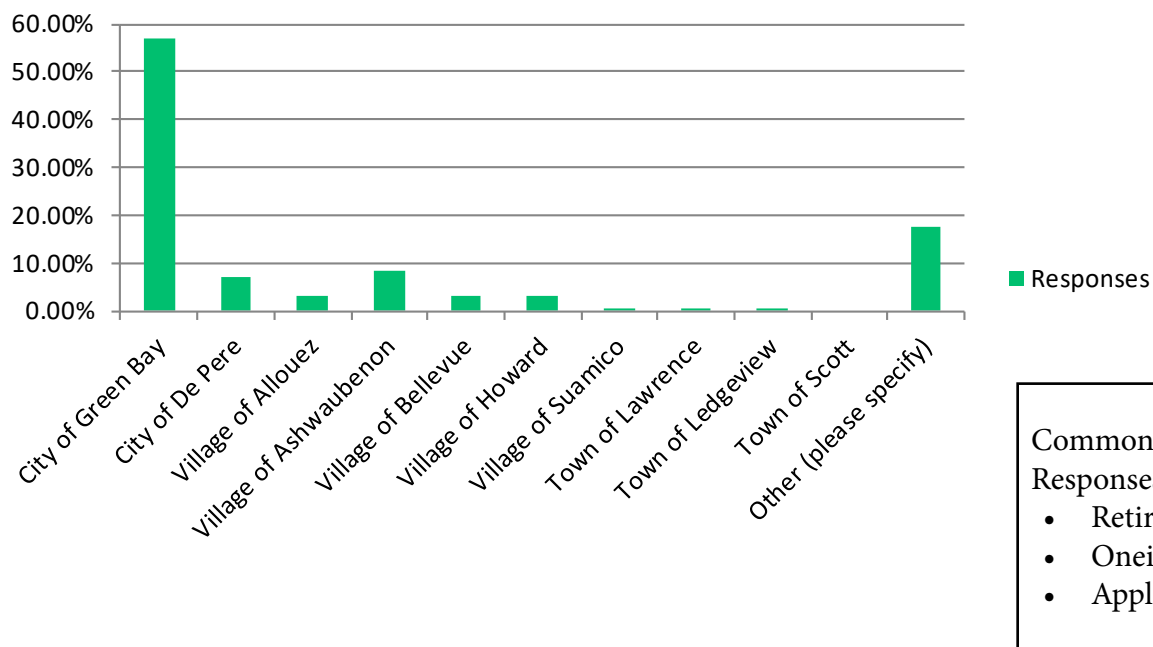
1. IN WHAT COMMUNITY IS YOUR PRIMARY PLACE OF RESIDENCE?*



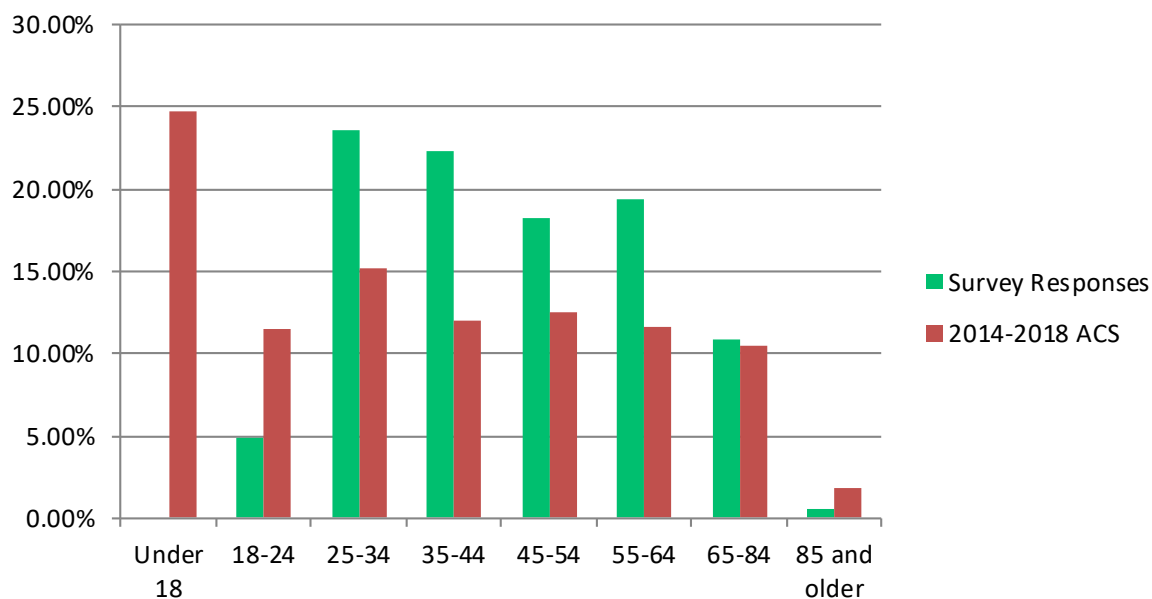
2. IF YOU DO NOT LIVE IN THE CITY OF GREEN BAY, PLEASE INDICATE WHAT FACTORED INTO THAT DECISION (SELECT ALL THAT APPLY).*



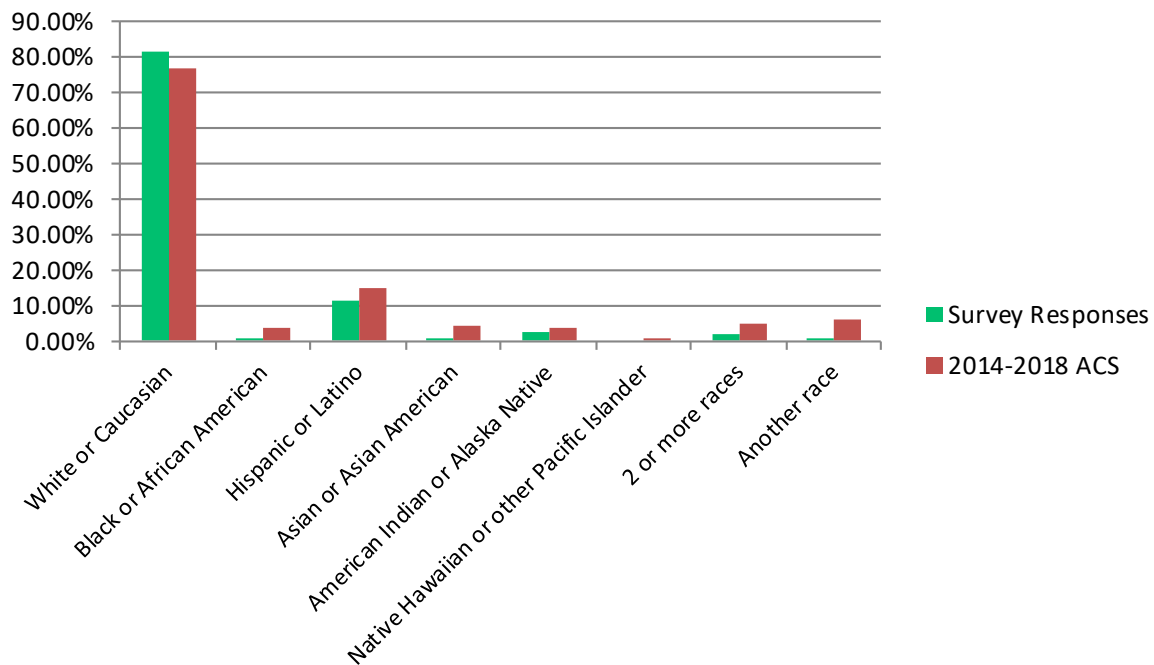
3. IN WHAT COMMUNITY IS YOUR PRIMARY PLACE OF WORK?*



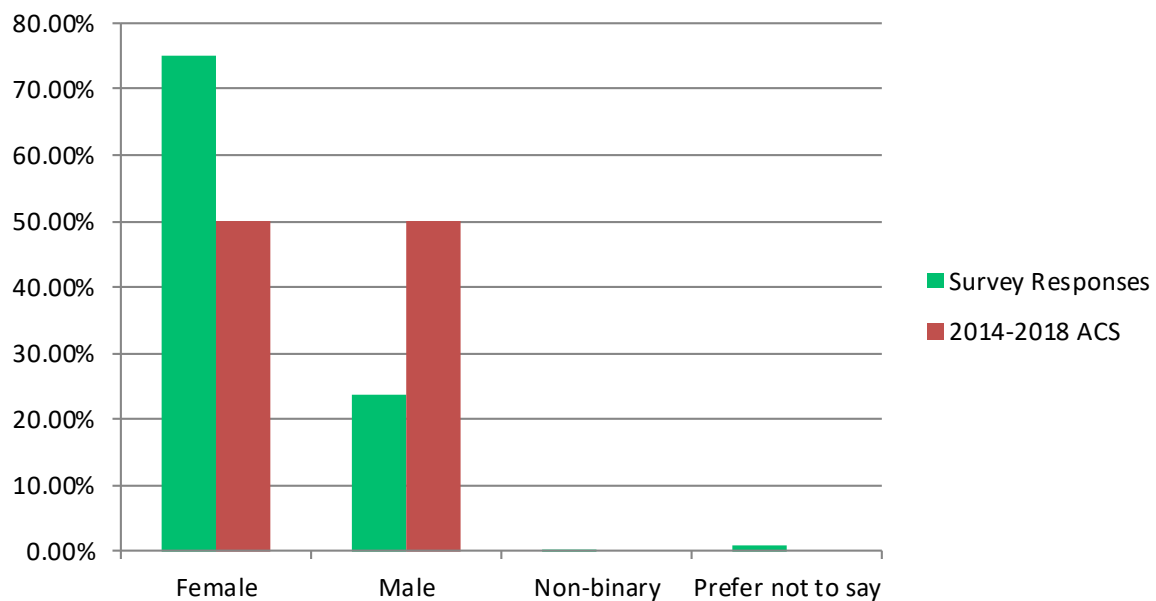
4. PLEASE INDICATE YOUR AGE:



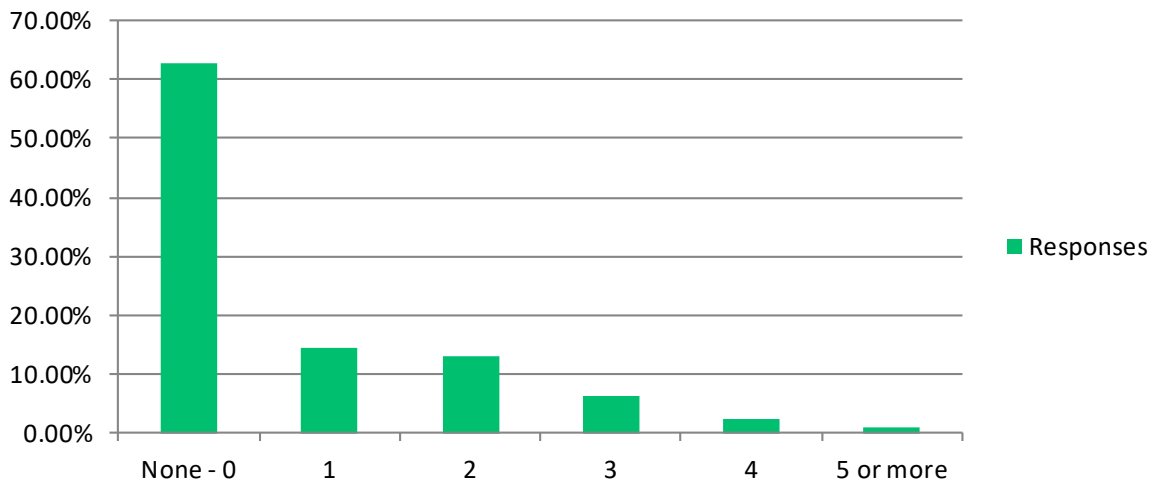
5. PLEASE INDICATE YOUR RACE OR ETHNICITY:



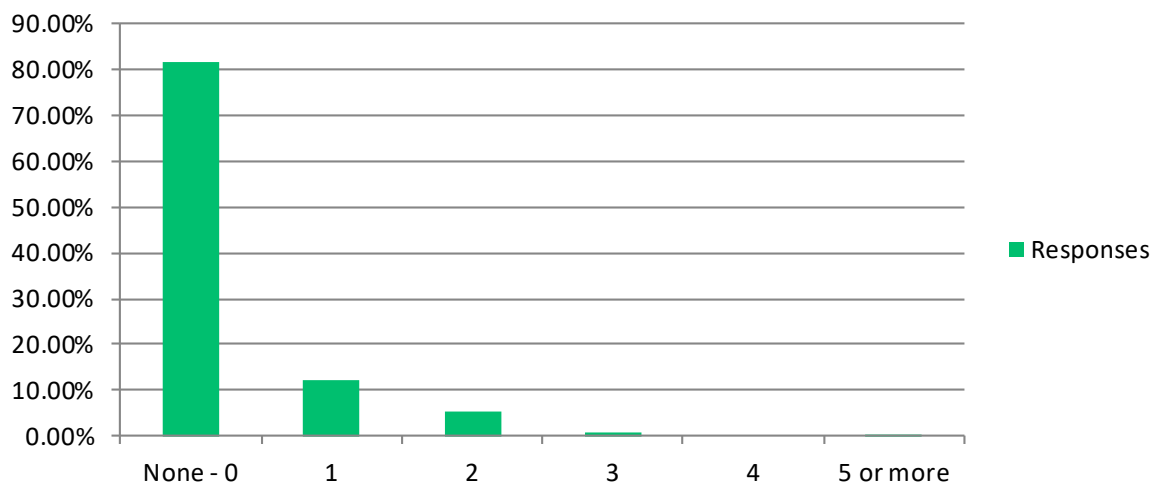
6. WHAT IS YOUR GENDER?



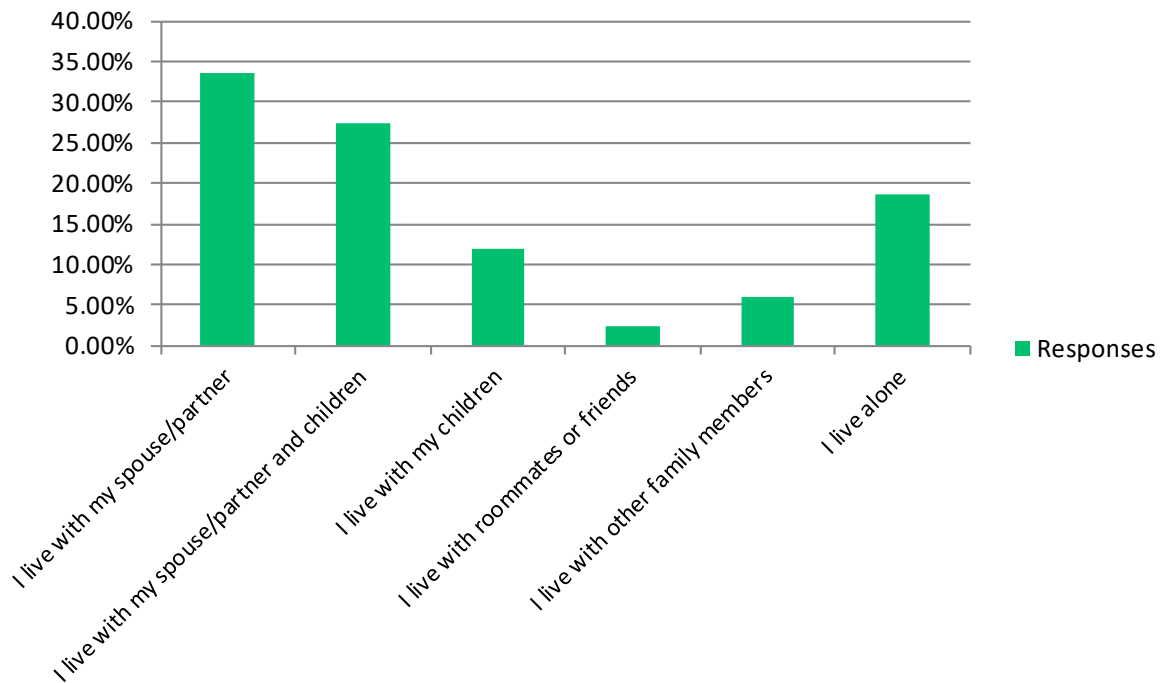
7. DO YOU HAVE CHILDREN UNDER THE AGE OF 18 LIVING IN YOUR HOUSEHOLD? IF YES, HOW MANY?



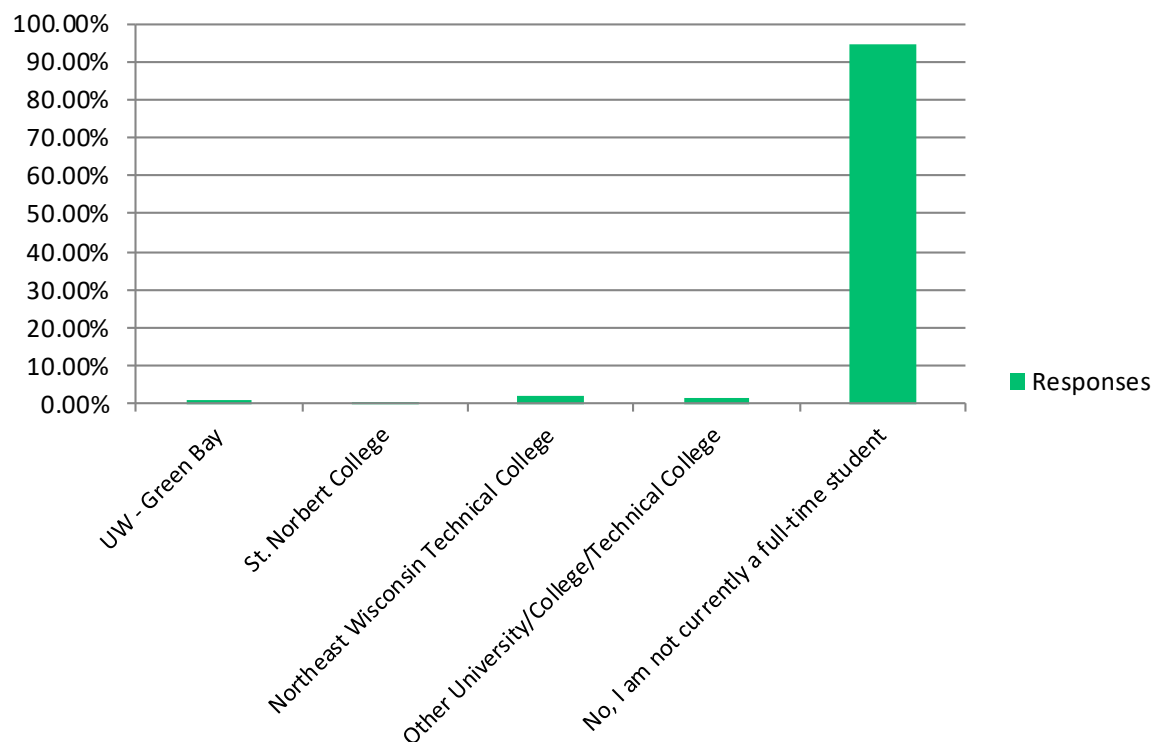
8. DO YOU HAVE ANY CHILDREN OR DEPENDENT ADULTS OVER THE AGE OF 18 LIVING IN YOUR HOUSEHOLD? IF YES, HOW MANY?



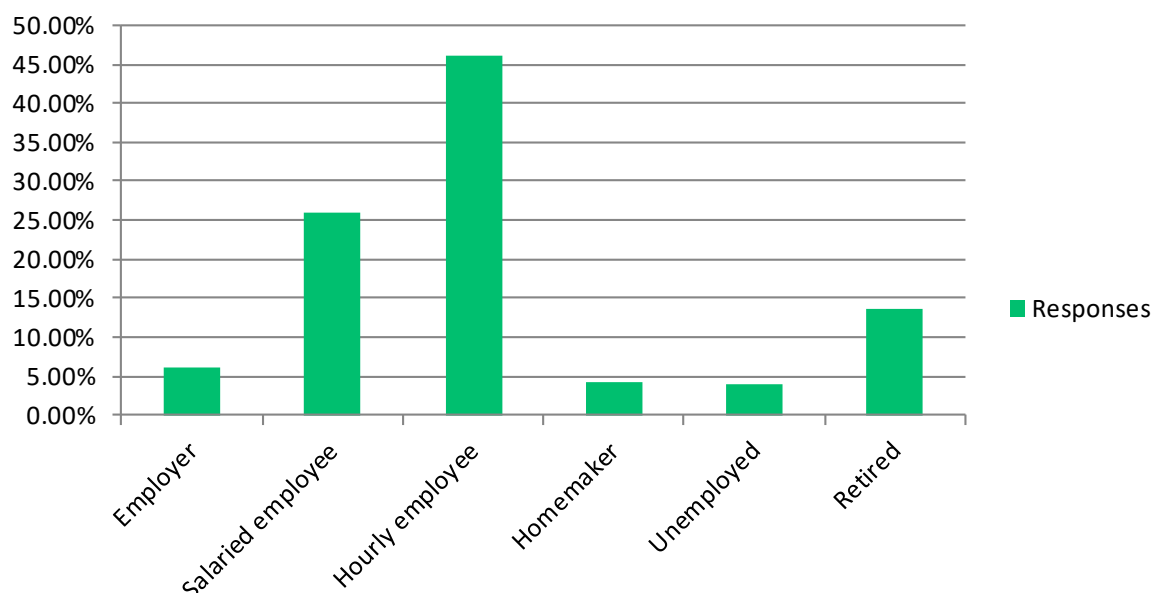
9. HOW WOULD YOU DESCRIBE YOUR LIVING SITUATION?



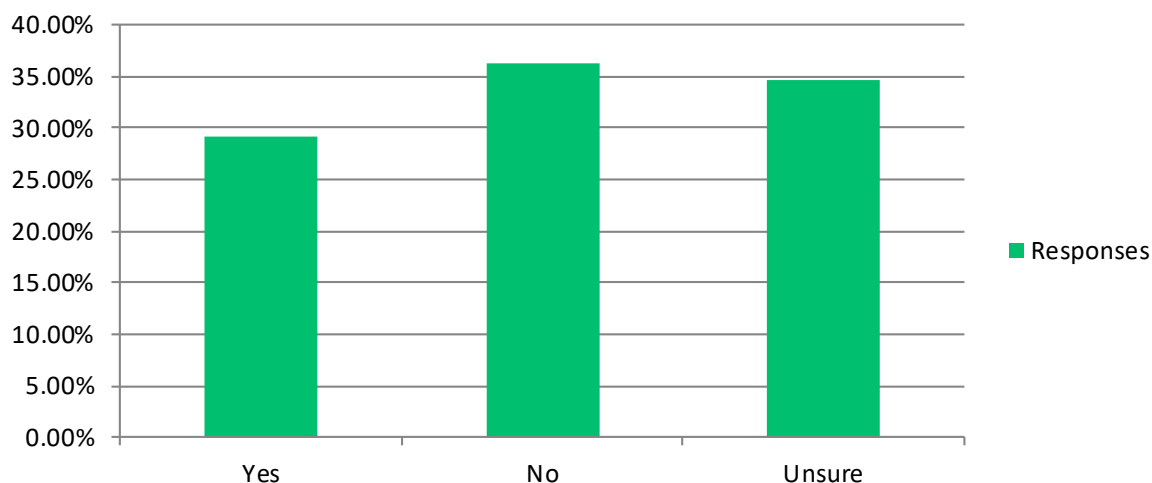
10. ARE YOU CURRENTLY A FULL-TIME STUDENT AT ANY OF THE FOLLOWING?



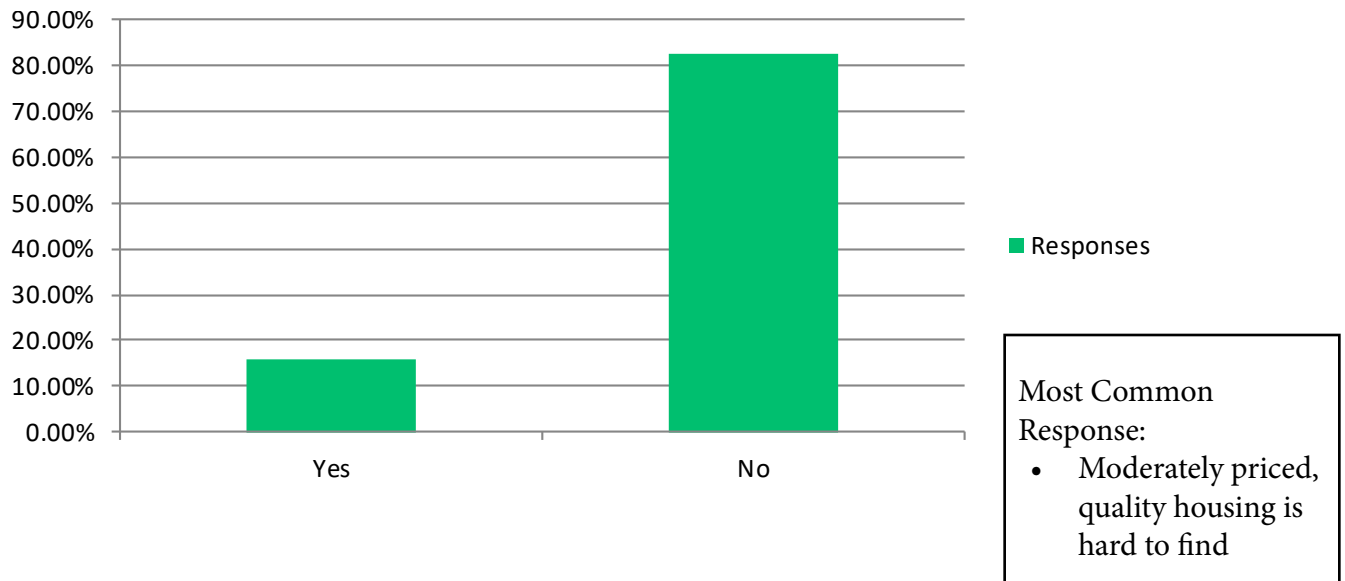
11. PLEASE INDICATE YOUR EMPLOYMENT STATUS.



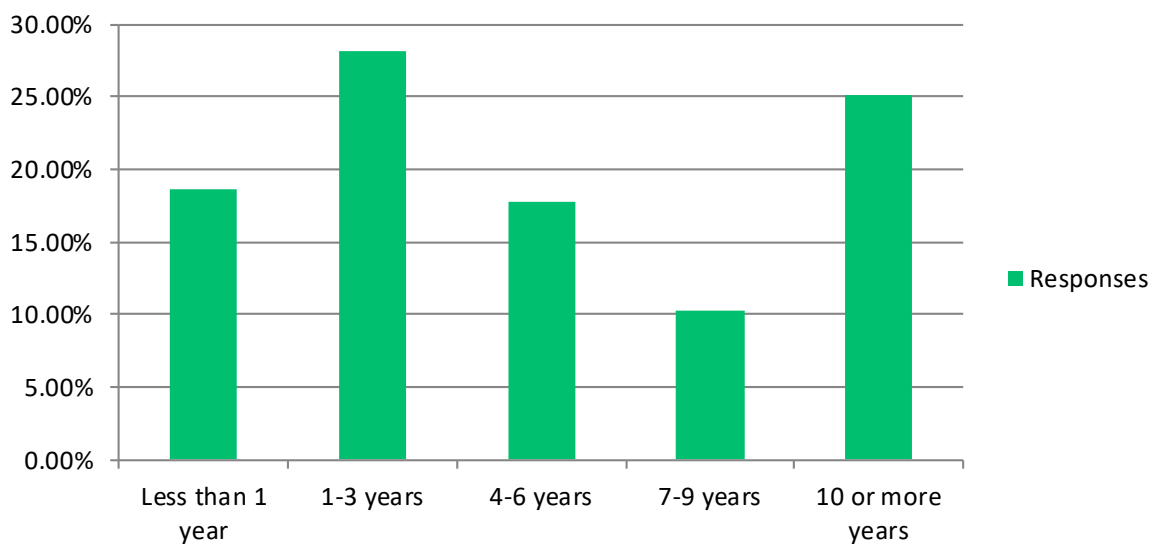
12. EMPLOYERS: DO YOU FEEL AS IF YOU HAVE BEEN ABLE TO ATTRACT ENOUGH EMPLOYEES TO GROW YOUR BUSINESS TO ITS FULLEST POTENTIAL?



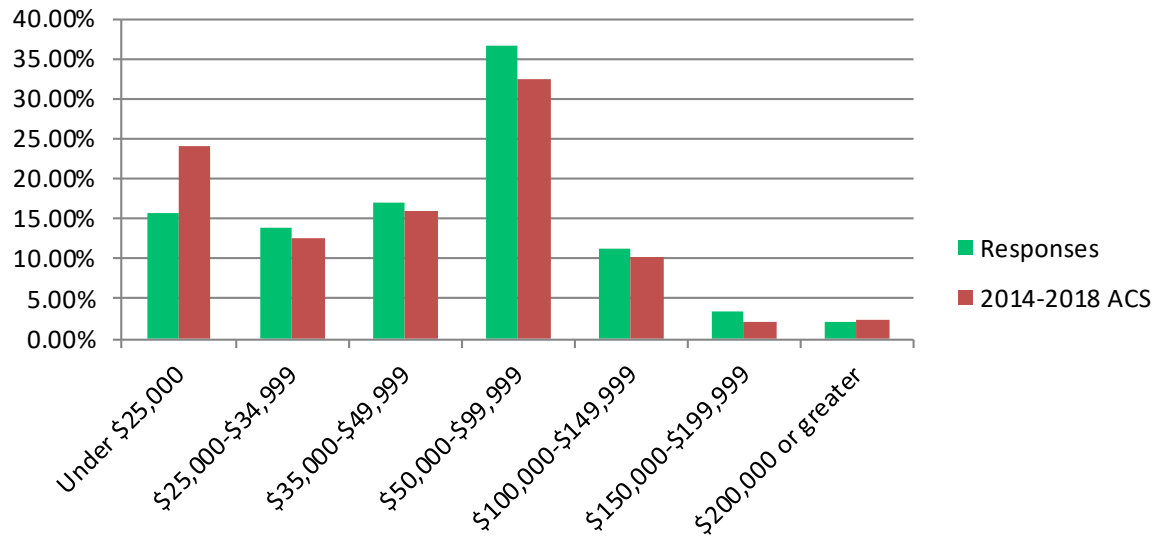
13. EMPLOYERS: IN THE PAST 5 YEARS, HAVE HOUSING-RELATED ISSUES IMPACTED YOUR ABILITY TO ATTRACT QUALITY EMPLOYEES?*



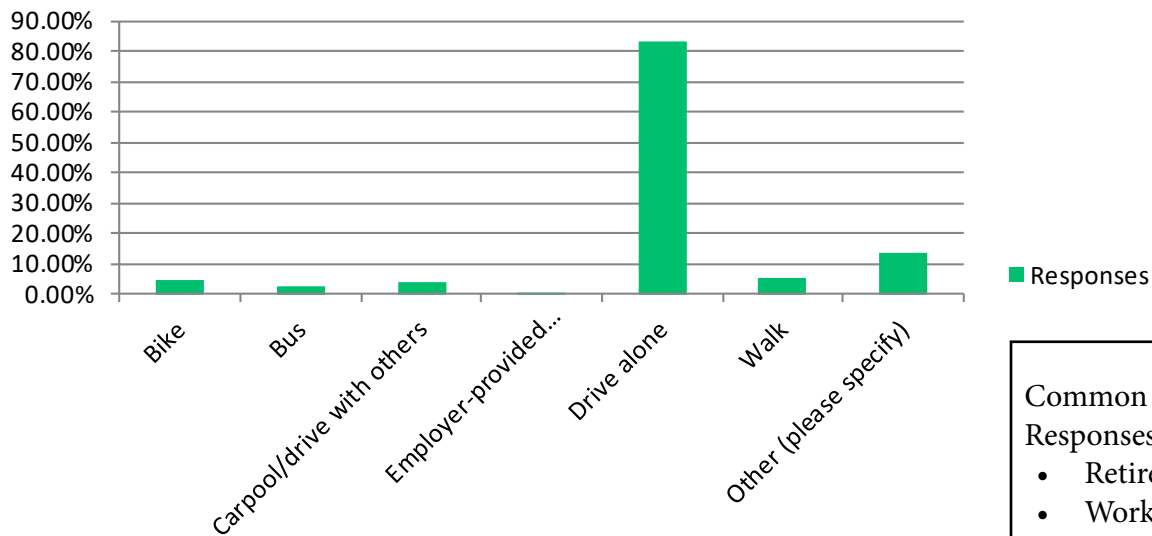
14. EMPLOYEES: HOW LONG HAVE YOU WORKED FOR YOUR EMPLOYER?



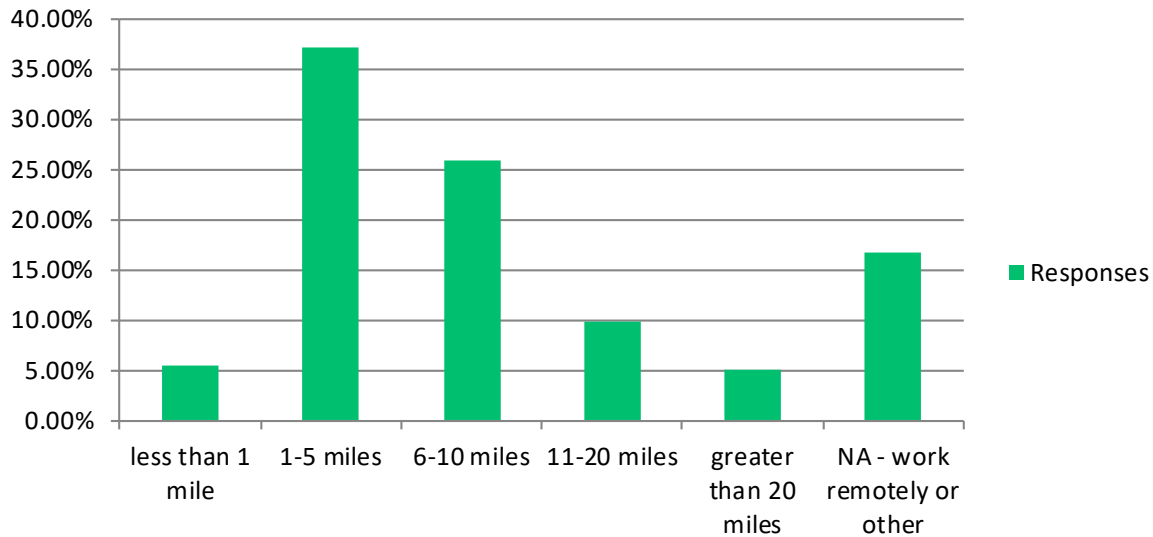
15. WHAT IS YOUR TOTAL HOUSEHOLD INCOME BEFORE TAXES?



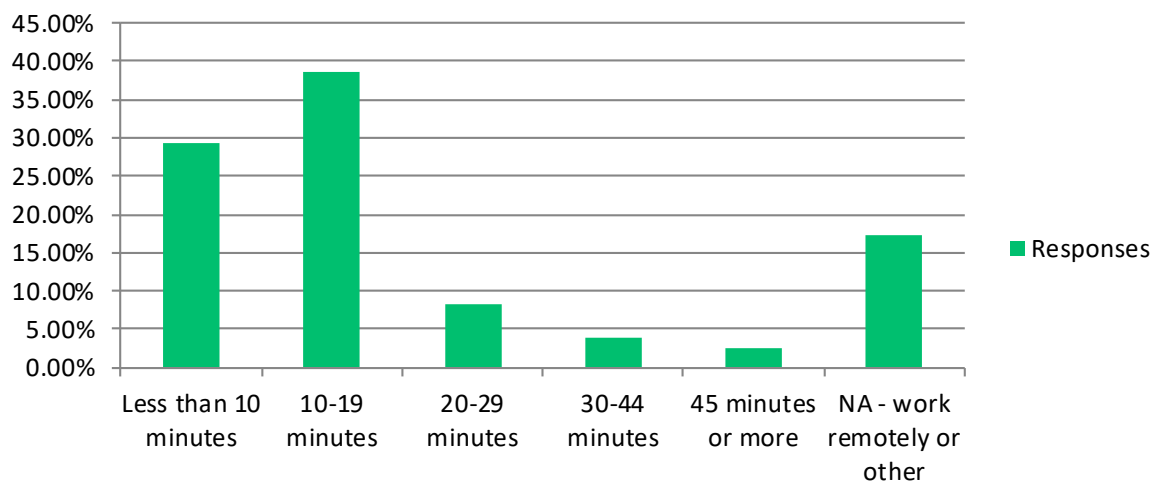
16. WHAT MODE OF TRANSPORTATION DO YOU USE TO GET TO WORK? (SELECT ALL THAT APPLY)*



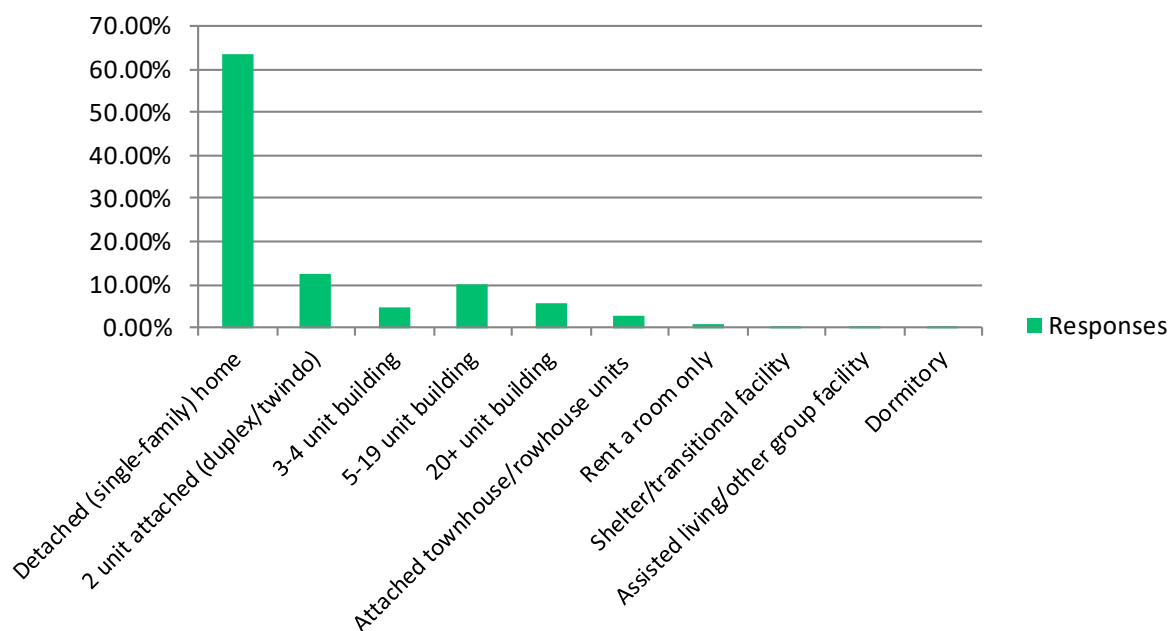
17. HOW FAR DO YOU LIVE FROM YOUR PRIMARY PLACE OF EMPLOYMENT?



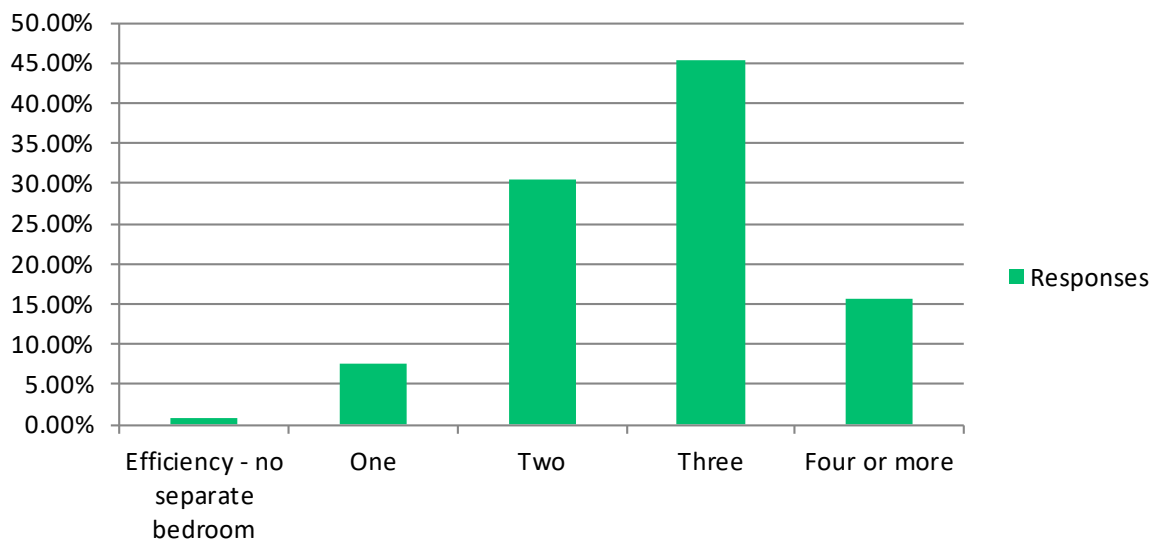
18. HOW LONG DOES IT TAKE YOU TO TRAVEL FROM HOME TO YOUR PRIMARY PLACE OF EMPLOYMENT?



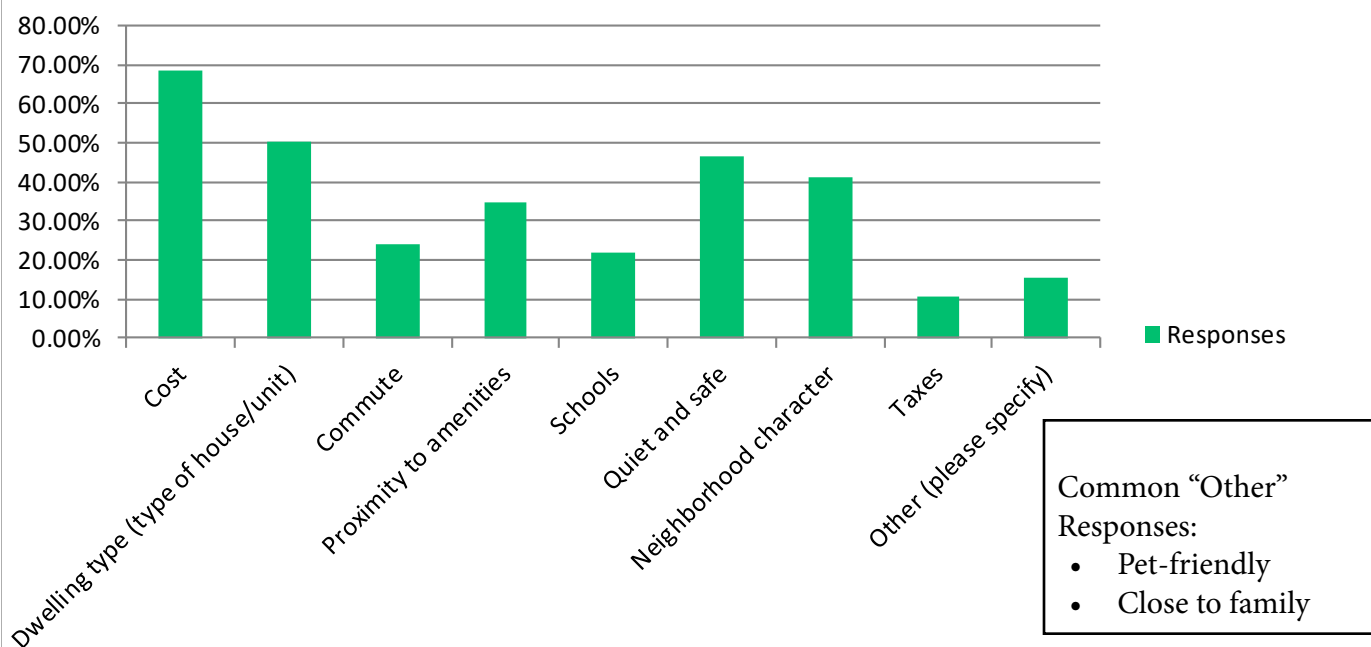
19. WHAT TYPE OF STRUCTURE DO YOU LIVE IN?



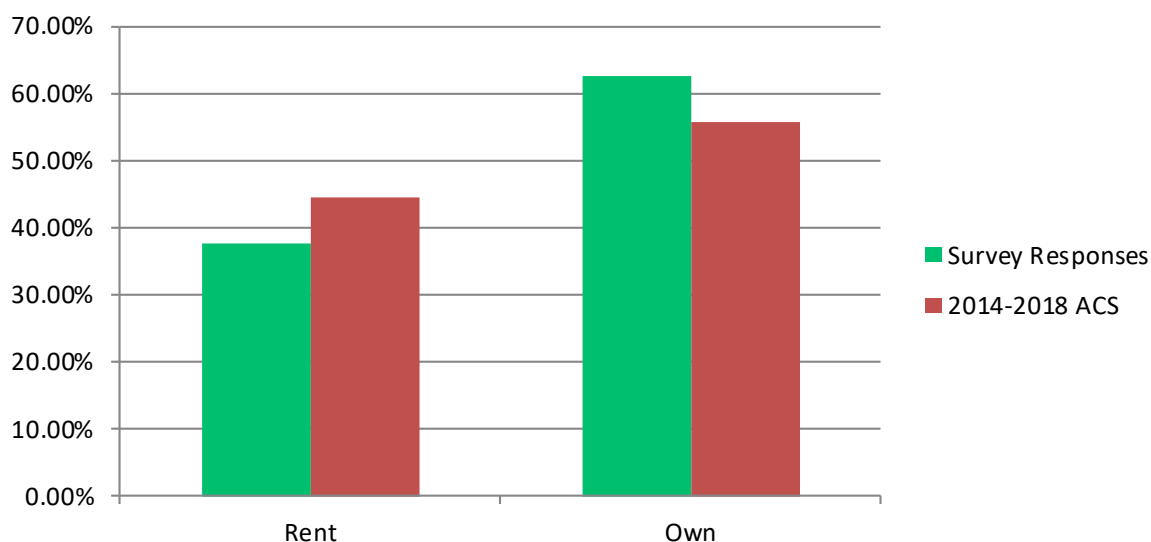
20. HOW MANY BEDROOMS DOES YOUR CURRENT HOME HAVE?



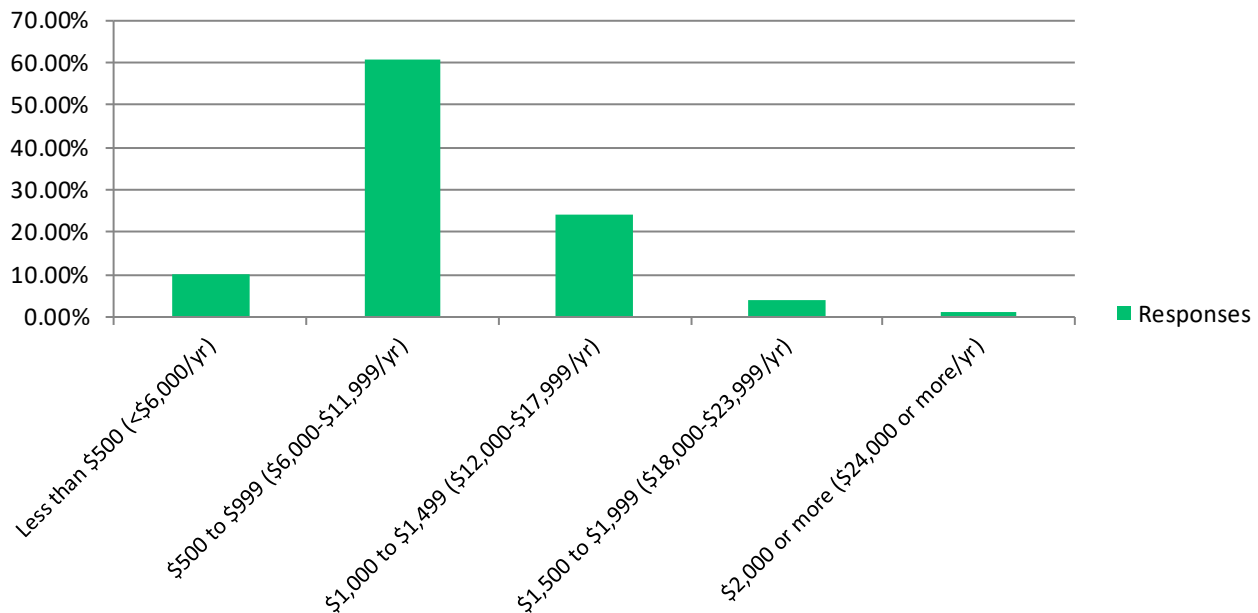
21. WHAT WERE THE IMPORTANT FACTORS IN DECIDING TO LIVE AT YOUR CURRENT RESIDENCE? (SELECT ALL THAT APPLY)*



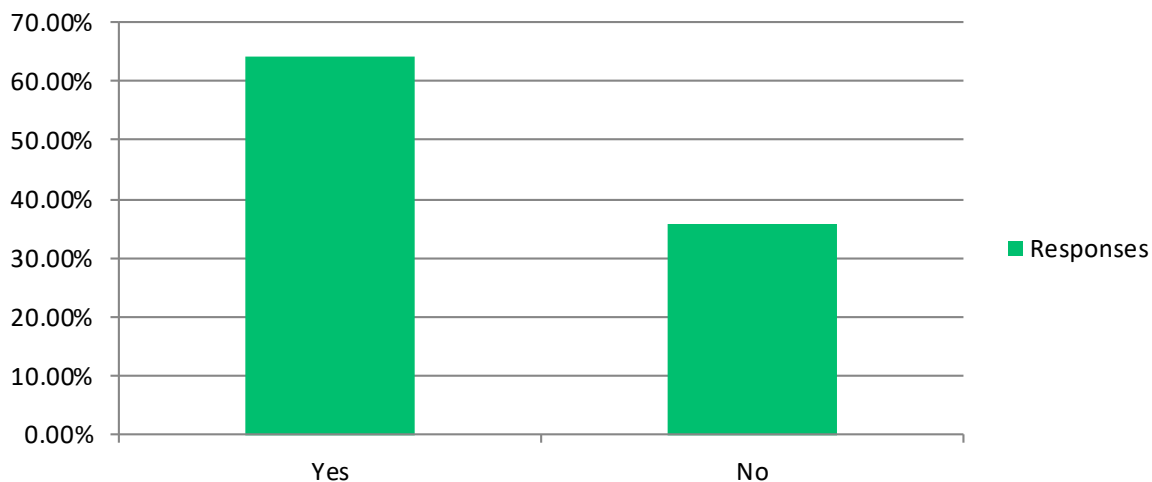
22. DO YOU RENT OR OWN YOUR PLACE OF RESIDENCE?



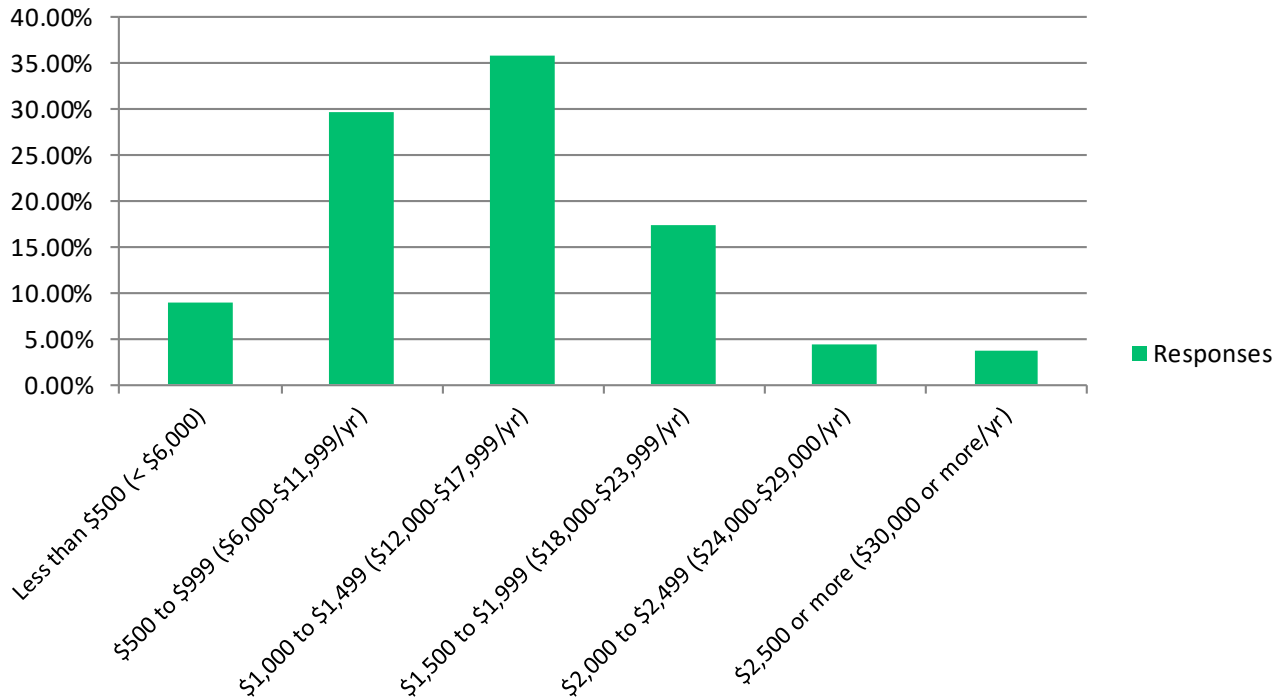
23. RENTERS: APPROXIMATELY HOW MUCH DO YOU CURRENTLY PAY FOR YOUR HOUSING EACH MONTH, INCLUDING RENT, INSURANCE AND UTILITIES?



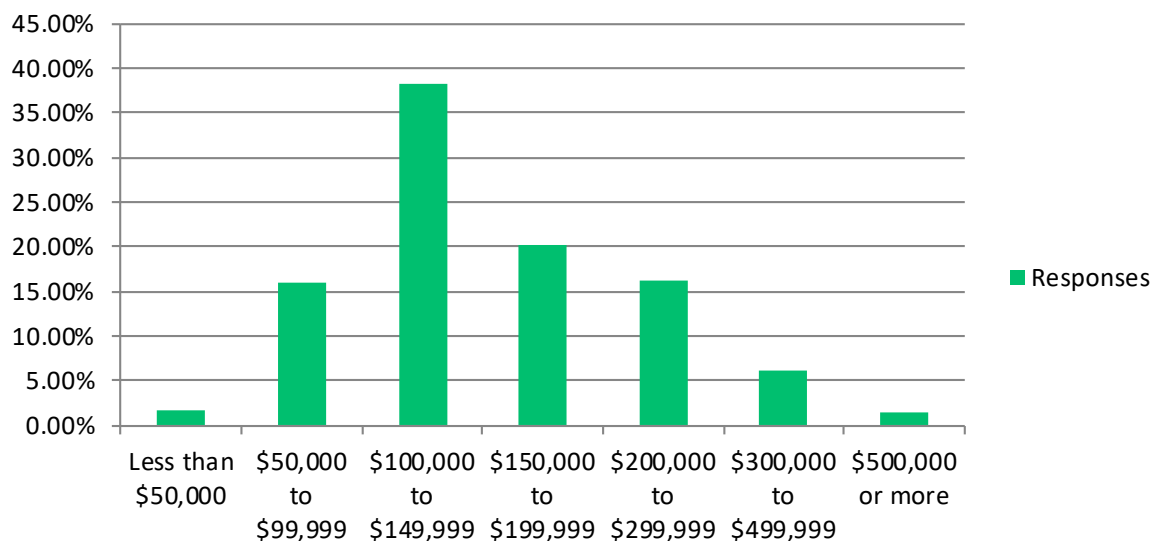
24. IF YOU ARE A RENTER, WOULD YOU CONSIDER LIVING IN AN ACCESSORY DWELLING UNIT (ADU)/GRANNY FLAT/ MOTHER-IN-LAW SUITE?



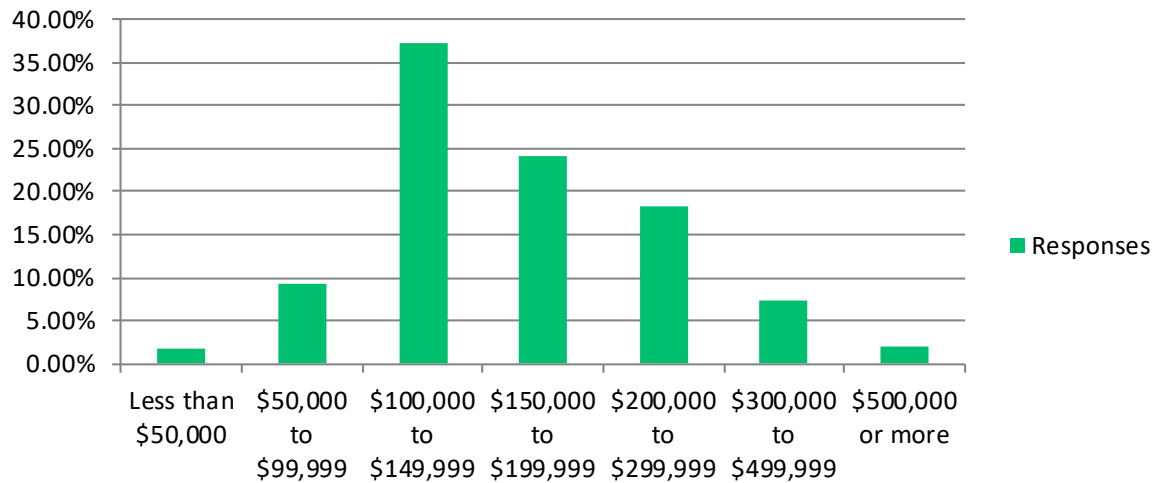
25. IF YOU OWN YOUR HOME, WHAT IS YOUR MONTHLY COST, INCLUDING UTILITIES, MORTGAGE PAYMENTS, TAXES, ETC.?



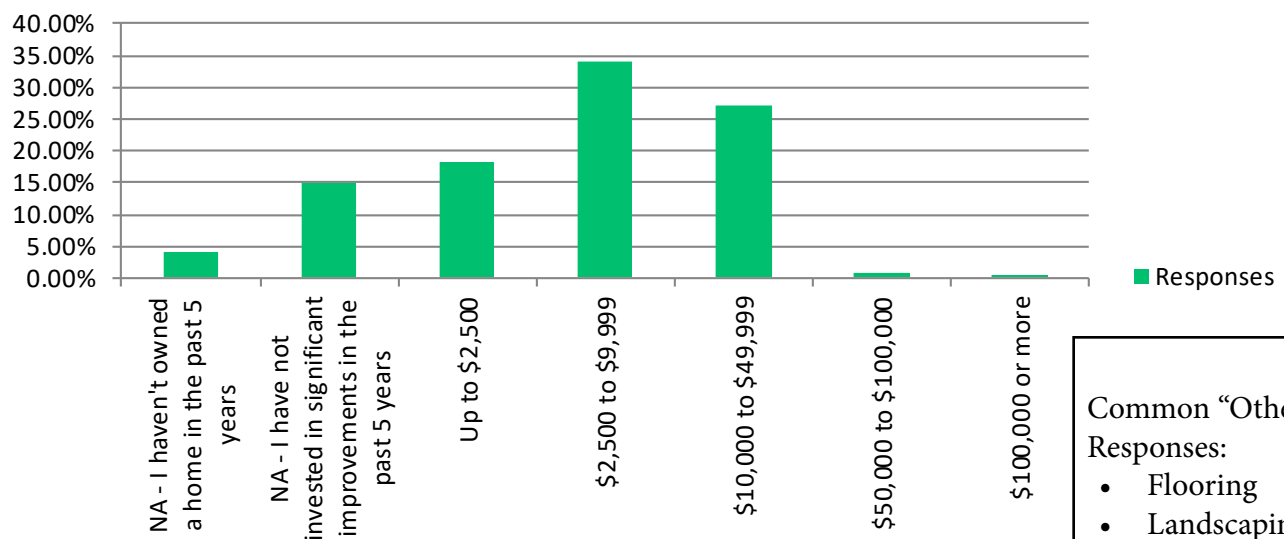
26. HOMEOWNERS: WHAT IS THE APPROXIMATE ASSESSED VALUE OR YOUR HOME?



27. HOMEOWNERS: IF YOU WERE TO SELL YOUR HOME RIGHT NOW, WHAT DO YOU BELIEVE WOULD BE A FAIR MARKET PRICE?



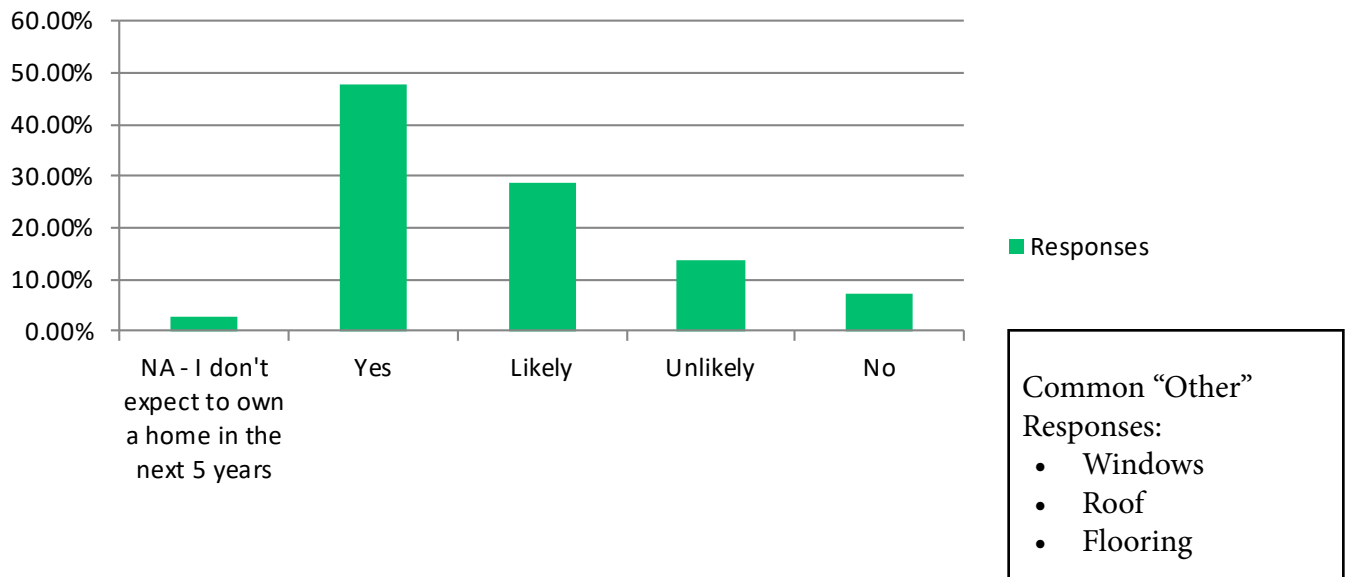
28. HOMEOWNERS: IN THE PAST 5 YEARS, HAVE YOU INVESTED MORE THAN \$2,500 IN IMPROVEMENTS TO AN EXISTING HOME, NOT INCLUDING STORM OR FLOOD DAMAGE REPAIR?*



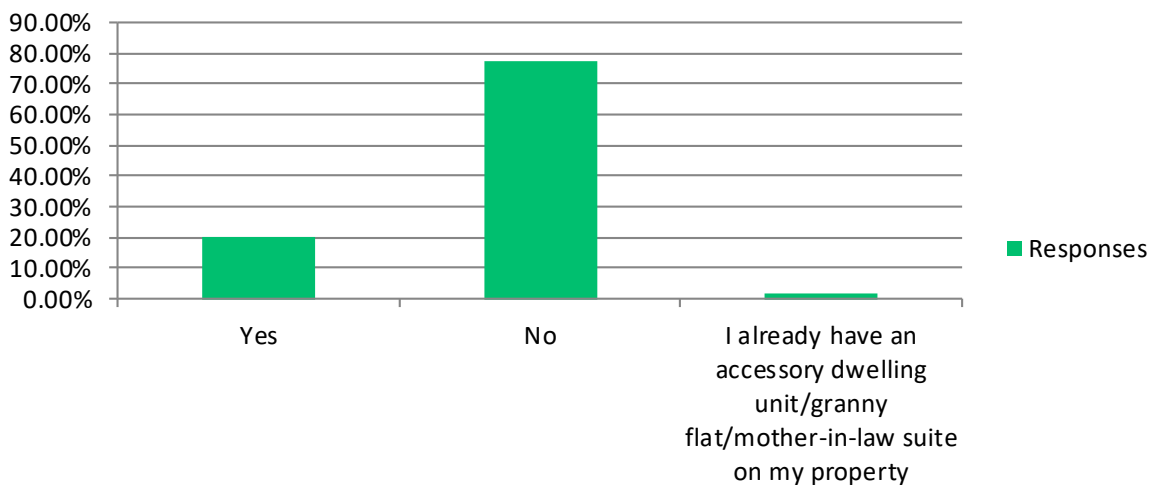
Common "Other" Responses:

- Flooring
- Landscaping
- Roof

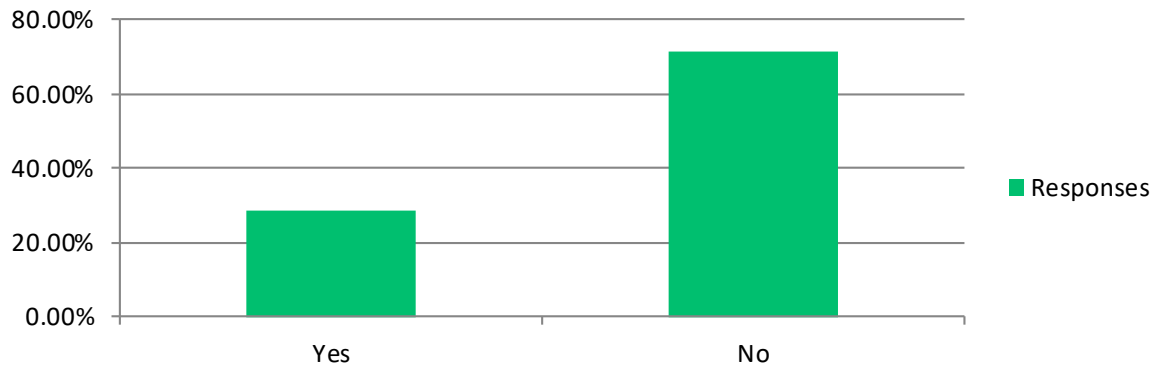
29. HOMEOWNERS: IN THE NEXT 5 YEARS, DO YOU INTEND TO INVEST MORE THAN \$2,500 IN HOME IMPROVEMENTS?*



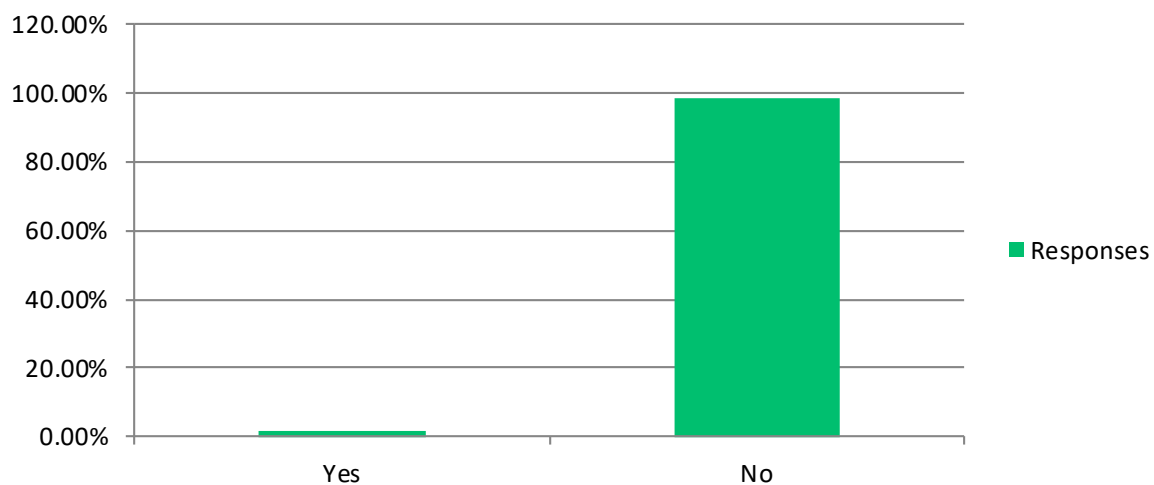
30. IF YOU OWN YOUR HOME, WOULD YOU BE INTERESTED IN ADDING AN ACCESSORY DWELLING UNIT (ADU), GRANNY FLAT/ MOTHER-IN-LAW SUITE TO YOUR PROPERTY?



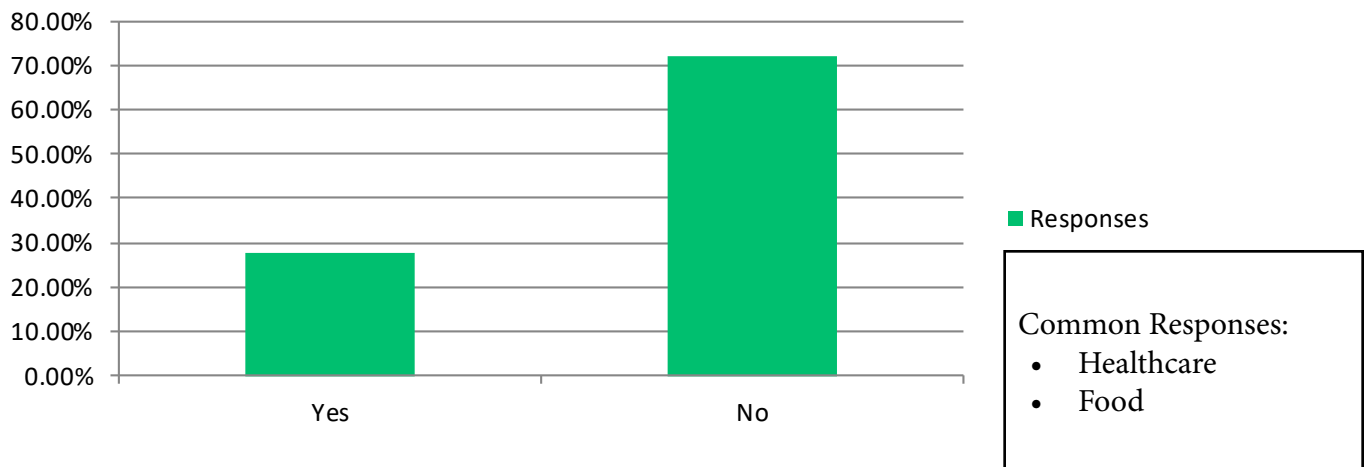
31. IF YOU OWN YOUR HOME, WOULD YOU BE INTERESTED IN PURCHASING AN INVESTMENT PROPERTY TO RENT OUT?



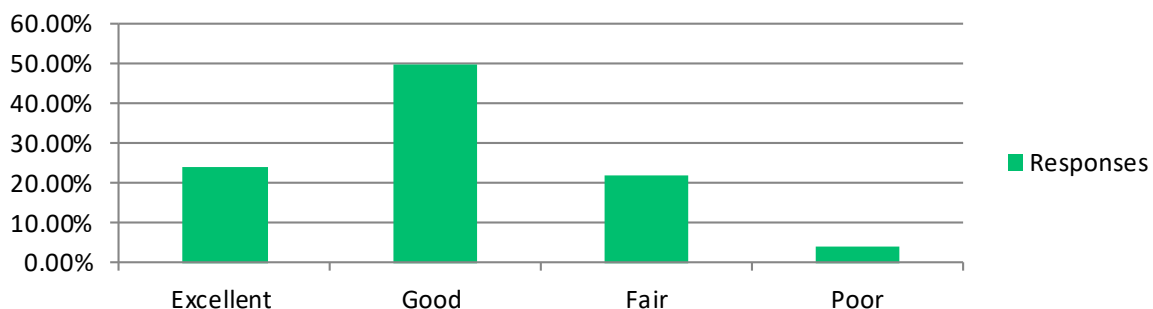
32. HOMEOWNERS: ARE YOU CURRENTLY RENTING YOUR PRIMARY RESIDENCE AS A SHORT TERM RENTAL (E.G. AIRBNB)?



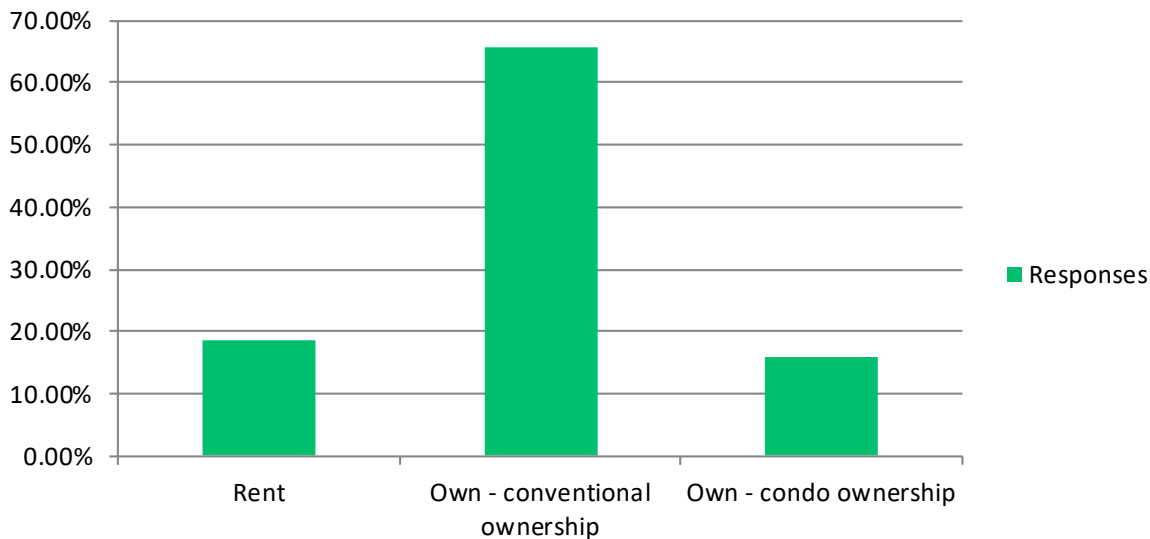
33. IN THE PAST FIVE YEARS, HAVE YOU HAD TO FOREGO OTHER NEEDS SUCH AS FOOD, HEALTHCARE, OR CHILDCARE TO ENSURE YOU COULD CONTINUE TO PAY FOR YOUR HOUSING?



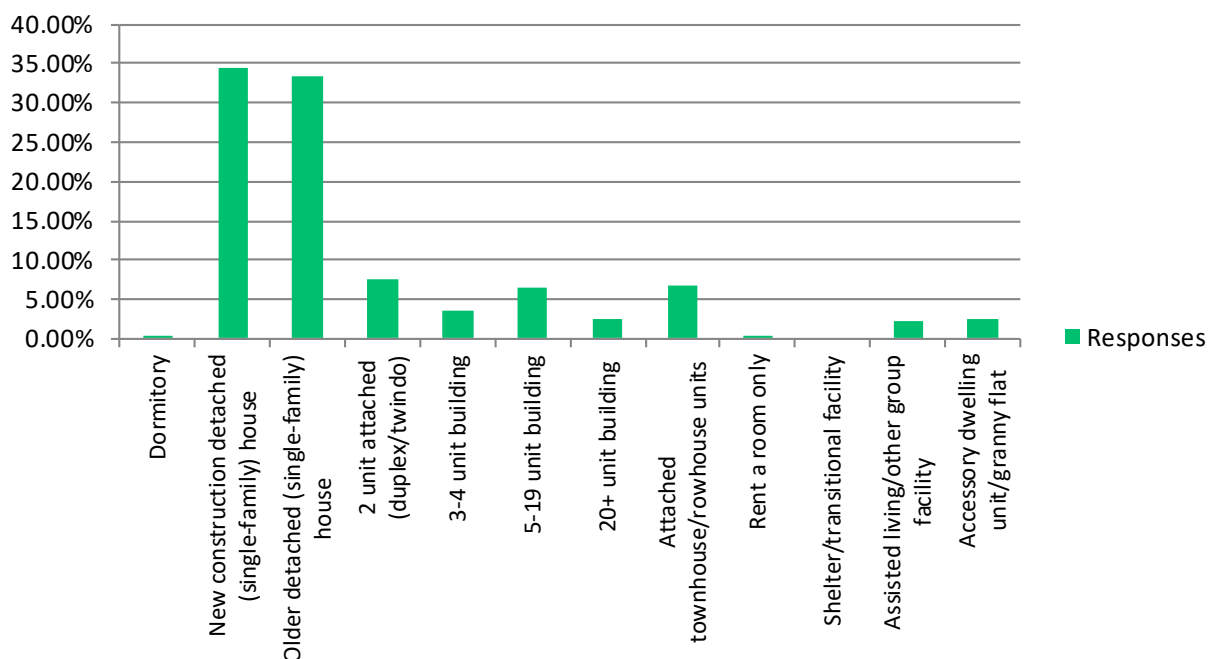
34. WHAT IS THE CONDITION OF YOUR HOME OR APARTMENT? CONSIDER BOTH THE BUILDING SYSTEMS AND THE INTERIOR AND EXTERIOR FINISHES?



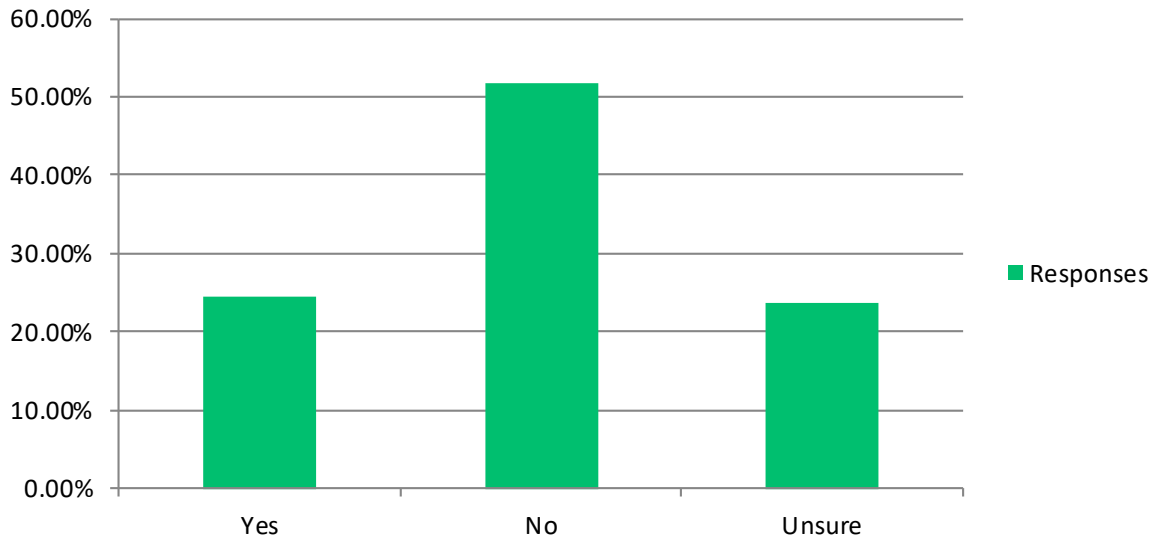
35. IF YOU WERE TO MOVE IN THE FUTURE, WOULD YOU RATHER RENT OR OWN YOUR HOUSING?



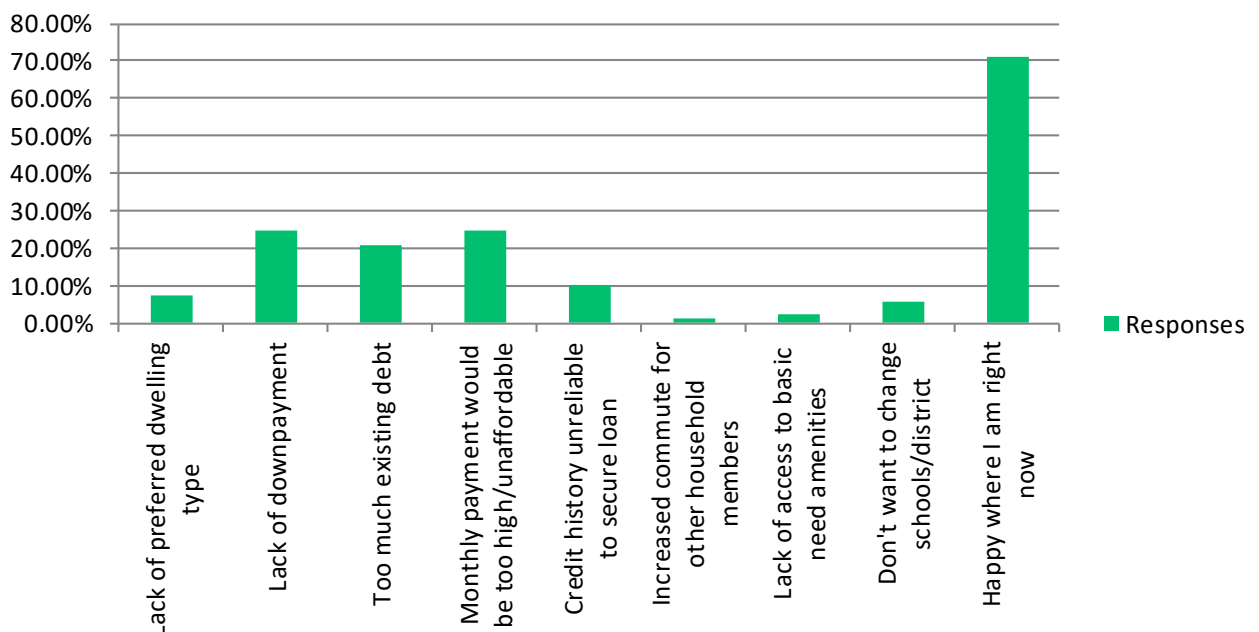
36. IF YOU WERE TO MOVE IN THE FUTURE, WHAT TYPE OF STRUCTURE WOULD APPEAL MOST TO YOU?



37. ARE YOU CURRENTLY PLANNING TO PURCHASE A HOME SOMEWHERE IN THE NEXT 2-3 YEARS?



38. IF NO, WHAT ARE THE MAIN BARRIERS TO PURCHASING A HOME? SELECT ALL THAT APPLY.

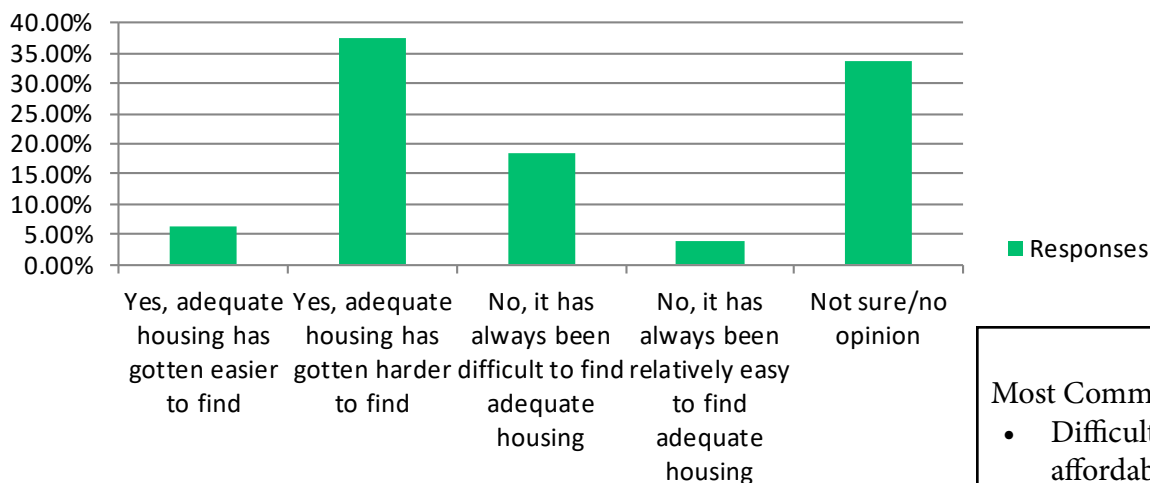


39. WHAT IS THE ANTICIPATED AMOUNT OF FUNDS YOU WOULD HAVE AVAILABLE TOWARD A DOWN PAYMENT FOR HOME PURCHASE?

Most Common Responses:

- \$10,000 (36 respondents)
- \$5,000 (35 respondents)
- \$20,000 (21 respondents)
- \$50,000 (19 respondents)
- None (10 respondents)

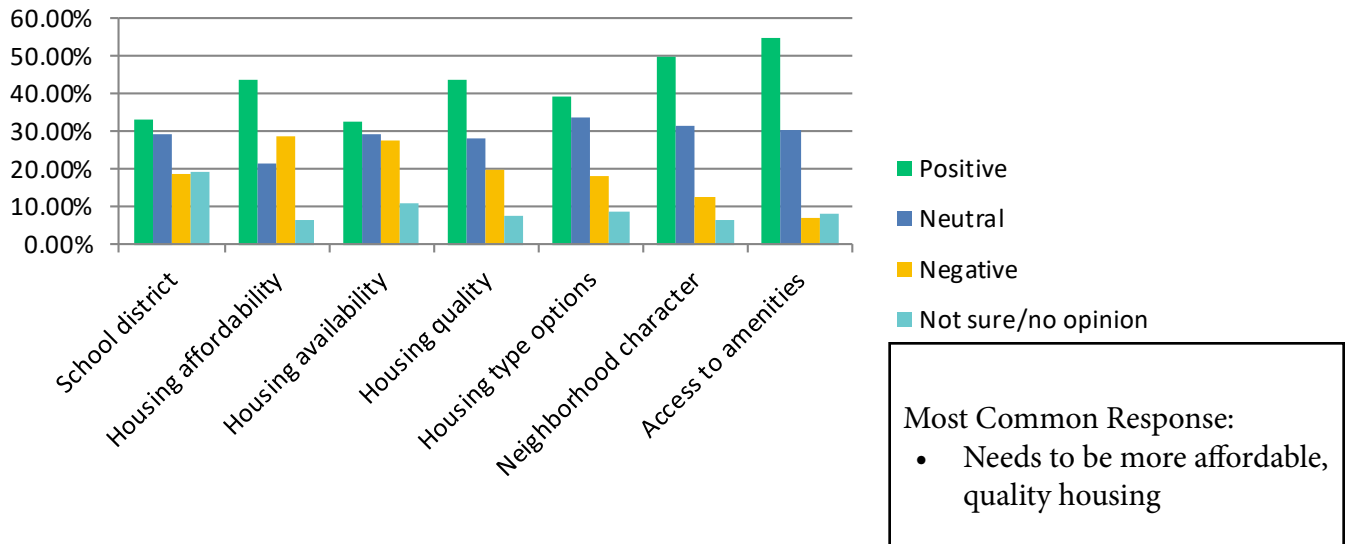
40. HAVE YOU PERCEIVED CHANGES IN HOUSING OPTIONS AND AVAILABILITY IN GREEN BAY OVER THE PAST 5 YEARS?*



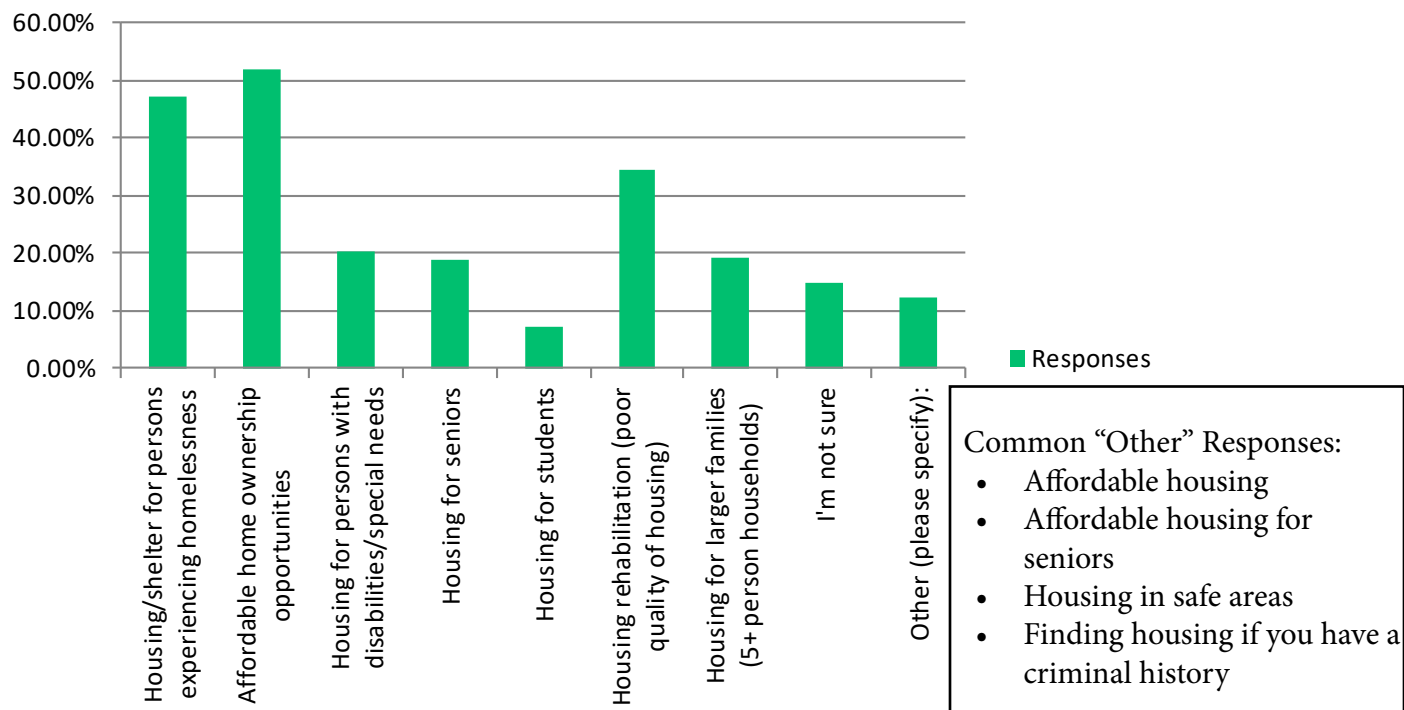
Most Common Response:

- Difficult to find quality, affordable housing.

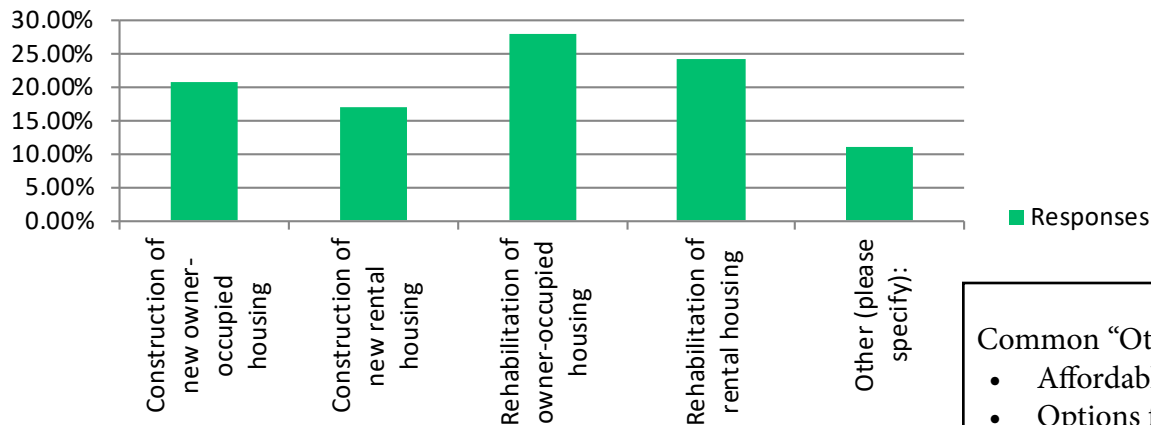
41. IN YOUR OPINION, WHAT EFFECT DO EACH OF THE FOLLOWING ISSUES HAVE ON DECISIONS TO CHOOSE HOUSING IN GREEN BAY?*



42. IN YOUR OPINION, WHAT ARE THE GREATEST UNMET HOUSING NEEDS IN GREEN BAY RIGHT NOW? (SELECT UP TO 3)



43. IF THE CITY WERE TO USE/CREATE PROGRAMS THAT TARGET A SPECIFIC HOUSING TYPE, IS THERE A SPECIFIC TYPE OF INVESTMENT YOU FEEL WOULD HAVE THE GREATEST BENEFIT?



Common “Other” Responses:

- Affordable housing
- Options for homeless or people at risk of homelessness
- Affordable housing for seniors

OPEN-ENDED RESPONSES

1. In what community is your primary residence?

- New Franken by address, services provided by Green Bay
- Wrightstown
- Kewaunee County
- Parents
- Hobart
- Pittsfield
- Hobart
- Town of Morrison
- Hobart
- Hobart
- Sobieski
- Appleton
- Oshkosh, WI
- Village of Hobart
- Luxemburg
- Brown and Outagamie County
- Pulaksi
- Currently Manitowoc but hope to move back to the Green Bay within the next couple of years.
- Oconto
- Oneida/Hobart
- Wauwatosa
- Madison, WI
- Village of Hobart
- What do you want me to say
- Village of Hobart

(for now)

- Hobart
- Village of Hobart
- Village of Hobart
- Kaukauna but work in Green Bay
- Hobart
- Hobart
- Town of Eaton
- Village of Hobart
- Bay settlement

2. If you do not live in the City of Green Bay, please indicate what factored into that decision (select all that apply).

- City is dysfunctional.

- Rent is too high
- Crime
- Live closer to a previous job in another county.
- Moved in with my partner
- Anything affordable is shitty and looks ready to be condemned
- Living with family
- Location of St. Norbert Abbey
- I just happened to find a place in De Pere before I found one in Green Bay
- Space and distance

from busy city	wanted to be in that area	the parochial school our kids attended.	there but found home in Allouez
• Live in city	• lived in this home for 29 years	• I live in an apartment, and this is what turned up when I was looking.	but that was over 20 years ago.
• Serendipity	• quiet place to live	• Based out of MKE area	• Lack of innovation and close minded government
• First housing available that accepted my section 8 voucher	• out grew the home wanted a larger yard on a less busy street	• No affordable housing	• Nice neighborhoods were too expensive and cheap neighborhood were scary. No solid middle ground in the center.
• Was available when I was looking.	• No reason	• The house we liked ended up being in De Pere	• river access
• Location.	• Not a lot of acres, or space with standard city size lots	• Better Schools and Higher Paying Job	• Was in GB moved to better neighborhood
• Where I found condo that fit me	• Lack of confidence/ leadership with City Council, Alderman and Mayor(s)	• Wanted a large lot for a new house	• Taxes too high
• This is just where the house we wanted was located	• wanted to be in the country	• composition of the city council and its lack of genuine leadership	• Just liked this house
• More space & quieter neighborhood	• We downsized a couple years ago and the house just happened to be in Bellevue.	• Rural living	• Number of dogs/ cats too restricted
• Moved to take care of family next door.	• our program is for reservation boundaries	• The price of the house and lower taxes.	• Zero lot line duplex..I own my half
• Used to live in GB, but to many people renting properties to just to have them rented, so a lot of trash moved into GB. Wanted a safer community.	• Neighborhood/ safety	• I have not found any land I am comfortable with in Green Bay	• I'm retired
• Need more options downtown for groceries.	• Have a dog	• I found a house I like in De Pere.	• Just the house I bought was in ash-waubenon
• Quality of rental housing	• Moved in with my daughter.	• De Pere Has always been my home. I love it here.	• My former Job. I'm recently disabled, so I retired early.
• Have always grew up in Howard	• Property on river	• I live in Howard/ Green Bay (54313) and that's because of housing that was available to meet our needs	• Bears fan
• We are now retired but built years ago to be close to our jobs at that time.	• lack of places that accept cats for houses and duplexes	• Larger parcel of land	• House was available
• Discrimination.	• Found the condo I wanted in De Pere, after living in Allouez for 42 years	• NA	• Mas tranquilo
• Crime rate too high	• Specific house I wished to live in	• Country living with more land	3. In what community is your primary place of work?
• Quieter area	• We bought a home in Allouez in 1965, and built a home there in 1972 and are still there. At the time, we liked the suburban character, not having to deal with river crossing, and easy access to	• I chose my house to live in the Southwest High School Boundaries	• Harrison
• We've lived in the Village of Suamico since 1994; liked the rural feel while still being 15 minutes from downtown. Husband grew up in a rural area.		• We were looking in east de Pere as we had always lived	• All of Brown County equally
• My husband lived in De Pere and he			• Sturgeon bay
			• Appleton
			• Varies
			• Kimberly
			• Retired - Formerly worked in Green Bay
			• Home
			• Retired
			• Retired
			• Retired

- Keshena, WI
- Appleton
- Retired
- Retired
- Appleton
- Retired
- Appleton
- Disabled
- All over Wi
- Do not work
- Retired
- Menominee MI
- Keshena and Green Bay
- retired
- Retired
- Louisville, KY
- retired
- Retired
- New London, WI
- Not employed in WI right now
- Retired
- Retired
- Retired
- Retired
- Don't work
- Shawano, WI
- Real estate- all over northeast wi
- Retired
- Appleton
- I work from home for myself
- Retired
- Retired
- Retired
- primarily Fox Cities
- Stay at home mom
- Kewaunee
- Outgamie
- Disabled/retired
- Retired
- Madison
- Retired
- Retired
- Retired
- Retired
- Retired but volunteer i n city of gb
- Retired
- Menasha
- Retired from employment in Green Bay
- Oneida
- oneida
- travel between Manitowoc, Ashwaubenon, DePere, & Suamico 2nd of- fice in Green Bay
- Retired
- As a caregiver I travel in the greater GB area
- Not working
- Retired
- Retired
- Oneida
- Retired
- Oneida
- Retired
- Retired
- Disabled, no longer work
- City of Kaukauna
- Retired
- Retired from Ballin Hospital.
- Pulaski
- Milwaukee
- Travel all of Wisconsin
- Disability person
- Madison, WI
- retired
- Neenah
- Oneida
- Neenah-Menaaha
- retired previously
- Kewanee
- Stay at home mother
- Retired
- I work from home. My employer is based out of Kentucky, though there is an office in Depere.
- Manitowoc County
- WAH for a company in De Pere
- Two Rivers
- I am a disabled veteran, I do not work.
- Oneida, Wisconsin
- N/A
- I am a realtor so I cover all of North- east Wisconsin
- Retired
- Remote (Travel and Online)
- Brown County - I am a real estate agent
- Retired
- Retired - not working out of the house.
- Unemployed
- Retired
- Retired
- Retired
- Disabled
- I travel. Appleton, Green Bay are where I make the most though
- Retired
- Retired
- I had worked for HS school district my husband had an office in Allouez but now works froma- home office
- I'm going to school in MN.
- Oneida
- Retired
- Retired
- City of Appleton
- retired
- retired
- Retired now
- I travel for work
- Currently not working
- Denmark
- retired
- Retired
- Appleton, WI
- Retired
- retired
- retired
- retired
- Retired
- Retire
- City if Shawano
- I don't work - re- tired
- Oneida
- Travel through state
- Disabled
- Mishicot, but was working in GB when we moved here
- Marinette
- Retired, previously City of GB
- Seymour
- Self employed and travel to several communities regularly
- On Disability
- I work throughout the state in real estate
- Retired
- Manitowoc
- Retired
- retired
- Retired
- Outside sales rep
- Manitowoc
- N/A
- unemployed
- Appleton
- Retired
- Hobart
- Oneida
- retired
- Stay at home mom
- Seymour
- Hobart

13. In the past 5 years, have housing-related issues impacted your ability to attract quality employees?

- I am self employed

• rent for moderate income workers is difficult to find • 50% of my employees live 30 - 75 miles away because housing is less expensive elsewhere. • These questions don't apply to me. I am a real estate salesperson paid on commission • While I am self-employed at the moment, the housing market has a large disparity as it relates to multi-family living. New properties are constructed that support young professional salaries of larger metropolitan areas without the jobs in the area to support it. • 50% of my employees live 30 - 75 miles away and must commute to work. Often it is due to the price of quality housing in GB. • Need more technical people or skilled	• None - work from home • Car • I am retired • Not employed • N/A • N/A • N/a • Work from home • Retired • Retired • Not employed • Work from home • Work at home • I stay at home • retired • Z • N/A retired • Employer's Provided vehicle • Work from home • retired • Homemaker • Transport people in my job • Retired • Dont work • I don't work • Retired • Retired • Retired • Retired, but would drive • Retired • I live where I work part-time. • Also work from home • Work from home • Retired • Retired • Drive myself • I work remotely • Work from home • work from home • Work at home • Retired • Retired • Drive car • Disability • Retired	• Get a ride from family • Retired • Work at home • None • Do not work now • Telecommute from home • Do not work, but would drive alone if did. • Ride with my husband • Ride with husband • Drive with wife • I am a homemaker, my house is where I work. • Retired • Disabled, no longer work and do not own a vehicle • Retired • WAH • I mostly work at home but use above modes when needed • I do not work • n/a--retired • Car • My vehicle to bring kids to school • N/A retired • work from home • Work from home. When I used to work in the office, I drove alone. • WAH • Do not work • retired • As I have said, I'm retired. I used to work for Prevea. • Work from home • I work from home, but use my bike or walk to get around town • Retired • With from home	• N/A • work from home • Retired • Work at home • Retired • Don't work • Retired • NA • retired • Typically fly • Work at Home • Retired • Work at home • None, work from home • none • I work from home • Unable to drive/ disabled • Take a cab (only if I have not other alternative) and rides from friends and family. • retired • Oc • Pussy • I travel to my clients homes in Wi.... Green bay, fox valley, milwaukee, wausau wherever needed • N/A • Work from home or drive bi-weekly for meetings • I drive hubby takes employer bus • Retired, previously a car • retired no work • I am on disability • I work at home. I walk into my home office • Not applicable • none • N/A • Work from home • Retired
16. What mode of transportation do you use to get to work? • Work at home • And sometimes walk • Work from home • Work from home • Wah • Coronavirus, lost job • Prior to retirement, I drove alone to work and occasionally took the bus			

- Drive myself
 - retired
 - Stay at home mom
 - Retired
 - Snowmobile
 - Coche
- 21. What were the important factors in deciding to live at your current residence? (select all that apply)**
- Zoning
 - No lease, sold my home and looking for a new home to buy
 - Just a few not enough places accept housing
 - Moved from out of state and couldn't find anything else
 - Pet friendly
 - Dog-friendly
 - My family is nearby
 - Close to activities downtown
 - Friends
 - House was passed down
 - I am homeless live in a shelter
 - House was previously owned by family
 - All applicable
 - assisting family with rental expenses
 - Backyard is on a park - very important - looked for conservancy or park
 - Home of my religious community
 - They didn't run a credit check
 - Accepts big dogs 100lbs
 - Accepted dogs
 - Had no other opinion had to take what
- I could
 - Took housing
 - Its near a park I have a dog
 - Pet friendly
 - Availability/cost
 - Pet friendly
 - Good friends.
 - Took over family member's lease
 - Grew up here
 - Can't find anywhere else to take housing assistance
 - All of the above
 - Cat friendly; no smoking allowed in building
 - Pet friendly
 - Inherited
 - The home is owned by a family member
 - B
 - Accepts cats
 - VA financed
 - It's the Motherhouse of my Religious Congregation.
 - Pet friendly
 - We needed to move quickly for my job and it was the best duplex we found
 - Number of bedrooms since we have a large family
 - Home was owned by my grandparents
 - Handicap accessible
 - Low income senior apartment
 - Was homeless
 - Homless with children
 - Moved in with my partner who owns the home
 - Moved in with partner
 - accessibility
 - Attached 2 car
- garage
 - Pet policy
 - Close to relative
 - provided internet and cable when moved in
 - Parent's home
 - Handicapped accessible
 - It is attached to my husbands place of employment
 - Allowed Pets
 - Investment opportunity and area rental income levels
 - Close to family
 - Village Board, Village Growth and Village Community
 - Walkable neighborhood for significant other who does not drive
 - In unit laundry
 - Accepted housing
 - Having a cat be allowed
 - Services-snow removal, lawn mowing
 - Inherited from parents
 - Met housing requirements based on cost
 - Allowed my one pet; a friendly cat
 - Character of my home
 - Needed to find a new place to live quickly due to a family member needing to go into a nursing home.
 - take cats with reasonable fees
 - The only place that let me move in
 - Availability
- husband's boyhood home
 - Accepts Housing Assistance
 - Takes rental assistance/Section 8 housing
 - Housing/ ICS
 - Easy to get to City Trail and Fox River Trail
 - Availability
 - Live on a lake
 - garage size, trees, yard, condition of home, I like the way my home feels
 - Sidewalks
 - Housing allowed
 - Staying with parents bc I can't afford to live alone with my 2 kids
 - Pet friendly
 - Been there 30+ years & moving sucks.
 - Excepted my dogs
 - Close to family that helps me after surgeries
 - Oneida land
 - Yard size
 - I live alone
 - If it can generate income (duplex)
 - Pet friendliness
 - Building character
 - Custom Built
 - Availability
 - number of bedrooms
 - No transient housing and no sex offenders
 - Work requirement
 - Allows dogs
 - Character of home
 - More land
 - Bought from a friend

• Family home • Amenities (washed&dryer, garage, etc.) • I liked the apartment's old world charm. • Central air • Scenery • Attached garage • Green Bay Packers • View of the bay • It's paid for • Cost was a factor, but mostly what we could get for our money and how reliable the investment felt... would we get it back someday and were others investing and maintaining their property. • Sold mobile home • Family home • water access • Although shopping/grocery is important, being close to downtown/the Broadway district (along with my child's schooling) is a huge factor: living close to downtown means we can actually have a life when the buses aren't running. Being close to grocery and shopping isn't so great if we are too far away from recreation and living. • Lots of land • Family • Pet friendly • Trying to report illegal activity so neighborhood im-	proves so I can sell and MOVE OUT of GREEN BAY • Inherited property, but my selection is based off of deciding factors that I would highly consider, and Safety • Yard! • Availability • Lambeau and attached garage for pets • Owned and lived in home since 1973 • Moved in with partner • Purchased as an owner occupied investment property • Central air, a space for a garden, and the feeling • Rent amount • Pet policy • Small enough to maintain despite disability • Pet Friendly! • Husband already owned • Couldn't afford my own place and school districe • That one new brewery by that place • Yard for my dog • Porque tengo 4 hijos y tenía que separarlos • Las escuelas estan con distancia para caminar. 28. In the past 5 years, have you invested more than \$2,500 in improvements to an existing home, not including storm or flood damage repair?	If so, approximately how much have you invested? • Windows roof heating and cooling • New roof /windows • Roof, fence, windows, water heater, furnace, interior improvements • New windows, deck, plumbing improvements, landscaping, new basement insulation, interior painting, kitchen repair, General maintance. • Fixtures, appliances, doors, furnace • Landscaping & regrading, redone cabinets in bathroom and kitchen • Finished basement, fenced yard, replaced flooring • Fence, flooring • Hardwood floors installed, finished basement • Roof, hot water heater, Plumbing • New windows and siding plus wood fence • Furnace • air filtration system on furnace because of the coal piles, and water heater • Fence, new boiler, washer and drier, paint • Finished basement • Updates to floors, bathroom, kitchen and ac. • Bathroom , roof, new window, paint • New windows, new	furnace, new flooring • Doors, windows, furnace, A/C, • Renovated north entrance • Hvac. Insulation. Lighting. Bathroom remodel • we have done various remodelings and then we have done Roofing as well as siding and new windows • New roof in 2019 • Roof, bath, flooring • Cosmetic, landscaping • New flooring, paint, leaking basement fixed. • Basement windows, deck, bathtub replacement • Deck, windows, roof, furnace, interior remodeling • Driveway, roof,painting • New water heater, paint, bathroom floor, outside landscaping. • New windows • Fence, landscaping, interior upgrades. • Remodeling • New furnace and AC • New windows • Remodeled kitchen and bathroom, hung new drywall in master bedroom and living room then painted those rooms, new carpeting in both bedrooms and living room, vinyl flooring
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in kitchen bathroom by and hallway, new baseboard trim and doors in living room both bedrooms kitchen and bathroom, upgraded electrical system to a fuse box and put in new wiring, and black topped out driveway. • Replaced windows • “Landscape curbing • Wet bar” • New roof • Flooring and kitchen • “Bathroom remodel • Kitchen remodel “ • Windows, bathroom, carpeting • Complete remodel, flooring, kitchen, light fixtures • New Windows, trim work, landscaping • Painted exterior, water control in basement • Windows, roof, garage door • New roof \$13K, paint 3K • New driveway • Sun room attached garagw • Replaced water pipes • Basement remodel • Reconstruction of the back half of our house due to water damage and age • Furnace/ac, roof, fence, landscape, paint • New flooring, significant painting, deck restoration. • Roof, hardwood	floor, new toilets furnace air conditioner insulation • Remodeled bathrooms • Windows, doors, back yard. • “Kitchen, Bath, widows, furnace, air Plumbing” • Repaint kitchen, main living area, bathroom, and 2 bedrooms; new furnace and central AC; new doorbells and outdoor security camera system; complete bathroom remodel down to the studs: new flooring, fan, light fixtures above the sink and vanity, paint, drywall, plaster, electrical, plumbing, toilet, sink, faucets, shower, tub, mirrors, fans and linen cabinets; refinish all hardwood floors; kitchen remodel: new counters, toe kicks, sink, faucet, stove, and wainscoting (in the eating area), new light fixtures with individual fans in the main living area for each of the two rooms; new washer and dryer hoses for the existing machines in the basement; moisture barriers for the crawl space; complete replacement, leveling and regrading of the outdoor patio w/ new patio	paver bricks; sealing outdoor leaks with expansion foam to keep out water and other critters; installation of new hardwood door jams and reducers to cover gaps in the floor between rooms • Remodel, painting, • Variety of home projects • Remodeled bathroom and landscaping • Remodeled bathroom. • Fence, landscaping, flooring • Windows, deck, fence • New furnace, new roof, pressure tank • New door and screen doors, lighting and painting. New walk in shower. New double concrete driveway and walk up area. • Roof and gutter repair, upgraded electrical panel, installed overhead lighting throughout, installed fence around the back yard, painting, replaced old door-knobs, installed new garage door • New windows, flooring and painting inside rooms. • “Built an addition • “ • windows - ac - furnace • New heating system • Landscaping	• New roofing 20,000 • Leaf guard gutters • Roof repair, plumbing repair, house painting • Fixed basement walls and updated basement, added fence • New windows, doors, gutters, downspouts n gutter tops. Trimmed my huge tree in the backyard too. Patio doors. Upgrade to my kitchen w new granite countertops and new cabinet doors. • windows, painted and resealed the basement, new gutters, • Landscape • New roof, new hot water heater • Paint house, windows, install patio, weatherized basement, upgraded bath, replaced main line to home • window pane (glass only) replacement, landscaping, carpet replacement • Curb appeal • Updated bathroom and deck • New kitchen cabinets, interior and exterior doors. New lighting, new flooring. Insulated house. • New furnace • Flooring, landscaping, bathroom updates • Flooring, paint, fence, landscaping
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- Updated Electrical; carpeting
- New siding, painting, flooring
- Landscaping
- Windows replaced, poured patio and landscape curbing, vinyl flooring, exterior eaves and gutters, gas fireplace insert update, landscaping, storage shed.
- We remodeled the apartment that my husband and I live and replaced furnaces in other units.
- flooring, bathroom upgrades
- outdoor landscaping
- "New driveway
- New furnace
- Various yard work
- New sink
- New plumbing work"
- remodeled kitchen (\$15,000) new roof (\$9,000), build a shed (\$6,000)
- New Windows, flooring, privacy fence, finished basement
- Duplex renovations. Replaced both AC units, and furnace one one side, replaced roof, completed basement and egress window for one side. Complete renovation on other side including ripping out all flooring and replacing with hardwood, and new tile in bathrooms, repainted all walls
- and ceiling, tore out and replaced all trim and doors, replaced all light fixtures and updated outlets, refinished kitchen cabinets.
- Installed a chair on the stairway for accessibility.
- "New floors
- Chimney work"
- Remodel bathrooms, family room, new deck, front door, landscaping
- New garage
- New roof
- Finished the basement and updated the landscaping.
- Hardwood floors, new roof
- landscaping, third driveway stall
- mudjacking driveway, regrating the lawn, fixing the basement structure
- Added a garage stall, gutted and updated two bathrooms
- New roof, new furnace, new water heater.
- I've insulated, replaced the furnace and water heater. Repaired the chimney which was deteriorating.
- Gut rehab of a house built in 1903.
- New roof
- Kitchen replacement, updates throughout
- Concrete patio and driveway, landscaping, new furnace and new roof.
- Psyned exterior and Had backyard dug out so doesn't flood again
- Windows and doors
- Gutter guards
- Replaced doors and windows on main floor to improve energy efficiency, remodeled front porch, and upgrade appliances.
- Replaced windows in our upstairs
- New Roof
- Wood burner, fence
- Flooring, paint, light fixtures, faucet, vanity
- Carpet, fencing, paint
- Front and back porches, concrete repair
- Kitchen renovations, bathroom toilet and fixtures
- vinyl fence in back yard
- addition to kitchen and complete remodel of kitchen. opened up staircase, new flooring, all new paint
- roof replacement
- Renovation of a rental property we own and renovation of a personal property. Includes flooring -vinyl plank, decking, paint, fireplace, appliances, lighting, insulation, drywall, carpeting, kitchen counters and cabinets, and bathrooms.
- Ceiling plaster work
- interior, Ripping out old carpeting and linoleum, refinishing wood floors, new stove, new refrigerator, painting interior walls
- Replaced roof and furnace.
- New flooring, installed dishwasher
- New furnace and water heater, window wells & covers, created a garden plot and 2 raised beds, new sump pump and sump pump back up battery/charger, new handles on kitchen cupboards, new hardware for kitchen and bathroom sinks, landscape mulching, humidifier for basement
- Bathroom remodel. Landscaping and Furnace and other repairs
- Bathroom remodel, kitchen remodel, paint, floors, furnace, ac
- Added dishwasher and updated countertops. New shower/tub and tiled bathroom. New Furnace and Added Air Conditioning.
- Floors / Bathrooms
- New roof and gutters
- Garage doors. Landscaping. Flooring.
- New furnace, water heater, some plumbing, new roof, new

- sides in shed, painting, regaling of old windows
- Gutters, kitchen counter tops, fix roof, insulation redo bathroom
- Fence with gate
- Flooring (carpet, vinyl), landscaping, roof repairs, staining
- Bathroom update, attic insulation, paint
- pergola, added bedroom
- 2300\$ new chimney and 10k new roof
- Landscaping
- Landscaping, roof, furnace
- Doors, outlets, switches, light fixtures, smoke/co detectors
- full kitchen remodel, bathroom floor, plastering, painting, bathroom vanity, light fixtures, floor refinishing, exterior painting, extensive porch repair in progress
- Complete interior paint, new interior doors/trim, refaced kitchen cabinets/granite counter, all flooring, all light fixtures, cultured stone on 13' high fireplace, bath vanities, water heater, furnace, radon system, finished rec room in lower level, plastered/painted garage interior, some new siding, new deck, all new landscaping.
- updated kitchen, bathrooms and laundry
- Windows & doors
- Garage roof, porch roof, remodel porch, sump pump, new AC and new stove
- Painting, appliances, window treatments, landscaping
- New roof
- New furnace and central AC, many cosmetic updates to the home.
- new windows, flooring, updated kitchen, 3rd stall garage addition, driveway, landscaping
- new roof 2 years ago
- bathroom remodel, fencing for backyard
- Windows, furnace, water heater, electrical.
- Appliances, basement leak repairs, roof, garage door, new deck, paint, window repair
- Windows, insulation, landscaping
- Landscaping, new deck, new flooring
- Roof, bathrooms, windows, floors (hard wood and carpet), kitchens
- Floorings, light fixtures, appliances
- new flooring throughout entire house.
- roof windows
- doors, furn, etc
- Updated kitchen counters, sink and DW; minor case-work and flooring changes, installed new blinds in several windows
- New roof, new furnace, installed central air
- Swimming pool renovation
- Opened up kitchen and living area, remodeled kitchen, living room and new flooring.
- Kitchen update
- Knocked out wall, opened up basement stairwell, all new flooring, remodeled bathroom, new appliances
- Front porch, cedar fence
- Landscaping
- Flooring, lighting, landscaping, windows, doors
- New furnace & ductwork; new hot water heater; new doors and 1 new window; new, insulated garage door; attic insulation added; new roof; new siding w/brickwork; new outdoor storage shed; new vinyl privacy fence. New walk-in shower & bathroom flooring, new vanity; new kitchen cupboards and flooring. New kitchen sink.
- new flooring, new appliances, finished basement
- new roof on house and garage, plumbing & new tile in shower, replaced segment of sewer pipe near st.
- Roof, Plumbing, Plastering, Floor Refinishing, lighting...
- Upgraded foyer and bathroom. Upgraded gutters
- New roof
- "Roof, gutters, furnace, air conditioning
- "
- Upgrade to bathroom. New flooring. New furnace & hot water heater.
- plaster & painting all the walls, removing carpeting, plumbing, refinish hardwood floors, updating electrical fixtures. landscaping etc.
- New roof and replaced window
- Remodeled my bathroom
- Installed dishwasher, new countertops, new vinyl fence, new garage doors.
- Vinyl privacy fence
- Insulation, painting, landscaping shrubs and a gazebo, professional electrical work.
- Bath remodel
- Tree removal, garage fixed
- windows sunporch roof
- New windows, soffits, new front doors and flooring, gutters and downspouts,

- Hardwood floors, cement pad for camper and patio. Fencing.
- Windows, siding, finished basement with egress window and 2nd bathroom
- Patched, sanded, washed, primed and painted entire interior Of the house. Replaced and Updated ALL outlets-and switches as well as ALL outlet/switch covers. Sanded Stained porch, added new solar power decorative light caps for the posts on porch. New Washer and dryer. New fridge. new light fixtures. Added bar counter to kitchen wall. In the process of finishing basement.
- New black aluminum fence with brick pillars with lights.
- Roof, furnace, hot water heater, sump pump, tree trimming, gas fireplace
- carpet, water heater, roofing
- Front Door, backyard fence, updating electrical, backyard garden, backyard patio furniture
- Roof
- "Custom built wooden fence
- Updated lighting
- Updated appliances"
- Plumbing, roof, plaster work, electrical
- cal
- Roof repairs, painting
- eve covers, new garage roof
- Floors, countertops, kitchen cabinets
- External excavation and internal support of bowing basement walls.
- New roof
- New patio, new roof, epoxy flooring in garage, garage heater. Renovated bathroom, new landscaping, reverse osmosis water system, lighting control system and entertainment system.
- Kitchen remodel
- Total remodel
- Backyard fence
- Driveway, windows fence kitchen cabinets carpet
- Carpeting, laminate flooring, kitchen sink, bathroom sink, toilet, & tub/shower
- New furnace and duct work was completely replaced
- Replacement windows, flooring and furnace
- Reinsulating roof/upstairs, replacing roof, replacing bathroom floor
- sunroom
- Insulation and new plaster, new roof, new perimeter drain and functioning sump pit w/poured basement floor, furnace & central air, hot water heater and
- new PEX plumbing and waste drains. Two kitchens and three bathrooms.
- Appliances, landscaping
- "remodel and new garage
- "
- Flooring, bathroom , fence....
- Appliances
- \$25,000 three season room, new central air and energy efficient furnace.
- New windows
- Roof, landscaping
- Redid main bathroom, refinished hardwood floors in living room
- Windows, basement leak repair, chimney tuck pointing
- Patio and updated back steps with composite materials. Fixtures, landscaping, fencing, concrete work.
- Bath, roof
- New Roof and Sheathing (Plywood) on 1 garage (2 separate garages combined)
- Roof
- New sidewalks & garage floor, new kitchen, new windows & doors, refinishing of hardwood floors.
- Flooring, siding, service doors, insulation
- Paint exterior
- New Furance, hot water heater, garage
- roof, vinyl siding home and garage, new windows
- New sump pump, bathroom fixes, ... limited because we get hit by taxes
- Windows, painting, built a porch, carpet and roof
- New A/C, remodeled bath
- Kitchen reno
- Finished basement - added full bathroom, bedroom with egress window, and living room.
- Solid hardwood flooring, landscaping
- New window, furnace, update electrical and new counter tops .
- Water heater
- Had house primary drain replaced, had gutter guards installed on all gutters
- Furnace misc updates
- New roof, finished basement
- Central AC
- Finish attic space
- New furnace and central air, new fence, new garage door and opener, new landscaping, updated bathroom, new front door and as screen door, continue trimming trees
- Concrete slab for parking and tree roots plugged my sewer pipe.
- Bathroom remodel,

basement remodel, added patio	landscaping	rooms	windows
• Flooring, walls, lights, plumbing	• Replace roof, repaint house, new fence, kitchen and bath updating	• Interior remodeling, driveway, garage	• Basement remodel
• New siding.	• Cabinets, flooring	• replace siding, deck, flooring throughout house	• Masonry for chimney and porch, 3 new entry doors
• Paint, landscaping	• Updates to baseboards, kitchen, flooring, bathroom, some windows	• Complete 2nd floor and add heating.	• Add cabinetry in lower level
• Windows	• Redo gutters, new windows on main floor, update some kitchen appliances	• Kitchen remodel	• New siding. bathroom update, new countertops
• Windows, interior doors and flooring base boards kitchen and bathroom remodel and all rooms repainted and deck re done	• Paint Exterior, build a fence	• Bathroom remodel	• New furnace
• Windows, furnace, landscaping	• New roof and windows.	• Concrete patio and Driveway	• Siding
• New garage	• Update bathrooms, upgrade landscape	• Remodeling the main level and updating the bathrooms	• Roof
• New furnace, A/C; 14 replacement windows	• Flooring, bathroom remodel	• Windows,	• Landscape
• Siding, painting, knob and tube removal	• Gutters, paint outside of house, flooring	• New roof	• Flooring, bathroom updates, deck/patio
• Redid my bathroom and flooring	• Attic refinishing	• New garage door, update kitchen, update bathroom	• Continuation of updates
• Family room & 2nd full bath	• New furnace	• New flooring in the kitchen, carpets for rooms, fix balcony by adding new flooring and a fence, get a new counter	• Remodel kitchen and bath, add bath, remodel basement, add patio
• New roof and furnace	• Basement, bathroom, kitchen flooring, insulate garage	• Hang new drywall in son's bedroom, hang new drywall in backhall and redo the floor with carpet or vinyl as well as the steps leading into the basement, seal the leaks in the basement walls, refinish the basement, put on a new inside door and new screen door leading out of the back of the house.f	• Kitchen
• Rebuilt chimney; remodel basement, upgraded fireplace	• New deck, siding	• Replace more windows	• New windows
• New roof	• New roof and fence	• Exterior painting and plumbing	• exterior paint
• Fenced in yard. New garage roof and garage door. Landscaping. Painted all interior walls.	• Kitchen and bath	• Roof	• Replace porch with concrete patio, replace driveway/sidewalk leading to home, replace front stairs
• Finished basement	• Roof	• Drive way and garage Foundation	• Replace deck, windows, repair sheds, replace whole house carpet
• Techo	• We may buy a new air conditioner	• Replace more windows	• Repainting the front and rear porches; replacing the front door; replacing and rebuilding a new front stairs
• Alfombras, reparaciones eléctricas etc	• Build a garage, build a pantry, paint, new flooring	• Exterior painting and plumbing	• entry, resealing and repainting outside door frames and windows; move and replace portions of the existing outdoor fence
29. In the next 5 years, do you intend to invest more than \$2,500 in home improvements?	• Fence in yard, fireplace repair	• Roof	• Finishing Basement
• Bathrooms and kitchen	• Roof, floors	• Fence	• Landscaping, siding, windows, flooring,
• Electrical	• Windows and exterior doors	• Roof, flooring, lighting, possibly	
• Driveway and parking lot upgrade,	• Siding. Shed landscape		
	• new countertops in kitchen and bath-		

- bathroom remodel
- Windows
- New roof, appliances, resurface driveway, landscaping
- Driveway, deck
- Windows
- Updated
- new HVAC units, siding repair, landscaping, finishing basement
- Remodeling kitchen
- stain repair
- Egress window to make partially finished basement safer (bedroom down there is less functional)
- New garage
- Plant trees
- New floor in garage and parking
- New garage
- New roof, landscape improvement
- New carpet and some bath upgrades. Toilet, tile sink n cabinets.
- New furnace, new siding, new sink kitchen, new windows. New roof
- finish windows,
- New roof. Siding.
- new handrail on deck
- Roof
- roof
- New roof, waterproof basement
- Windows
- New windows, siding
- Basement improvements.
- Update kitchen, interior paint
- Roof
- Deck, roofing
- New flooring, updates to 2 bathrooms, lawn upgrades
- Finishing basement
- flooring
- We need to redo bathroom because the pipes keep freezing all winter.
- driveway and roof and remodel family room
- Redo bathroom
- possibly windows or flooring
- carpet (\$5,000), basement remodel (\$5,000 est.)
- roof, furnace, gutters, air conditioning
- Finish basement
- Routine Updates: Bathroom Fixtures, Furnace, Water Heater
- concrete drive way, new siding
- New deck and landscaping. Kitchen counter tops
- 2nd bathroom
- Adding a deck to the back of the home
- General upkeep
- Install gas hookup and fireplace, repair roof, new siding, flooring
- Windows, deck and landscaping
- Floors, paint, possibly new furnace and/or water heater, roof repair/maintenance
- Replace deck with a patio, redo the
- landscaping, replace a fireplace with a pellet stove
- New deck, fence, upgrade bathrooms and kitchen
- Window improvement, landscaping
- new central air unit
- Paint the exterior and interior. Replace carpeting. Install a deep sink in the basement and perhaps convert the downstairs shower to a sink and vanity.
- Finish basement with additional bedroom and bathroom.
- New furnace and central air
- roof and windows
- Furnace, flooring, siding
- Windows
- Hot water heater, roof, new deck
- Finishing our basement and renovating our front porch and external siding.
- Redo floors, possibly windows
- Doors and landscaping
- Windows
- Roof, furnace, windows
- Don't know
- Don't know
- More new appliances, upgraded fence, and landscaping.
- Potentially fixing the walls in the basement, installing new sump pump, fixing drainage issues which cause
- leaking into the basement
- Driveway and / or sump pump drain to storm sewer
- Driveway
- Window, paint, replace bathroom, kitchen improvement
- Leak in roof
- New cabinets in the kitchen
- Patio, addition
- Bathroom updates, yard fencing
- New garage, siding & roofing on home
- Floors, exterior paint
- Basement and roof
- basement
- windows
- Deck/patio, landscaping
- Bathroom, deck, kitchen, flooring, closets, paint, lighting
- Repair to windows interior and exterior, wood repair on basement steps,
- Adding bathroom possibly
- Deck, driveway, some windows
- new central A/C unit, repair or replace driveway, additional landscaping and gardening expansion and improvements, possible gutter repair or improvements, plant a few fruit trees, some basement window improvements, possibly fix or redo garage floor

- roof, exterior paint
 - more remodeling and deck replacement
 - New Patio and front door, new flooring.
 - Further bathroom/ kitchen
 - Siding, doors, windows
 - Replace cast iron plumbing, add basement half bath
 - Flooring, appliances, any repairs
 - Roofing. Possible kitchen remodel.
 - Update kitchen and bathroom and some plumbing
 - Garage roof and rotten window frames on house
 - flooring, appliances
 - Windows
 - Possible new shed
 - Replace pavement in driveway and walkway, tree trimming of dead branches, gutters, sunshades on patio
 - doors, cabinets, baseboards, windows, paint, blinds
 - floor refinishing, interior painting, exterior painting
 - Roof, central air conditioner
 - New roof, new landscaping
 - new kitchen, bathrooms, laundry, basement
 - New floors, potentially a bathroom remodel, painting
 - New refrigerator and kitchen cabinets, house roof,
- siding and exterior doors
 - New driveway
 - new roof
 - I want to have laundry hook ups on the first floor
 - new facade, new porch, laying new floor/carpeting throughout the house
 - New roof
 - Central air, garage repairs
 - Bathroom and kitchen remodel
 - Family Room / Kitchen addition
 - flooring, bathroom renovation, carpeting
 - More new flooring, new driveway
 - replace remaining original windows
 - Fence/Landscaping, Updated Electric, Air Conditioning, replace back exterior stairs
 - Kitchen update
 - new roof
 - bathroom remodels
 - upstairs flooring; possibly bathroom updates
 - Kitchen
 - Flooring
 - would like new siding, paved driveway (current is gravel)
 - Bathroom remodeling
 - New furnace and water heater, gutters and roof
 - Bath update, windows
 - New gutters, landscaping
- Roof, attic conversion
 - Roof, flooring, lighting
 - Deck
 - Interior painting, storage, basement upgrades and landscaping.
 - new patio, new roof
 - redo floors
 - Exterior trim
 - Electrical upgrades, new garage
 - Roof
 - Paint windows front door
 - Remodel kitchen and bath
 - Driveway and kitchen repair
 - Electrical updates, new porch, finish plastering & painting rest of house, update all electrical fixtures, finish the flooring
 - May need new furnace & air
 - Adding a deck; finishing the basement
 - Remodel my kitchen
 - Roof
 - New flooring, kitchen counter, garage doors
 - Replace Garage
 - Exterior
 - Windows
 - Needs work
 - paint doors - possible roof and gutters
 - Kitchen improvements, paint, possible new furnace and air conditioner
 - Kitchen reno
 - windows, doors.
 - Leveling garage
- floor and siding garage
 - Yard/landscape improvements, New vinyl privacy backyard fence. Waterproof and finish basement. New carpet. New backsplash for kitchen. New oven and microwave. Fire pit area outside. New roof new faucets new kitchen sink. Border off and mulch playground.
 - I am in the Shipyard District & I plan another fence on the other side of the house. Possibly a new roof.
 - furnace, roofing, bathtub
 - upgrades to bathroom(s), kitchen, driveway
 - Roof
 - Flooring and windows
 - Update current bathroom; build new bathroom in basement
 - Plumbing, plaster, electrical, windows
 - Bathroom renovation
 - Exterior landscaping, foundation upkeep
 - Driveway, front walk, landscaping.
 - Repaint exterior and interior; changes to bathroom and kitchen
 - Deck replacement
 - Renovate exterior - new trim and

- siding, new deck and porch, exterior lighting, additional landscaping, fence repair.
- Roof, floors
- Roof
- Garage remodel
- Roof furnace
- Windows roof
- Windows
- More windows, roof, skylight, flooring
- Driveway, Bathroom, landscape
- New windows, doors
- Siding improvement, bathroom update, kitchen update
- concrete patio and counter tops
- Replacing siding and possibly rebuilding the garage
- new roof
- Repair patio, yard updates
- Whatever my new house needs to become safe and efficient.
- Windows
- Fence & finish basement
- Finish the basement, improve yard drainage, landscaping, adding a second bathroom
- Roof... maybe siding
- Fix ceilings where plumbers had to cut through, update bathrooms
- New roof for sure, backyard patio, fireplace and new windows are a possibility.
- Replace several windows, improve gutters, redo laundry hookups and adjoining wall
- Gutters, roof
- Basement remodel
- Redo driveway concrete
- Depends on Green Bay market. Green Bay needs to stop spending money on downtown! Far east side or other areas and make them want people to stay or move here
- Redo kitchen flooring, cabinets, new driveway
- Bathroom remodels
- New gutters and gutter guards, additional fencing for pets add egress window and room in basement, maybe remodel kitchen
- Fence
- New roof and sheathing on second garage, new water tiles, upgrade both bathrooms, refinished/new flooring and carpet throughout entire house, new counters, trim, 2 windows, doors, sections of exterior vinyl, landscaping, fixtures. A lot of work to sell.
- Central air
- roof, basement,
- Fence, patio
- We need a roof. We need to replace the fence. The basement needs a sump pump. The main drain is full of roots and needs work and our foundation is cracked...
- Install a garage tub/wash area.
- Siding
- Sofets and gutters replaced
- Would add a room downstairs but I'm getting raped by the city
- Sidewalk and driveway
- Yard improvements, electrical
- Landscaping
- Flooring throughout house, kitchen countertops, landscaping/deck
- 2 bathroom Remodels and replacing more flooring
- HVAC
- new flooring
- Whatever breaks
- Updated kitchen and bathrooms and landscaping improvements
- Deck, outdoor areas,
- Garage, driveway, basement
- New doors, Patio, Landscaping
- Garage
- Bathroom remodel
- New fence
- Indoor remodeling
- Kitchen remodel, fencing
- Roof
- New fence, kitchen renovation
- Roof
- replace some appliances, rebuild deck
- More flooring and other bathrooms built
- Bath remodel, patio replacement
- Replace driveway
- New roof. Updated bathroom.
- Roof? Replacement front & back doors.
- New driveway
- Kitchen and bath remodel
- Sun room finish basement
- Bathroom remodel
- New roof
- New roof
- Repave driveway, repair or replace windows, new roof
- Siding, driveway redone, kitchen remodel, flooring
- New roof on current home
- Updates. Gutters, downspouts, kitchen.
- Windows, doors, deck repair, water heater
- Pave the driveway
- Baño y piso
- Mejorar Los cuartos y el baño
- Poner fence
- Replastering, replace siding, renovate kitchen, closets doors and stairs that go through basement,,
- Ruf y siden
- Roof siding dance etc
- Techo

33. In the past 5 years, have you had to forego other needs such as food, healthcare or

childcare to ensure you could continue to pay for housing?

- Wife had Breast cancer
- But I know several people who have, especially young families
- Rents are crazy high! Having to choose between food or rent because wages are too low for what you pay for rent which is very high and sometimes you end up owing. This are hard times!
- Every month it's either food or I pay my rent it's insane!
- Used my credit card for groceries and gas
- have not been able to afford medical insurance since Sept
- I've lost my home to pay for child care though
- I currently work part time to be able to go back to school. Because I'm working part time, we are without health insurance and using free clinics. We don't qualify for rent subsidies and our large family (6) and need for 4 bedrooms makes it impossible to find cheaper housing.
- Wives health insurance
- No extra hardly had money to pay rent.. food clothing as my young child is growing fast birthdays canceled because had no money
- Had to reschedule certain medical appointments because we didn't have the money for the copay
- Employment issues past 2 years
- Our so called health care system sucks!
- Formerly in a DV situation
- Food and letting my kids play any sports
- Housing in Green Bay has become so high. I've transferred back from out of state and pay up to 200.00 more a month for the same type of dwelling. I'm originally from GB. Everyone is a "flip" expert now and doubles rent
- Debt is a thing. Duh.
- Healthcare, car insurance, & childcare
- I will when I retire in a couple of years.
- I went without healthcare until now
- Healthcare
- Food
- Dental... low cost dental is a serious & ongoing problem here
- Healthcare
- When we previously lived on the west side of Green Bay our rent was \$1400.00 plus all utilities. We were living paycheck to paycheck
- Healthcare
- Used credit cards when roommate stopped paying her share of rent.
- Even with a Section 8 voucher, money is tight
- Healthcare, job loss
- When unemployed
- Dental work and health care needs
- Thankfully we have family to help with childcare. Otherwise things might have been different
- this is what life with a disability is, folks.
- No, but we haven't been able to save much for rainy day
- I was unemployed for a few years. Paying our mortgage was very important
- I have had to forgo food to pay my rent
- decreased quality of services so we could pay easier
- Healthcare
- I have not, but many of my friends, colleagues, and family members have been faced with this choice.
- Electric
- If not for ics.project based housing voucher
- Defaulted on credit cards to maintain housing and basic necessities
- I have concerns about being able to continue living with the skyrocketing cost of rent and still tending to other bills.
- Healthcare
- I have put off nonessential things that will eventually become essential because I don't have enough after housing expenses to cover it all
- I have no health care
- Food
- regarding previous rental questions, we already own rental units and are at the stage of our lives that we are more likely to downsize than acquire more.
- I have food share
- food
- Most of the improvements were made possible by Green Bay Redevelopment. Medicare does not cover some healthcare needs, which we can't afford. I pay our mortgage first.
- Car insurance, health insurance are too expensive- rent is more important
- We go to Paul's Pantry because we can't afford food.
- Health care, dental, etc.
- all of the above.
- I am fortunate that we are on Badger-Care, FoodShare (although we do not get enough to enable us to eat healthfully and have enough for

the whole month), and ICS/Housing. My mother helps with the rest.	• 15000 • 30,000 • \$100000 • ?	• 70000 • 15000 • 5,000 • \$4,000	• Idk • \$10,000 • 1,000.00 • N/a
• I am fortunate that we are on Badger- care, FoodShare (although we don't get as much as we actually need), and ICS/Housing takes care of the bulk of my rent. If the rent were any higher, though, we'd be on the street--it's ex- tremely difficult to find quality housing under \$800, close to town, and accepts ICS/Housing..	• Depending on what our current house would sell for, approximately \$10,000-\$20,000. • 15,000 • \$5000 • 5000 • 5-7000 • \$50 • Unsure now, due to our current situa- tion with COVID 19	• 1200- 2000 • Currently, my husband attends NWTC and will be graduating with his welding certificate. There's so much up in the air until he gets a job. Then we'll be working on dig- ging ourselves out of debt for a while.	• 30,000 • 0 • I di not have funds for a downpayment • 3000 • \$50K • ~\$20,000 • 5000 • 75000 • None • \$5000
• Luckily I have oth- ers to live with and help cover bills	• 0.00 • 50,000 • 5,000 • \$5,000 • \$100,000 • ??	• Would depend on what my current residence would sell for. • 4,000 • 0	• I would rent so \$1500 to move in • 100,000- 150,000 • \$6000 • \$10,000 • \$5,000.00 • \$2000
• Lost job 3/2019 after 24 yrs	• 50,000 • ????	• none-VA loan eli- gable	• \$50,000 • 15,000
• I budget according to rent.	• 3000 • 50,000 • 15k • 1000	• As little as possible • \$0 • 30000	• 0 • 50k • Not sure 3% down?
• BUDGET!!!!	• 12000 • 25,000-40,000	• Nothing at the moment as I'm off of work due to the town being shut down. I get no as- sistance at all	• \$2000 • 20,000 • 3,000 • \$50000
• Our rent prices are very fair for the sur- rounding market we choose.	• None right now my bills are to high • \$3,000 • 0 • \$10,000	• 30000 • 0 • \$15,000-\$20,000	• \$5,000 • n/a • \$50,000 • 5000 • 15,000
• Like to get a new roof but can't afford it	• 10000 • \$10,000 • 2,000 • < \$5,000	• \$0 • 20% • \$2000 • \$10,00	• Prefer not to say. • 10,000.00 • \$25,000 • 20,000
• Healthcare	• 1,000 • ?	• 2,000 • 70k	• Depends on dental expenses (thou- sands).. without those possibly
• I was able to make an 8 year payment arrangement	• 50000 • Currently none. After I graduate and am working full time, I'd like to save \$10k for a down payment. • 10000 • \$20,000.00	• No clue • 20000 • 5000 • 5000 • Not sure, the lowest down possible if the rates are still low. • 30k • 40,000	• \$10,000... but being low income w/o health or dental makes everything up in the air. • None • \$3,000-\$5,000
39. What is the antici- pated amount of funds you would have avail- able toward a down payment for home purchase?			
• 50,000			
• \$20,000			
• None of your busi- ness			
• 3,000 at least			

• 5000-7000 • \$1000.00 • 0 • 10,000 • \$10,000 • \$10,000 to \$15,000 • \$25,000 • \$3,000 • N/a • 100,000 to 180,000 • 1000 • 20% • 0 • 5 thousand • \$5,000 • \$0 • 2,000-3,000 • I wouldn't know where to start honestly. • Selling current house • 0 • 4k • \$25,000 • 3,000 • \$50,000 • \$5,000 • Depends on what my current house sells for • 20,000 • 75,000 • \$5,000 • 10,000 • \$0 • \$150,000 • \$2000.00 • None • looking to buy additional investment properties • 8,000 • \$30,000 - 60,000 • 35000 • \$30,000 • 20% • 75,000-80,000 • 10,000 • 0 • \$200,000	• ? • 70000 • 10,000 • 10,000 • Minimal. I can not pin down an amount because of the turbulent nature of our economy. I expect my savings will be drained in the near future. • 6000 • around \$15,000 to \$20,000, just guessing. • \$50,000 • 10,000 • 10000 • \$50,000 • 3% • 30000 • 1300 per capita • 10k • Unknown, I am in the process of buying a house at this time • Unsure at this point in time. Hoping to have 10-20% when the time comes. • \$110000.00 • \$10000 • \$50K • 500 • \$15,000 • 5k • Ha!! Zero right now • Unsure at this time • 3000 • 2-5,000. • \$2000 • None • \$3000 • \$10,000 • 60,000 • Whatever value I have in my current home. • 10,000-20,000	• 100,000 • \$5000 • 30k-50k • Not sure I need help • n/a • 20K • N/A • \$2500 • 7000 • 5% • 15,000.00 • 20% • over \$50K • 5,000 dollars • Unknown • \$4,000 • \$30,000 • 0.00 • \$20,000 • Not sure • Depends on sale of current home • 40000 • \$25000 • 8,000.00 • \$0 • \$2,000 • \$5000 • 20-30% • 20000 • At this moment \$0 right now • 4,000 • Equity of existing home at the time • 5,000 • na • 50,000-100,000 • Depending on the value of our home at the time of sale, hopefully around \$40k • 3000 • 3,000 • 20%- \$9,000 • 35000 to 40,000. • Depends on what we get for current home • 5000	• \$500, because I am a veteran I thought I did not need a down payment • 5000 • I would pay cash for the entire cost. • not sure • 7000 • 10-15K • 10,000 • \$5,000 to \$6,000 • equity in my current home: somewhere around \$130,000. • 5-10%. • \$10,000 • \$3000 • \$15,000 • None • Pay in full, no loan • 30,000 • Don't plan to purchase • Decline • \$10,000 • \$4000 • Unknown • 20,000 • \$5,000-\$7,000 • 200,000 • 0 • I could put ~\$10,000 on a decent house. • None • 5,000 • My existing home value. • \$40000 • 20% • 50,000 • 20,000, give or take based on the market • \$10,000 -\$20,000 • 5000 • \$10000 • 10,000 • \$200,000 • \$100,000 • 10,000
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- “A house is being deeded to me, I will have to fix it up with a loan or sell “
 - 5000
 - 5000
 - \$50,000
 - Unknown. Hopefully at least 10 percent and preferable closer to 20 percent
 - 3-\$5000, on top of whatever profit come from selling the existing house
 - 6,000
 - ?
 - \$275,000
 - \$30-50K
 - 150000
 - 0
 - It would depend on what the sale price was of my current home
 - 10000
 - \$3000
 - the funds from the sale of my existing home
 - \$100,000
 - 10000
 - 20000
 - 25,000
 - \$10,000
 - 45,000
 - \$20,000
 - 200000 but would be in another town unless gb stops putting houses on top of each other and makes neighborhoods have character. Why stay in gb. If taxes are cheaper in surrounding areas and new and better schools
 - 5,000
 - 250,000.00
 - \$150k
 - Available and willing are two different things. Available \$20k, willing up to \$10k with FHA.
 - \$40,000-50,000
 - \$4000
 - Under \$2000
 - \$20,000.00
 - 6,000
 - \$100,000
 - Idk
 - \$10000
 - Unsure
 - 5,000
 - 80,000
 - 30-40,000 from equity in sale of current home
 - \$120,000
 - \$10000
 - \$0. I am disabled and working part time just to get by
 - Less than \$10,000
 - 1,000
 - 25000
 - \$70,000
 - I’m not sure, it is still some time from now
 - N/A
 - Either sell out current house or rent it out on Airbnb and we have other land we could sell
 - 10,000
 - \$5000.00
 - \$10,000
 - I’m a real estate investor and try to put 20% down.
 - 5000
 - 1000
 - 3,000
 - 50000
 - \$5,000
 - 1000
 - If we sell our home to purchase another would use gross profit, otherwise just savings around \$5,000
 - 0
 - 20k
 - \$6
 - None at the moment
 - 150,000 +/-
 - 5000
 - N/A
 - 0
 - 20000
 - Aproximadamente \$10,000
 - \$10,000.00
 - 20000
 - \$5000
 - \$5,000 no se si esa cantidad está bien pero es con lo que contaríamos
 - 10000
 - \$5000
 - 2,000
 - 5,000
 - 1000
 - 5,000
 - \$10,000
 - 0
 - 8000
 - 5000
 - 2000
 - 10,000
 - 5,000
 - 6,000
 - 6000
 - 20%
 - \$2500
 - Ahorita ninguno con esta epidemia que estamos viviendo la economía está por los suelos y no hay trabajos
 - 0
 - 10000
 - 10000
 - 20 mil
 - \$10,000.
 - \$0
 - 180000
 - 10 000
 - 2,000
 - 5,000
 - \$10,000
- 40. Have you perceived changes in housing options and availability in Green Bay over the past 5 years?**
- Property is much more expensive than 5 years ago- it’s a sellers market. We love the new places being built downtown, especially the Whitney Apartments, but would never rent for that price when we can own a home for less. But, if they were selling units, we’d be interested.
 - Renting in the city is hard at times with unresponsive, unorganized landlords and third party property management
 - To many luxury apts being built, and nothing affordable for young families who dont receive housing or other assistance. Nothing nice for elderly people either
 - Affordable housing in a lower middle class price range has been extremely competitive in the last few years. Especially in specific neighborhoods.

- Just moved here but it has been very difficult to find affordable rentals
- So I many irresponsible landlords, too many people tolerate drug houses
- It's very difficult to find, good affordable housing even for a single parent or person. Anything affordable is very slummy looking in a bad neighborhood
- Very few good AFFORDABLE units
- The cost is very prohibitive
- Housing costs have gone up and wages have not. More people looking for 'cheaper' housing. Taxes are higher.
- Neighborhoods with affordable housing is no longer safe for a family. The safe neighborhoods are very inaccessible for middle class future home-buyers.
- We have a cat and a dog, finding a place to rent, that's still nice is extremely difficult. We got lucky where we currently are.
- We have a dog.
- More available, and the prices continue to rise to the point of being unrealistic
- Landlords need to stop charging Chicago rents - no employer here pays Chicago wages
- There are a lot of
- unaffordable building popping up around downtown
- It has gotten SIGNIFICANTLY more expensive to rent a 3-4 bedroom home.
- We were nearly homeless a couple years ago because of the spike in rent and our poor credit
- Haven't looked in 25 years but would be interested in a smaller version of a single family home or attached town-home with minimal maintenance.
- To many bad landlords that do not maintain their properties.
- Landlords are being very selective to whom they rent to, leaving many without options
- More costly to rent
- I worked in property management for the last 10 years and saw that there is a real shortage in affordable apartments. Under \$700.
- Things are way over priced right now.
- Housing prices have gone up . 60% of my income
- It saddens me to see so many new apartments, townhouses and condos being built that are catered towards people who can afford \$1000+ for rent when there is such a huge need for affordable housing in our area.
- Please stop making more housing, too many people here is making crime go up and run low on resources. I hate more and more people moving here it's making green bay worse, not better.
- Too much luxury apts vs affordable.
- Rents have gone up only slum lords accept housing assistance it is very frustrating
- I moved back here in December 2018 after about 27 years in Nevada.
- I was a home owner for 27 years..now rent. Way to many subdivisions geared toward higher income residents... to many highrise apt geared toward higher income as well. not enough 1 level apt. Senior housing is always just as expensive. Lower income areas are not safe.
- Housing is simply too expensive
- This city is overpriced considering the quality of most rentals, and incredibly unfriendly to pets.
- Have friends who are homeless
- Price of decent homes for first time buyers is extremely high
- Rent in Green Bay is expensive
- Rents are too high.
- Apartment rent so high
- More costly!
- It's impossible to find reliable, affordable housing, especially for those who are in the 0 to 30% of the County Median Income.
- We bought our house last year. It was hard to get a house in this sellers market. I felt most houses were also over priced.
- Affordable housing is very difficult to find. Everything "decent" or on the "nicer" end requires a great credit score, monthly income of 3x the rent, or other factors that may automatically disqualify a person even though they could still pay rent. What is considered "affordable housing" is run down, in unsafe or rundown areas around town and most have very crappy landlords. The units and tenants are not taken care of. Just because people have a lower income doesn't mean they should have to be treated like crap and be forced to live that way because no one else will give them a chance or charge a ridiculous amount

- in rent.
- Not a lot of entry levels homes are available in the \$100,000 and less range that don't need a ton of repairs and/or updates
 - Much development but prices are too high
 - Looking for new places to rent it was hard to find anything with a good price and in good condition.
 - Rents have increased, although wages don't appear to be keeping up in this area at all.
 - I didn't even want to buy a house here, to be honest. But I had little time & ended up getting a cheap old home in a sorta crummy area (basement floods for days in heavy rains, almost yearly, sometimes more than one event). Now I feel attached to it like a ball & chain. I'd rather be in de pere, a couple areas in west gb, or out in the country or woods. Unlikely tho.
 - A lot of these questions are not applicable to me.
 - My daughter has been looking for adequate housing for the last 5 years it's hard she doesn't have the greatest credit due to student loan debt. The rent is way over priced for what it is. There are some landlords in the city that should not be able to take housing for the conditions of their property for the amount of rent they are charging. I would love to purchase a house in the city if Green Bay for my daughter but at the time the house are overpriced I'm not paying more than fair market value. I would like to have her rent from us because I know it would be clean and well taken care of, however she cannot get any help from housing with renting from a relative. I think there are many people in the city in the same situation. It's hard for a single person to make it go. I can understand why so many are homeless. If you do find something affordable it's usually a high crime neighborhood. The property taxes are also high in the city for some of the places I've looked at compared to adjacent towns and villages.
 - Rents have gone up as the rents were deflated for so long since 2008. Landlords are finally getting a break to find good paying tenants and pay off their mortgage. Not sure what is going to happen with the new law telling us we can't evict for nonpayment of rent for 60 days... by the time landlords get a court date it could be 4+ months they are squatting and forcing landlords to not get in a new tenant. Nothing was said about helping landlords. There has been much new construction, that will soon ease the shortage.
 - Housing prices are higher
 - The rental market for houses (either single family or duplex) under approx \$1200/month is BRUTAL. Places big enough for a family are getting two dozen applications before the showing even happens, which often costs money per application. My partner and I spent something like \$200 on application fees last year before we found our place, which we could absorb, but a lot of families can't.
 - Too few decent non-smoking senior apartments. I am looking in other counties now.
 - Adequate housing means buildings that are not water damaged and in disrepair. That is harder to find in Green Bay, especially in the NW neighborhood where we used to live. That's part of the reason we left the city.
 - There is a lack of quality housing
 - Rents are skyrocketing!
 - At least in the De Pere area it's gotten harder to find adequate housing.
 - Would like to move to some of those new apartments but with my home being paid off I can't see paying such high rent for a single or a two room place. Especially I'm on a fixed income.
 - No landlords are taking housing. (Bluefrog mostly)
 - Family member has been trying to find a affordable apartment for 3 months. Makes just over Low Income threshold so options are limited and most often in bad condition.
 - Too many apartment buildings going up in the same area. We would love to rent a ranch house rather

- than an apartment here in our area but haven't seen any available.
- Plenty of housing avail on green bay covering all price points
 - I am a professional and looking to move but I can't find a unit that is below \$750. I don't want to spend so much money on a one bedroom, the prices are crazy and that is all the new ones seem to be at for price.
 - We just moved to Green Bay in June 2019.
 - We are looking for a deluxe, first floor, 3 bedroom apartment in s safe neighborhood, which will accommodate our elderly residents with some physical limitations, and limited maintenance .
 - can't find anything affordable...so this question doesn't make sense to me. I guess housing is there just not affordable for me so if I can't afford it the housing isn't available
 - I work with households trying to find rental housing and it really hard to find vacant affordable units.
 - I work at a shelter, housing for clients
- has always been difficult.
- Affordable housing remains a concern for those with limited means.
 - I'm a landlord and housing market prices have increased causing rent prices to increase
 - moved to Green bay recently
 - For a single person, it is hard to find a low cost option (<\$600/month) in a nicer area (with allergies - need own laundry)
 - There is not affordable housing in Green Bay
 - Houses in my price range go quickly
 - Lots of high priced apartments have gone up!
 - Rents are going up, number of units available has gone down, safe neighborhoods that are affordable and walkable don't really exist in Green Bay proper anymore.
 - As someone who uses a wheelchair it has always been difficult to find accessible housing within our price range.
 - Rental properties are priced too high for the condition and amenities offered.
 - There is a shortage of condos available.
 - Would have rented
- but rent costs are twice ownership cost, doesn't make sense
- Rent prices are very high
 - Seems like renting in Green Bay keeps going up, so a lot of people I meet are couples who split rent because they can't afford it on their own.
 - "New builds are targeted for higher end client, ie high rents.
 - Been in the GB area for 30 yrs & affordable housing in a decent neighborhood has gotten extremely hard to find and/ or nonexistent. "
 - "I was a buyer in a seller's market. Prices of homes higher than they should be at. Bids going even higher and fast. Difficult to be a part of that process.
 - People do not keep their homes updated or beautify the landscape of their property. "
 - I'm looking at the mobile home sites lately
 - It seems like a majority of the housing options; high rise apartments/condos are being built along side or near the waterfront of the Fox River. Having said this most are either
- out of my price range, require using an elevator (I have a small dog and transporting groceries could be a nightmare). When I'm ready to purchase I'm looking for an affordable (\$125K - 185K) ranch style condo or townhouse with my own entrance, garage and basement. On a side note there's a shortage of assisted living residences in Brown County. With more and more people living longer then before there's a waiting list to get into a majority of the current places. In developing the area known as the "railyard" that would have been an awesome place to build an assisted living residence with some rooms, dining and gathering space facing the water. Could even be a multi-level building too.
- Prices up, snapped up quickly.
 - There are definitely more housing options in Green Bay today, but cost and other factors (such as prior renting history, credit) still present significant barriers for a large portion of our community's residents.

- I have heard that there is a housing shortage. I was amazed at how fast houses were selling when we bought out house in the spring of 2018.
 - “Pets not being accepted ..I NEED A PET FOR EMOTIONAL support “
 - Credit and tenant history is strict.
 - No one accepts ICS
 - No condos for middle income
 - “There seems to be a radical extremes of what is available for ‘regular’ people just trying to live. Not everyone wants or can afford a 1500/month condo.
 - “
 - Market is very competitive for my price range. Hard to find a decent home in a decent neighborhood for \$120,000.
 - Single family dwellings are getting more expensive and it seems that the new apartments, condos being built are far to expensive for working people.
 - Rent has been rising much faster than the cost of living increase for SSDI beneficiaries. I am looking to move to an low cost(HUD/ Section 8) elderly/ disabled living community to ensure
- I never become homeless or have to live in a slum lord type situation because of the the huge spike in the cost of rent in Green Bay/Brown County. The wait lists for these type of residential community buildings is too long. We need more low cost housing for both the elderly/ disabled population and for the general population struggling to find low cost, but safe, living options in Brown County. Many of the new residential building in Green Bay seems to be geared for those who are classified as middle income or higher financially, rather than the low income/working homeless population. This needs to change.
- no desire to live in GREEN BAY
 - affordable workforce housing is very hard to find. I did consider selling and renting; however, it is impossible to find quality housing that is affordable.
 - I live in Fort Howard. I do not like seeing such a heavy rental neighborhood. :(I feel like there is too much transition of people
- here. I notice how rentals are not taken care of and the lack of home pride. I have seen Neighborworks and Habitat Builds being added here and I wish there were more options and communication for funding for existing homeowners.
- Average cost of apartments continues to rise
 - I think finances are a challenge. In our economy many people can't afford a home because the costs of living in and maintaining a property are beyond their reach. I have also noted that there is still some discrimination in who gets loans or bids approved.
 - It seems that there is a lot of new housing along the river, but many of the rents seem out of reach for the average person/family.
 - I have purchased a second home in Green Bay for weekends and live during the week in Madison. I purchased an older home with garage for \$50,000 in GB. I would not want to live there full time because the schools are ghetto, there is no coop or grocery store nearby
- and the neighborhood is very rough. Shootings and thefts occur often.
- We are fortunate with housing, but it seems that affordable housing is getting much harder to find.
 - Good housing is too expensive; poor housing is plentiful and cheap
 - We've only lived here about 5 years. We first rented an apartment before buying our current home about 1.5 years ago. The housing market was competitive and probably still is except for the coronavirus.
 - Currently looking at leaving Green Bay because rent is cheaper in Howard
 - In search of 5 bedroom house there are not many affordable options
 - Housing, in general, was harder to find.
 - With housing prices going up, it's become more difficult to find affordable housing that doesn't need lots of updating/repairs. Homes are still much more affordable here than in other areas of the US though.
 - reading about newer housing options that are appearing in Green Bay, my first

- thought is “Wow, who can afford that!” Rentals seem high priced.
- If I were to move, I’d be very interested in one of the homes Neighborworks has rehabed.
 - Low amounts of homes for sale
 - Still looking
 - Have not personally looked, but as an agent the housing market has certainly changed.
 - Prices are too high for my income
 - Home prices have increased
 - Rents too high and it just keeps going up..
 - There appears to be more options in the community overall. Those options seem to be for those with significant income verses options for those with housing struggles.
 - “Havent had to look but notice many many apartments and condos and wonder where all the people are coming from to fill them.
 - “
 - There has always been adequate housing
 - “I have a therapy pet(dog)! People want illegal deposits and monthly fees Federal Law they CAN’T charge under Disabilities Act!
 - Housing in area DOESN’T want to accept Federal Housing Vouchers either!”
 - Decent housing (safe) with amenities (washer and dryer in unit with a garage) is extremely hard to find for under \$900 in the Green Bay Area
 - Rent has skyrocketed and most new apartments built are high end rental units. Not enough for middle and low income.
 - Affordability upon budgets
 - We wanted to rent when we moved here in 2017. Renting was more expensive than buying partly due to the use of a VA mortgage.
 - I’ve noticed that the city is becoming more gentrified. Many in my generation can’t afford the places that are being built around the city. Yeah, there is more housing options, but I/we can’t afford it.
 - Not everyone can afford high rent.
 - have not been looking in this area; next permanent move will likely be out of the region
 - Rent too expensive for fixed income elderly
 - Affordable housing doesn’t exist in the area. Definition of affordable is way off base.
 - I’m a school social worker, and I support many families who have found it nearly impossible to afford adequate housing. Some families have even become homeless or remained homeless because of inadequate affordable, safe housing options in Green Bay.
 - Not enough family housing that has 3 bedrooms or more that is affordable.
 - Desperate need for safe, in good repair & affordable housing.
 - Obviously the cost has increased
 - Wish there were more stand alone or duplex condos on west side of city. He
 - “It is sad that the quality of housing stock in Green Bay has been allowed to deteriorate. We need to find a less regressive way of taxing those who actually maintain their properties! As a homeowner, I feel that the city has been against me at every turn. My neighbors all have taken the time to speak to me in person about how the neighborhood has improved since
 - I bought my home here..
 - “
 - Actually affordable, cheaper housing (apartments) tend to be in very poor condition or in undesirable areas. Modern “Affordable Housing” is outrageously priced for the area and tough for two full time spouses to afford and build a savings at the same time. I can’t imagine finding comfortable, and affordable housing with children factored in.
 - There are more apartments available with new complexes being built, but not many that are affordable and in a safe neighborhood.
 - “Neighborhoods in Green Bay are unsafe, and lack good quality of life.
 - Availability isn’t an issue as I do not wish to live in Green Bay, much less own property here!”
 - Single level, ADA compliant condo!!
 - We need to allow people to build in law suites and such. Green Bay is too picky about dumb stuff like this. It’s good for our community, more living space and we get to help & assist others.
 - Low income housing (section 8)

- scarce.
- Prices are going up. Nicer buildings are being built but they're too expensive for the average person, which then drives the cost of other apartments up as well.
 - New builds are WAY TOO EXPENSIVE. Even old, run down apartments are more than my mortgage!
 - I have only lived here 3 years
 - My honest answer is no, it's been easy to find, but I've been very privileged as a child, young adult, and adult. Prices have certainly shot up since we bought our first home in 2011.
 - Values up 8.9% year over year, tough buyer market
 - Safety and noise! We need safe neighborhoods so hire more officers and chase out the drugs, littering, and noise pollution. Illegal bass and loud tailpipes are ruining otherwise great GB housing options.
 - With new apartment housing being built in Green Bay and surrounding charging \$1,000 for a 1 bedroom, how is this affordable housing?
 - I'm a transplant,
- and it was extremely hard to find nice, affordable housing. Because I was out of state, landlords didn't trust me, they weren't pet friendly, and most were higher priced than what was offered. There wasn't a housing site like other communities, except craigslist but here that site is very sketchy.
- "Unable to find anything affordable--\$1000 or above even over \$600 uses up, many times. all your social security!!
 - "
 - Easier to find, but still not ideal.
 - Home prices have increased substantially in the past 5 years.
 - I know we are short affordable units
 - Not enough 3 bedroom apartment homes, in larger communities, that are pet friendly .
 - Not enough fully intact historical homes "1900s-1920s Craftsman four squares" For under \$80,000
 - There are more market-rate units, but the market-rate seems out of reach for most people I know. I am a young professional with student loan debt,
- similar to many friends.
- Not enough rentals available under \$800.
 - Not many options for low income. Middle/ income condos lack character.
 - Affordable housing is difficult to find
 - City of Green Bay rentals are incredibly not pet friendly.
 - A veces se vuelve más difícil porque los vendedores de bienes raíces quieren vender en el área que ellos quieren que uno compre y solo le muestran esas casas a uno y no me parece que eso sea buena idea
 - Por el problema del idioma
- 41. In your opinion, what effect do each of the following issues have on decisions to choose housing in Green Bay?**
- Some places within the city are priced based on location but also do not cover any utilities at all
 - Rent is too high it was too hard to find a place now days especially if you have an eviction which I get why but at the same time if we have one we shouldn't have to be homeless bc of it. Everyone makes
- mistakes things happens!
- This question is poorly structured.
 - I don't really understand how this question is worded. Are you asking if Green Bay provides a positive or negative experience in these areas or if buyers/renters are looking for these things?
 - Depends on the neighborhood
 - No mold in housing
 - Stop people from moving here, too many from Milwaukee and Chicago and hindu wherever
 - I haven't looked much, but property tax is way too high here.
 - I'm not considered low income...but am am in today's standards. So what I can afford compared to neighborhood characteristics I'd say...there is no neighborhood in my opinion affordable and safe in the 675.00 price range that has good character
 - This question is poorly worded. Ex: By selecting "negative" for school district, I am not saying that the school district has a "negative effect" on my decision to choose my housing.
 - There are some

- very nice character homes in loser neighborhoods, but there is a lot of crime in those areas.....
- Want to buy in Green Bay, but right now, housing is too expensive.
 - Rent is too high in most areas & DO NOT take pets, and the cheaper places are in the dangerous areas! At my age, I don't want to be living under lock & key 24/7
 - This question is confusing. The wording is not very clear.
 - Grocery stores in Green Bay tend to be on the outskirts of the city. The inner city has a high need for good grocery stores with a lot of selection.
 - Nothing in my price range other than crap, to be honest
 - Not sure I understand how to answer the question
 - There's not enough affordable housing that landlords keep up better. I know everything is complaint driven from serving on a town board myself and it's hard to target everyone but when housing is involved some of these landlords should be held more accountable
 - I think people want all of these things when choosing where to live.
 - I like being able to live near downtown Green Bay.
 - There really isn't enough affordable housing, either ownership or rental, especially for the poor or low income members of our community.
 - The city of Green Bay has more affordable housing but lots of pitfalls compared to schools, quality houses and quality neighborhoods
 - Not enough affordable options for senior only living
 - Green Bay has more and more variety in housing than the surrounding communities. The school district lags behind due to challenges that don't exist in the surrounding communities
 - I don't understand what you want me to say in this question, I think people don't move to GB due to unaffordable housing in the city. Families with special needs also pick De Pere due to Sybal Hopp.
 - Affordable housing seems to be hard to come by for low income based on what I have heard.
 - Apartments that match our criteria and fit our needs, are practically non-existent in Green Bay.
 - Transportation options limit where people choose housing
 - There are a lot of new places popping up all over the city, they are all very nice looking but cost is just too much for what I want to spend.
 - Allowance of Pets have had 2 dogs for several years
 - Do not understand the question.
 - Although for each thing indicated as positive, I also feel these are lacking in our community
 - This is a difficult question to understand.
 - Please change the wording on these questions listed above
 - These are the issues my children and grandchildren used to select housing in Green Bay
 - Outrageous costs and Green Bay has no concerns about the low income and safety of neighborhood
 - Poorly constructed question. Confusing pos/neg.
 - I don't understand the question in regards to the issues and the rating scale provided seems it should be important to not important? I rated as such
 - Shortage of middle income and low income condos.
 - While Navarino district has improved, it remains unsafe from time to time, causing us to consider moving.
 - Green Bay has good and bad residential areas, The slum lord type areas need to be brought back to their former good standing and quality, good housing for low income families made affordable in these areas.
 - Downtown Green Bay and areas closer to the center of the city are not as well taken care of, as well as a higher rate of crime and traffic issues. As you travel outward, prices rise and quality increases.
 - SIDEWALKS! Hard to find Green Bay neighborhoods with them and would REALLY like them. In addition, continuous bike lanes. I don't live far from work, but the active commuting route is disjointed making it difficult to bike to work.

- Since quality of school is often tied to property taxes those areas with more wealthy home owners tend to have better schools so families of lesser means are more likely to be unable to purchase a home in an area that also had better schools
- Downtown GB Schools are rough.
- Thanks to Neighborworks for making this home possible
- A decent area is always preferable.
- I am not sure I know what you were asking in this question.
- I'm not sure I understood question -- factors which would influence choice or factors available in GB?
- The academic quality isn't great but we like the diversity of the district
- I suffer from severe depression, anxiety, PTSD And MST. I need to feel and see I can protect my children
- Stores that are close
- recently the market has been lopsided in favor of sellers
- Safety/Neighbors
- My answers refer to Ashwaubenon
- I don't understand the rating system with the question
- A lot of crime ridden areas in Green Bay!
- Those in my price range usually need a lot of repair
- There are many slum lords in Green Bay. They should be held accountable to keep up their properties.
- Again, the city is becoming gentrified with little diversity happening in the newly developed areas.
- Old perceptions of downtown neighborhoods need to be changed
- There appear to be a few nice neighborhoods - cool character and where there is evidence of investment and care. Infrastructure investment appears poor and that is scary as a private investor. I can't afford to be the most expensive house on the block and to send my kid to a private school because the reality of living in the center isn't easy. It's too easy and cheap to living somewhere else and drive to work. The city is too spread out and low density to require choosing the center. The only reason seems to be to lessen the impact of greenfield development but as mentioned prior, all the other uncertainties negate that desire.
- Green Bay is a diverse community with a lot to offer! Housing options vary depending on the area. Some neighborhoods are desirable, some are not. I wish there was more affordable housing available for the working poor. Challenges with transportation and access to childcare and other needed amenities.
- Green Bays neighborhoods and schools have been in decline over the years. Crime and drug activity has consumed the eastside. People that can afford to will move to better, safer neighborhoods in Howard, Suamico, Ledgeview.... anywhere but Green Bay.
- Reasons are too individual to generalize.
- The neighborhood where I'm at is awful and getting worse
- This question was very strangely. I interpreted positive meaning "very important."
- Above issues are irrelevant given the poor quality of life in this city.
- Word your question better
- My family lives on west side, north of Lambeau Field so that's why I chose to live here.
- Your scale makes no sense...
- I have friends who looked a long time to rent and are over-paying because they have cats
- I think potential new residents perceive village schools as better than GBAPS
- Hard crime on the rise and pedophiles in my neighborhood
- Too many drug houses and sex offenders living in wrong areas
- The apartments/duplexes that i qualify for, are old, run down places like dutchmans creek (creekwood) where the really bad folks from Milwaukee/chicago take over because management of said places tend not to care so much as long as the places are rented.
- These questions are worded poorly.
- We need 3 bedroom, 2 bath, first floor, pet friendly, lower crime rate
- Need more retail especially in the center area of city More credit unions, fast foods, Afford-

- able supermarkets, Restaurants and bakeries
 - We need more commercial neighborhood centers for residential areas
 - .
 - N/A
- 42. In your opinion, what are the greatest unmet housing needs in Green Bay right now? (select up to 3)**
- Property management control, less with apartment buildings and more so with residential houses and duplexes being rented within the city
 - Affordable housing in a safe neighborhood
 - Seems to be a lot of placing and apartment building and condos being built for very high income young people or places being rented out and no one is living in them.
 - You need to help those with evictions find places too not just the older or disabled. Everyone needs help
 - Not helping people who have a criminal past who have a hard time getting back on their feet and struggle to survive because no one will help them due to their history
 - We want to buy a house but our savings was spent the year I was diagnosed with MS. It's difficult to get back to where we were.
 - affordable rentals for low-income individuals - not enough of them
 - So many houses on the east side have had flooding issues, it makes me wary of buying a home in many neighborhoods
 - control of litter partially because of the way that the schools handle their open campus lunch programs is out of control. Also No One issues fines for littering in this city and that must change
 - No mold and renting for big dogs. . German Shepherd friendly
 - Housing for poor/bad credit, or other blemish (evictions, criminal charges) which would have someone face homelessness
 - Affordable living considering the hourly wage I get paid. It's too expensive to pay rent and all other bills associated with renting my own place again.
 - In Sheboygan they turned a hospital into apartments. It was a dump. Drugs. But, something like that, affordable for single men who don't need a big apt. or are looking to save up. big communal kitchen. It was a fun community for the most part. They were month to month so they could kick the riff raff out. \$500 or less. Why can't we get something like that.
 - Affordable rental options
 - there are very few housing options for people with less than satisfactory backgrounds.
 - Wait list for assistance is 2 years. Homeless list is 1 year!
 - Affordable housing for low income landlords not allowing ICS vouchers on property should be a crime. Landlords should have to follow housing codes to avoid slum lords.
 - Housing for ones who are getting over a financial slump
 - Housing for 55 and up. The quality is lacking. We are still active and have grandkids. We still want 2bd. They build them more like nursing homes than functional affordable housing.
 - Affordable rental options for low income families.
 - Taxes too high compared to surrounding area
 - Housing for people with cats.
 - Homes in safe areas.
 - Also, Affordable yet QUALITY/MAINTAINED housing in general.
 - Affordable rental units and landlords willing to work with housing subsidy programs
 - Affordable and safe housing for low income families.
 - Affordable renting options that aren't tiny dark old apartments.
 - We need far better, cleaner, safer and more affordable housing for seniors.
 - Water damage is downplayed and overlooked by realtors, but causes serious health effects. The public needs to be informed and stricter codes need to be put into place!!!
 - Not all seniors live high off the hog! Bring some affordable units to GB where seniors can live without going broke!
 - apartments with 3-4 bedrooms
 - More affordable options
 - Affordable Ranch homes for rent in good newer areas
 - Housing for families

- of 2 to 5 children in a nice area that is affordable
- Far too many 3 bedrooms ranch homes that won't be able to sell in a few years.
- Build homeless shelters in de Pere and suamico
- I work in housing the homeless and I can say that it is very difficult to house the homeless especially if they have a criminal history.
- homes are not affordable at this current market
- the apartment I live in should be condemned but then I would be homeless
- Housing for sex offenders
- Housing for a single person is near impossible for the price
- City of Green Bay and Brown County not invested in their housing community for renters/tenants. City of Green Bay and Brown County relying on use of housing based program to be the "Save All - End All". Those entities not recognizing landlord units do not need housing based programs due to demand for housing. Those entities too need to show buy-in and support
- to landlord units to address housing needs for those without housing.
- Affordable housing for all - a one bedroom apartment shouldn't cost what it does
- Affordable, safe housing options for all low income families/singles
- Having only lived here less than a year and done limited searching prior to moving into my current apartment, I really don't have much of an opinion or knowledge regarding a lot of this stuff.
- Housing with universal design, which is not the same as housing for people with disabilities.
- Rent is too high
- Rent cost
- Affordable apt renting (or house rentals)
- Housing for people who are victims of domestic abuse. Housing options for people with an eviction on their record (how do they secure housing when no one will rent to them?) housing for untraditional and inter generational families;
- All of the above!
- Cost and quality
- Persons released from prison
- Actually, all could be selected IMO.
- affordable houses and duplexes for middle income individuals. So much of the new construction is for low income individuals with income caps. these new builds are nicer than those of us with middle income can afford and start at \$1300 about for a studio or a one bedroom. How about some nice new construction for rent for the middle income folks without outrageous rent prices attached to them.
- Lack of Pet accepted housing
- Delapidated homes should be raised. I was thrilled to see the building on the corner of Baird and Main come down. I'm hoping the underground part will be dealt with too.
- We need more quality, safe low income housing for all the above populations, including veteran housing.
- I would like to see more programs that help people who can afford to buy a house and pay mortgage but then have little left over to maintenance or other related necessities (car/garage repair, landscaping, home repair improvements, getting assistance with home maintenance); it would also help I think if the payments a home owner is automatically expected to make on street repairs, city projects etc could be pro-rated based on that home owners actual income/available money rather than just the value of the property. The value of the property doesn't necessarily reflect the ability of the owner to keep adding debts and payments they don't personally choose but which are automatically assessed to them because they own that property.
- High end single family homes
- Affordable housing for people with disabilities.
- Older houses in Green Bay need work
- Affordable rentals
- Duplex upkeep,. Always run down dragging the down neighborhood with it.
- Housing for individuals between the ages of 50-70 interested in downsizing but still very active!
- Quality of schools in the neighborhoods

- | | | | |
|--|---|--|--|
| that are affordable | parking for 2 or more vehicles, many apartments only have 1 spot and if you are a couple or have roommates that does not work | fice and was told it's common and they can't stop it! | young professionals who are interested in home ownership and do not want to live in a condo or apartment. |
| • Good housing | | • Rentals/housing for people with pets or questionable credit. | • New construction of apartments are really expensive. More than my house payment was. |
| • My answers apply to Ashwaubenon | • Safety | • Condominiums or similar ownership options for people who do not want the traditional detached house lifestyle | • Lack of decent apartments in all areas |
| • "The deterioration and unsafeness of our once beautiful inner city...east, west and north sides. At 72 i am a lifelong resident and could cry. | • The fact that there's no room to live and we can't build on our own properties even though it would help our community both mentally and financially. | • Too many drug houses and sex offenders living in wrong areas | • You need apartment homes for those who are downsizing from houses later in life. |
| • "There is enough housibg | • I work in Sofia Services so I feel I have 1st hand knowledge of Section 8 and low income housing being n/a | • Artist residency and air bnbs | • Housing for people with pets |
| • Affordable rent | • Housing for people with records | • When a single mom has 2 children .. 1 boy and 1 girl and needs a 3 bedroom place, she is stuck in a run down 2 bedroom place unable to afford better | • Landlords refusing to take assisted applicants forcing more than one family/unsafe living arrangements. |
| • Affordable houses for seniors. | • Major issue with senior/disabled living is Monroe Plaza! My daughter, who was 8 months pregnant was followed into elevator and offered crack! Another day we witnessed young girls prostituting to male residents. We also saw drug materials in common room on fourth floor twice! Young males sleeping in common room most nights. Very dangerous building. Mom moved out because she was so scared after having visitor steal her cart with groceries right from her in hallway! Reported all to of- | • Affordable rental units | • Pet friendly |
| • Affordable rental options for young families | | • Young professional housing affordability | • Más casas con un pago accesible con opción a compra. |
| • Availability of single family homes | | • Young professional housing - mid priced, close to amenities, good neighborhood, room for a small family | • N/A |
| • Affordable housing. Everything I've heard of being built is out of our price range, and I work for the city. We need better housing for the low income downtown | | • Housing options for young people, working professionals, couples without children. New home construction seems focused on large houses (high sq. footage, three garages, etc.) at prices well above \$250,000. Smaller, "starter homes" would be ideal for | |
| • "We need availability of shop keepers to live above their businesses again, that was one of the greatest things about old Green Bay. We also need more access to community gardens, perhaps even a victory garden type program to help people grow nutrient dense food in their yards. | | | 43. If the City were to use/create programs that target a specific housing type, is there a specific type of investment you feel would have the greatest benefit? |
| • "Inventory | | | • Construction of new rental housing, but affordable, not 1k and up for 1 and 2 bedrooms |
| • Housing that has | | | • Invest in tracking down and getting rid of landlords who don't take care of property's |
| | | | • Housing assistance |

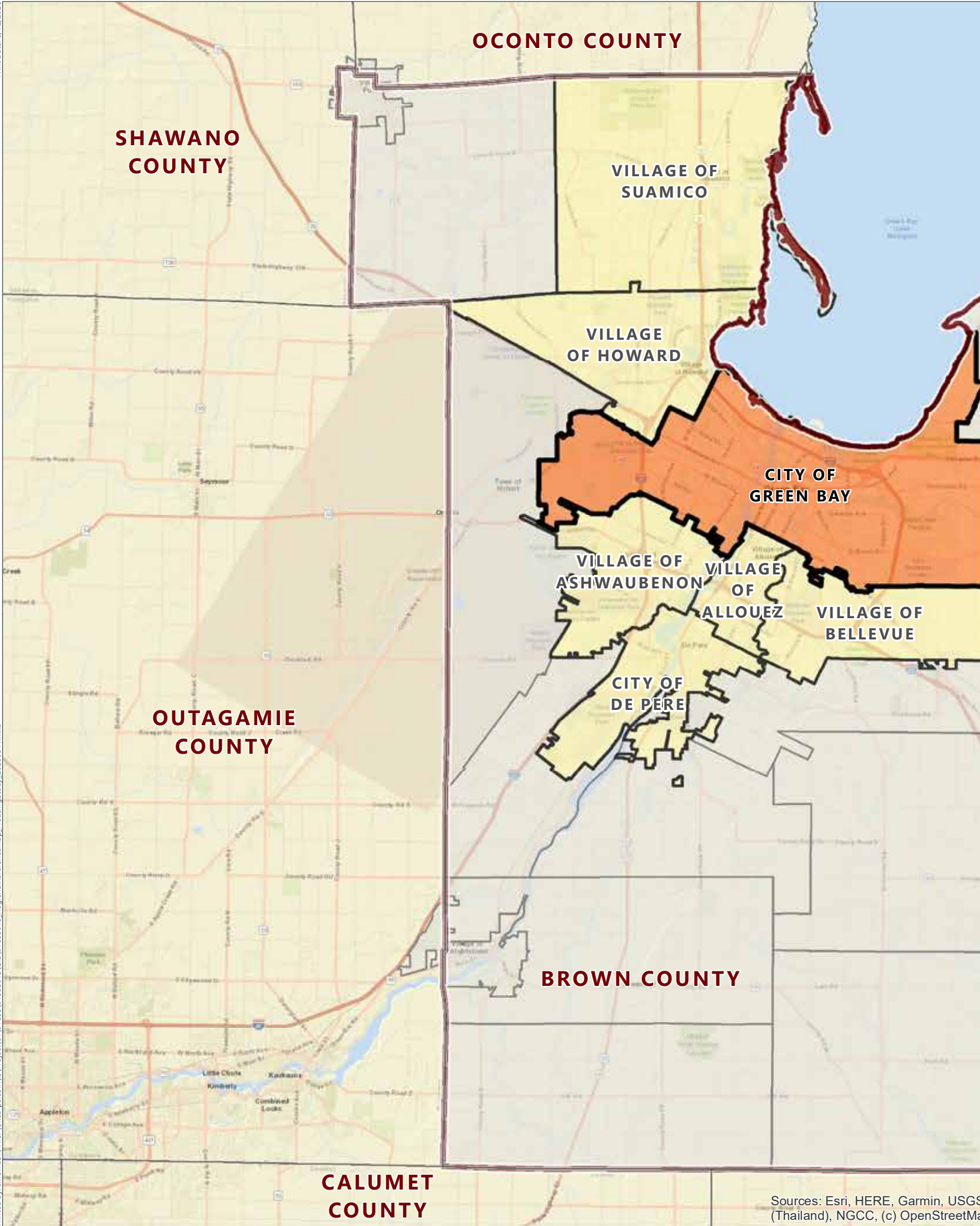
- of any sorts is not accepted by anyone in decent looking places which is silly bc they are guaranteed payment yet have a set of standards to maintain
- I want to choose Construction of new rental housing but add the fact that new construction needs to be affordable. A lot of new builds, such as the new complex on Main Street near Whitney Park, or rehabilitations, such as the Whitney School Apartments, are far out of the price range of many Green Bay residents.
- No need to build and destroy more trees. Fix up existing buildings, but do it well. Also use abandoned buildings to fight homelessness.
- incentivize landlords to keep rents affordable
- Rehab of rentals/ large family units with no increase in rent
- Affordable rentals aren't \$1600 for two bedrooms. Average single income families can't afford that and they don't take assistance.
- Construction of new homeless shelter
- Buy up properties prone to flooding! You shouldn't be building new housing when existing housing is flooding so much
- We need to have more restrictions are landlords to rent to crappy tenant similar to the way they have laws in Milwaukee that hold landlord responsible for things that tenants do or the city will never improve
- Affordable housing
- Not sure
- Rentals for current or near risk of homelessness
- Make it more affordable for people to live in what we already have most people are homeless or on the line of it bec it's too expensive
- Answered in previous
- We definitely need more options for people and families who are experiencing homelessness
- Assistance to help low income buy foreclosed houses and rehab them
- Rental costs seem high considering property values, but I think a lot of that is the property tax rate. I sold my house in Reno for \$260k, my property tax was less than \$1,000 per year.
- Low income housing
- I wanted to click both rehab housing and new construction affordable housing
- Affordable for the working poor
- Affordable Senior Housing
- Seniors...there is such a waiting list for affordable housing. I can't afford to retire...lose half my income and at least 2yr waiting list after that....and wouldn't be able to afford when I'm at while waiting... with health issues dread not being able to afford to stay if I couldn't work any more yet no affordable housing available without a long wait.
- Affordable rental housing
- Construction of new rental housing SPECIFICALLY for low-income and Section 8 individuals.
- But at affordable prices! Who can afford 800.00-900.00 a month? Most places I've seen are not made of gold! The last place I live was just NICE... and when I moved.. the jacked the rent to 975.00 a month! OMG!! The maintenance was awful there!
- The few low rent buildings that I have been in are not conducive to healthy family living.
- Affordable housing with resources on hand to provide budgeting, parenting and nutrition classes/resources.
- many buildings sitting empty that can be re-purposed. PLEASE do not build new, let's put empty buildings that are unable to be rented to use.
- Families that I work with as a teacher at Howe are often moving and will often share the struggle with finding a new apartment within a reasonable distance to Howe. This is a reason students in the gbaps district often switch schools many times in just their elementary career. Parents share they want to live near the elementary school their child has gone too but it takes too long to find that as an option.
- Construct new, more affordable housing for seniors.
- Investment is worthwhile if it addresses the needs of those who need decent, affordable housing.
- For seniors but on a small independent scale. A community group or setting of

- smaller homes/cottages for seniors to rent/buy.
- Forcing new and existing landlords to take housing so more of those who are coming out of homelessness can get into a place.
- Affordable Housing
- See above
- In some areas houses should be demolished and new housing of mixed housing built. In other areas of the city remodeling existing homes and fixing up a neighborhood is good
- The city needs to limit government assistance or have stricter guidelines. Limit assistance to residents of the county/Green Bay, people who have lived in and contribute to the community.
- Single floor condos, reasonably priced
- Only private sector money should be used.
- Rental apartments specifically designed for senior citizen communities with services and amenities.
- I am looking for housing not investments
- affordable, accessible housing is a must that is in good repair and location
- Establish/Try pilot programs to grab the attention of landlord units: Tax Break Incentive, Repair Incentive (failed Housing Inspections), Rental Income from Housing Program Not Taxable (as income, probably above what City could do); as examples. Beyond... Improve housing inspection response from Integrated Community Solutions,
- Rentals for low income people!
- New rental housing, but with a focus on ACTUAL affordable housing and market-rate housing, luxury units are swamping the market and unrealistic for most young families and singles, persons living with disabling conditions, and seniors
- Rentals that take rental assistance that are up to code.
- All of the above should incorporate universal design principles.
- Would like to choose rehab of BOTH owner occupied and rental housing.
- We need affordable rental units. The new builds downtown aren't affordable to most people.
- "Rent-to-own option apartment/condo option for single people.
- And rehabilitation of lower priced rentals. All new apartment construction is luxury and \$\$"
- Scatter site variety of housing options for lower income households
- Affordable options for each type listed above.
- We need more elderly/disabled rental housing community buildings for the low income in this population, but also quality, safe low income housing for the general population.
- TEAR DOWN THE SAD DISCUSTING AREAS = STAY OUT OF THE WAY AND GET BUILDERS NON=PROFITS ETC TO SO THERE THING HOME-OWNERSHIP NOT RENTALS
- Affordable new retail housing, not that expensive crap being build downtown.
- I feel there are 2 needs to be addressed: rehabilitation of owner-occupied housing and rehabilitation of rental housing back to single family occupied housing.
- No more new rentals. Far to many apt buildings in my opinion, although they all appear to be full?
- Unsure
- Land trusts in which eligible owners can purchase constructed housing for a lower cost, receive the increased value for their home improvements when they sell, but the land and its potential increase in value remains in trust.
- Not sure
- Not sure
- Fix up all old houses
- low-income condos
- Rent to own housing options? Income based buying options. I work for a non-profit ... I love my job but shouldn't have to work 2 jobs. The individuals I serve deserve quality people who are willing to sacrifice a higher income to serve them.
- The northeast and northwest neighborhoods appear to be in need of rehabilitation, both rental and owner-occupied.
- Construction of AFFORDABLE new construction and rental properties. Green Bay has become unaffordable to the people it wants to retain/

- | | | |
|--|--|---|
| <p>attract!</p> <ul style="list-style-type: none"> • Housing for elderly and disabled • Tiny homes • None at this time • "Housing units under HUD Section 8 Housing Vouchers" • AFFORDABLE rentals not luxury apartments or condos. • None • Permanent supportive housing is greatly needed. • Incentivize and support the good quality existing assets and support redevelopment by the private sector of lost properties. Add density near existing commercial nodes to concentrate activity, investment, and to maximize infrastructure efficiency. Then act like a city. As the third most populated city in WI, the small town mentality is less than quaint, it's absurd. You can't run a sustainable city without infrastructure investment. It can't all be volunteer and donations by old family money. Those old families are selling to multi-national corporations who aren't personally invested here. We need to cultivate the next generation of businesses and build | <p>civic pride beyond the football team. Low taxes aren't why people choose to live in a northern climate.</p> <ul style="list-style-type: none"> • As indicated earlier • No clue • Unknown - taxes are too high already • Multiple town home communities for families along with town home communities just for adults that are affordable. If the going pay in the area is roughly \$10-12/hr and no food/medical assistance is available, why are these folks, myself included with being working disabled, forced to live subpar? • affordable housing for retired--handicap accessible-not a rat hole • Get rid of the slum lords • I absolutely love the new urban construction of apartments in the area. It just does not fit what we need. We would ideally love a first floor, private patio, pet friendly, 3 bedroom, 2 bath in a Senior Community with social events. • No idea • Construction of low-income housing; landlord program assisting them with understanding | <p>subsidized renting and their recourse if they experience issue tenants</p> <ul style="list-style-type: none"> • Affordable pet friendly units • Creación de viviendas para inmigrantes |
|--|--|---|

APPENDIX B - MAPS

Print Date: 8/12/2023
Printed By: smorison, File: \\msa-ps.com\st\Project\01\0183301833013\GIS\01833013_RegionalReferenceMap_HousingStudy_20200811.mxd



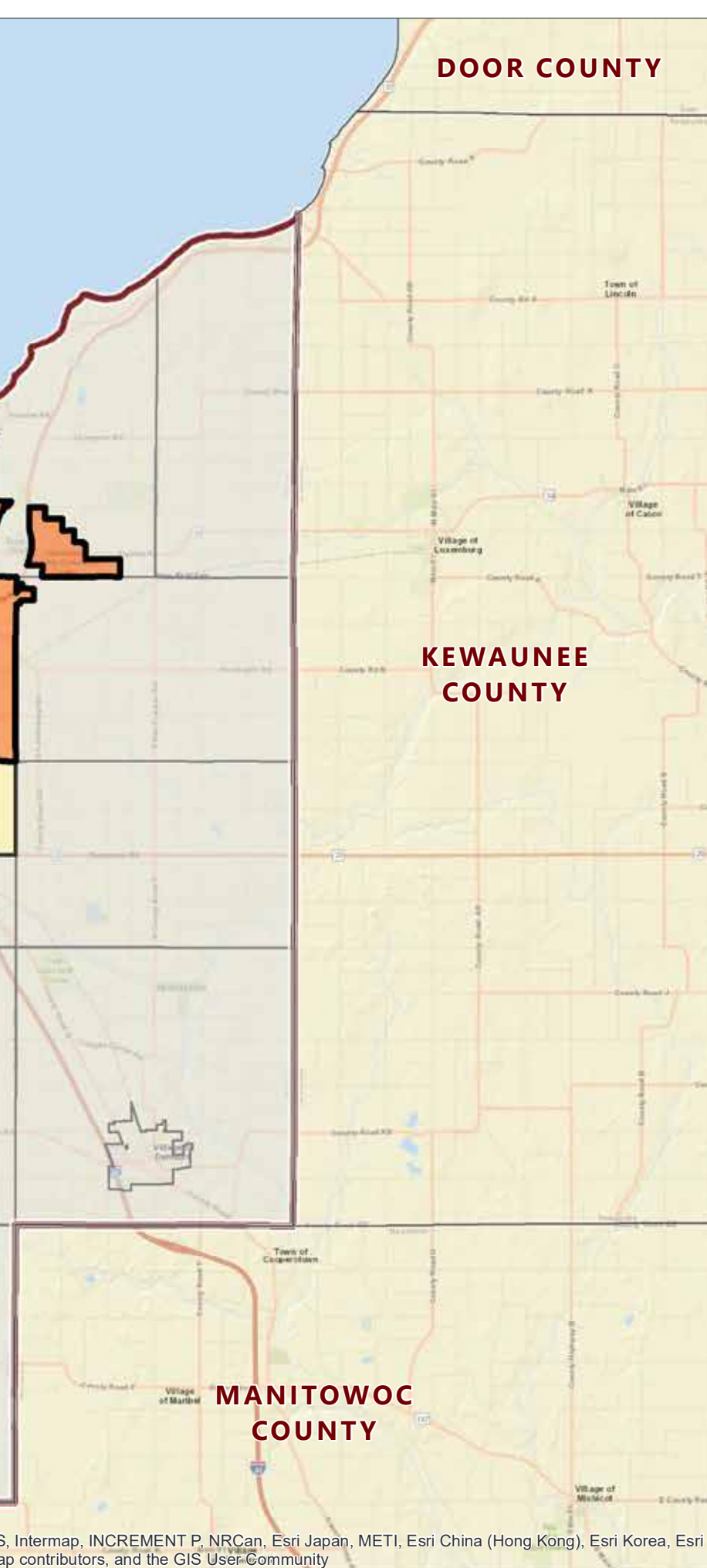
Sources: Esri, HERE, Garmin, USGS, (Thailand), NGCC, (c) OpenStreetMap

Regional Map

City of Green Bay Housing Study

**City of Green Bay
Brown County, WI**

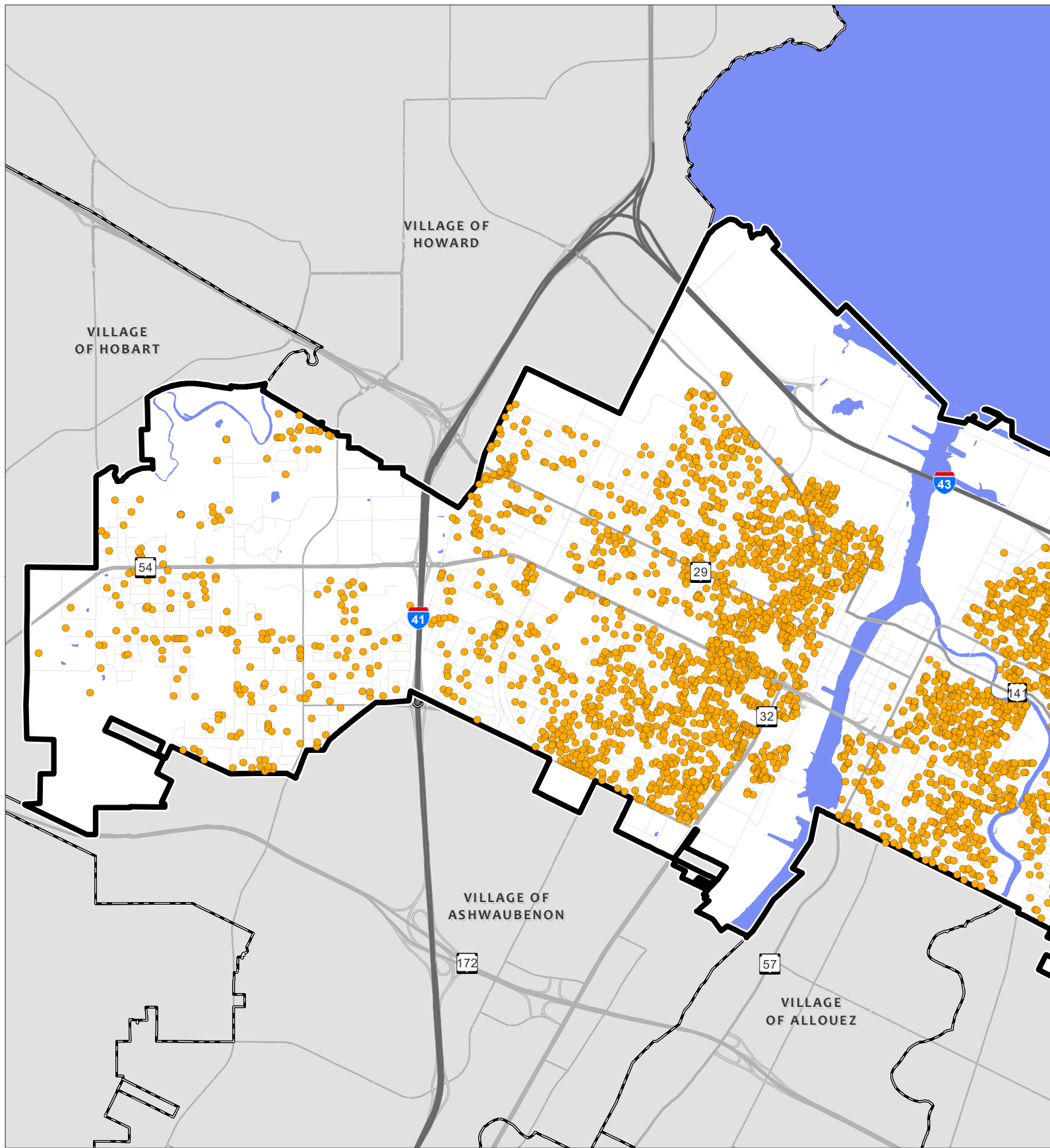
-  City of Green Bay
-  Secondary Market Communities
-  Municipal Boundary
-  County Boundary
-  Brown County Boundary



Data Sources:

County Boundaries: WDNR

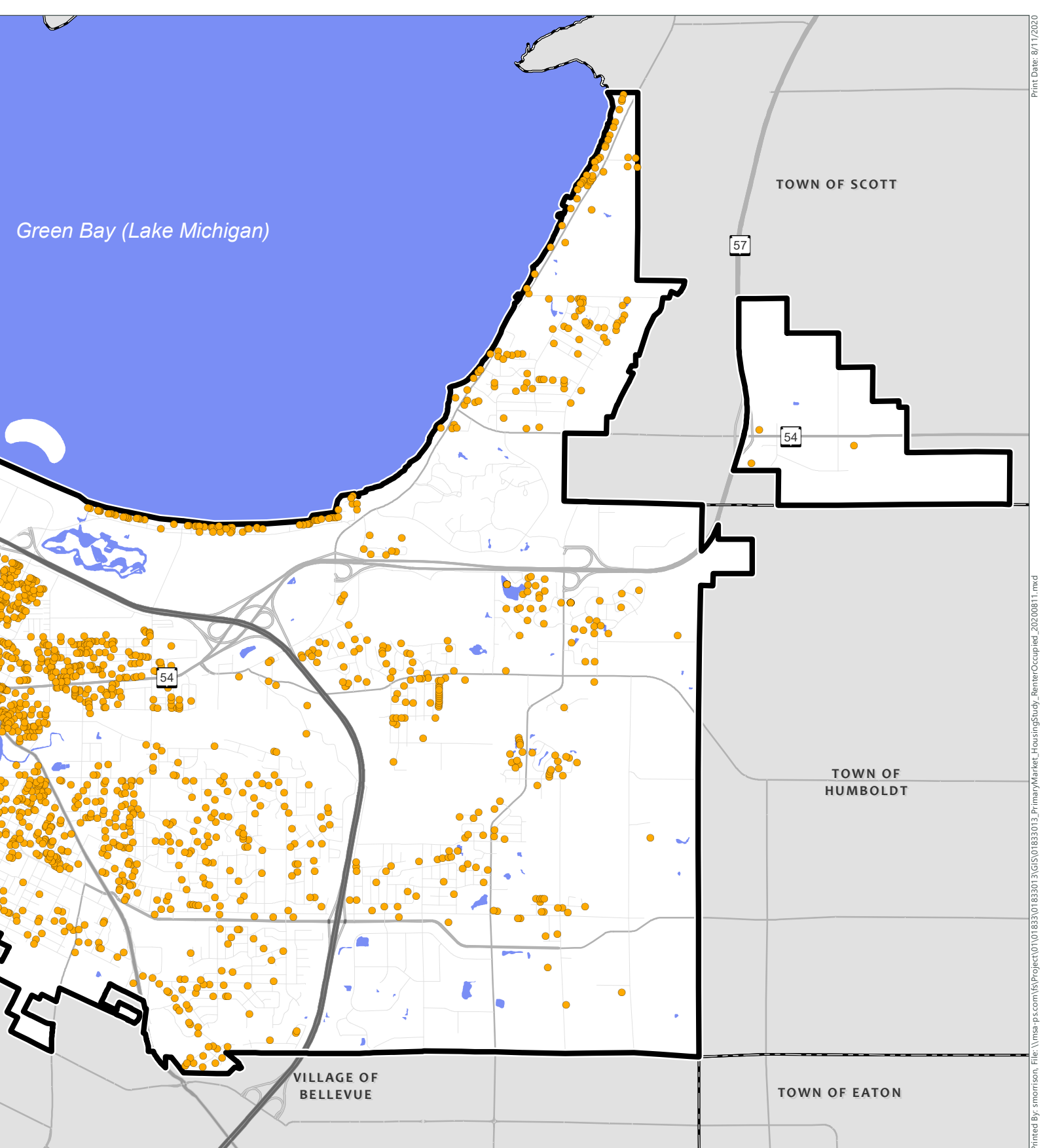
Municipalities, Street Centerlines: Brown County (2020)



Data Sources:
Brown County GIS Data
Green Bay Assessor Data

-  City of Green Bay
-  Surrounding Municipality
-  Single Family Rental

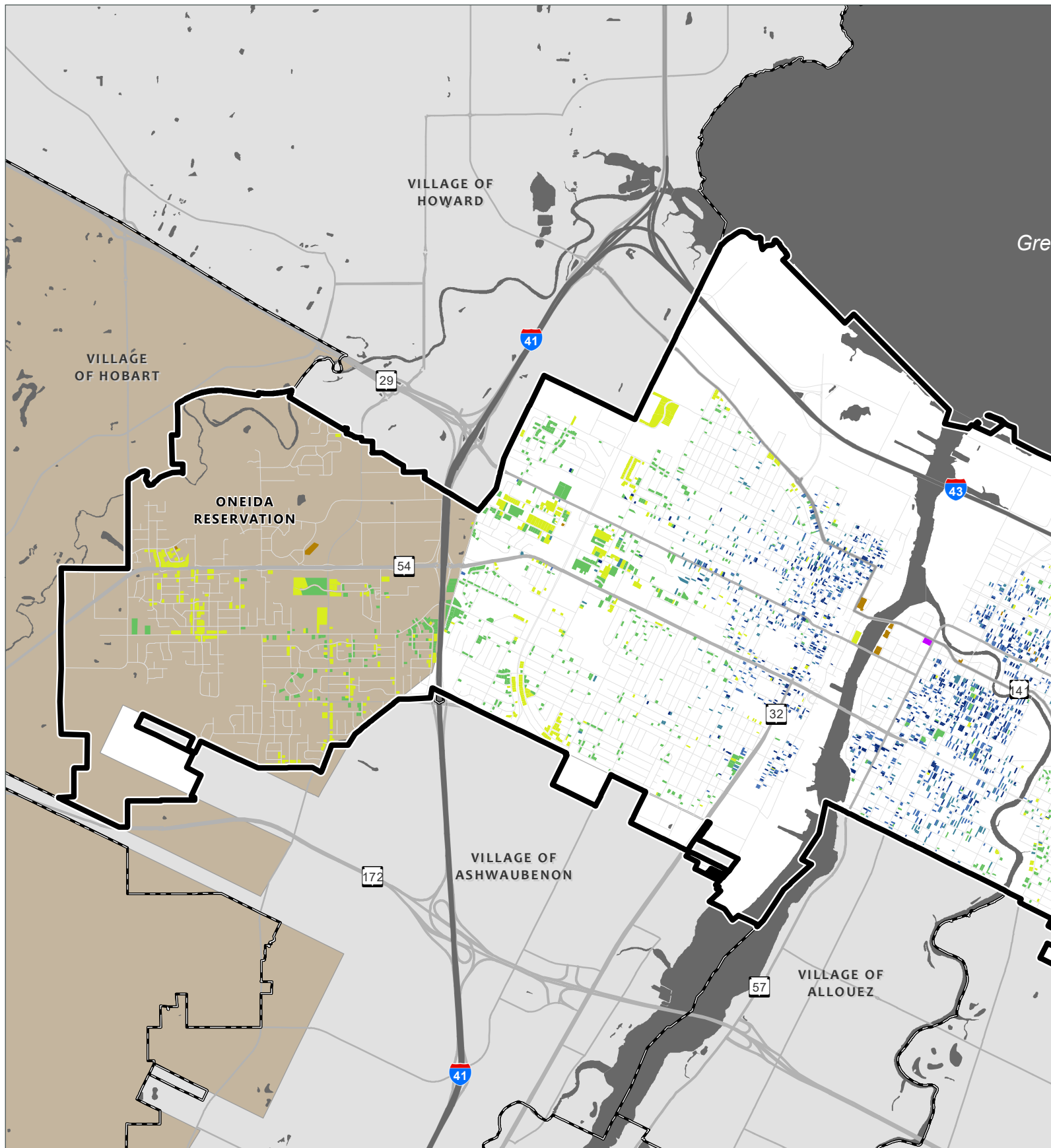




unicipalities
er Occupied Properties

Single Family Renter Occupied Residential Properties

Green Bay Housing Study
City of Green Bay
Brown County, WI



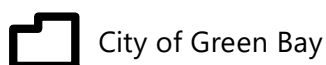
Data Sources:
Brown County GIS (2020)



Water Body

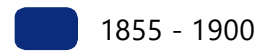


Tribal Land

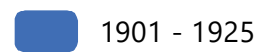


City of Green Bay

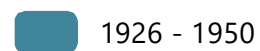
YearBuilt



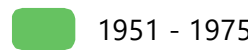
1855 - 1900



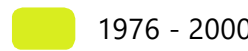
1901 - 1925



1926 - 1950



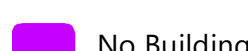
1951 - 1975



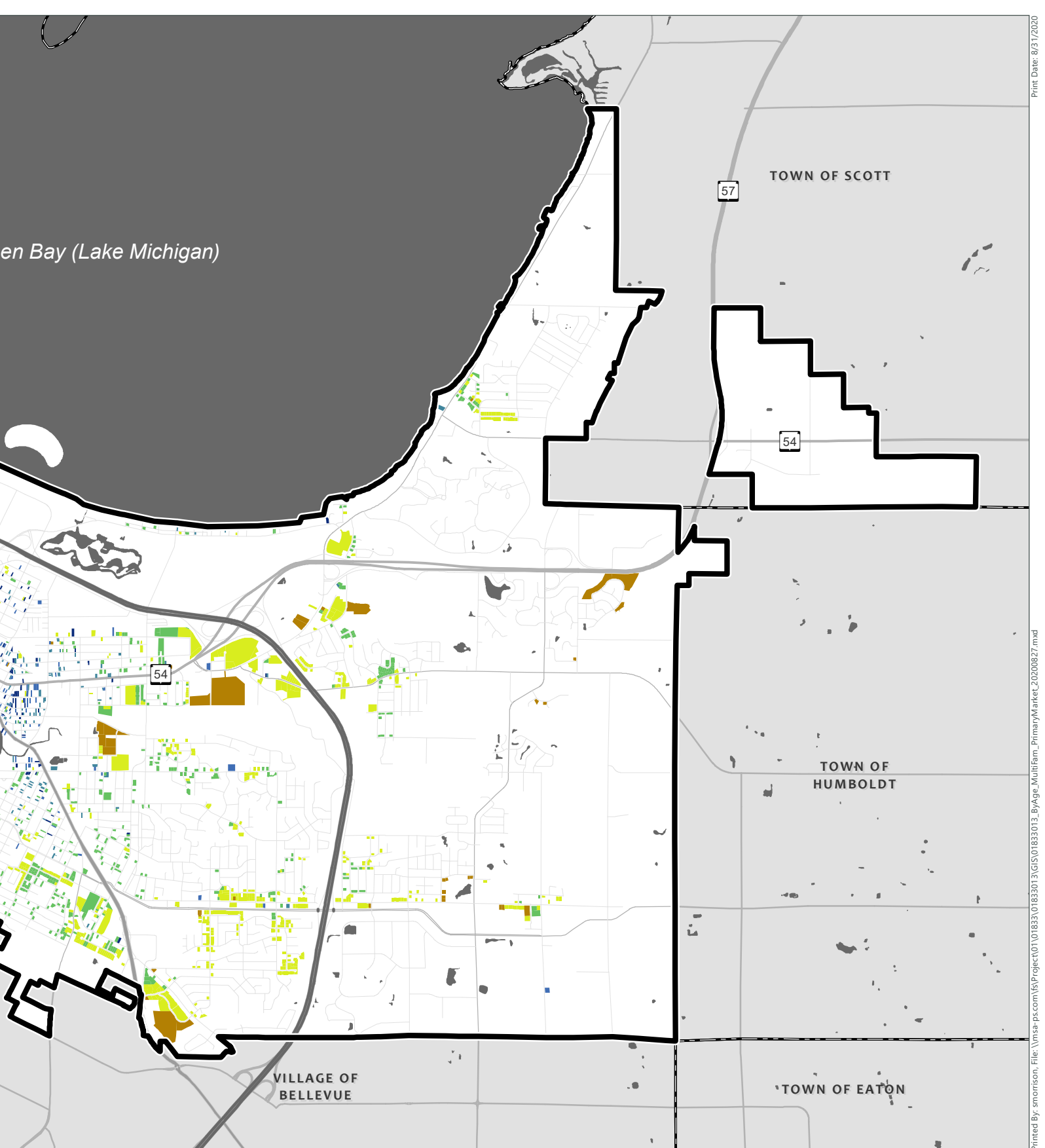
1976 - 2000



2001 - 2020



No Building

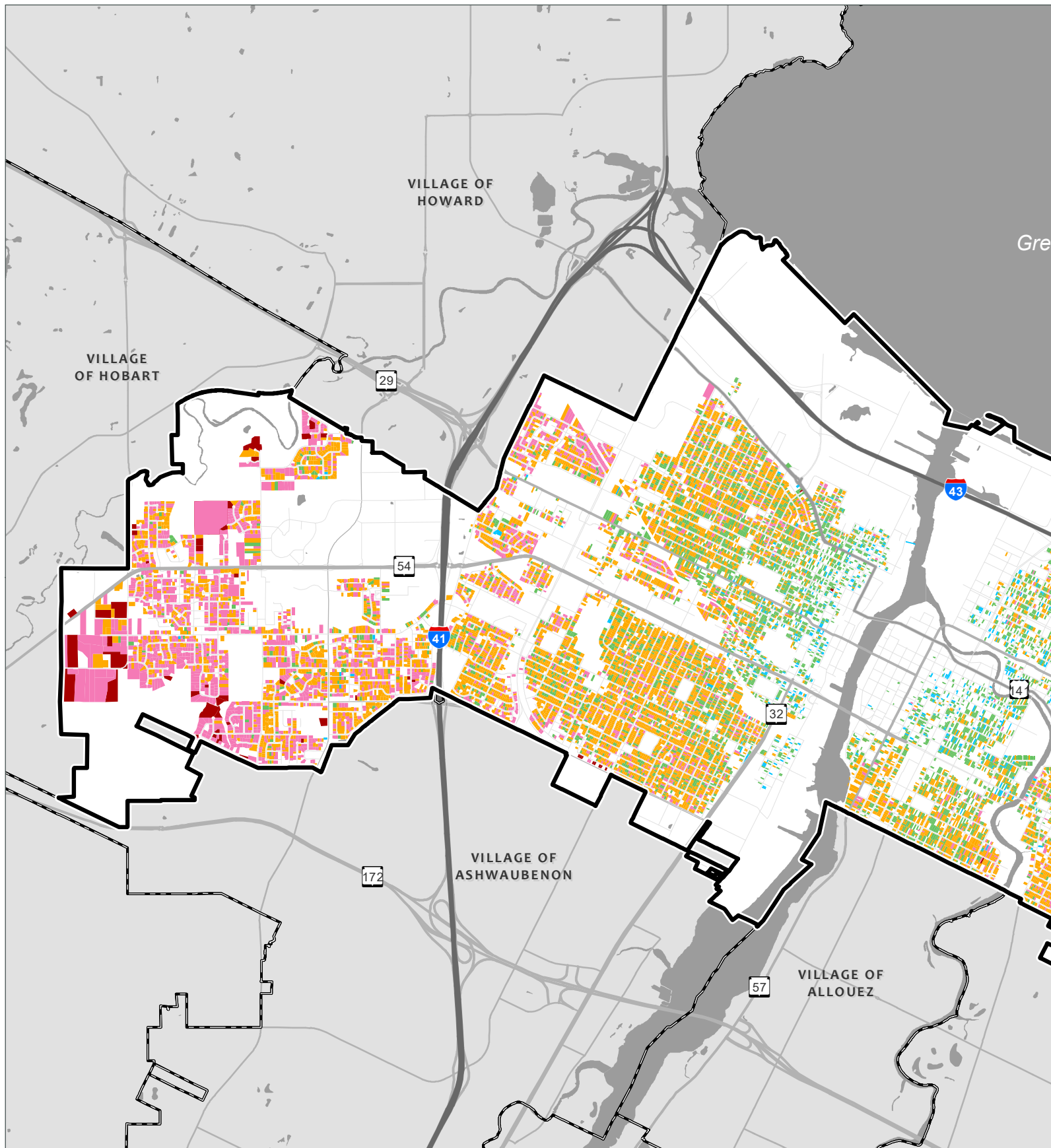


Print Date: 8/31/2020
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Multi Family Residential Properties by Age

City of Green Bay Housing Study

**City of Green Bay
Brown County, WI**



Data Sources:
Brown County GIS (2020)



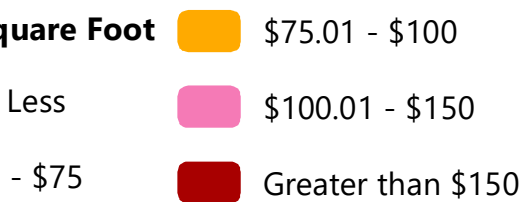
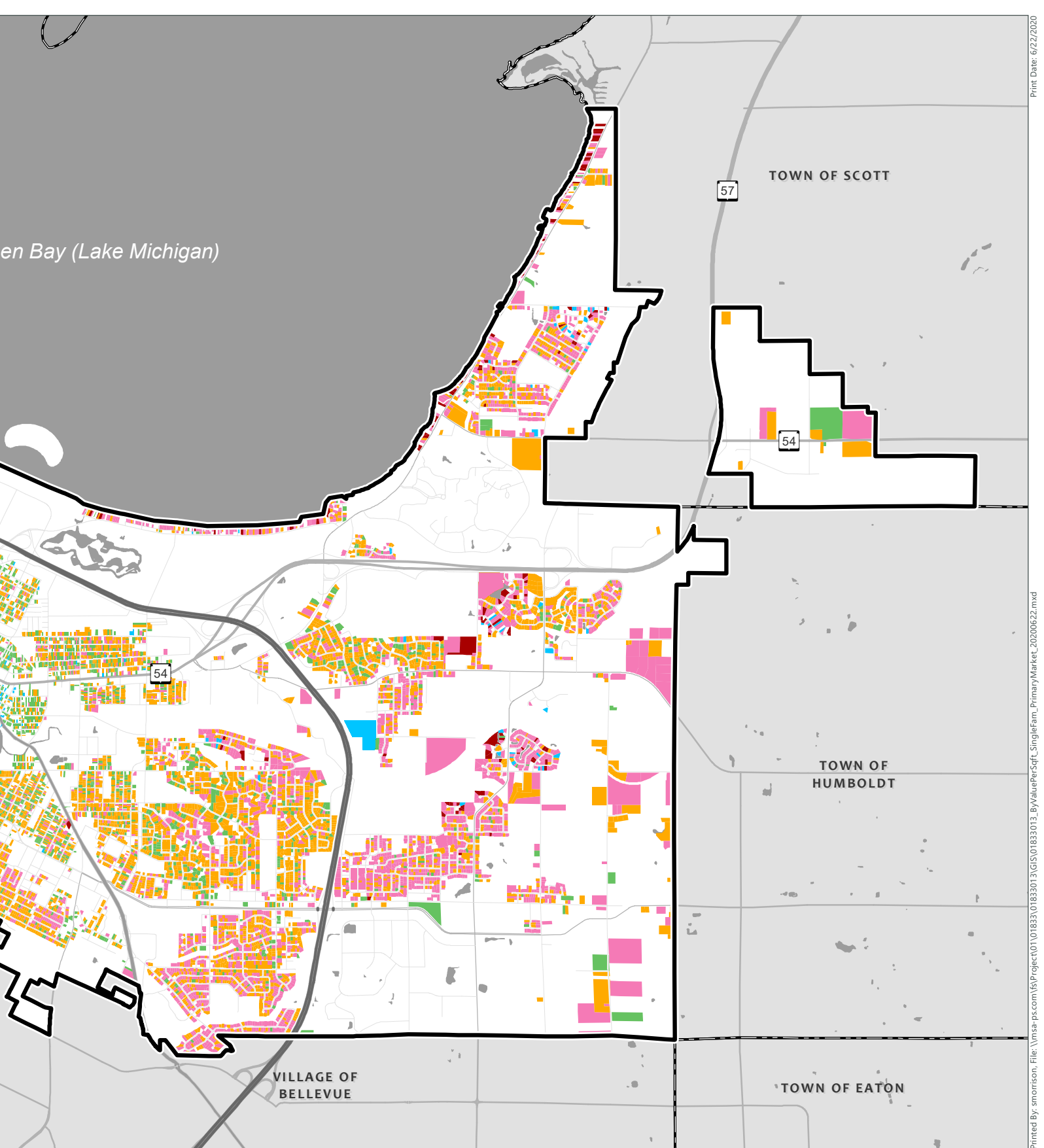
 Water Body

 City of Green Bay

Value per Square Foot

 \$50 or less

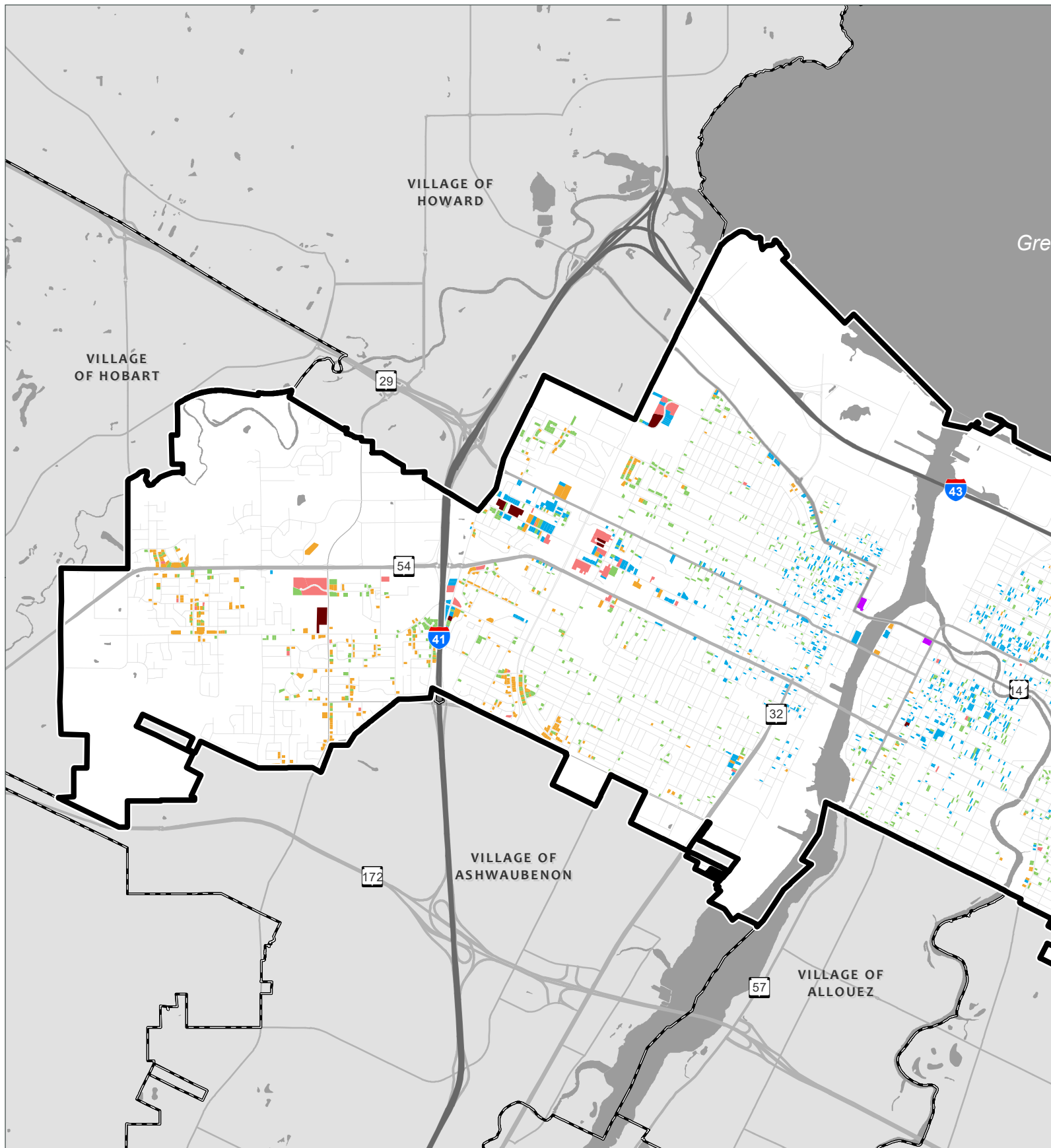
 \$50.01 or more



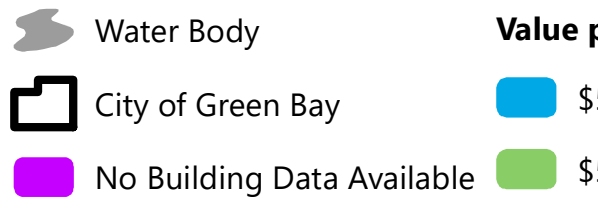
Single Family Residential Properties by Value per Square Foot

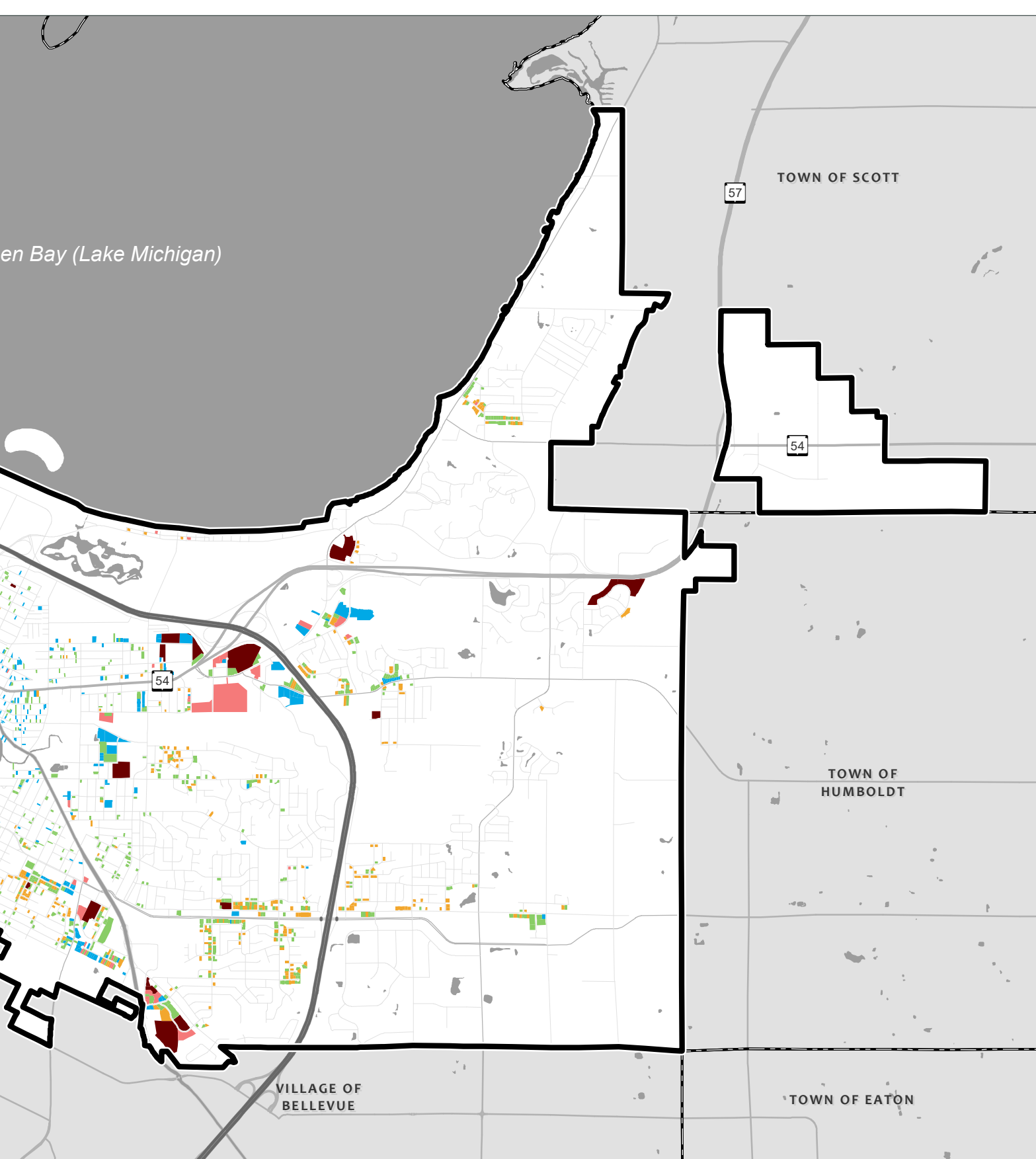
City of Green Bay Housing Study

City of Green Bay
Brown County, WI



Data Sources:
Brown County GIS (2020)



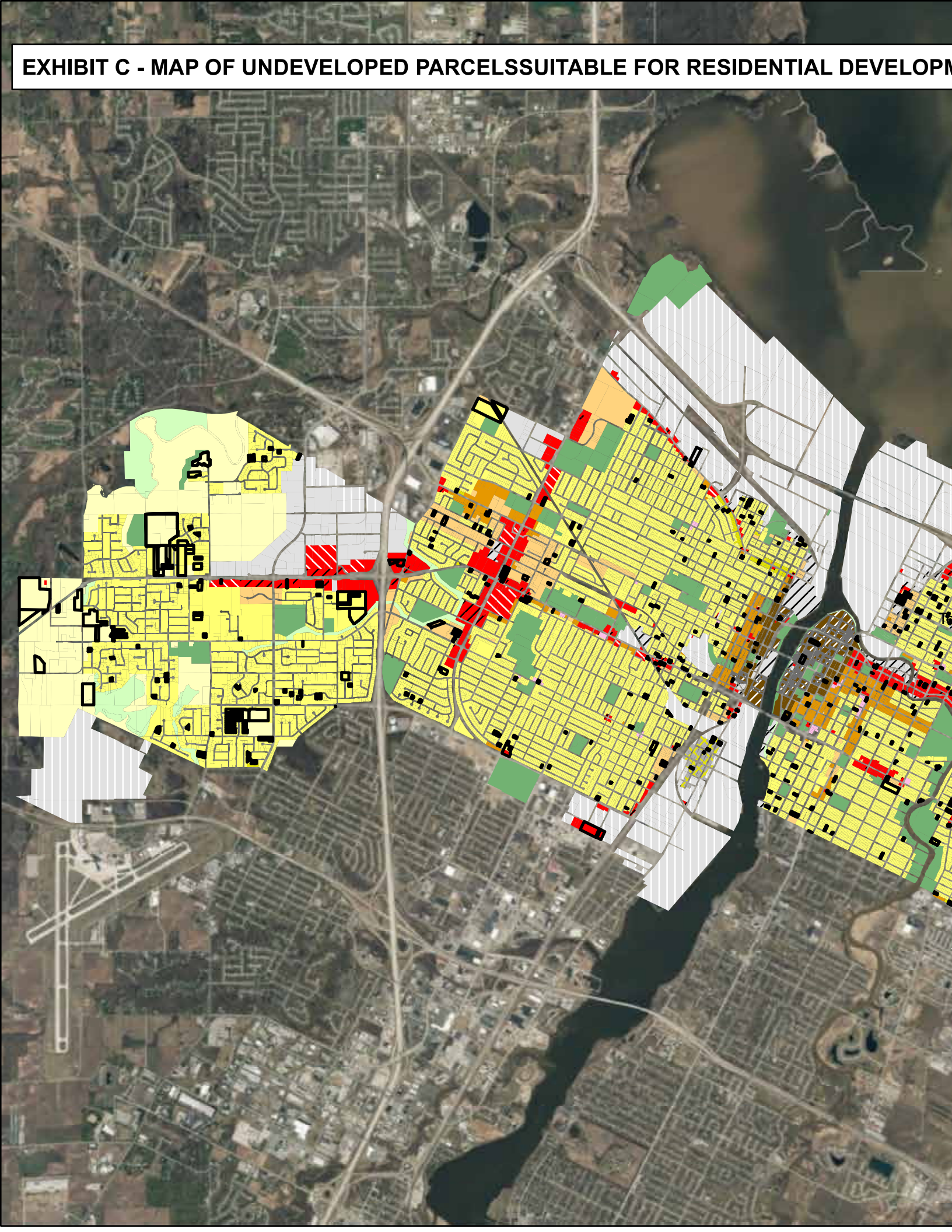


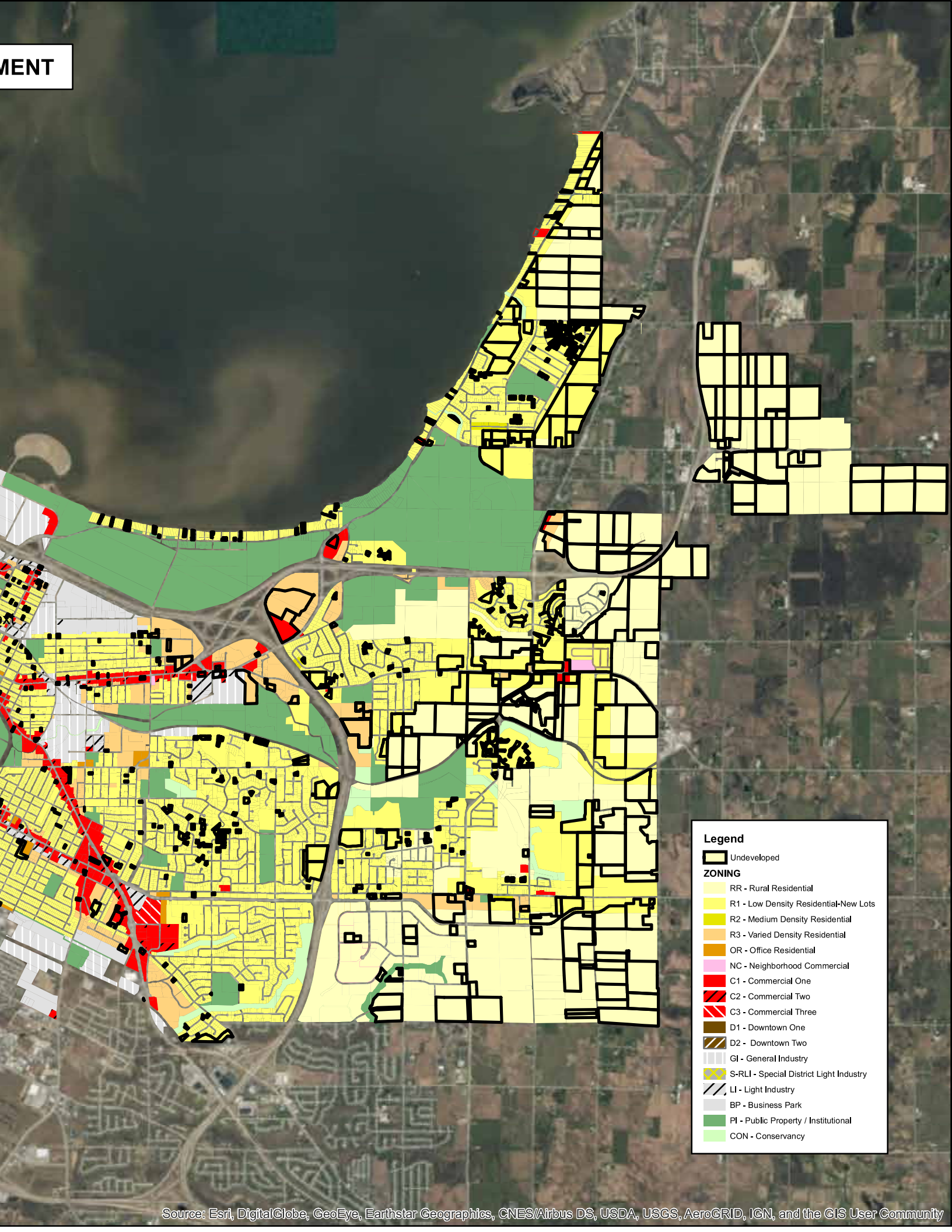
- Value per Square Foot**
- Light Green \$50 or Less
 - Light Orange \$75.01 - \$100
 - Pink \$100.01 - \$200
 - Dark Red Greater than \$200

Multi Family Residential Properties by Value per Square Foot

City of Green Bay Housing Study
City of Green Bay
Brown County, WI

EXHIBIT C - MAP OF UNDEVELOPED PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT



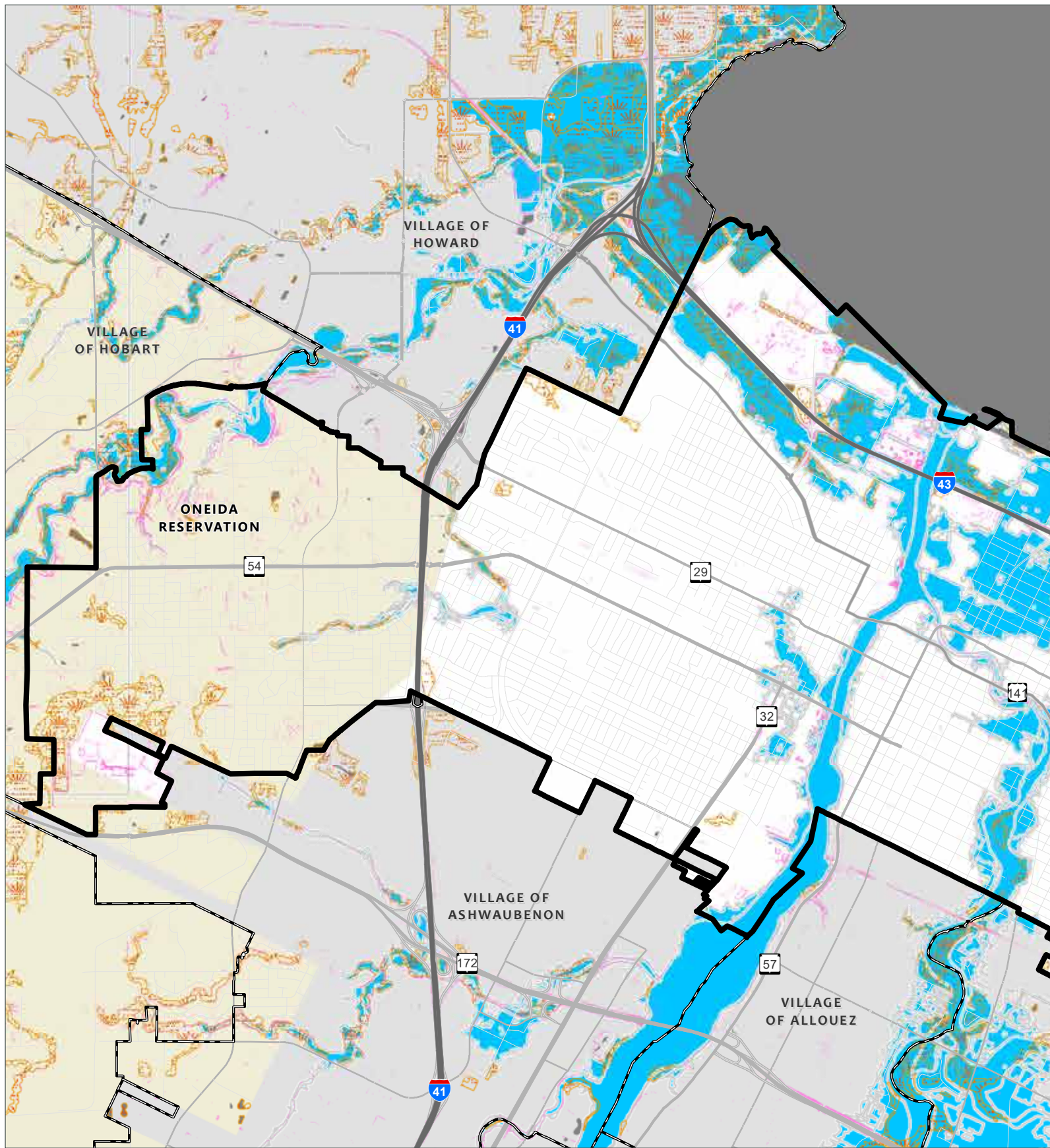


Legend

Undeveloped

ZONING

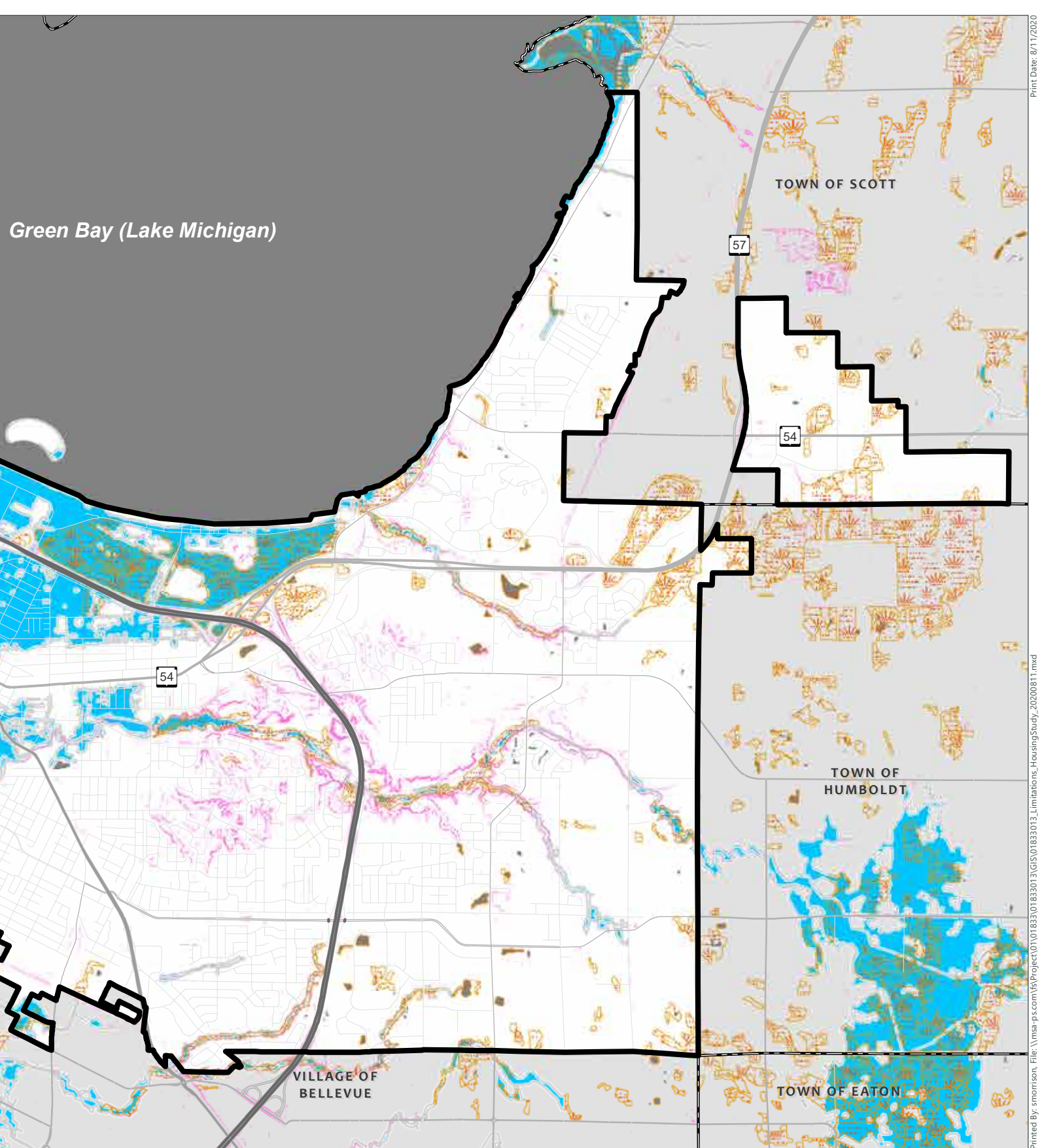
- RR - Rural Residential
- R1 - Low Density Residential-New Lots
- R2 - Medium Density Residential
- R3 - Varied Density Residential
- OR - Office Residential
- NC - Neighborhood Commercial
- C1 - Commercial One
- C2 - Commercial Two
- C3 - Commercial Three
- D1 - Downtown One
- D2 - Downtown Two
- GI - General Industry
- S-RLI - Special District Light Industry
- LI - Light Industry
- BP - Business Park
- PI - Public Property / Institutional
- CON - Conservancy



Data Sources:
Brown County GIS (2020)



-  Flood Hazard Line
-  Water Body
-  City of Green Bay
-  Village of Ashwaubenon
-  Village of Alouez
-  Village of Hobart



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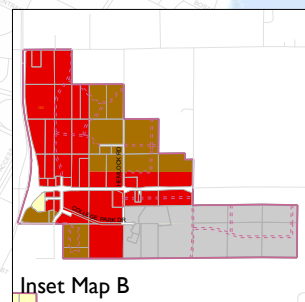
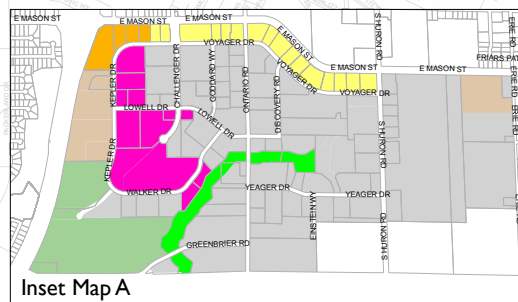
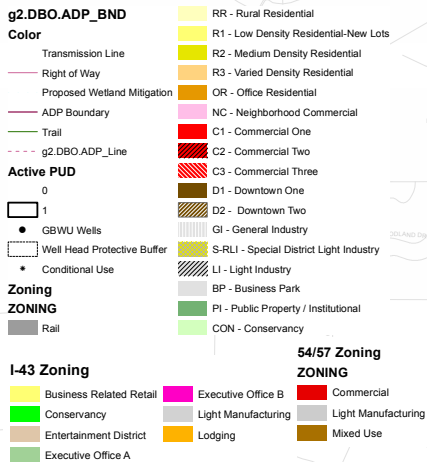
Wetland <2 acres (DNR)
1% Chance of Annual Flooding
Slopes over 20%

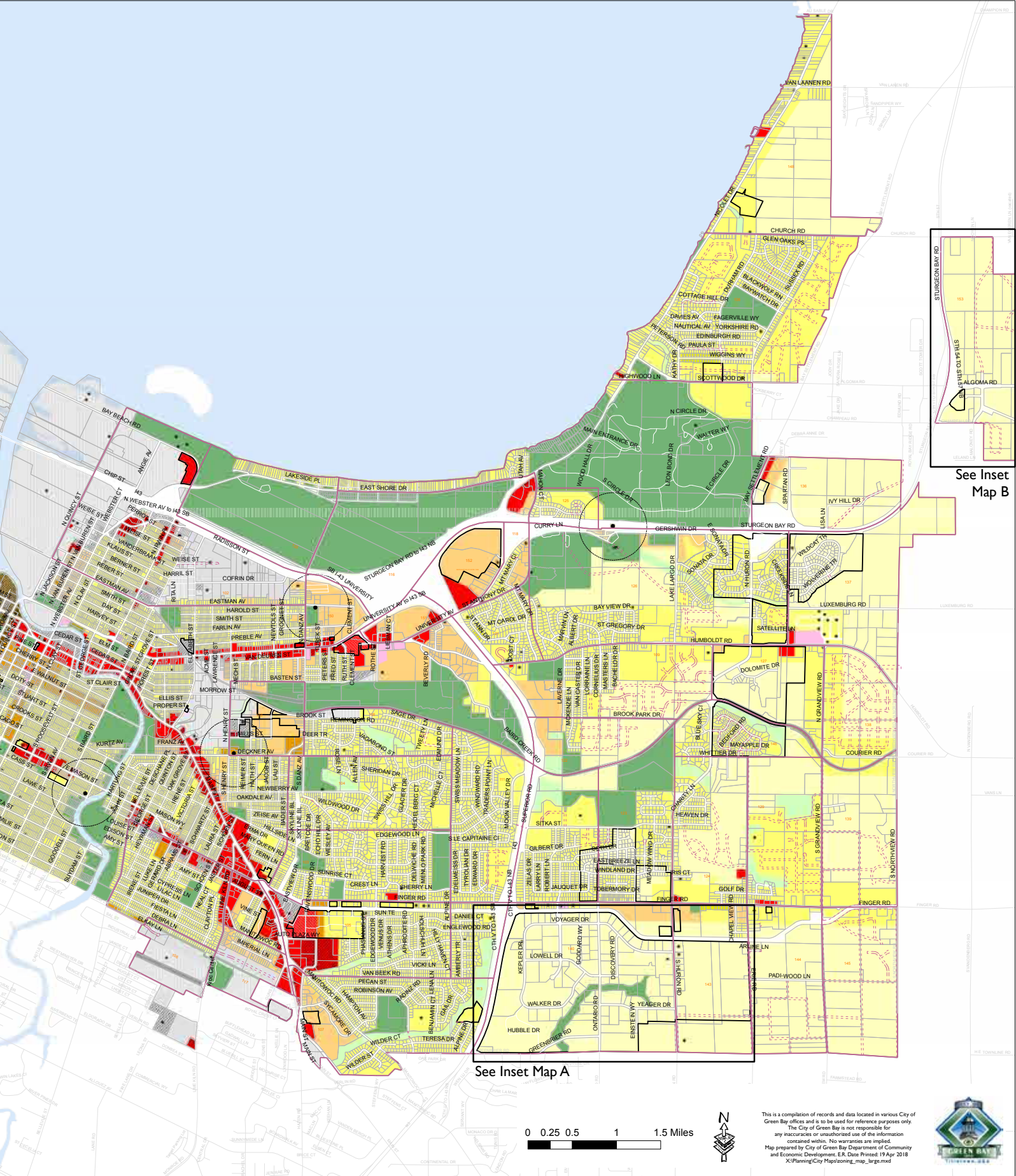
Development Limitations

City of Green Bay
City of Green Bay
Brown County, WI

CITY OF GREEN BAY

ZONING





See Inset Map B

See Inset Map A

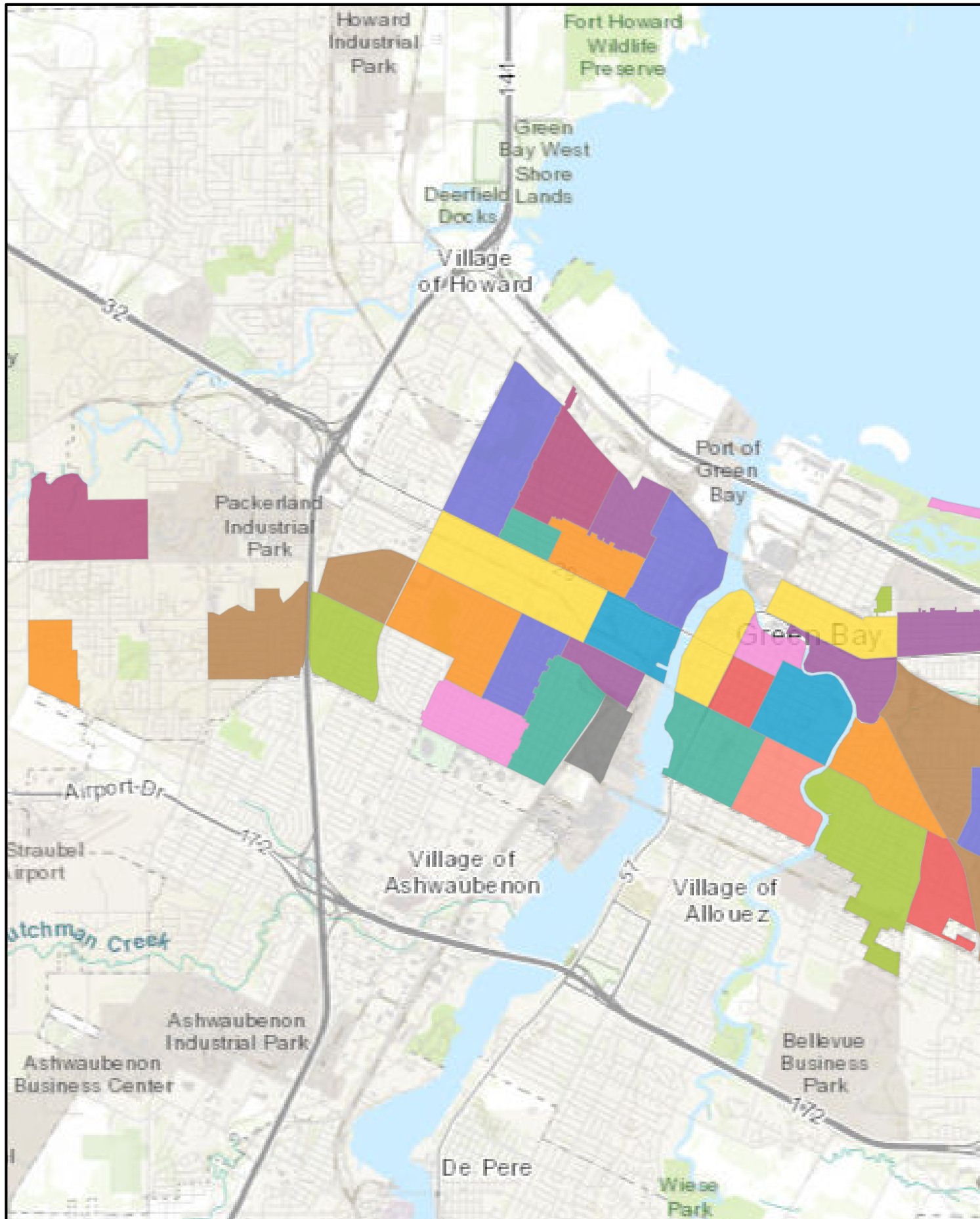
0 0.25 0.5 1 1.5 Miles



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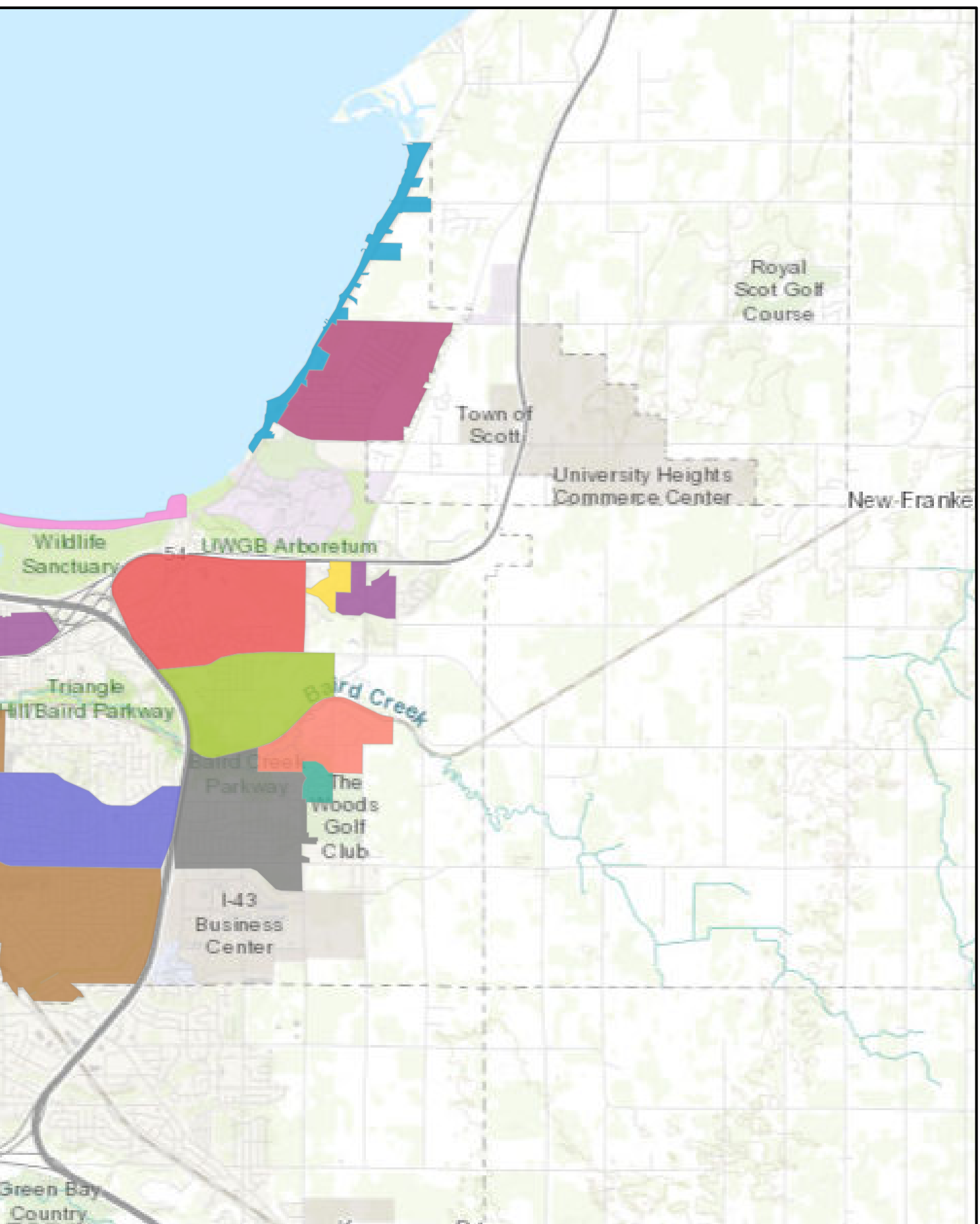


City of Green Bay Neig

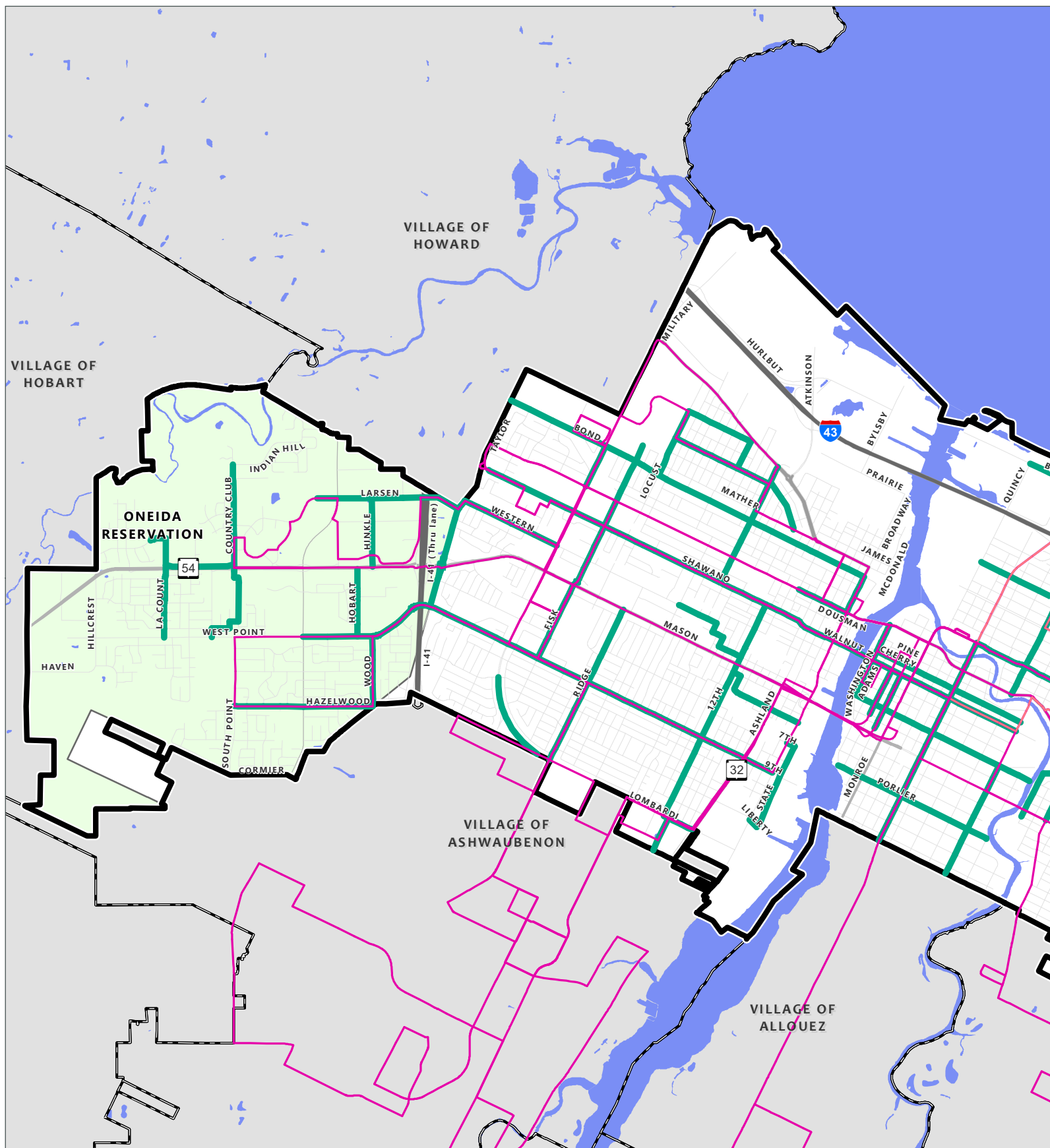


June 4, 2020

hborhood Associations



1:144,448



Data Sources:
Brown County GIS (2020)
City of Green Bay (2020)



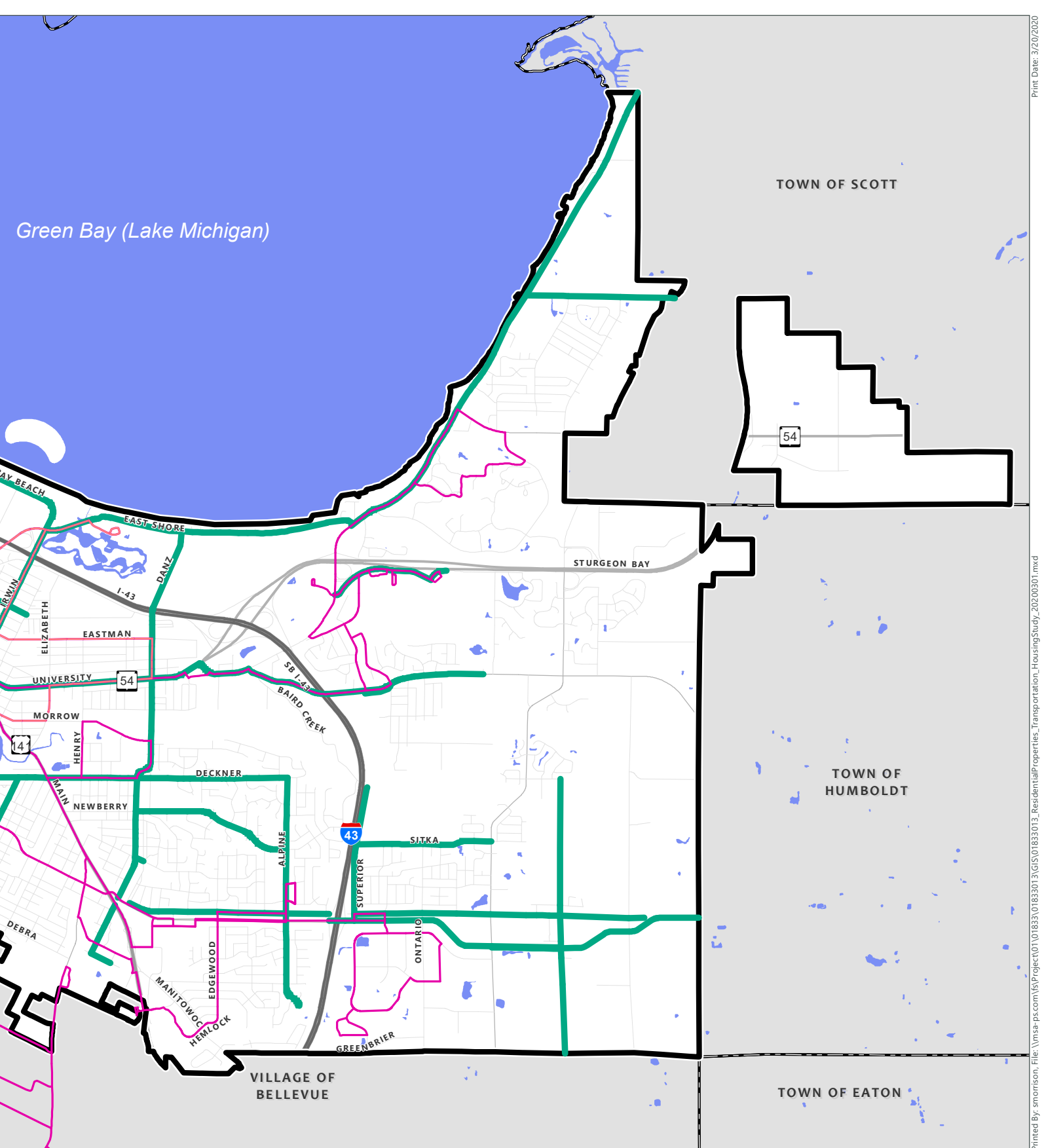
 Bicycle and Pedestrian Route

 Bus Routes

 City of Green Bay

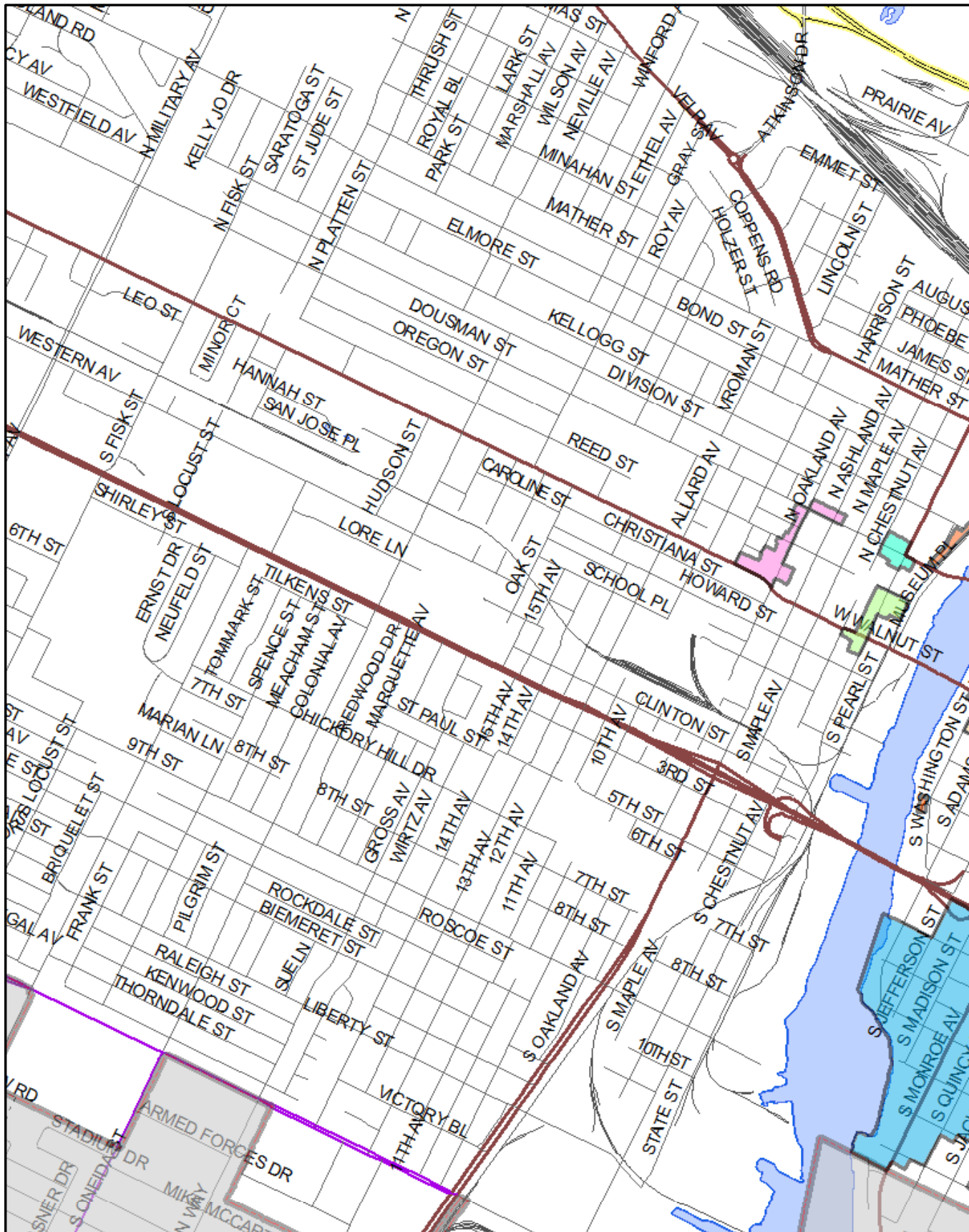
 Tribal Land

 Water Body



Transportation Systems

City of Green Bay Housing Study
City of Green Bay
Brown County, WI

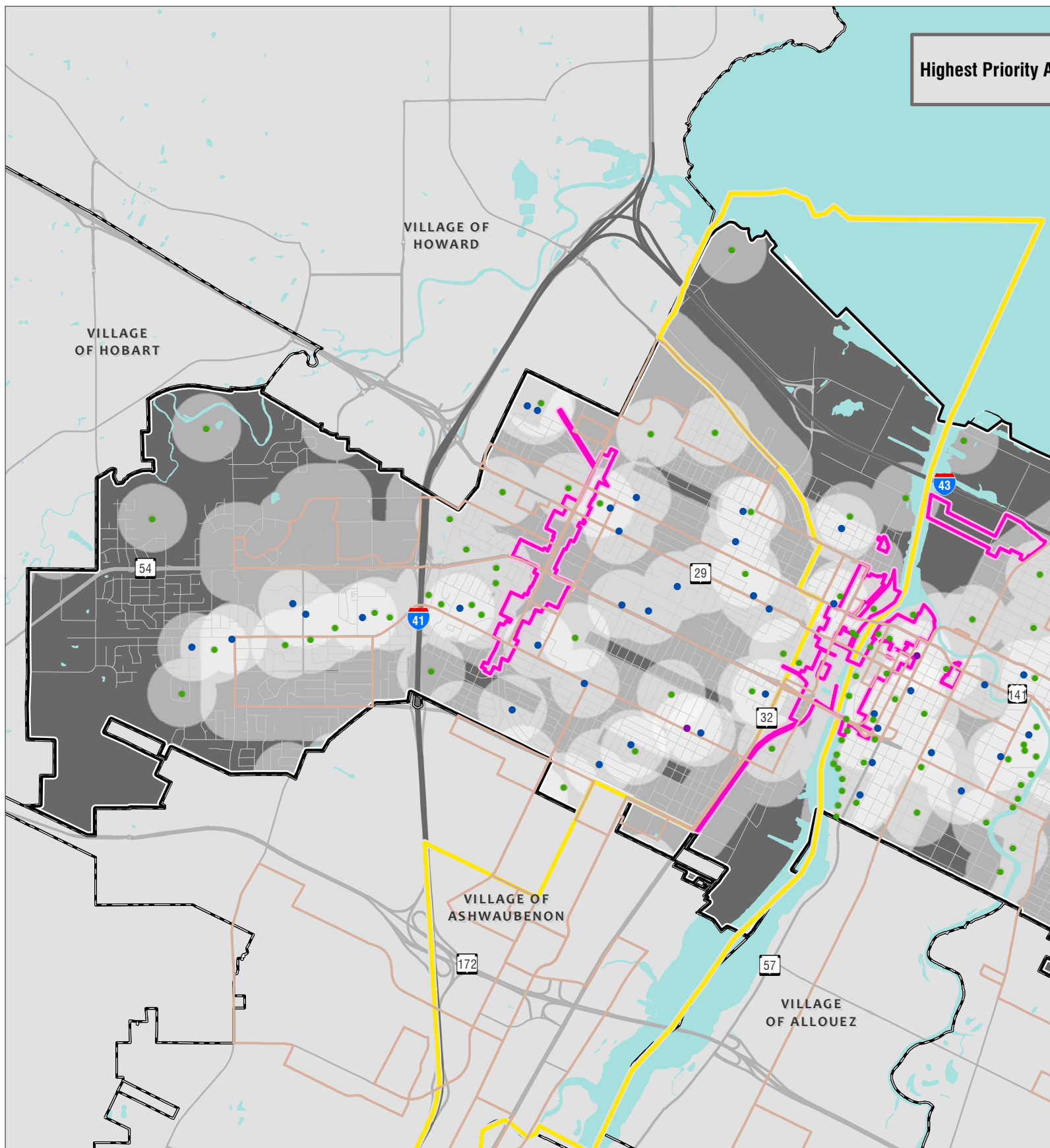


Green Bay Historic Districts

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Date Printed: 19 Apr 2018 X:\Planning\City Maps\HistoricDistricts.mxd

Historic Districts

- Astor
- Broadway-Dousman
-
-



Data Sources:
 Brown County GIS Data
 City of Green Bay GIS Data
 Green Bay Assessor Data
 TIF District resolutions date from 1998 - 2018; data shown as currently adopted in 2020



Bus Route

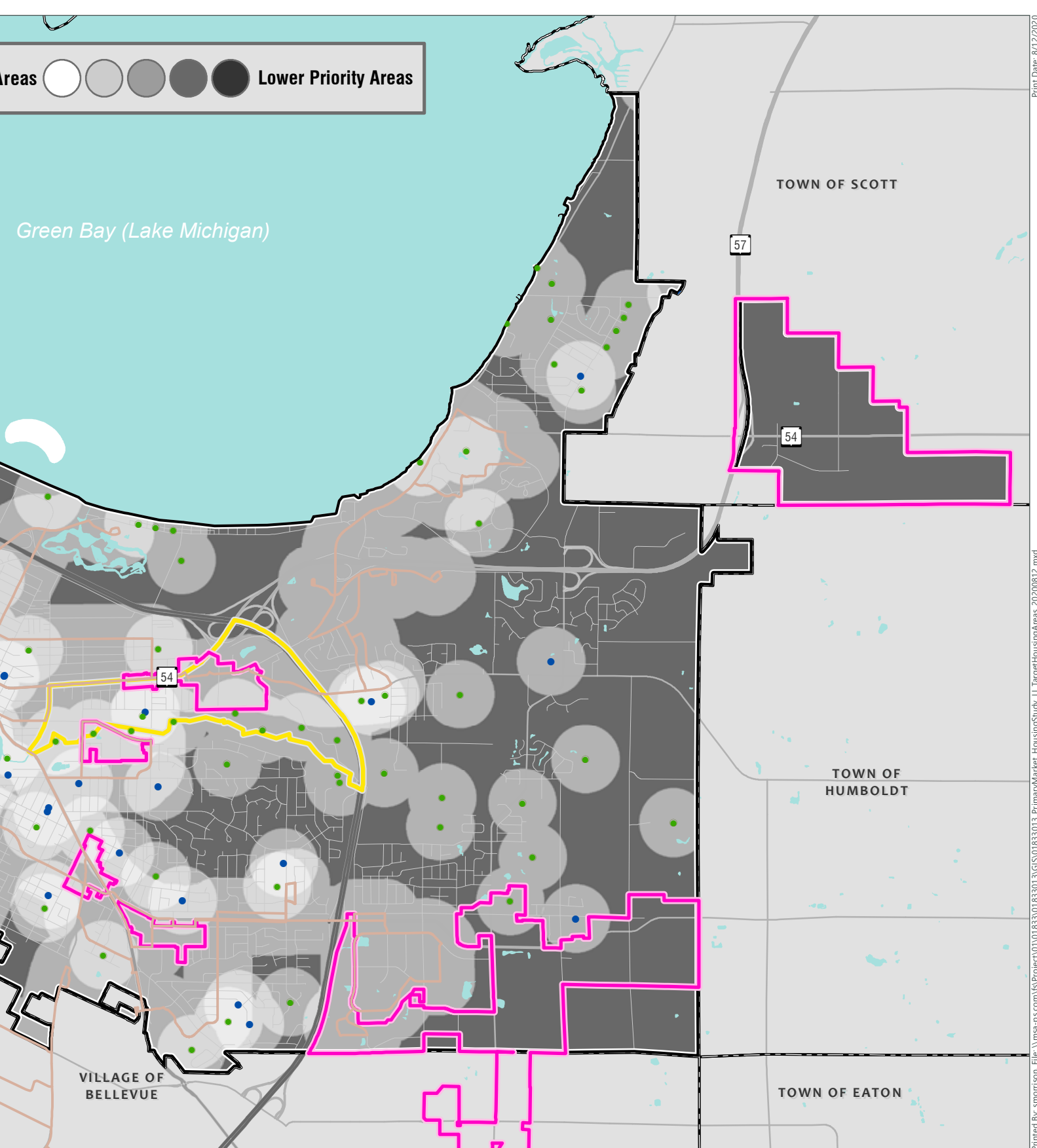
City of Green Bay

Surrounding Municipalities

Library

Park

School



Print Date: 8/12/2020

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- Opportunity Zone
- TIF District (as of 2020)
- Within 0.25 miles of Park, Library, or School

Affordable Housing Target Growth Areas

Green Bay Housing Study

City of Green Bay
Brown County, WI



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # L.2

To make no movement regarding the purchase of 2350 E. Mason Street a/k/a East Town Mall.

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 September 2017, the RDA entered into a development agreement with GBES Owner I, LLC to complete a substantial redevelopment project at East Town Mall. In 2018, this development agreement was amended to allow a portion of this area be sold to Green Bay East LLC for the redevelopment of the "CUB Foods" section of East Town Mall. This development was completed. The area is under the TID 19 Plan.

The remainder of the mall remained undeveloped. The developers have since sold off portions that include Petco and Hobby Lobby businesses leaving a smaller portion remaining. This remaining portion has been listed for sale.

Attached is the listing sheet for this property.

RECOMMENDATION

To be determined at meeting.

FISCAL IMPACT

ATTACHMENTS

- I. East Town Mall Spec Sheet

SALE AVAILABLE

UNIQUE REDEVELOPMENT OPPORTUNITY

2350 E MASON STREET, GREEN BAY, WI 54302

FOUNDERS 3
REAL ESTATE SERVICES



Specifications

BUILDING SIZE	122,300 SF
Land Size	14.809 Acres
Sale Price	\$1,999,999.00
Zoning	Commercial
Taxes	\$81,794.30 (2020)
Year Built	1982
Parking	331 Surface Stalls
Type of Construction	Masonry

Property Highlights

- East Town Mall is positioned in Green Bay's east side retail trade area
- The site has excellent accessibility, visibility, parking and signage
- Pending necessary approvals, property has great potential for a variety of uses: retail, office, storage, educational, and many other adaptive reuse commercial uses

Traffic Counts

E. Mason St.	16,300 cpd
Main St.	15,100 cpd

Demographics

	1 Miles	3 Miles	5 Miles
Pop.	11,061	70,486	122,641
Daytime Pop.	3,770	45,258	86,957
Median HH Inc.	\$56,071	\$54,037	\$59,617

Contact

Jay Blom
Retail Broker
414.249.2228
jblom@founders3.com

Nick Tice, CCIM
Principal
414.249.2202
ntice@founders3.com



414.271.1111 | www.founders3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

SALE AVAILABLE

UNIQUE REDEVELOPMENT OPPORTUNITY

2350 E MASON STREET, GREEN BAY, WI 54302

FOUNDERS **3**
REAL ESTATE SERVICES

SITE PLAN

BUILDING SIZE 122,300 SF (14.809 Acres)



414.271.1111 | wwwFOUNDERS3.com

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SALE AVAILABLE

UNIQUE REDEVELOPMENT OPPORTUNITY

2350 E MASON STREET, GREEN BAY, WI 54302

FOUNDERS **3**
REAL ESTATE SERVICES

AERIAL



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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

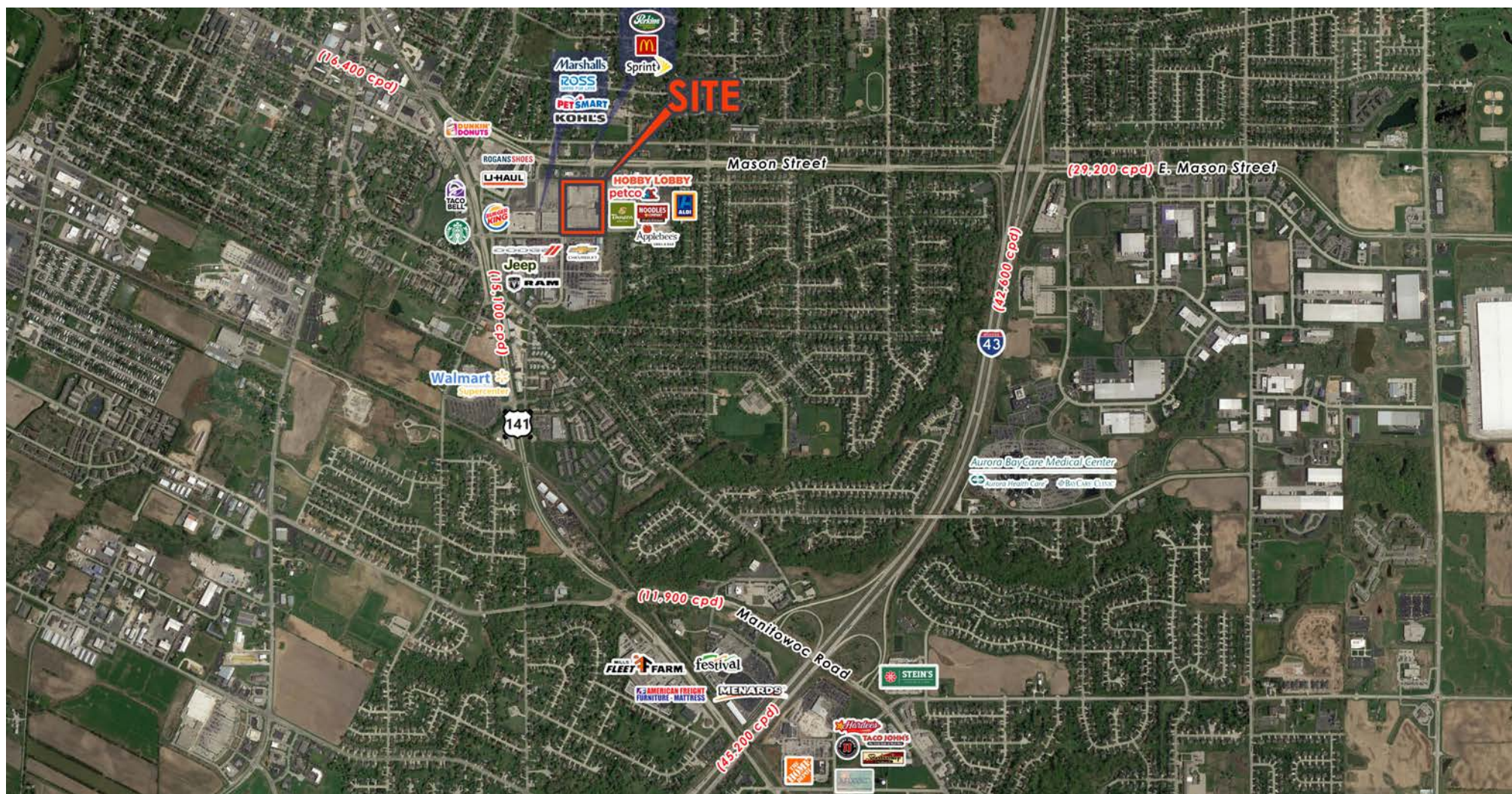
SALE AVAILABLE

UNIQUE REDEVELOPMENT OPPORTUNITY

2350 E MASON STREET, GREEN BAY, WI 54302

FOUNDERS **3**
REAL ESTATE SERVICES

AERIAL



414.271.1111 | wwwFOUNDERS3.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.



Key Industries and Clusters

Brown County's diverse economy creates unlimited business opportunities. Our businesses are known for their innovation and ingenuity – from phylomedicines to machine design. Many of our key industries are part of clusters reflecting the diverse economy in the state of Wisconsin.

- Manufacturing
- Dairy
- Food products & processing
- Transportation & logistics
- Paper
- Information technology
- Plastics
- Healthcare

Significant Brown County employers



30 LARGEST PRIVATE EMPLOYERS IN THE GREATER GREEN BAY AREA

(Employment numbers reflect full-time equivalent employment as of September/October 2019) i.e., every 40 hours counts as 1 employee

Rank Name		NAICS/Main Product or Service	#employees
1	Belin Health	622110 – Acute care hospital specializing in cardio, neuro, & critical care	3,140
2	Humana	524114 – Health insurance and related services	2,846
3	Oneida Nation	921190 – Tribal enterprise and government of the Oneida Tribe of Indians	2,789
4	Schneider	484230 – One of the nation's largest truck load carriers	2,626
5	Aurora Health Care	622110 – Full-service medical care facility with a 167-bed capacity, home health and multiple clinic and retail pharmacy locations	2,470
6	Georgia-Pacific	322121 – Multinational manufacturer of paper and tissue products for retail & commercial markets	1,937
7	UnitedHealthcare	524292 – Markets and administers health and life insurance plans designed especially for small business	1,823
8	SHS St.Vincent Hospital	622110 – Acute care hospital and regional center for trauma, cancer treatment, physical rehabilitation, perinatal care, dialysis and specialty surgery with a 517-bed capacity	1,668
9	American Foods Group	11611 – Meat distributors – animal (except poultry) slaughtering	1,592
10	Prevea Health	621111 – More than 500 providers trained in 42 primary and specialty care areas regionally	1,299
11	JBS Green Bay	311611 – Beef slaughterer and processor	1,238
12	Wal-Mart Stores, Inc.	452112 – Retail shopping store chain	1,232
13	Green Bay Packaging, Inc.	322211 – Corrugated and solid fiber box manufacturing	1,187
14	Associated Banc-Corp.	522110 – Diversified bank holding company offering a full range of traditional banking services and a variety of other financial products and services.	1,185
15	Festival Foods	445110 – A family-and employee-owned grocery chain operating 32 grocery stores and 1 banquet and catering facility, known as The Marq, throughout Wisconsin	1,102
16	Wisconsin Public Service	221112 – An electric and natural gas utility company serving Northeastern and Central Wisconsin	930
17	Ameriprise Auto & Home Insurance	524126 – Personal lines property casualty company (auto & home insurance) servicing in 44 states	846
18	KI	337214 – Manufacturer of contract furniture	840
19	Belmark, Inc.	323112 – Manufacturer of packaging-pressure sensitive labels, flexible film and folding cartons	812
20	Schreiber Foods	551114 – Manufactures and markets processed and natural cheeses and dairy products to the food service and retail markets	750
21	Paper Converting Machine Company (a division of Barry Wehmiller)	333291 – Manufacturer of state-of-the-art converting machinery	700
22	Procter & Gamble Paper Products	322121 – Paper products manufacturer	593
23	RR Donnelly	511140 – Printing, mailing and direct mailing services	575
24	St. Norbert College	611310 – Private religious, educational institution	554
25	Nsight & Cellcom	517210 – Wireless telecommunications carriers	551
26	Nature's Way	325411 – Medicinal and botanical manufacturing; herbal supplements manufacturing and distribution	503
27	Tweet-Garot Mechanical, Inc.	238220 – Mechanical contractor	468
28	ProAmpac	322221 – State-of-the-art flexible packaging producer	452
29	Salm Partners	311612 – Cooked meats made from purchased meats; co-packer	450
30	SHS St. Mary's Hospital Medical Center	622110 – Acute care hospital with 158 private rooms; handles a broad range of medical, surgical, pediatric, obstetric and gynecological problems	432



414.271.1111 | www.founders3.com

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STATE OF WISCONSIN
BROKER DISCLOSURE

Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # L.3

To approve and recommend to Common Council the reallocation of \$136,000.00 in federal CARES (CDBG-CV) funds from Green Bay Conservation Corps to Homelessness Assistance Programs.

BACKGROUND

In response to combating the effects of COVID-19, the U.S. Department of Housing and Urban Development (HUD) allocated special Community Development Block Grant (CDBG) funds for Entitlement Entities. The City of Green Bay received \$595,446.00 in Community Development Block Grant (CDBG-CV) Entitlement funds to be used to prevent, prepare, and respond to COVID-19. This allocation was authorized in the Coronavirus Aid, Relief, and Economic Security (CARES) Act by President Trump on March 27, in response to the growing effects of this historic public health crisis. The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds.

The RDA and the Common Council approved an allocation of \$136,000.00 for a Green Bay Conservation Corps Program from the federal CARES Act. When the Federal Register was released for the CARES Act funding staff realized that the Green Bay Conservation Corps would not be able to be funded with the federal CARES Act funds.

The City of Green Bay is experiencing an increase in unsheltered homeless individuals due to COVID. Staff issued an RFP earlier this month asking for proposals to assist the homeless. The budget allocation set is \$80,000.00. Staff recommends that the \$136,000.00 from the Conservation Corps Program be reallocated to this RFP making available \$216,000.00.

RECOMMENDATION

Approve and recommend to Common Council the request by Mayor Genrich to reallocate \$136,000.00 in federal CARES (CDBG-CV) funds from Green Bay Conservation Corps to Homelessness Assistance Programs.

FISCAL IMPACT

ATTACHMENTS

- I. Public Notice - CDBG CARES

PUBLIC NOTICE

The City of Green Bay, Wisconsin has adopted an Annual Action Plan for Housing and Community Development covering federal fiscal year 2019. Notice is being provided to the public with a posting of The Redevelopment Authority agenda dated May 12, 2020, and the Common Council meeting dated May 18, 2020, that a substantial amendment will be made to include the allocation of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding in the amount of \$595,446.00. The funds will be used to prevent, prepare for, and respond to the coronavirus (COVID-19).

Community Development Block Grant Program

Administration	\$84,446
Business Improvement District Events.....	\$95,000
Urgent Need-Community Development Revolving Loans	\$100,000
Frontline Employee Relief.....	\$80,000
Homelessness Assistance.....	\$100,000
City Conservation Corps	\$136,000
TOTAL:	\$595,446



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Krista Cisneroz, Staff

AGENDA ITEM # L.4

To approve and recommend to Common Council the reallocation of \$20,000.00 in federal CARES (CDBG-CV) funds from Administration to Business Improvement District Events.

BACKGROUND

The RDA received the following communication from Ald. Wery on September, 24, 2020.

"I would like to put in a request to Finance Committee or RDA. Due to over \$1 million in grant money being received for elections, I am requesting that the \$20,000.00 in federal CARES act funds that City Council shifted from four (4) BIDs to elections be reallocated back to the BIDs."

Staff supports Ald. Wery's request and recommends \$20,000.00 in federal CARES Act funding be reallocated back to the Business Improvement District Events budget for CDBG eligible activities that benefit low and moderate income individuals that will prevent, prepare for, or respond to COVID-19.

RECOMMENDATION

Approve and recommend to Common Council the reallocation of \$20,000.00 in federal CARES (CDBG-CV) funds from Administration to Business Improvement District Events.

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Redevelopment Authority
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # L.5

To refer to staff the communication from Ald. Steuer (District 10) to involve city staff, apartment owners, apartment renters, apartment association owners, and other housing related entities to work on and create a City Housing Ordinance that will work for owner and renter alike, with possible action.

BACKGROUND

RECOMMENDATION

To refer to staff.

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # M.I

To deny the request by Bryan Hoff to appeal the nuisance, litter and solid waste materials invoice of \$411.89 at 1019 Velp Avenue.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Invoice I33278_Reschedule Email_Appeal Fine for Nuisance Litter_1019 Velp Ave
2. Invoice I33278_Appeal Fine for Nuisance Litter_1019 Velp Ave

From: [ClerkInquiries](#)
To: [Jamie Destiche](#)
Subject: FW: Appeal Fine for Nuisance Litter
Date: Monday, September 14, 2020 7:59:37 AM

From: Bryan Hoff
Sent: Friday, September 11, 2020 10:02 AM
To: ClerkInquiries <ClerkInquiries@greenbaywi.gov>
Subject: FW: Appeal Fine for Nuisance Litter

Good morning

I sent this request on 8/28/20. On 9/9/20 I received a letter from the City dated 9/3/20 letter stating my appeal was to be taken up on 9/8/20.

Since I wasn't made aware of the meeting until a day after it occurred I am requesting a new date for the committee to take up this issue so I can present my side.

Could you please re-schedule so I can attend? I can only assume the mail was delayed due to the Labor day holiday. You can also e-mail me with the rescheduled date in lieu of physical mail.

Bryan Hoff
Hoff Investment Properties, LLC
920-660-3770

From: Bryan Hoff
Sent: Friday, August 28, 2020 11:26 AM
To: 'ClerkInquiries' <ClerkInquiries@greenbaywi.gov>
Subject: Appeal Fine for Nuisance Litter

Good Morning

I would like to appeal the invoice I received for a property cleanup. Invoice # 133278 for 1019 Velp Ave.

Reason for appealing the fine is because there was a discrepancy between what was allowed to be left outside for seating and tabletop. The zoning department (Brenda Seidl) couldn't define what was considered an "outdoor chair" vs an "indoor chair". They also removed some items from the firepit including unburnt logs that belong in the firepit yet left the trash they were there to clean up.

When the cleanup was done, the City employees left the seating and table items they had an issue with yet left the other smaller items that were claimed on case # 112641. Pictures attached. These

pictures were taken less than 5 min after the City employees left the property. If I'm going to be responsible to pay a cleanup fee, I expect the employees to complete the work in full and not just take certain items. The items left were part of the claimed nuisance litter.

Bryan Hoff
Hoff Investment Properties, LLC
920-660-3770



Administration
920 448 3100
Fax 920 448 3102

Engineering Division
920 448 3100
Fax 920 448 3102

Public Works Department

Operations Division
920 448 3535
Fax 920 448 3536

Parking Division
920 448 3431
Fax 920 448 3370

Traffic Division
920 448 3100
Fax 920 448 3102

September 3, 2020

Bryan Hoff
Hoff Investment Properties, LLC
3730 Nicolet Dr
Green Bay, WI 54311

Dear Mr. Hoff,

This letter is to notify you that the item(s) highlighted on the enclosed agenda will be presented before the Improvement & Services Committee of the City Council for its consideration.

The Improvement & Services Committee is scheduled for Wednesday, September 9, 2020 at 5:00 p.m. This will be a virtual meeting and the public may also join via Zoom. I have included instructions for you to join the meeting.

We recommend that you attend as the Committee discusses your request. At that time, you can provide your concerns and/or facts.

Sincerely,

Jamie Destiche
Administrative Clerk

Enclosure

From: [DPW Main](#)
To: [Brenda Seidl](#); [Tim Meves](#); [Steven Grenier](#)
Cc: [Inspection Website Mail](#); [Dustin McMullen](#); [Jamie Destiche](#)
Subject: FW: Appeal Fine for Nuisance Litter
Date: Monday, August 31, 2020 7:52:18 AM
Attachments: [Work Order.pdf](#)

Good Morning,

Please see the below email on an appeal for the clean-up at 1019 Velp Ave.

This will have to go through the I&S Meeting and then through Council for approval.

Please reach out to Bryan and provide him with the information needed to move forward with the appeal.

Attached is the work order I received to invoice against.

Thanks,
Audra

[Audra Van Gheem](#)
Administrative Clerk
City of Green Bay Public Works Department
100 N. Jefferson St. Room 300
Green Bay, WI 54301-5026
Phone: 920-448-3532 | greenbaywi.gov/DPW

From: ClerkInquiries
Sent: Friday, August 28, 2020 12:07 PM
To: DPW Main
Subject: FW: Appeal Fine for Nuisance Litter

From: Bryan Hoff
Sent: Friday, August 28, 2020 11:25 AM
To: ClerkInquiries <ClerkInquiries@greenbaywi.gov>
Subject: Appeal Fine for Nuisance Litter

Good Morning

I would like to appeal the invoice I received for a property cleanup. Invoice # 133278 for 1019 Velp Ave.

Reason for appealing the fine is because there was a discrepancy between what was allowed to be left outside for seating and tabletop. The zoning department (Brenda Seidl) couldn't define what was considered an "outdoor chair" vs an "indoor chair". They also removed some items from the firepit

including unburnt logs that belong in the firepit yet left the trash they were there to clean up.

When the cleanup was done, the City employees left the seating and table items they had an issue with yet left the other smaller items that were claimed on case # 112641. Pictures attached. These pictures were taken less than 5 min after the City employees left the property. If I'm going to be responsible to pay a cleanup fee, I expect the employees to complete the work in full and not just take certain items. The items left were part of the claimed nuisance litter.

Bryan Hoff
Hoff Investment Properties, LLC
920-660-3770



GREEN BAY CITY TREASURER

100 North Jefferson Street, Room 106
Green Bay, WI 54301-5026

INVOICE

Invoice Date	Invoice No.
07/21/2020	133278
Customer Number	
58194	
Invoice Total Due	
\$411.89	
Customer PO	Due Date
	08/20/2020

HOFF INVESTMENT PROPERTIES LLC
3730 NICOLET DR
GREEN BAY, WI 54311

REMOVED NUISANCE, LITTER AND SOLID WASTE
MATERIALS AT 1019 VELP AVE. ON 07-15-2020.

00000182020600133278200000411892

✂ Please Detach and return top portion with your payment ✂

City of Green Bay, Green Bay, WI 54301

Invoice Date: 07/21/2020

Customer Number: 58194

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
LABOR	1.00	\$168.23	EACH	\$168.23	\$0.00	\$0.00	\$168.23
EQUIPMENT	1.00	\$220.40	EACH	\$220.40	\$0.00	\$0.00	\$220.40
ADMINISTRATIVE FEE	1.00	\$23.26	EACH	\$23.26	\$0.00	\$0.00	\$23.26
Please put Invoice Number on your check. Make checks payable to City of Green Bay.				Invoice Total:		\$411.89	

PLEASE CALL THE DEPARTMENT OF PUBLIC WORKS AT (920) 448-3535 WITH ANY QUESTIONS.

ORIGINAL
COPY







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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # M.2

To receive and place on file for the Department of Public Works to study the costs of recycling plastics versus collecting plastics as garbage and implementing the process that saves the City the most money. (Ald. Galvin)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. late communication (Ald. Galvin)

From: District Four
Sent: Friday, September 25, 2020 12:52 PM
To: Kris Teske <Kris.Teske@greenbaywi.gov>
Subject: late communication

Kris, this from the council meeting on Thursday.

communication to Improvement and services. For DPW to study the costs of recycling plastics versus collecting plastics as garbage and implementing the process that saves the city the most money.

Bill Galvin

ALDERMAN DISTRICT FOUR

1244 Emilie St.

Green Bay, WI 54301

920-639-4640

Tada Gan Iarracht

district4@greenbaywi.gov

www.greenbaywi.gov



Think Green. Please don't print this message unless it's really necessary. Thank you.



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # M.3

To approve the request by Paul's Pantry, Inc. to rescind the special assessments for pavement construction levied against Parcel 20-271 associated with the North Webster Avenue reconstruction project in exchange for recording on the parcel deed a relinquishing of access rights from the Parcel to North Webster Avenue.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # M.4

To receive and place on file the report of actions taken by Department of Public Works

A. Granting of Licenses

I. Sidewalk Builder

- a. Tri-North Builders, Inc.
- b. Concrete Kings

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.I

To receive and place on file a request by Ald. Brian Johnson for the Green Bay Police Department to provide a report on the surge of recent gun violence and other violent crimes in our community. A candid conversation around data, community comparisons, policing strategies and support needed from council and our community to understand and respond to the growing number of incidents is encouraged.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. JOHNSON COMMUNICATION 10.6



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.2

To approve a change of agent for Tar Escapades, LLP at 2657 University Ave.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CHANGE OF AGENT_2657university



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.3

To approve a change of agent for Kwik Trip 420 at 1712 E. Mason St.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. sharpescans@greenbaywi.gov_20200929_160910



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.4

To hold a request by Ald. Brunette to refund the re-inspection fees at 2468 West Point and for the city to appeal to the federal government to allow for the property owner's shed to remain, previously discussed at the April 27 and August 10 Protection & Policy Committee meetings.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.5

To recommend that Council waive the ordinance requirements for an outdoor premise and approve a request by Kittner's Pub at 129 S. Washington St. to amend the liquor license to include an outdoor deck, with the approval of the proper authorities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. SKMBT_42320091609550
2. 1 - COVER-SITE
3. 2-FLOOR
4. SitePlanLetter2020092102444958
5. 129swashingtonaddress
6. LMC Agenda Pkt (without minutes) 10.07.20



AGENDA OF THE LANDMARKS COMMISSION

WEDNESDAY, OCTOBER 7, 2020, 4:30 PM
Virtual Meeting. Public may join via Zoom.

A. Zoom Meeting Information.

- I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. Roll Call.

- I. Members: Paul Martzke, Susan Ley, Ald. Mark Steuer, Justin Balsley, Ron Dehn, Ian Griffiths, and David Siegel

C. Approval of the Agenda.

- I. Approval of the agenda for the October 7, 2020, Special meeting of the Landmarks Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 1, 2020, Special meeting of the Landmarks Commission.

E. Regular Business.

- I. (COA 20-14) Consideration with possible action on a design review for siding at 127 N. Broadway (rear).
2. (COA 20-26) Consideration with possible action on a design review for a clerestory window addition at 110 S. Adams Street.
3. (COA 20-29) Consideration with possible action on a design review for a rear deck located at 131 S Washington Street (rear).

F. Informational.

- I. Staff Update.

2. Date of next meeting: Wednesday, October 21, 2020.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Landmarks Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Landmarks Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGJzRXJQUW5qZz09>

Meeting ID: 896 9253 8356

Passcode: 973532

One tap mobile

+16468769923,,89692538356# US (New York)

+13017158592,,89692538356# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 896 9253 8356

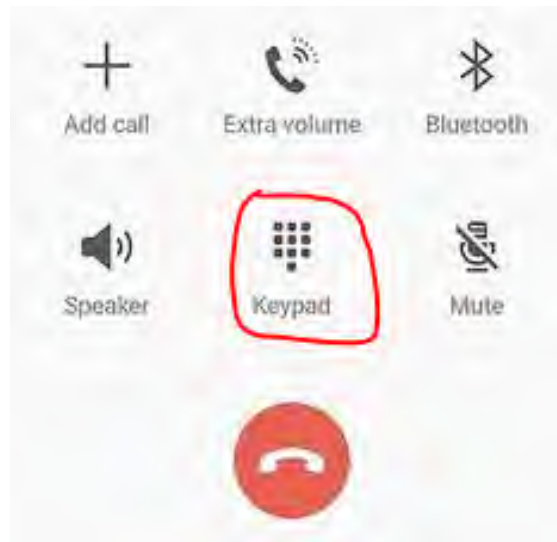
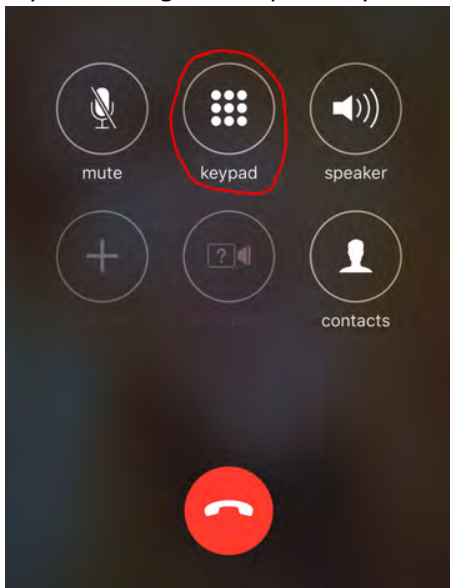
Find your local number: <https://us02web.zoom.us/j/89692538356?pwd=azA0c1hWd3kxaklnGJzRXJQUW5qZz09>

Additional Information

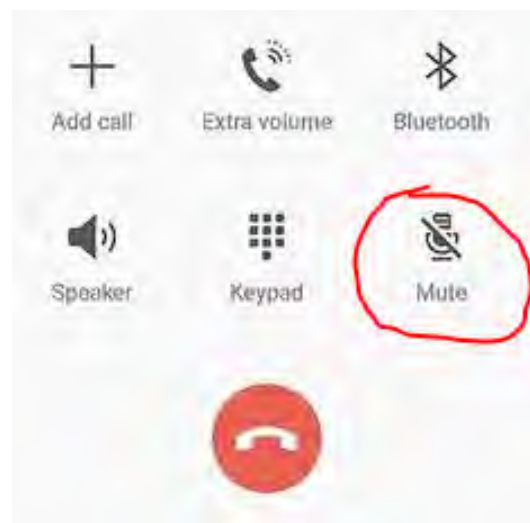
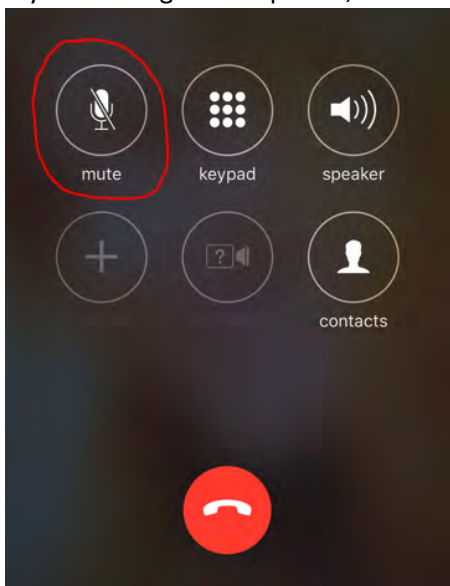
1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must give their name and address
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order*
2. All zoom meetings will have a password in the instructions. Please enter when prompted.
3. Please log into the Zoom meeting 10 minutes before the meeting starts to ensure proper technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
4. Once you are in the meeting please mute yourselves.
 - a. You may unmute yourself when you are called upon to speak.
5. Waiting room
 - a. When you call in, all callers/participants will be placed in a “waiting room.”
 - b. Persons on the agenda will be admitted to the meeting, and then once the item is concluded, the host will permanently mute you from the meeting (you can still hear the meeting).
6. Using Zoom with a tablet or computer
 - a. Tablet—you will be asked to sign in. Download the app either with the Apple Store or the Play Store
 - b. Computer—you will be asked to sign in. You may download the app or click on the link to open Zoom in your browser.
7. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You’ll receive another email confirming that you’re registered for the meeting.
 - b. If you’re using a phone, your registration will still be tied to an email.
8. Raising your hand
 - a. Committee members—you can either use CivicClerk and request to speak or you can “raise your hand” in the zoom meeting (you’d need to use a computer or tablet) to let the host know you’d like to speak. You can also un-mute yourselves and start speaking.
 - b. Persons on the agenda—you can “raise your hand” but you’d need to use a computer. You will be allowed to speak, per Wisconsin Open Meetings Rules, once the committee has “opened the floor for interested parties to speak.” Once the committee is finished with your agenda item, the host will mute you permanently, unless the committee opens the floor again.
9. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—well in advance of the meeting, please download the Zoom Meeting app before you join a meeting by using either the Apple Store or the Play Store. You will be asked to input your name, thus identifying you for the meeting. You’ll also be asked to verify your email.
 - d. Computer—well in advance of the meeting, please download the Zoom Meeting app, but you can also click on a link to open the Zoom Meeting in your browser. You will be asked to input your name, thus identifying you for the meeting.
 - e. For tablet and computer users—if you download the app you will be asked to verify your email.
10. Zoom etiquette
 - a. Muting yourselves when you’re not talking will prevent your background noise from interfering with others’ ability to listen to and participate in the meeting.
 - b. If you’re using a telephone, please identify yourself with your phone number and name before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourselves.
11. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching live on YouTube will see a gray screen with the City logo during closed session.
12. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number above.

Calling into the Zoom meeting using a smartphone

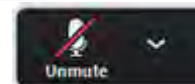
1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
 - a. If you're using a smartphone, you can access the keypad by clicking "Keypad" on your screen



3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not need to talk, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button



- b. If you're using a computer, you should see a Mute button in the Zoom application





Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 7, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.1

(COA 20-14) Consideration with possible action on a design review for siding at 127 N. Broadway (rear).

BACKGROUND

127 N. Broadway is a contributing property in the Broadway-Walnut NRHP Historic District. The building currently maintains a good degree of historic integrity. The property owner is proposing covering the rear masonry exterior walls of the rear of the building with vinyl siding (“white vinyl siding to cover white painted brick”). This request was denied by LC decision at the July 2020 LC meeting.

LC staff visited the building on September 16, 2020. LC staff notes that the brick and mortar are severely compromised and that the exterior paint, applied many years ago, has likely contributed to the spalling and degradation of the brick. LC staff further notes that vinyl siding had, in years previous, been added to portions of the opposite (south) side of the building’s rear.

LC staff reaffirms its previous assessment of this building; however, it appears that the damage to the brick exterior is already done, and the more pressing threat is to the building’s interior and the building’s long-term viability. A proper repair of the brick exterior would call for a gentle removal of the paint, replacement of large sections of brick, and new tuck-pointing. This may not be an economically justifiable proposition for this building at this time.

The addition of vinyl siding, matching that already in place on the south side of the building’s rear, would not address the issue of the damage already done to the brick exterior, but it could provide some protection against the continuing deterioration of the building’s interior and exterior. The addition of vinyl siding could slow and perhaps eventually stop the deterioration of the brick exterior wall until such time that a major intervention can be undertaken on this building that would include a proper repair of the masonry.

RECOMMENDATION

LC staff recommends that the LC approve the addition of vinyl siding to the north side of the building’s rear recognizing that 1) the rear is visible only from a seldom-traveled alley way, 2) the south side of the rear has already been sided prior to the current preservation ordinances, 3) the continued deterioration of the building’s interior and exterior are assured if no action is taken, and 4) the existing historic masonry here may already be compromised to the point of requiring extensive replacement (i.e. “the damage is already done”).

FISCAL IMPACT

ATTACHMENTS

- I. COA 20-14 Map

2. 127 N Broadway 2020
3. 127 N Broadway Rear 2020
4. COA 20-14 Pic 2



**(COA 20-14) Siding Application in Rear
of 127 N Broadway**

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0 20 40 80 Feet



 Subject Parcel

 100' Notification Area









Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 7, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.2

(COA 20-26) Consideration with possible action on a design review for a clerestory window addition at 110 S. Adams Street.

BACKGROUND

110 S Adams is a contributing property in the Green Bay Downtown NRHP District, built 1937. This district was added to the NRHP in 2019.

Since initially discussed at the previous LC meeting, the architect has relocated the proposed clerestory window to the south by half a bay. Revised line-of-sight drawings show significant improvement (less visible from public view). The revised drawing raises some concerns. Those concerns include, but are not necessarily limited to, a parapet that has been identified where no parapet was before (?), wall heights appear to have changed (?), and what was once visible from Adams Street is no longer visible from Adams Street despite being the same distance (and roughly same height) from Adams Street.

The architect has suggested the possibility of creating a plywood mock-up of the clerestory window to assist the LC in evaluating this proposed addition to the building (e-mail from Wendy Harvey at RODAC, dated 9/22).

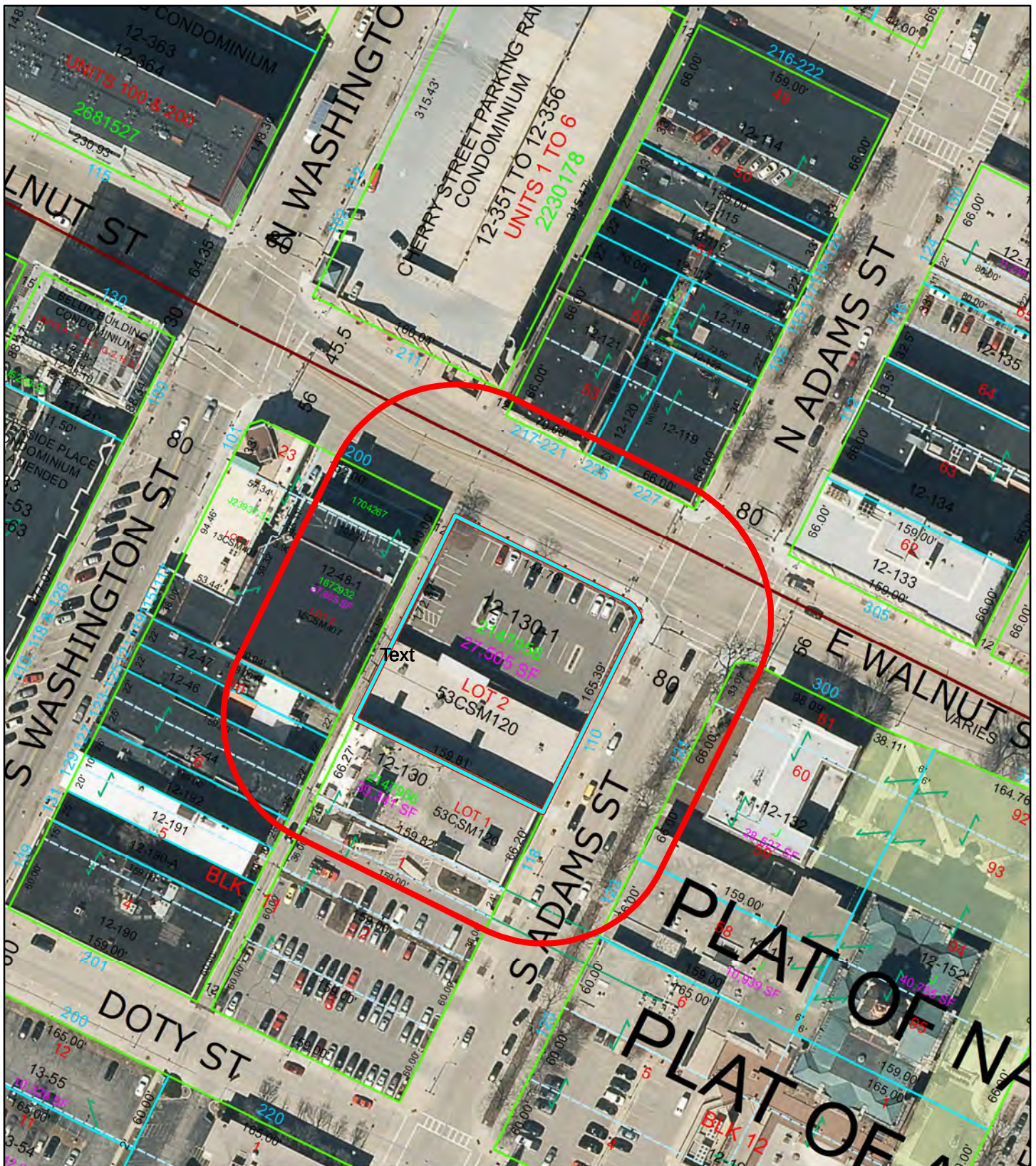
RECOMMENDATION

LC staff recommends construction of a plywood mock-up of the clerestory window as suggested by Wendy Harvey at RODAC, per her e-mail of 9/22. This will alleviate concerns related to the accuracy of the line-of-sight drawings.

FISCAL IMPACT

ATTACHMENTS

1. COA 20-26 Map
2. 110 S Adams Street, Picture
3. COA 20-26, Line of Sight Drawing- OLD
4. COA 20-26, Line of Sight- UPDATE



COA 20-26, 110 S Adams Street Expanded Doorway and Clerestory Window Addition

0 25 50 100 Feet



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Subject Parcel

100' Notification Area



INITIATIVE
ONE
Enter address
here

PROJEC
BUILDING REMODEL

PROJECT
#030-6-4-17

DRAWN
I. WILSON

ORIGINATION
9-7-20

REVISIONS

9-7-20	LINE OF SIGHT CLERESTORY
..	
..	
..	
..	

CONTENT
CLERESTORY
LINE OF SIGHT

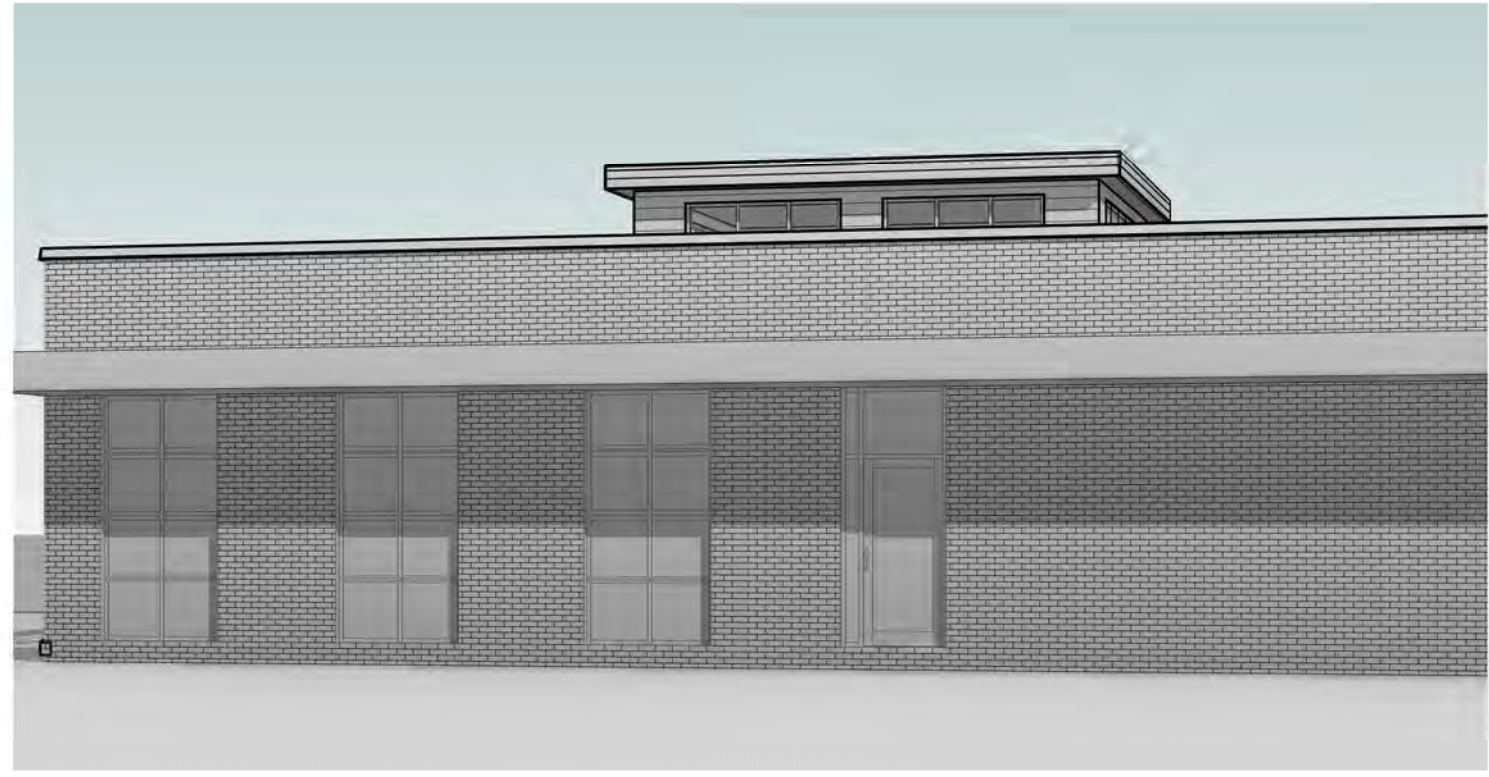
"COPYRIGHT

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SHEET

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



5 3D South Side Walnut



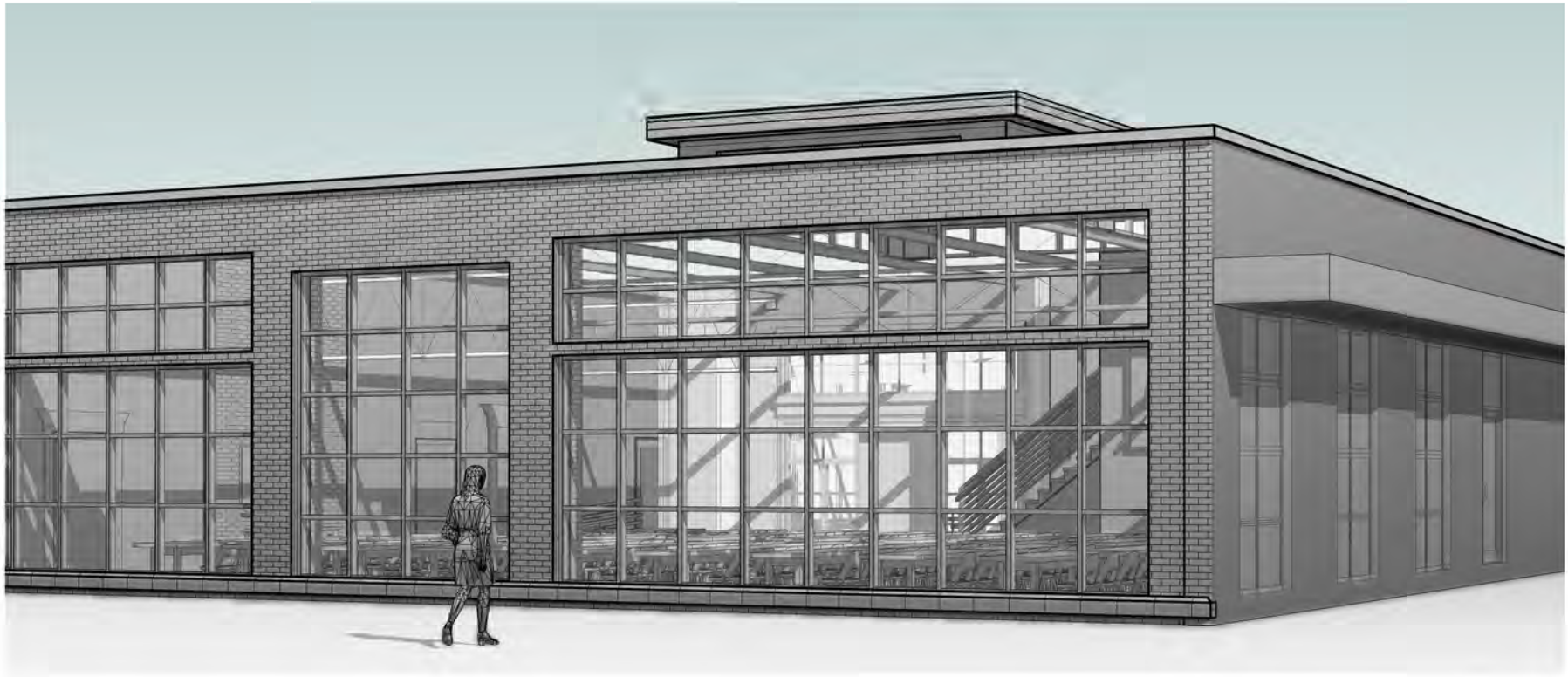
4 3D North Side Walnut



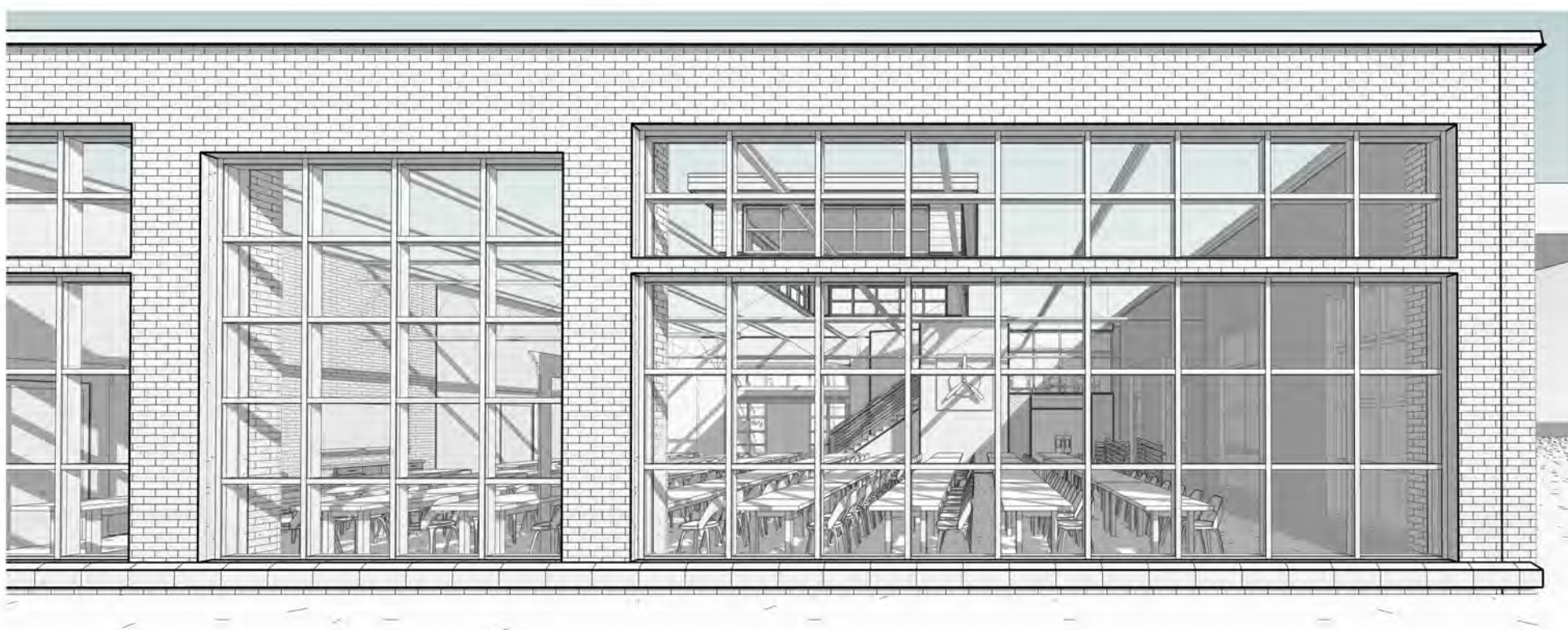
2 3D Corner Walnut & Adams



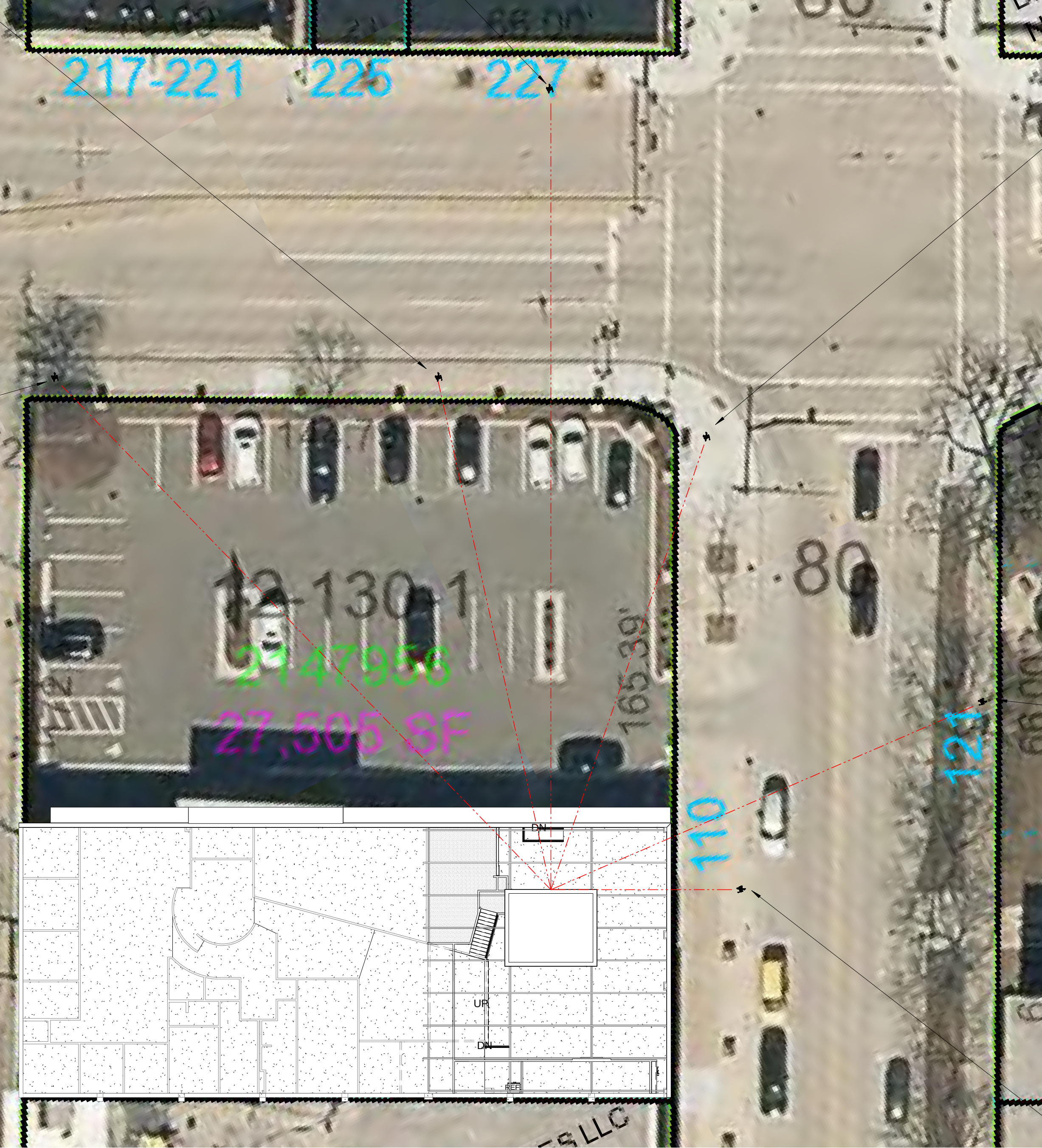
6 3D South West Walnut



3 3D East Side Adams



7 3D West Side Adams



1 LINE OF SIGHT - KEY

NOTE:
ALL 3D VIEWS ARE PROJECTED AT EYE
LEVEL. THAT LEVEL WAS AT 5'-6" OFF OF
FINISHED FLOOR

INITIATIVE
ONE

Enter address
here

PROJEC
BUILDING REMODEL

PROJECT
#030-6-4-17

DRAWN
I. WILSON

ORIGATION
9-7-20

REVISIONS

9-7-20 LINE OF SIGHT CLERESTORY
9-17-20 SIGHT MODIFICATION
9-21-20 BAY MOVE & MAX HEIGHT

CONTENT
CLERESTORY
LINE OF SIGHT

"COPYRIGHT

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under this agreement are copyright protected and may not
be sold, traded, transferred, altered to or by any other party
other than the owner, without the express written consent of
the Ian Francis Wilson.

SHEET

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



5 **3D South Side Walnut**
CL.0



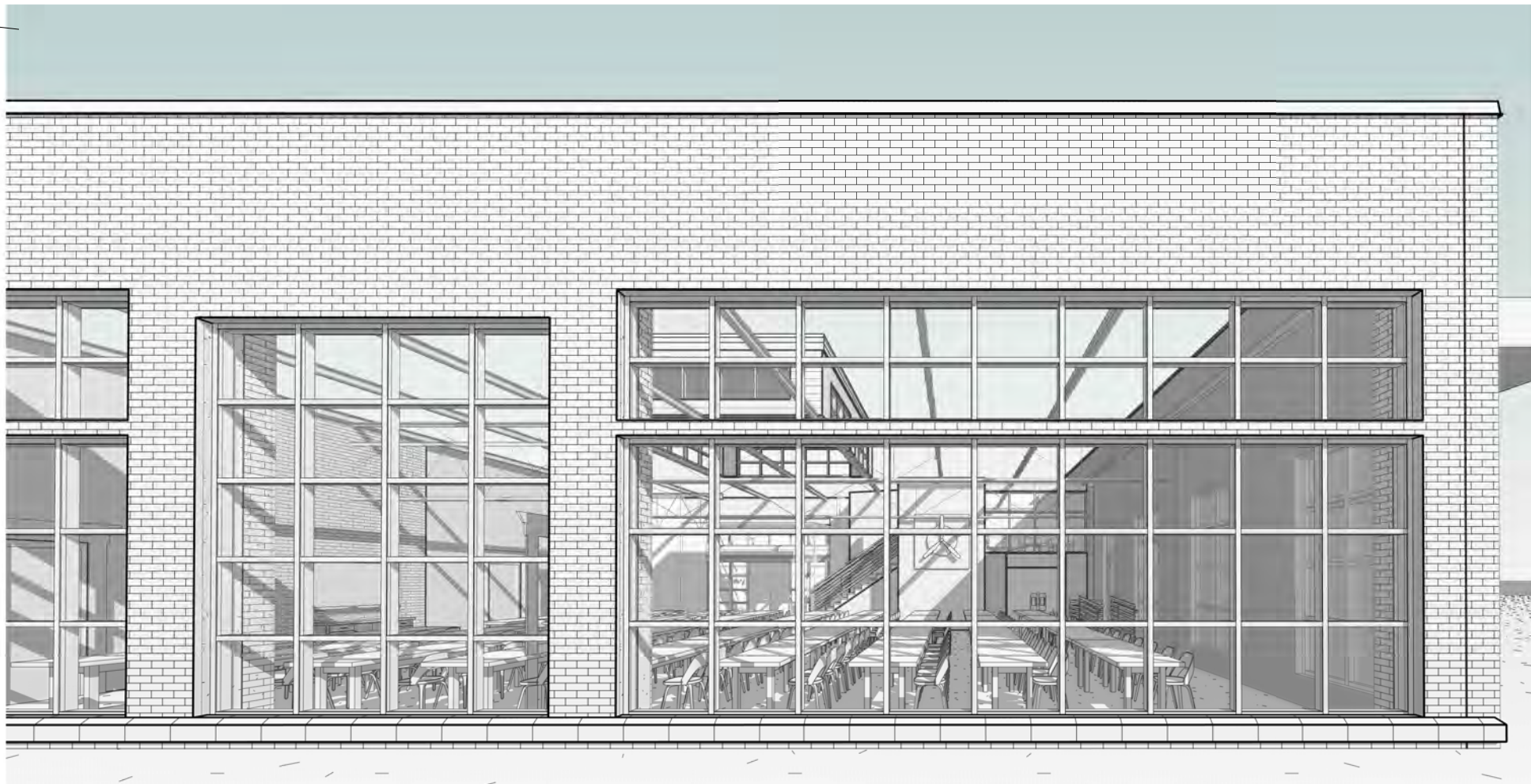
4 **3D North Side Walnut**
CL.0



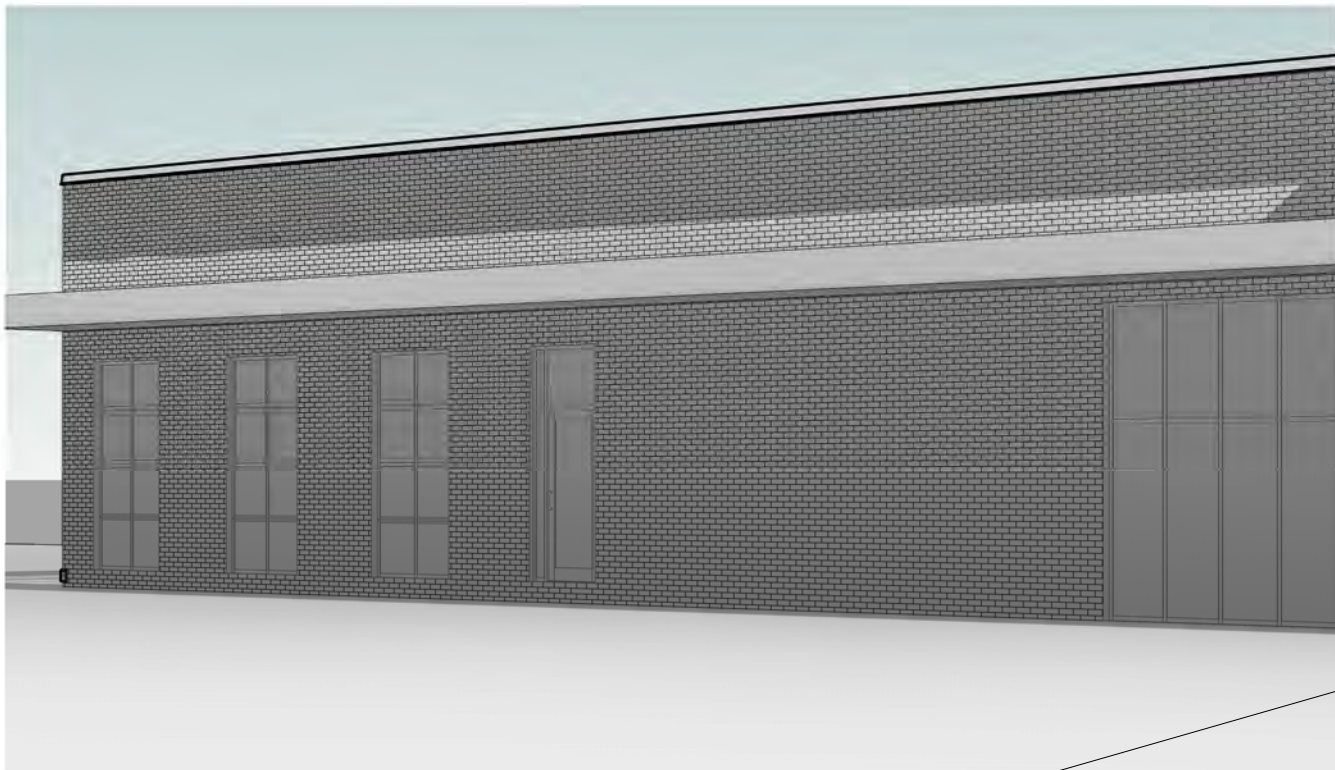
2 **3D Corner Walnut & Adams**
CL.0



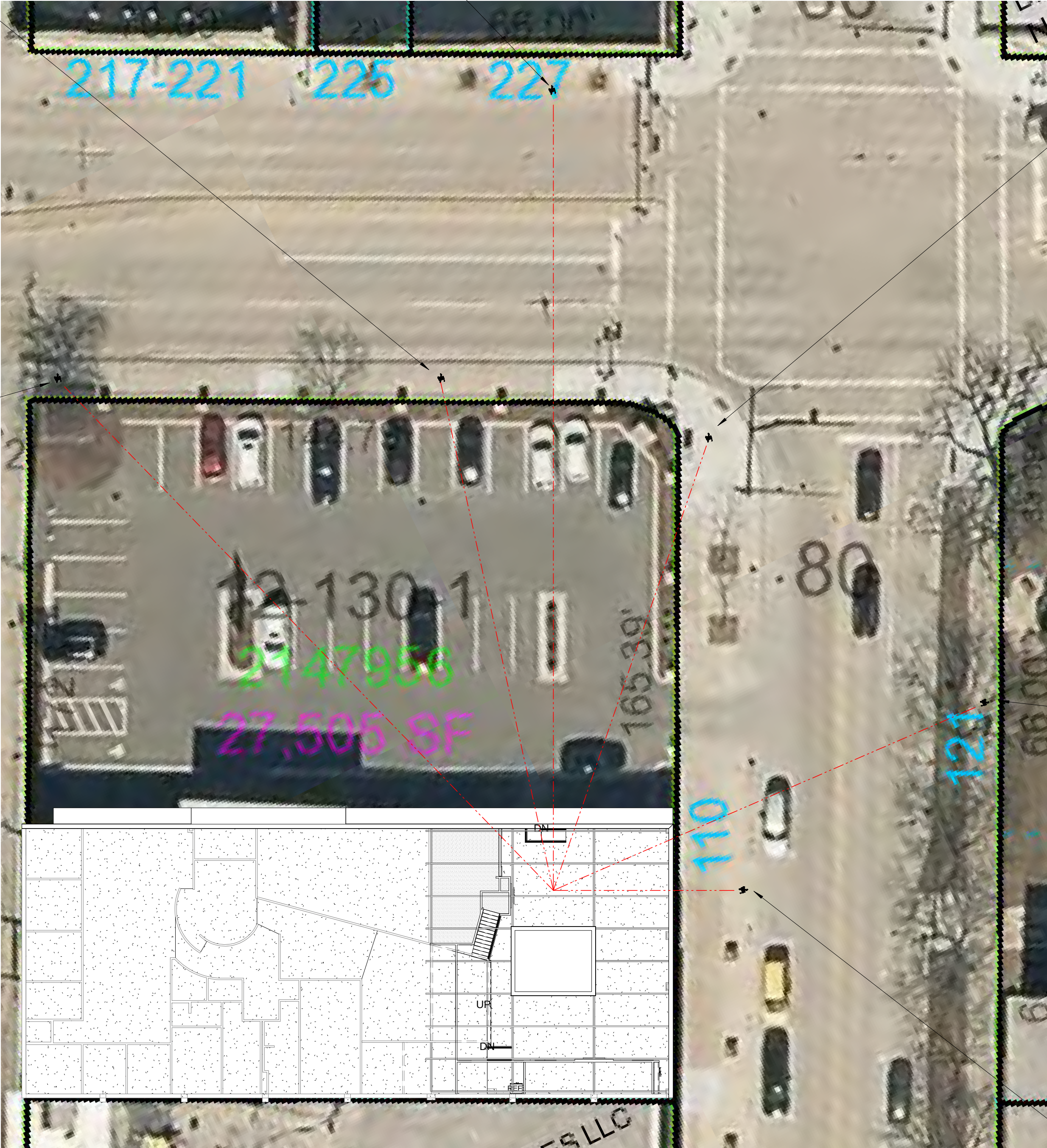
3 **3D East Side Adams**
CL.0



7 **3D West Side Adams**
CL.0

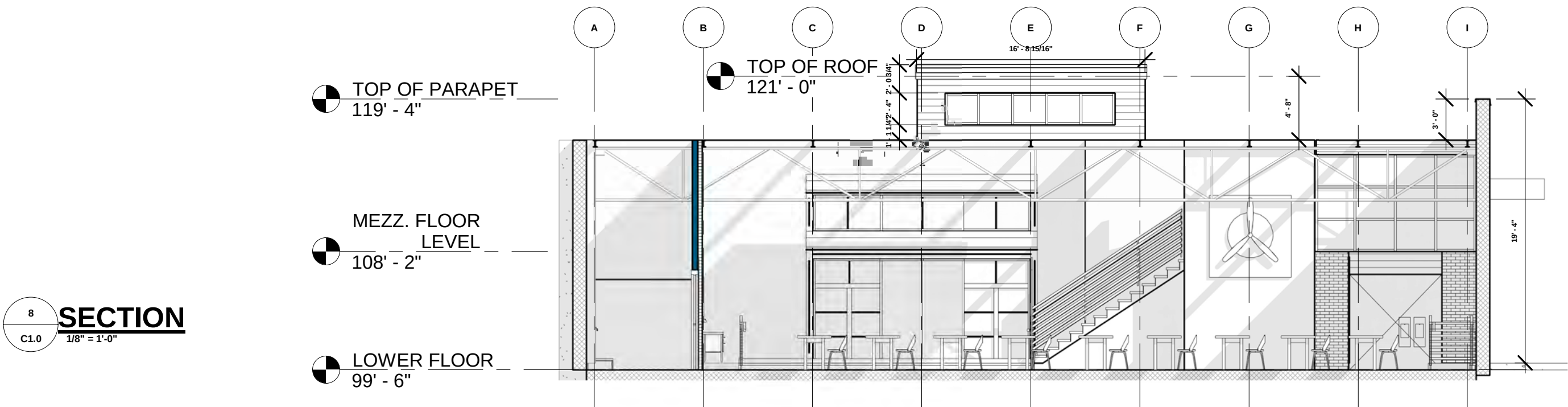


6 **3D South West Walnut**
CL.0



1 **LINE OF SIGHT - KEY**
CL.0 1" = 20'-0"

NOTE:
ALL 3D VEIWS ARE PROJECTED AT EYE
LEVEL. THAT LEVEL WAS AT 5'-6" OFF OF
FINISHED FLOOR



8 **SECTION**
CL.0 1/8" = 1'-0"



Report to the
Landmarks Commission
of the City of Green Bay

MEETING DATE

October 7, 2020

PREPARED BY

Jason Flatt, Staff

AGENDA ITEM # E.3

(COA 20-29) Consideration with possible action on a design review for a rear deck located at 131 S Washington Street (rear).

BACKGROUND

131 S Washington (Al's Hamburgers) is a contributing property in the Downtown NRHP District, built c. 1940. 129 S Washington (Kittner's Pub) is a contributing property within the district, built c. 1870). This district was added to the NRHP in 2019.

The owner of Kittner's Pub at 129 S Washington wishes to construct an outdoor, elevated deck in the courtyard behind Al's Restaurant. The deck is to be 9'-2" above ground. View of this deck will be completely blocked by the Al's Restaurant building (one story tall) on Washington Street and a garage (one story tall) on the alley behind Al's Restaurant.

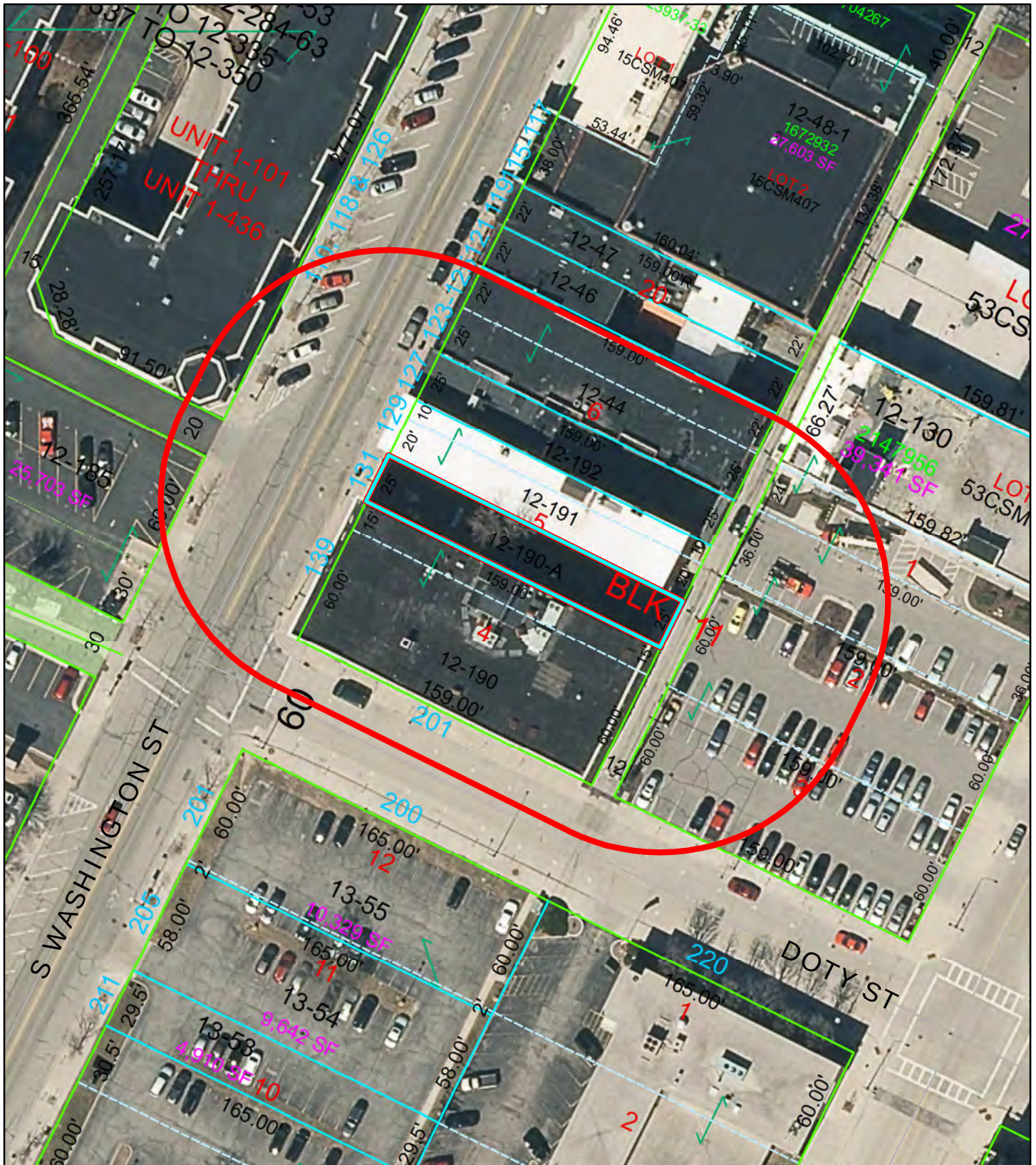
RECOMMENDATION

The LC may wish to verify that the proposed deck can be removed in the future with no damage to the adjacent buildings, and that the side door to Kittner's Pub is already present. Provided that this is true, LC staff recommends approval of the new courtyard deck as proposed. The proposed deck is not visible from any public right-of-way and will have no known negative impact to the district.

FISCAL IMPACT

ATTACHMENTS

1. COA 20-29 Map
2. 131 S Washington Street View
3. COA 20-29 Air Photo
4. COA 20-29 Building Specs
5. COA 20-29, Allunox Aluminum Decking
6. COA 20-29, Allunox Aluminum Railing

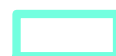


(COA 20-29) New Rear Deck at 131 S Washington Street

0 15 30 60 Feet



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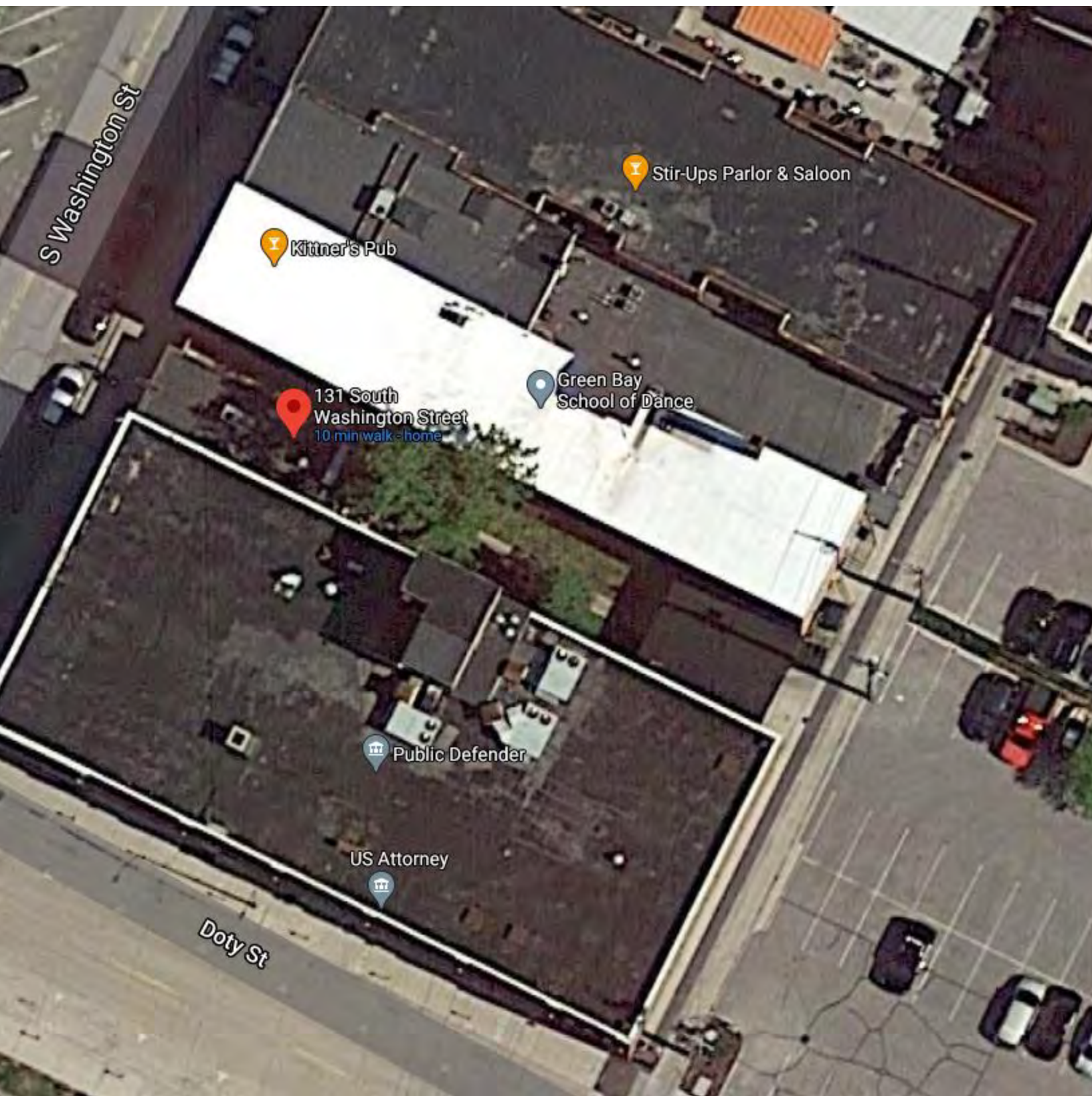


Subject Parcel



100' Notification Area





S Washington St

Stir-Ups Parlor & Saloon

Kinner's Pub

131 South
Washington Street
10 min walk home

Green Bay
School of Dance

Public Defender

US Attorney

Doty St

Deck For:

Karman Development LLP

129 S. Washington St.

Green Bay, Wisconsin

PROJECT INFORMATION

BUILDING SIZE		
NEW	PROJECT AREA	1,120
EXISTING	BUILDING AREA	4,920
	NUMBER OF STORIES	3
	ALLOWABLE AREA	27,000

CONSTRUCTION CLASSIFICATION

NEW – TYPE IIB

OCCUPANCY

1ST FLOOR – ASSEMBLY (A2)

PROJECT LOCATION

129 S WASHINGTON ST.
GREEN BAY, WISCONSIN 54301

OWNER

KARMAN DEVELOPMENT LLP
129 S WASHINGTON ST
GREEN BAY, WI. 54301

FIRE PROTECTION SYSTEMS

AUTOMATIC FIRE SPRINKLER SYSTEM – NFPA 13
STANDPIPE SYSTEMS – NOT REQUIRED
FIRE ALARM SYSTEM – 907.2.2., 907.2.11.2
SMOKE DETECTORS – 907.2.11.1, 907.2.11.2
EXIT SIGNS – PROVIDE EXIT SIGNS PER IBC 1013,1023
FIRE EXTINGUISHERS – INSTALL PER IFC AND APPLICABLE LOCAL CODES
EGRESS LIGHTING:
EXIT LIGHTS REQUIRED PER 1003.2.10.1
MEANS OF EGRESS ILLUMINATION TO BE PROVIDED PER 1003.2.11 = MIN. 1 FOOT CANDLE AVG.
EMERGENCY POWER SHALL BE PROVIDED PER 1003.2.11.2

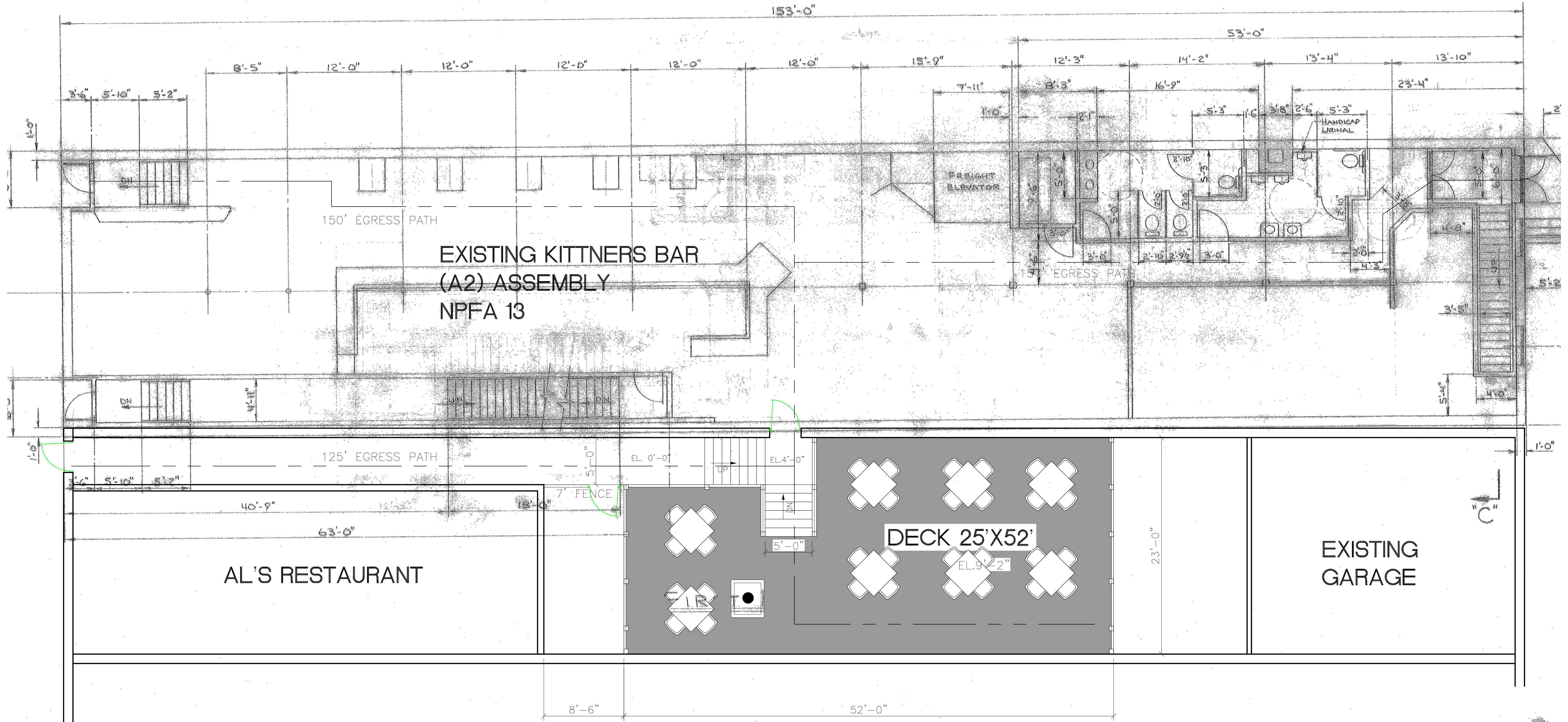
EXIT ACCESS TRAVEL DIST.

PER TABLE 1017.2 – 250’ ALLOWABLE / 92’ ACTUAL EAST EXIT
166’ ACTUAL WEST EXIT

ARCHITECT

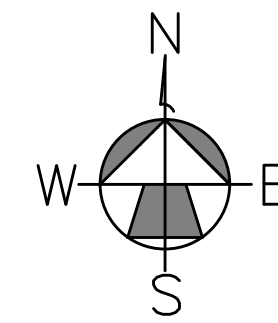
DAVID VAN LANEN
BAY ARCHITECTS
901 PARKVIEW ROAD
GREEN BAY, WISCONSIN 54304
920.337.9400





FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



NOTE:
ALTHOUGH EVERY
EFFORT HAS BEEN MADE
IN PREPARING THESE
PLANS AND CHECKING
THEM FOR ACCURACY,
THE CONTRACTOR MUST
CHECK ALL DETAILS &
CONSTRUCTION
RESPONSIBLE FOR THE
SAME

REVISION NO.	DATE	REVISION

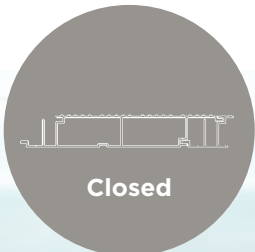
PROPOSED NEW DECK FOR:
KARMIN DEVELOPMENT
GREEN BAY, WISCONSIN
BAY ARCHITECTS, LLC
3049 RAMADA WAY STE. 125
GREEN BAY, WI 54304
PHONE: 920-337-9400

DATE	
FILE	13
JOB NO.	205985

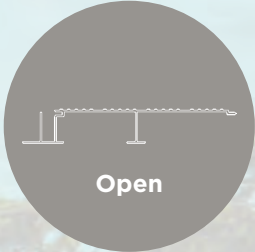
Aluminum Decking



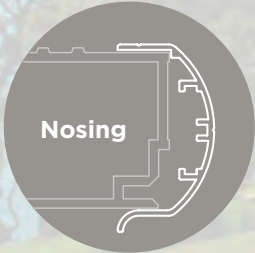
Here is the new ALLUNOX aluminum decking. Made entirely of aluminum, it does not rust and requires no maintenance. It is also extremely durable with an extended life span. The surface is non-slip and resistant to any corrosion. It has been rigorously tested with respect to flammability / combustion (according to National Building Code standards). Our aluminum decking comes with a limited lifetime guarantee. Installation is as easy as inserting each panel into one another, seamlessly and ultimately creating a robust, watertight and uniform floor.



Closed



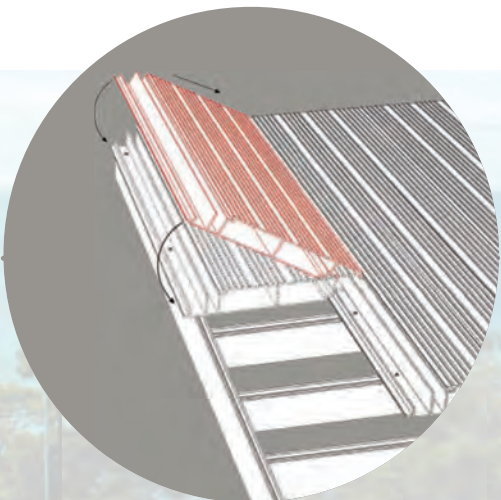
Open



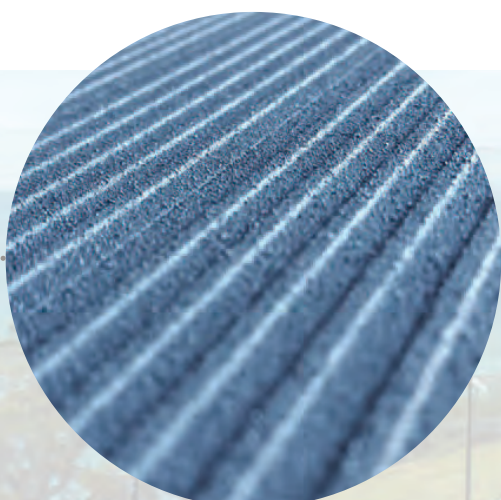
Nosing



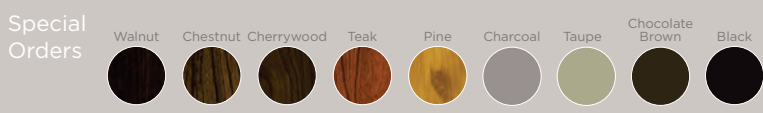
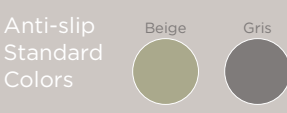
Waterproof



Anti-flammable according to CAN/ULC-S114 specifications



Anti-slip powdered paint finish





Designed to be robust and pleasing to the eye, the Allunox railing system will give you decades of safety and peace of mind.

Handrail

Posts

Spindles

S1000

2 1/4" x 1 1/2"



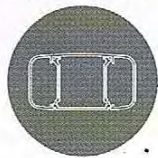
S2000

2 1/4" x 2"



S3000

1 5/16" x 2 1/2"



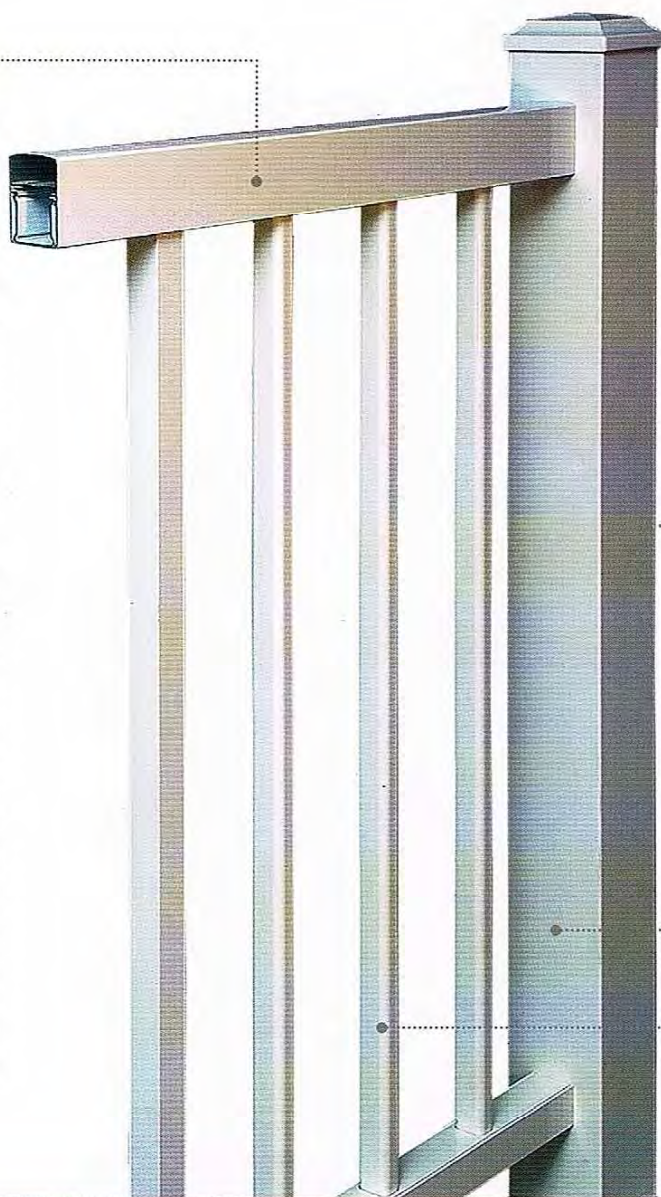
S4000

2 1/2" x 2 1/2"

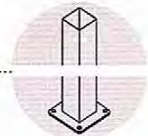


S5000

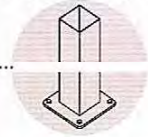
3 1/8" x 2 1/2"



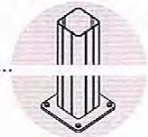
2 1/4" x 2 1/4"



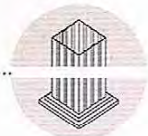
3 5/16" x 3 5/16"



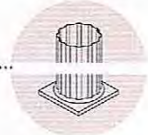
3 1/2" x 3 1/2"



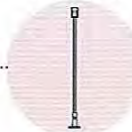
6" x 6"



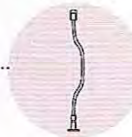
6" diam.



Straight



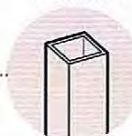
Curved



1" x 3/4"



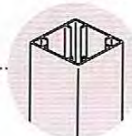
1" x 1" smooth



1" x 1" fluted



1 3/8" x 1 3/8" smooth



Colors

White

Sand

Dark Brown

Black





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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.6

To approve an application for a "Class A" Liquor and "Class A" Beer license by RKO Enterprise Inc. at 2278 Bay Settlement Road with a license premises description as "small office and walk in cooler area, main open retail space," with the approval of the proper authorities. (Currently licensed as Bay Petro, LLC).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. LICENSE STIPULATION.AYRESS.503
2. application_2278Baysettlement



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.7

To approve an application for a "Class A" Liquor and Class "A" Beer license by Friends Convenience, Inc. at 1300 S. Military Ave. with a licensed premises description as "WALK IN COOLER, BEHIND COOLER," with the approval of the proper authorities. (Currently licensed as Convenience Store Operations, LLC).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. SIGNED STIPULATIONS.LENTZA.464-1300smilitary
2. application (2)



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.8

To receive and place on file the Liquor Violation Report for October 12, 2020.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. 19LiqVio
2. 20LiqVio
3. Report October 12 2020



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

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # N.9

To receive and place on file the Water Utility Department regarding the lead pipe removal project.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. lead overview updated 09 30 20

Getting the Lead Out



Green Bay Water Utility progress in removing lead services – *as of Sept. 30, 2020*

1. Public side (utility-owned) lead services

Jan. 31, 2019	563
Feb. 28, 2019	538
March 30, 2019	521
April 30, 2019	484
May 31, 2019	460
June 30, 2019	414
July 31, 2019	382
Aug. 31, 2019	328
Sept. 30, 2019	312
Oct. 31, 2019	304
Nov. 30, 2019	300
Dec. 31, 2019	283
Jan. 31, 2020	218
Feb. 29, 2020	170
March 31, 2020	145
April 30, 2020	144
May 31, 2020	142
June 30, 2020	129
July 31, 2020	45
Aug. 31, 2020	21
Sept. 30, 2020	1
Dec. 31, 2020	Goal: 0

**Lead service replacements were suspended during the COVID 19 pandemic, due to health concerns when not entering customer's homes.

2. Private side (property owner-owned) lead services

Dec. 31, 2018	17 remain to be replaced
Dec. 31, 2019	15 remain to be replaced
Jan. 31, 2020	17 remain to be replaced
Feb. 29, 2020	18 remain to be replaced
March 31, 2020	15 remain to be replaced
April 30, 2020	13

Getting the Lead Out



May 31, 2020	12
June 30, 2020	12
July 31, 2020	12
August 31, 2020	10
Sept. 30, 2020	1
Dec. 31, 2020	Goal: 0

- Since starting the program, we identified 248 private properties as having lead service
 - These are being paid from funds we obtained from:
 - Initial DNR Safe Drinking Water funding of \$500,000;
 - Lambeau Field excess sales tax monies of \$300,000;
 - Additional DNR Safe Drinking Water funding of \$300,000 approved in December 2017
 - We are working with the DNR for additional grant money for our customers to use.
 - 247 of these replacements are complete; 1 remains to be replaced
 - We have homeowner agreements for 3 of the 10.
- We have about 5 properties in the City for which we do not know the service material
 - We are making efforts to enter these properties to determine service material; in the past, one to two percent of all properties built before 1950 in the city have a lead service. These homes are not occupied.

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

October 20, 2020

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

Ascher, Scott M

Garcia Otero, Julio C

Haliburton, Eva M

Lor, Juanita K

Luedeman, Blake A

Moorman, Jill P

Tappa, Shawn C

Vanidestine, Scott J

Ware, Juanita D

Wilkes, Felicia M

Zimmerman, Zachary L



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # P.1

To refer to staff a communication from Ald. Steuer (District 10) to review Zoning Code 13.54I pertaining to “fence location and heights” in order to seek updates on revisions to increase the efficiency of the ordinance.

BACKGROUND

RECOMMENDATION

Refer to staff.

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # P.2

To authorize a Conditional Use Permit (CUP) for a Material Recovery Facility (Auto & Metal Salvage Operation) at 1156 Velp Avenue, subject to the following conditions:

- a) Salvage operations are prohibited along the Velp Avenue frontage within an area encompassed by the Velp Avenue right-of-way/western property line on the south extending northeast 130 ft. along the western property line and 200 ft. along the Winford Avenue right-of-way / eastern property line;
- b) Area prohibited for salvage uses (referenced in condition 1) shall have pavement, curb-cuts, and other improvements removed and the area returned to vegetative ground cover;
- c) Unused curb-cuts along Winford Avenue be removed and replaced with appropriate curbing as regulated by the Department of Public Works;
- d) Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of six feet in height and not less than 90 percent opaque on a year-round basis;
- e) No drop-off/pick-up or other business operations are permitted after 7:00 p.m. on Monday through Friday or after 1:00 p.m. on Saturdays; No business shall be conducted on Sunday's;
- f) Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation; and
- g) All conditions shall be in place prior to establishment/occupancy of the auto salvage / scrap yard use.

BACKGROUND

Primary Address: 1156 Velp Avenue

Reason for Request: To permit the use of the property for automobile and metal salvage operations.

Aldersperson/District: Ald Randy Scannell / District 7

Subject Property: C2 Highway Commercial & GI General Industrial - Material Recover

North: GI General Industrial - Warehousing

South: C1 General Commercial & R-1 Low Density Residential - Hair Salon & single-family homes

East: GI General Industrial - Auto service and outdoor storage

West: GI General Industrial - Manufacturing

Comprehensive Plan: The 2022 Smart Growth Plan designates the southern half of the subject site suitable for commercial uses and the northern half of the subject site as general Industrial. Additionally, the Velp Avenue Areawide Plan (adopted in June 2017) designates the property as Transformative Opportunity Site #3 with the most desirable and compatible land-uses to include commercial, office, mixed-use and modern industrial uses. The proposed use of the entire property for salvage operations is not consistent with the recommendations of the Comprehensive Plan and the Velp Avenue Plans.

Additional Information following Postponement: This item was postponed at the August 31, 2020, Plan Commission meeting. The Plan Commission wanted to allow additional time for public comment as well as requested additional information including review of current activities, alderperson comments, neighborhood contact, potential traffic impacts, potential environmental impacts and the submission of

comments from Dennis Nelson (received too late to be shared at the previous meeting).

An inspector from the City investigated the site on September 10, 2020 and observed that at that time the operation of the material recovery business is in compliance with their approved site and operation plan currently on file with the city. Staff has been in contact with both Ald. R. Scannell (District 7) of the district the property is located and Ald. Steuer (District 10) whose district is located directly across Velp Avenue to the south. They indicated that they will either be present at the Plan Commission meeting or provide a statement.

The Mather Heights Neighborhood Association was contacted and held a neighborhood meeting on the topic on September 21, 2020, with approximately 20 residents in attendance. In general, the neighbors were not in favor of an industrial use of any kind on the property. However, more specific concerns expressed were related to noise levels, poor views of the operation from the south, potential environmental impacts, debris from transport vehicles accumulating in the area, stormwater management and drainage, protection of the southern part of the site along Velp Avenue from becoming industrial in use and afterhours drop-off of materials at the site when it is unmanned.

The city received comments from an area business called Global Recognition, who felt the inclusion of salvage operations in the area would depress property values and marketability of their property, create a negative image of the Velp Avenue Corridor limiting desire of other businesses to locate or expand and concern that the truck traffic and speeds would negatively affect the corridor. A letter from the adjacent business, Alwin Manufacturing, was received as well opposing the proposed CUP based on potential for water run-off, contamination, unsightliness of scrap piles, potential to attract rodents and pests and that the use is contradictory to the recently adopted Velp Avenue Plan.

The City's Traffic Engineer, Dave Hansen, reviewed the proposal relating to the impact this use may have on the intersection of Velp Avenue and Winford Avenue. He stated he would need additional detail on the business operation to conduct a thorough analysis but that the proposed use would likely not affect the level of service or safety situation at the intersection or along Velp Avenue. He stated the intersection is newer and the design can accommodate truck traffic.

Land use is regulated through the Zoning Ordinance as well as general regulation of noise, dust, odors and other nuisances. Salvage dealers are licensed through the WI Department of Transportation, who also regulate and monitor their operations. This license requires conformation of permits through the WI Department of Natural Resources, who are responsible for regulations related to air pollution, stormwater, waste handling, spills and wastewater. Environmental impacts related to the salvage operation are generally regulated by the State of Wisconsin.

A large submittal from Mr. Dennis Nelson was received the afternoon of August 31, 2020 and was not able to be included within the Plan Commission packet. The submission was vetted by the Law Department to determine relevance of the contents as they relate to the land use matter at hand. The submission is included as an attachment.

Based on information collected/received, staff added two recommended conditions of approval that include:

5. No drop-off/pick-up or other business operations be permitted after 7:00 p.m. Monday through Friday or after 1:00 p.m. on Saturdays.

6. Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation.

Original Report: The subject property is an existing 138,000 sq. ft. / 3.17 acre parcel located at the northwest corner of the Velp Avenue-Winford Avenue intersection. The lot is currently vacant of all buildings but is fully covered with impervious concrete and compacted gravel, loose gravel from a recently

demolished 15,000 sq. ft. building and the remnants of a stone and block wall/display structure. The site also contains two curb-cuts along Velp Avenue and six curb-cuts along Winford Avenue.

The request for the Conditional Use Permit (CUP) is to permit the newly established material recovery use to include automobile salvage/scrap yard operations, both defined in the Zoning Code as:

- Material recovery facility (major): A facility for the deposit, sorting, or batching, but not processing, of post-consumer recyclable materials, including limited compacting or crushing of recyclable materials.
- Auto salvage yard, scrap yard: A facility where scrap or salvage materials, including used motor vehicles, are sorted, stored, dismantled, assembled, and distributed, including wholesale and retail sales of such materials. Scrap or salvage materials include, but are not limited to, scrap iron and other metals, paper, rags, rubber tires, bottles, plastics and aluminum cans.

The petitioner intends to redevelop the site as a secondary scrap yard for the collection of metals and junk/salvaged vehicles as described in the submitted application. Current commercial material recovery operations began in August 2020, with operating hours Monday – Friday from 6:00 a.m. to 6:00 p.m. Proposed public operating hours for salvage are Monday-Friday from 7:00 a.m. to 4:00 p.m. and Saturdays from 7:00 a.m. to 12 noon. Anticipated site modifications would be made over an undefined timeframe and include an industrial truck scale, 5,400 sq. ft. warehouse, 600 sq. ft. mobile storage container to function as an office space, outdoor storage of “rolloffs/luggers/trailers”, outdoor storage and stockpiles of scrap materials and outdoor equipment parking/storage.

The Comprehensive plan depicts the north half of the site suitable for general industrial uses consistent with the request while the southern half is designated for commercial uses not consistent with the request. The Velp Avenue Areawide Plan’s recommendation is primarily for mixed-use and modern industrial uses such as small scale production facilities and showrooms with the general intent of reserving the Velp Avenue frontage for commercial and less intense industrial uses that will redefine Velp Avenue as a gateway corridor to the downtown with greater “curb appeal”. However, the zoning designation of a majority of the site is currently GI General Industrial. To facilitate the proposed use, while also retaining consistency with adopted plans, staff is recommending that the proposed material recovery/scrap operations be limited along the Velp Avenue frontage to the extent needed to provide suitable area for the development of commercial or less-intense industrial uses. After consultation with a commercial real estate professional and the City’s Economic Development staff, it was determined that a minimum of approximately 1 acre of land would be needed to be reserved for commercial redevelopment along the frontage. This equates to an area extending from the Velp Avenue right-of-way to the northeast 130 ft. along the western property line and 200 ft. along the Winford Avenue right-of-way / eastern property line (.88 acres) and staff is recommending that Salvage operations be prohibited within this area.

Evaluation of the property during standard CUP request evaluation revealed that the site is currently in a semi-blighted state with no longer used improvements remaining in place at various locations including remnants of former building, piles of gravel, two unused curb cuts on Velp Avenue and six curb cuts on Winford Avenue, four of which appear to be unused on the submitted site plan. While many of these improvements may need to be removed in relation to recently issued demolition permits, staff believes it is important to include a condition of CUP approval that the area prohibited for salvage uses (referenced above) shall have pavement, curb-cuts and other improvements removed and be returned to vegetative ground cover as well as the unused curb-cuts along Velp and Winford Avenues be removed.

Operations of this type and intensity with primarily outdoor industrial business require fencing as a screen within the existing Zoning Code. The site currently has a fence with fabric covering that is somewhat impervious to sight. However, this regulation assumes that other industrial or heavier commercial uses are adjacent/nearby. The close proximity to low density residential uses (across Velp Avenue to the south) can often be incompatible. Additionally, visual, noise and other impacts associated may hinder potential redevelopment of the Velp Avenue frontage. In an attempt to minimize and/or alleviate these potential

issues, staff is recommending that screen/buffer be enhanced along the south side of the fencing with established buffer design for nonresidential uses in residential districts (Zoning Code Section 13-1820) which is the inclusion of a landscaped buffer/vegetative screen a minimum of six ft. in height and not less than 90 percent opaque on a year-round basis.

Although the proposed use of the site is not the most desirable and not fully consistent with the long range plans adopted by the City, Staff is supporting the CUP request with the inclusion of the proposed conditions, suggested in order to achieve the highest level of compliance with adopted plans while still allowing the salvage operation to be established.

Ald. Randy Scannell, Mather Heights Neighborhood Association and property owners within 400 ft. have been notified of the request as well as the placement of a zoning action notification sign along the Velp Avenue frontage. Staff has received six inquiries as of the drafting of this report, three of which were simply inquiries and three of which were objections. The objections are based on concerns over noise levels of the operations, views of the materials stored outside from Velp Avenue, negative impacts on redevelopment efforts of the Velp Avenue corridor and potential negative impacts to property values of homes on the south side of Velp Avenue.

RECOMMENDATION

Approval to authorize a Conditional Use Permit (CUP) for a Material Recovery Facility (Auto & Metal Salvage Operation) at 1156 Velp Avenue with the following conditions:

1. Salvage operations are prohibited along the Velp Avenue frontage within an area encompassed by the Velp Avenue right-of-way/western property line on the south extending northeast 130 ft. along the western property line and 200 ft. along the Winford Avenue right-of-way / eastern property line;
2. Area prohibited for salvage uses (referenced in condition 1) shall have pavement, curb-cuts and other improvements removed and the area returned to vegetative ground cover;
3. Unused curb-cuts along Winford Avenue be removed and replaced with appropriate curbing as regulated by the Department of Public Works;
4. Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of six ft. in height and not less than 90 percent opaque on a year-round basis;
5. No drop-off/pick-up or other business operations are permitted after 7:00 p.m. Monday through Friday or after 1:00 p.m. on Saturdays;
6. Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation.

FISCAL IMPACT

ATTACHMENTS

1. Petitioner Request to Postpone to October Meeting
2. ZP 20-23 Location Map_color
3. Request for City Action - Plan Commission - Conditional Use Permit
4. Alwin Manu Comments
5. Bigelow Comments
6. Star Elect Comments
7. K Staub Comments
8. Perrott Comments
9. M. Semrau Comments
10. Global Recognition, Inc. Comments
11. DNelson submittal 8.31.20_Edited by Law

12. Big 3 Performance Comments
13. Beyond Redline Comments
14. Petition Opposing Junk Yard 9.21.20
15. ZP 20-23 Resolution
16. Ald Steuer Item 2 Letter

David Buck

From: Travis L. Yang <tyang@mgwlawwi.com>
Sent: Friday, September 25, 2020 9:56 AM
To: David Buck
Cc: Ryan R. Graff
Subject: Request to postpone 1156 Velp Ave CUP application agenda item

Dave,

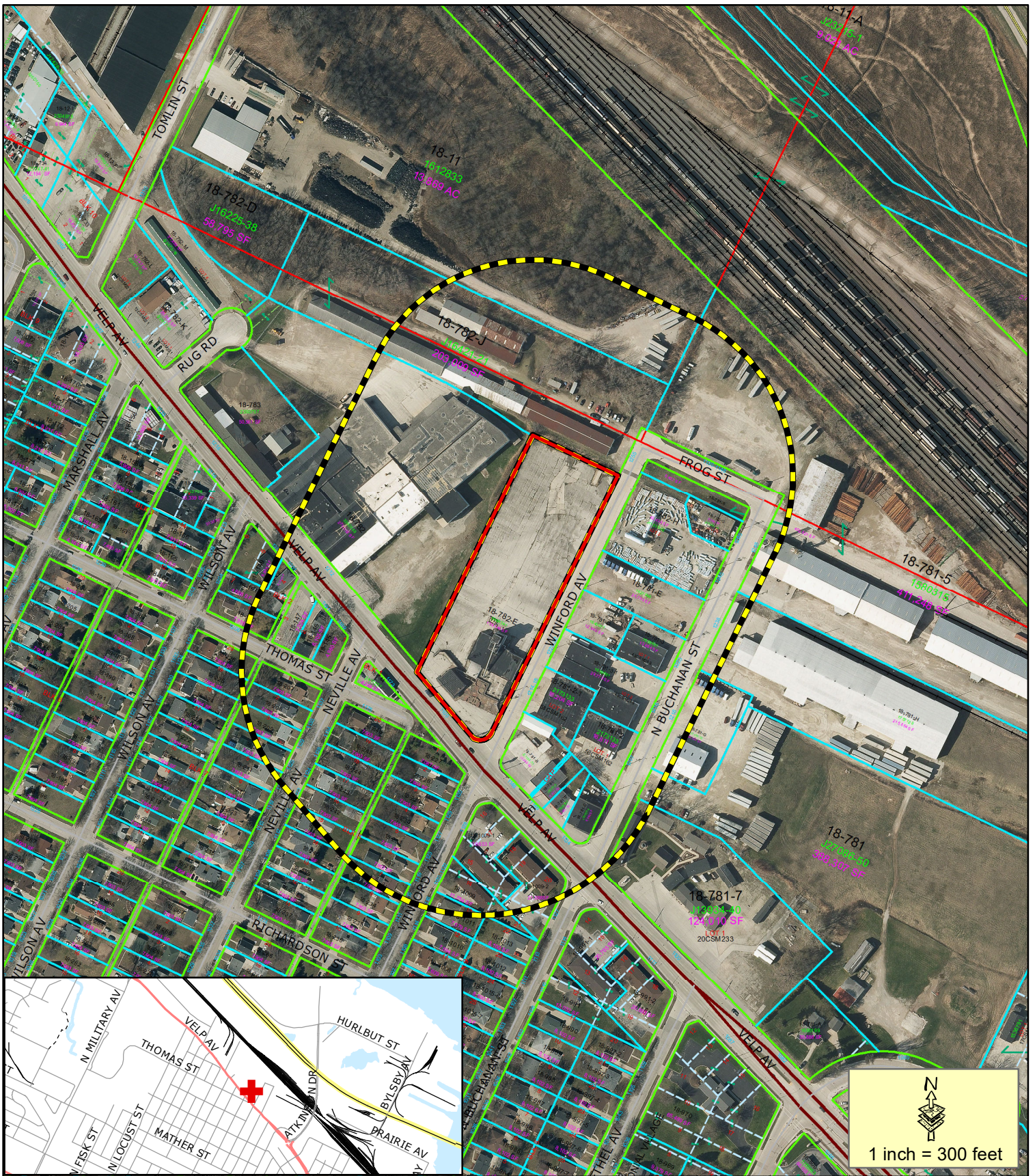
Thanks for speaking with me today. Please consider this our request to postpone this item to October's meeting. Unfortunately the owners of Burrows Midwest LLC have a conflict with that date that cannot be avoided. We are requesting that the plan commission table the request for the CUP to next month's meeting so that my clients can be present to address any additional concerns or inquiries. Thank you in advance.

Travis

Attorney Travis L. Yang
Mayer, Graff & Wallace, LLP
1425 Memorial Drive
Manitowoc, WI 54220
(920) 683-5800

PRIVILEGED AND CONFIDENTIAL COMMUNICATION:

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- Proposed CUP Site
- 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 DB

Zoning Petition (ZP 20-23) Proposed Conditional Use Permit (CUP) at 1156 Velp Avenue



REQUEST FOR CITY ACTION - PLAN COMMISSION

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

Date: 8/6/2020

Petitioner(s): Burrows Midwest, LLC (dba Midwest Scrap Metal)

Phone Number: 920-693-8261

Address: 1156 Velp Ave City: Green Bay State: WI Zip Code: 54303

Property Owner: Sal Bs on Velp, LLC

Phone Number: 920-693-8261

Parcel Numbers (required): 18-782-E

Location of Property: 138,559 SQ FT WHITNEY OR LAVENTURE CLAIM THAT PRT OF LAVENTURE CLAIM AS DESC IN 598 R 361 EX 624 R 348 & EX PCL 112 OF TPP 1450-04-21-4.15 - *Please See Attached*

Attach maps and legal descriptions (required).

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

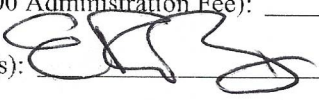
I, Eric Burrows of Burrows Midwest, LLC, respectfully request that the City of Green Bay take the following action:

Attach Zoning Petition Form with first three items.

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

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

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

Petitioner Signature(s): 

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

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

Please See attached document.

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

Action Desired:

Burrows Midwest, LLC (dba Midwest Scrap Metal) is requesting a Conditional Use Permit (CUP) to purchase junk/ salvage vehicles. Junk/salvaged vehicles would be removed and transported to B&B Metals biweekly or sooner time frame.

Operational Activity

The Facility is located at the former County Materials Corporation operation in Green Bay, WI which ceased manufacturing in approximately 2012. Sal Bs Scrap Metal on Velp, LLC purchased the property in November 2013. Burrows Midwest, LLC (dba Midwest Scrap Metal) rents the property from Sal Bs Scrap Metal on Velp, LLC. Midwest Scrap Metal is in the process of removing and demolishing structures to allow for further redevelopment and future operations at the property. The property consists of one legal parcel, with a total acreage of approximately 3.18 acres.

Midwest Scrap Metal's will operate out of portable office of 16' x 40'. There is also intentions of having a 60' x 90' warehouse building built on the site. Bill Lorrigan Construction is in the process of submitting the application for the building permit.

Midwest Scrap Metal opened for operations in August 2020. Current operating hours are Monday through Friday from 6:00 am to 6:00 pm. All outdoor scrap processing operations are currently occurring on the central and north side of the property. These operations consist of acceptance and unloading of scrap from a variety of local commercial accounts. The scrap materials are received directly at the facility when incoming loads are weighed at the scale house. Vehicles are then directed to the appropriate unloading/storage area on the property. Commercial vehicles with ferrous metals typically unload outdoors in segregated scrap areas. The scrap is either placed on the ground on paved surfaces, or placed directly in dumpsters (if the threat of stormwater contamination is apparent).

Ferrous metals accepted include the following:

- Farm Machinery
- Clean Steel Rebar
- Machine Cast
- Transformers/Welders
- Prepared Foundry Steel
- Stove, Motor, Auto Cast & Brake Drums
- Unclean Auto Blocks
- Baling Wire/Fencing
- Electric Motors

Non-Ferrous metals accepted include the following:

- Aluminum
- Die Cast
- Lead
- Magnesium
- Radiators
- Brass
- Copper
- Stainless
- Zinc
- Sealed Units
- Auto Batteries

The following items are NOT accepted:

- Light bulbs
- Tires
- Small household batteries
- Dishwashers
- Electronics
- Precious Metals
- Treadmills
- New all plastic microwaves
- Aerosol Cans

Anticipated public operating hours are Monday through Friday from 7:00 am to 4:00 pm and Saturday from 7am until Noon. Residential items to be accepted includes the following:

- Appliances (any refrigerant remaining in appliances is removed indoors in a Refrigerant Removal Area by qualified technicians)
 - Air Conditioners
 - Dehumidifiers
 - Freezers
 - Refrigerators
- Grills
- Propane tanks (only if obvious holes are present)
- Snow blowers and lawn mowers (if all fluids are drained and tires removed)
- Bikes (with tires removed)
- Junk vehicles / Salvage vehicles

For commercial accounts, Midwest Scrap Metal also offers lugger and roll off boxes and/or trailers. Covers for lugger boxes are provided upon request. They also provide fork lift boxes and self-dumping hoppers to use inside facilities. In addition, they also provide semi-trailers and large containers for large amounts of scrap from major scrap clean ups, and can pick up large obsolete machines and equipment.

Once received, all scrap is segregated into common piles or containers and held for shipment to B&B Metals Processing Company, Inc. (B&B Metals) in Newton, WI. Junk/salvaged vehicles would be removed and transported to B&B Metals biweekly time frame. B&B Metals operates a large metal shredder capable of shredding large metal objects (including vehicles) to facilitate the reintroduction of the waste metals into various recycling streams and uses, primarily the smelting and metal industries.

Owner: Sal Bs Scrap Metal on Velp, LLC

Petitioners: Burrows Midwest, LLC (dba Midwest Scrap Metal)

Parcel#: 18-782-E

Legal Description:

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID Number 40Q20: thence N60° 29'12"E, 1589.97 feet to Brown County Surveyor's Traverse Point ID Number 40021.1; thence N59° 41'47"W, 1867.36 feet to a point on the Westerly right of way of Winford Ave being 94.4 feet South of the North line of the Laventure Claim, and being the point of beginning; thence S26°29'53"W, 606.44 feet along said Westerly right of way; thence S45°35'30"W, 6.22 feet along said right of way to point #1294 of the recorded Transportation Project Plat Number 1450-04-4.15(Volume1. Transportation Project Plats, page 90, Document Number 2447897, Brown County Records); thence S26°28'52"W. 43.71 feet along said right of way to point 1315, said Transportation Project Plat; thence 47.48 feet along the arc of a 24.00 foot radius curve to the right whose long chord bears S83°09'34"W, 40.11 feet to point 1316, said Transportation Project Plat; thence N40°09'45"W, 195.45 feet along the Northerly right of way of United States Highway 141, also known as Velp Avenue to point 1317, said Transpiration Project Plat; thence N26°29'53"E, 598.53 feet: thence S64°03'47"E, 215.00 feet to the point of beginning.

Parcel contains 138,399 sq. ft / 3.18 acres more or less.

Parcel subject to easements and restrictions of record.

Amended Site Plan

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin.

LEGAL DESCRIPTION

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID Number 40020; thence N60°29'12"E, 1589.37 feet to Brown County Surveyor's Traverse Point ID Number 40021; thence N67°41'47"W, 1867.36 feet to a point on the Western right of way of Winford Avenue being 94.4 feet South of the North line of the Laventure Claim; and being the point of beginning; thence S28°29'53"W, 606.44 feet along said Western right of way; thence S45°35'30"W, 6.22 feet along said right of way to point #1224 of the recorded Transportation Project Plat Number 140-04-21-4.15 (Volume 1, Transportation Project Plats, page 90, Document Number 2447897, Brown County Records); thence S28°28'52"W, 43.71 feet along said right of way to point 1315; said Transportation Project Plat; thence 47.48 feet along the arc of a 24.00 foot radius curve to the right whose long chord bears S83°09'34"W, 40.11 feet to point 1316; said Transportation Project Plat; thence N40°09'45"W, 195.45 feet along the Northern right of way of United States Highway 141, also known as Velp Avenue to point 1317; said Transportation Project Plat; thence N28°29'53"E, 595.53 feet; thence S64°03'47"E, 215.00 feet to the point of beginning.

Parcel contains 138,399 sq. ft. / 3.18 acres, more or less.
Parcel subject to easements and restrictions of record.

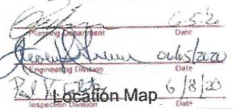


Steven M. Stepien
PLS-2275
May 14, 2017
Revised June 7th, 2019 (Maintenance/scale blog)
Revised August 22nd, 2019 (Per City review letter)
Revised March 10th, 2020 (Labeled Uses)
Revised May 18th, 2020 (moved scale and scale building)
Revised May 28th, 2020 (Per City Review)

NOTES

- 1) Subject parcel is zoned G - General Industrial
- 2) Property located in Flood Zone "AE" (Base Flood Elevation Determined) and "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to the FEMA FIRM 50090C0166F, dated August 19, 2009
- 3) Table A #16, There is no evidence of current earth moving work, building construction or building additions
- 4) There are no wetlands per the WDNR inventory maps
- 5) It is the Buyer's intent to provide green cloth screening as required by City Code Section 13-904.
- 6) Gravel areas for the sized buildings shall be restored to green space per City Code.
- 7) Key entrance drives to be abandoned, shall be abandoned in compliance with City Code Sec. 13-1706(n)
- 8) The Buyer does not intend on making any improvements, including utility related improvements, to the Property of this line other than as indicated herein.
- 9) The type of material to be located on site will be primarily ferrous metals/scrap (for example, sheet metal, steel, etc.) and some non-ferrous metals/scrap (for example, aluminum siding, etc.)
- 10) No hazardous materials will be stored within the 100 year floodplain (Flood Zone AE)
- 11) REVISIONS TO THIS SITE PLAN FROM PREVIOUS SUBMITTAL:
Outdoor Roll-off Box & Lugger Box parking, new fencing, material storage areas and moved scale and maintenance 1/2 scale building.

CITY OF GREEN BAY, WISCONSIN
CONDITIONALLY APPROVED
SITE PLAN



City of Green Bay

Site Coverage Calculations

Total Site = 138,399 s.f. = 100.0%
Asphalt = 111,376 s.f. = 78.3%
Concrete = 27,961 s.f. = 20.2%
Buildings = 60.2%
Grass = 1.3%

Roll-off & Lugger Box Parking

Winford Avenue

Velp Avenue

Thomas Street

2nd REVISED
OWNER 1156 Velp Av
RECEIVED SH 1545
JUN 05 2020
D# 70424

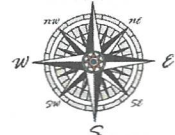
Owner:

SALES SCRAP METALS ON VELD LLC

Mau & Associates
LAND SURVEYING & PLANNING

TAX PARCEL NO. 18-782-E

Site Plan



Bearings referenced to the Northern right of way of United States Highway 141, also known as Velp Avenue, assumed to be N40°09'45"W.

- ### Legend
- 1.32' (0.4) x 18" iron pipe with cap weighing 1.58 lbs/lin ft set
 - 1" iron pipe found
 - PK nail found
 - PK nail set
 - cut + set
 - 5/8" iron rod found
 - Brown County monument - type noted
 - () recorded as bearing / distance
 - storm sewer manhole
 - curb inlet
 - storm sewer line
 - sanitary sewer manhole
 - sanitary sewer line
 - hydrant
 - watermain
 - valve
 - underground gas line
 - gas meter
 - underground electric line
 - electrical pedestal
 - power pole
 - concrete curb & gutter line
 - blacktop
 - concrete
 - gravel
 - Proposed building
 - building has been razed. (Existing concrete to remain)
 - pavers
 - fence line
 - sign
 - rock wall

September 18, 2020

Mr. David Buck, AICP
Principal Planner
City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

Re: (ZP 20-23) Proposed Conditional Use Permit – 1156 Velp Avenue

Dear Mr. Buck:

Alwin Manufacturing owns the property located at 1206 Velp Avenue and 1255 Winford Road. We oppose the proposed conditional use permit for a Material Recovery Facility at 1156 Velp Avenue. This property is located next to both of these properties. There are a few points that concern me.

Any water run off onto Alwin's property could be a contamination risk. If there were contamination run off, it would be an unwarranted, costly expense to clean up.

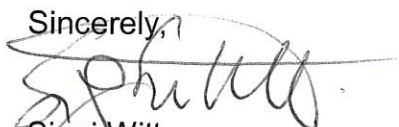
The fence running along that property belongs to Alwin. The site could possibly be an unsightly area of junk that might pile higher than the fence. A higher, blocking fence would need to be put up. We will not incur the expense of a higher, blocking fence.

The scrap may be contaminated with food or other debris that will attract unwanted rodents and pests.

Another point I would like to bring up is that this type of business is completely opposite of what we were told by the City a few years ago for the Velp Avenue Corridor Plan.

It is very disappointing to see this type of business being considered by the Plan Commission for our area and especially next to our property. I hope you will consider my points when acting on the request.

Sincerely,



Siggi Witt
Vice President/Owner
Alwin Manufacturing Co.

Bigelow Rentals

1216 N. Buchanan Street
Green Bay, WI 54303

Phone: (920) 494-8864
www.bigelowrentals.com
info@bigelowrentals.com

September 21, 2020

RE: Proposed Conditional Use Permit (ZP 20-23) – 1156 Velp Avenue

Mr. David Buck, AICP
Principal Planner - City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

Dear Mr. Buck,

We are Gerald and Gloria Bigelow who are local business owners and have been in this neighborhood for decades. Our properties are located at 1214 Winford Street, 1207, 1216 and 1223 Buchanan Street and a soon to be multi-family residential complex at 1060 Gray Ct.

We oppose the proposed conditional use permit for a junk yard, referred to as Material Recovery Facility, at 1156 Velp Avenue. This property and proposed activities are cause for several concerns for the surrounding community such as water quality, run-off, chemical spills, food and garbage, birds/rodents, noise level, unsightly property and use of city streets to do business. The use of a trailer as an office and place of business is also concerning.

Allowing this type of facility will make the surrounding properties, both commercial and residential, unsuitable for further development.

The proposed conditional use permit is in stark contrast to the previously proposed and supported plan where "The City of Green Bay wants to enhance the vitality of Velp Avenue" (VELP AVENUE AREA WIDE PLAN 12.09.2016). A junk yard that accepts, stores and piles scrap including farm machinery, appliances, batteries, etc. does not align with the Velp Avenue Corridor Plan.

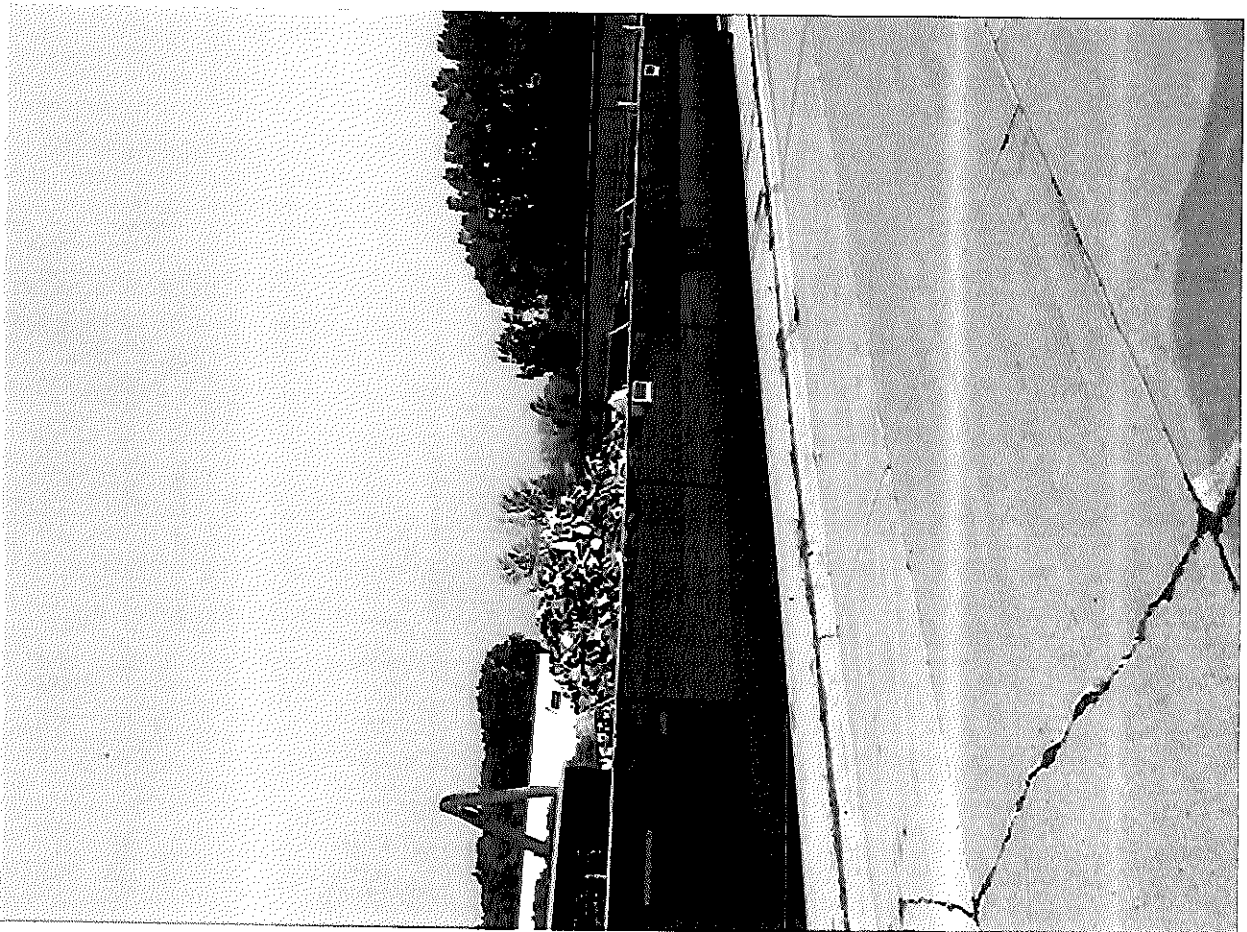
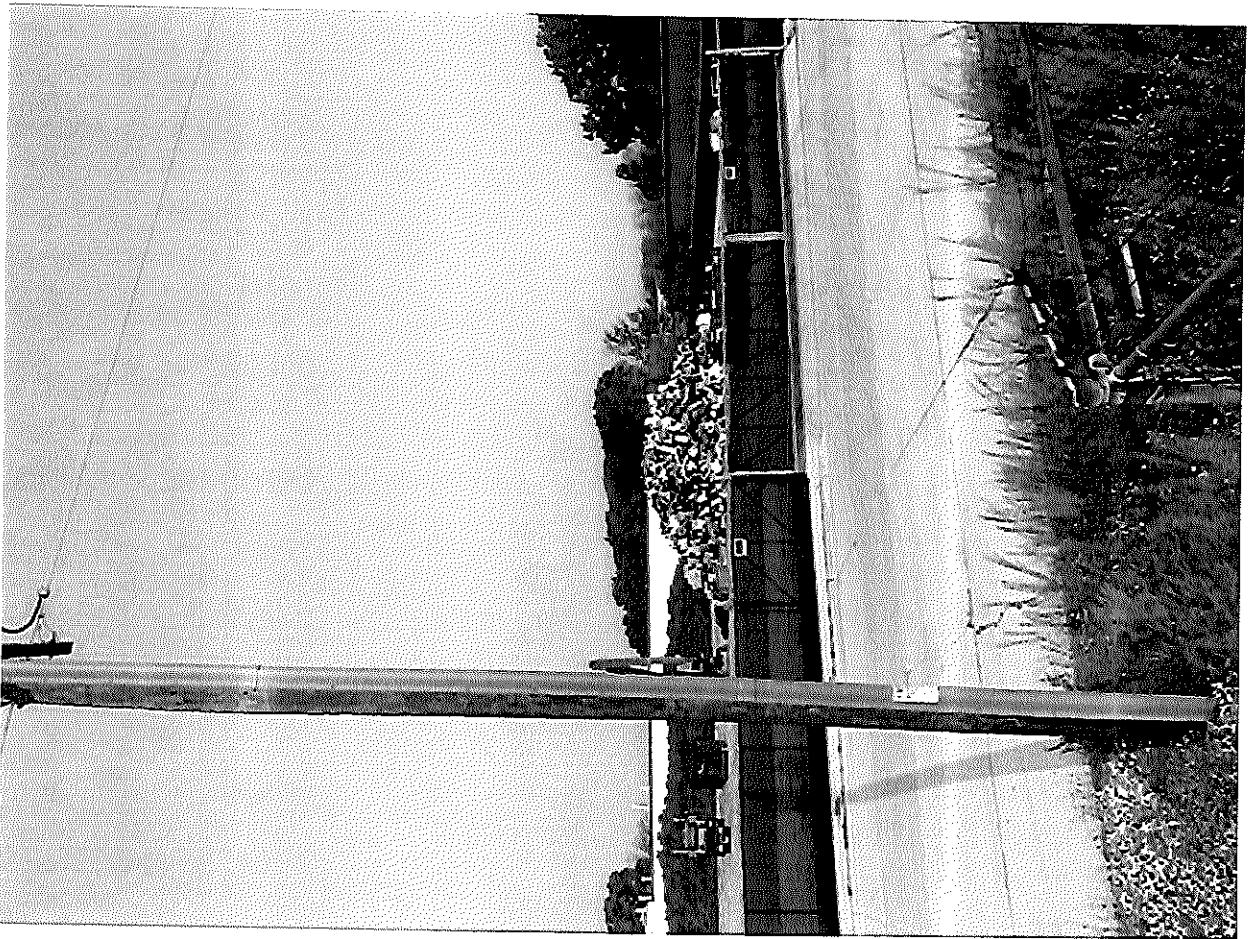
We also believe that "Velp Avenue has great potential to serve as a gateway into Green Bay and a destination for neighbors. However, Velp Avenue is not widely perceived this way today." (VELP AVENUE AREA WIDE PLAN 12.09.2016).

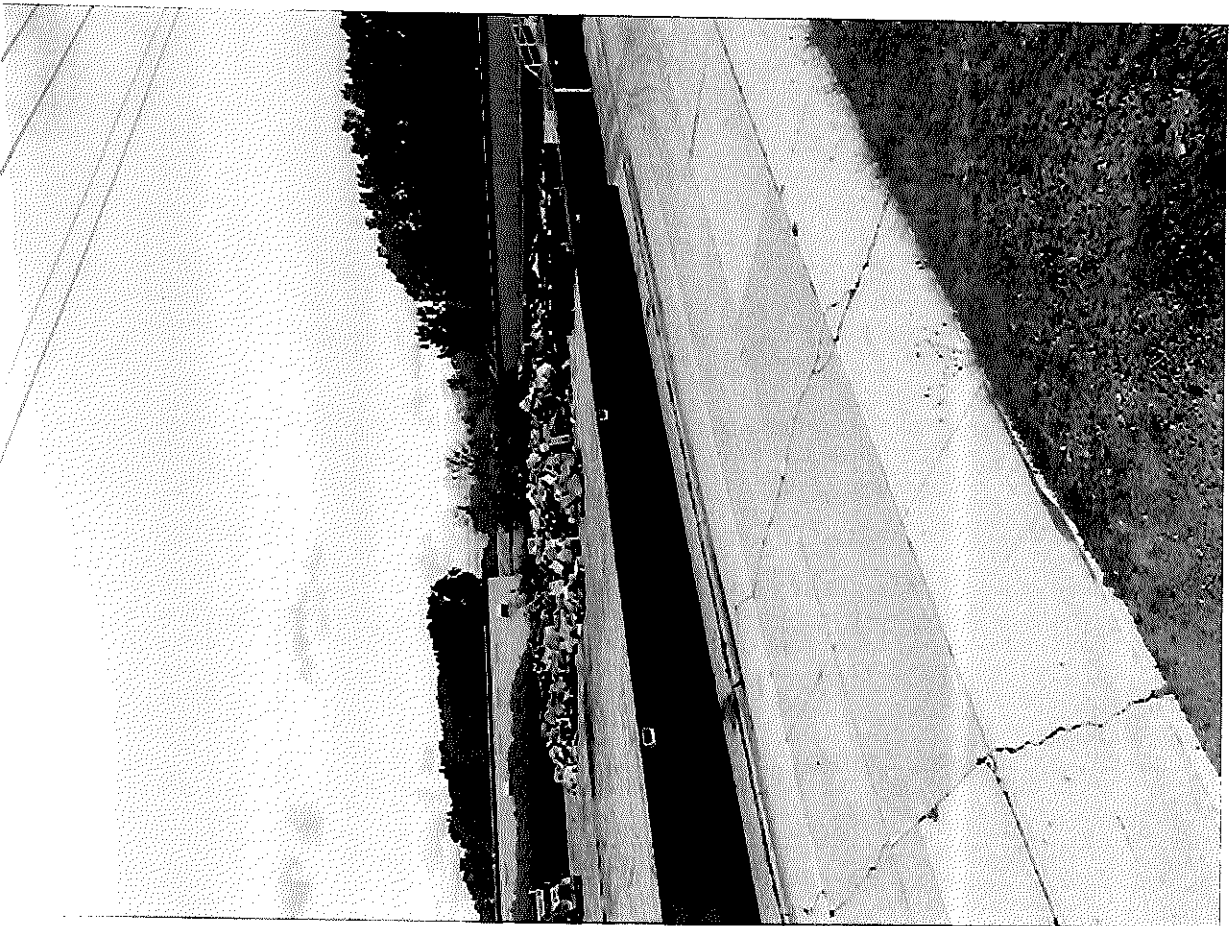
We hope that you will consider these community concerns when reviewing the request.

Sincerely,

Gerald & Gloria Bigelow
Bigelow Rentals

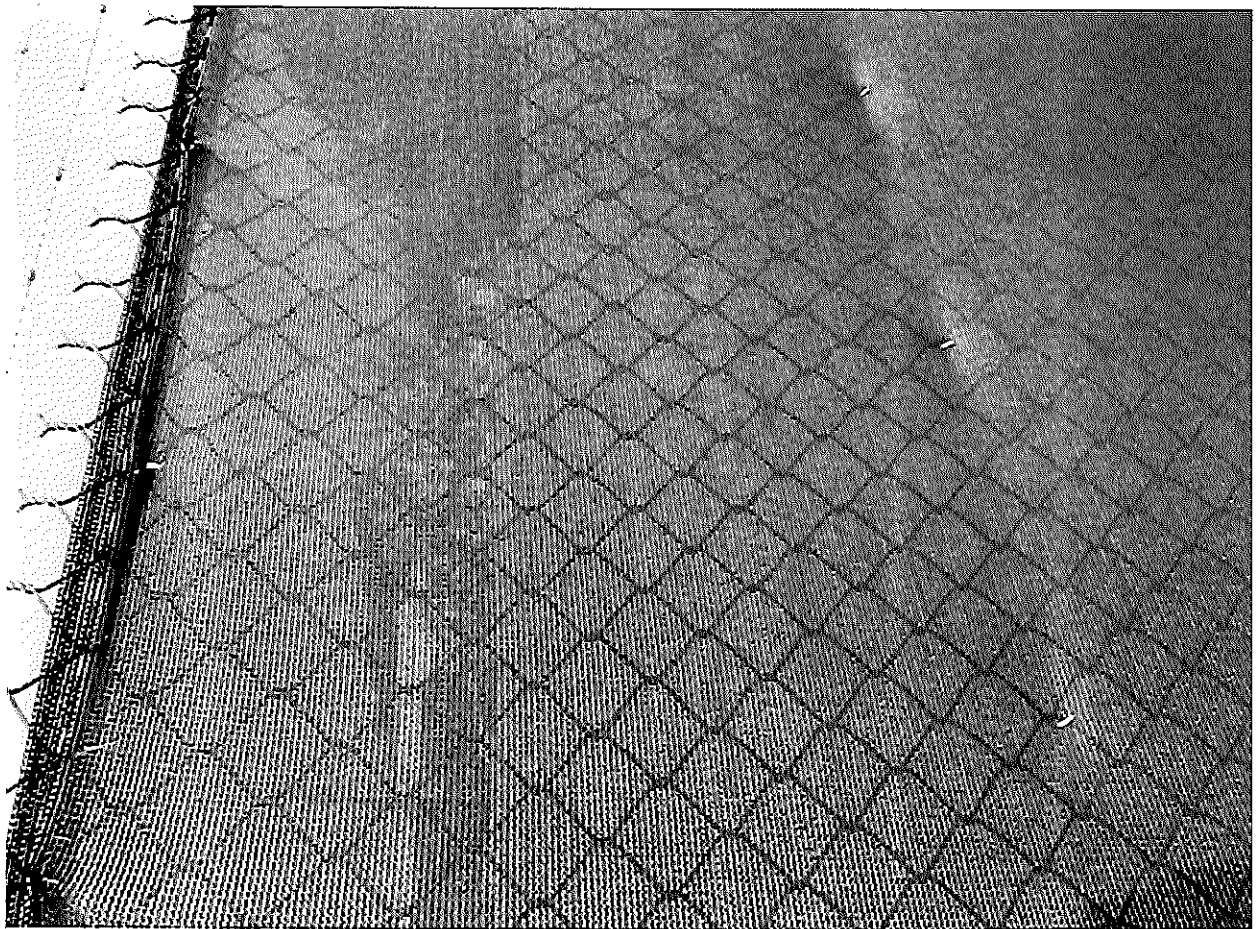












Star Electric Service Inc.

Dear City of Green Bay Planning Commission:

My name is Kerry Rathburn and my wife, Karen and I own Star Electric Service, Inc. at 1142 Velp Avenue, in Green Bay. Our business has been in our family and here in Green Bay for over 73 years - 72 of those years have been at 1142 Velp Avenue.

We have dealt with economic ups and downs just like so many businesses, large or small, have been, especially recently with the corona virus and the challenges placed upon everyone. When the housing market crashed and the economy followed in the mid-late 2000's, we saw lots of companies close their doors as well, especially in the construction trades.

In the late 2000's, we were faced with some of the worst business in all of our years of operation. We were forced to decide whether or not we wanted to continue to invest in what was a very uncertain future.

There were discussions with the City and DOT about the widening of Velp Avenue and changes to the Velp Avenue/41/43 interchanges. There was a push to "revitalize Velp Avenue." This was especially true, as it was to become an even more "essential" thoroughway to the City, particularly from growing areas of Howard and Suamico.

This sort of conversation also became a focal point at some of the neighborhood meetings, as the discussions started regarding the construction of Jerry Bigelow's new apartments. There was a very big demand for the new housing and Jerry's investment would help fuel the growth in the area, especially for new small businesses. Jerry met with the City and neighborhood members at multiple community meetings to explain his apartments and intentions. Jerry made numerous changes to meet the needs and requests of all parties involved.

The City shared pictures and plans of the potential buildings and storefronts to come along Velp, including the light commercial and retail along the 1200 block of Velp Avenue. All of this was encouraging and a motivation for my wife and I to work with the City and the DNR to update our property. There was no need to move as this would be a prime location with additional residential, retail and service growth. My wife and I took a deep breath, tightened our belt and pressed ahead.

Now as the apartment buildings begin to take shape, we look forward to the next steps in revitalizing the Velp Avenue corridor and stepping away from the old, deteriorated and vacant areas.

The problem then becomes why the junkyard is being introduced to this redevelopment process that was to be taking place. Is this a temporary arrangement? What of this move would do anything to improve the likelihood of enticing new investments for small businesses and retailers? What about other people, like the young man across the street who just invested in the business and apartment. For the view of a dump site?

Please explain how allowing this sort of usage does anything to encourage updating and improving and investing in the surrounding properties. Why did my wife and I continue to invest in this location, particularly if there is not going to be any push to attract more new businesses and regular clients?

Karen and I have had lots of discussion over the changes that have already occurred and the potential for the area. This recent move with the salvage yard however, is making both of us start to question our own decisions, as well as the affect of this junkyard on those around us. This may be especially unappealing to the potentially new residents in Jerry Bigelow's new complex. A very frustrating issue to someone who just staked so much time and money to make a better, wiser use of the area for all involved.

Please consider all of the rippling and potentially negative effects of this on the businesses and residents around this property - particularly all of us who have been here and invested in this area for our entire life. I appreciate your time and thoughtful attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Kerry F. Rathburn".

Kerry F. Rathburn

President

Star Electric Service, Inc.

David Buck

From: [REDACTED]
Sent: Tuesday, September 22, 2020 5:44 PM
To: David Buck; District Seven; District Ten
Subject: Oppose Junk yard at 1156 Velp Ave

Hi,

I am writing to express my concern of an proposed Junk yard at 1156 Velp Avenue. I live near by at 1125 Neville Ave and am concerned about the noise and storm water runoff and the consequences of that run off. I am opposed to putting a Junk Yard so close to my home. I have lived on Neville Avenue for the past 21 years and have seen many companies come and go on Velp Avenue. I feel that a scrap metal processing place has no need of being so close to a residential area and just off of a busy and well travelled street. Velp Avenue does have junk yards(Arrow and Bay Area salvage) down farther on Velp Ave that are well established and doesn't need another one....

Please do not approve another Junk yard on Velp Avenue.

Sincerely,
Kim Staub



1100 Velp Avenue
Green Bay, WI 54303
(920)499-1757

September 22, 2020

Mr. David Buck
Principal Planner – City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, WI 54301-5026

RE: Proposed Conditional Use Permit (ZP 20-23) – 1156 Velp Avenue

Dear Mr. David Buck:

Perret Homes, Inc. strongly opposes the above cited proposed conditional use permit.

The increased volume of such business activity on Velp Avenue will only further deteriorate the corridor, making it difficult to attract new outside investment to the area and slow investment of existing property owners. This fact will depress the neighboring residential home values.

With its proximity to the developing Broadway and Downtown Districts, we agree with the idea stated in the "Velp Avenue Area Wide Plan" that "Velp Avenue has great potential to serve as a gateway into Green Bay and a destination for neighbors."

We simply find this proposed use at odds with the City of Green Bay's "Smart Growth 2022" objectives of enhancing property uses, redeveloping underutilized property, improving the environment, and improving nearby neighborhoods.

Sincerely,

PERRET HOMES, INC.

A handwritten signature in black ink, appearing to read "Greg Meisinger", written over a horizontal line.

Greg Meisinger
Chief Financial Officer

A handwritten signature in black ink, appearing to read "Dave Perret", written in a cursive style.

Dave Perret
President

David Buck

From: [REDACTED]
Sent: Wednesday, September 23, 2020 12:29 PM
To: David Buck; District Seven; District Ten
Subject: Proposed Conditional use permit (ZP 20-30) - 1156 Velp Avenue

We are **VEHEMENTLY AGAINST** the proposed conditional use permit for a junk yard, referred to as Material Recovery Facility at 1156 Velp Avenue. The proposed activities are cause for several concerns for the surrounding community such as run-off, chemical spills, food and garbage and rodents. Also Unsightly property with piles of garbage in view. They have another junk yard down the street already functioning why can't they do this there.

The proposed conditional use permit of a junk yard is in contrast to the proposed and supported plan that the City of Green Bay wanting to enhance vitality of Velp Ave (Velp Avenue areawide plan 12.06.2016). Allowing this to go through will make the surrounding properties both commercial and residential unsuitable for further development.

PLEASE do not allow this type of business into our neighborhood.

Thank you,

Mark Semrau
LaJava
1250 Velp Avenue



**Mr. David Buck, AICP
Principal Planner-City of Green Bay
Department of Community and Economic Development
100 North Jefferson Street, Room 608
Green Bay, Wi 54301-5026**

Dear Mr. Buck,

As the owner of the property at 980 Velp Ave, and part owner of the company using the property at 980 Velp Ave, I appose the proposed conditional use permit for a Material Recovery Facility at 1156 Velp Ave.

After being on the Steering Committee for Velp Ave, in Green bay in 2016-2017, this proposed facility goes against everything that local business and home owners in this area want. Besides all the pollution, and run off, and potential contamination, this facility will bring down the efforts that have been made by local businesses and home owners to keep, and improve the Velp Ave. The biggest part of the discussions that we had as a committee was the past businesses, contaminated property, as well as the esthetics that will drive the Velp Ave corridor to less than desirable looks. Many discussions and plans were talk about to help make Velp a desirable place to have a business, and help the area with desirable businesses.

I was impressed that the City was looking to clean up Velp Ave when I was approached to be on the committee, and I was also impressed with the people who were involved to give perspective on what it will take to make Velp Ave the gateway it could be to the downtown.

Since the rebuilding and improvements to both Velp Ave, and hwy 41, the Akinson/Velp interchange with hwy 43 has become the route to Downtown. We here at 980 Velp ave have have improved the esthetics of our building and property to look the part of a successful business thriving on a busy Green bay Street.

I ask that idea of this permit not happen and this property be used for something that will help out the local residence, and businesses in the Velp Ave Community!

Sincerely,

**Arthur E. Gage
Global Recognition Inc.
980 Velp Ave.
Green Bay, WI 54303**

RECEIVED

AUG 31 2020

COMMUNITY AND
ECONOMIC DEVELOPMENT

MEMORANDUM

TO: Honorable Mayor Eric Genrich & Green Bay Plan Commission

DATE: August 28, 2020

RE: **Conditional Use Permit Request/Eric Burrows and Burrows Midwest, LLC**

Mr. Mayor and Honorable Members of the Plan Commission:

The purpose of this memorandum is to provide you with important details as there is an important issue facing the Green Bay Plan Commission and the City of Green Bay at large. As you know, the Green Bay Plan Commission will hold a public hearing on Monday, August 31, 2020 at 6:00 p.m. The purpose of the public hearing will be to consider a Conditional Use Permit filed by Eric Burrows on behalf of Burrows Midwest, LLC. Although this is an application typical to ones you have probably received numerous times during your tenure, the pending application which will take up on Monday night could have a tantamount impact on the City. With this in mind, we urge Plan Commission Members to review this document and strongly consider denying or delaying the applicants' CUP request.

As mentioned above, the request appears to be a typical request for a Plan Commission to allow Eric Burrows of Burrows Midwest, LLC, to engage in scrapyards activities at the 1156 Velp Avenue property. Eric Burrows and his father, Robert "Bob" Burrows, are the owners of Burrows Midwest, LLC and B & B Metals Processing Co., Inc. (see attached Exhibit A). B & B and the Burrows family own scrapyards throughout eastern Wisconsin. A careful review of the Burrows' activities in eastern Wisconsin is required as part of the Plan Commission's meeting on Monday. Please find below an itemized summary of matters for which the City of Green Bay should investigate prior to making any decisions.

Existing Violations of City Code

Please know the Velp Avenue property is already in violation of conditional approvals granted to this property going back to 2013. We have attached and marked as Exhibit B, a copy of a Site Plan and correspondence from B & B's lawyer. This document states that there is enclosed a copy of a blueprint for a proposed scale at the site. Having a scale on site is a legal requirement under the City's approval and planning documents clear back in 2013. For whatever reason, the commitment to provide a scale was never implemented and thus, the requirement was not satisfied.

In fact, years later an additional document was filed on June 19, 2017 (see attached Exhibit C) in which there is again correspondence from the same law firm now representing a different scrap metal entity at the same location. Again, the documentation calls for a scale to be brought on site. However, that never happened, and the property has continued to be in violation of its own permits.

Fast forward to today, the Conditional Use Permit Request before you again indicates a scale would be brought in for the purpose of weighing scrap materials being bought and sold at this site. Since B & B has not lived up to its permit obligations going back to 2013, we think the City needs to seriously question whether B & B would live up to this condition which is a requirement of operation, but has not been complied with for almost 7 years.

Additionally, know that a scale is a critical component of a scrapyard. Throughout the U.S., scrap materials are purchased at various scrapyards. Scrapyards are regulated activities, and in Wisconsin they are controlled by the Wisconsin Department of Agriculture, Trade, and Consumer Protection. Therefore, the yard which already has started purchasing and stockpiling material is in violation of Wisconsin's Administrative Code, in addition to the conditional permission which was granted going clear back to 2013.

With this in mind, as part of Green Bay's investigation of this request, the City should reach out to the Wisconsin Department of Agriculture, Trade, and Consumer Protection and work closely on and learn more details as to how and why material is already being purchased and stockpiled in direct violation of Wisconsin's Administrative Code. We highly encourage Green Bay Officials to contact the Department of Agriculture, Trade, and Consumer Protection Compliance Officer on this issue and other potential violations of scrapyard requirements. The Bureau Director for the State of Wisconsin is a person by the name of Alicia Clark whose phone number is 608-224-4938 and her email address is Alicia.Clark@wisconsin.gov.

Environmental Concerns

Please kindly find attached as Exhibit D, a picture of the site. Material has already started being purchased and stockpiled on the site. This picture was taken on August 25, 2020. As you will see, the material is currently being stored on property which is not impervious and has many cracks. Consequently, stormwater which enters this pile can leach off the material and directly access groundwater. We think this poses risks of the heavy metals and industrial chemicals leaching off the debris found on Exhibit D and entering groundwater and the Green Bay water shed.

Additionally, the area demonstrated in the picture appears to lie in the floodplain. A review of GIS Online Mapping indicates the area where the scrap metal debris is located is in the floodplain. In fact, the property shown in Exhibit D of the premises is on the northwest portion of the property which is not only in the floodplain, it also adjoins the southern marsh area and wetland area. In the event of heavy rains or flooding, the handling of this material creates additional environmental risks. To demonstrate location of the floodplain and connection with the existing debris, please see the attached Exhibit E as part of verification of the concern.

Equally important is that many of the items pictured in Exhibit D are contaminated by the very nature of their application. For example, a careful review of the picture will show there are refrigerators within the stockpiled debris pile. Refrigerators contain freon which can be hazardous to both the water shed and to people if it is not contained in a controlled environment. There are many important state and federal statutes, procedures, and protocols in place which regulate the

handling, disposal, and removal of freon and other fluids prior to refrigerators and other appliances being scrapped for metal recycling. This is just one example of where the City needs to be careful and not complicit in allowing this type of activity to occur in an unregulated fashion at the Velp Avenue property, in potential violation of WDNR and EPA statutes.

Please find attached as Exhibit F, an affidavit signed by a Green Bay area resident who has concerns about the environmental impacts of this project. As noted in Mr. Nelson's affidavit, he is a life-long resident of Brown County and is concerned for the City and the City's water shed.

Conclusion

In summation, we are hopeful the Green Bay Plan Commission gives deep consideration and fully reviews all the attached documents. We think the Plan Commission should vote “No” on the rezoning request or, at a minimum, delay voting until further information on all of the concerns raised above can be addressed and vetted by City Staff. Thank you in advance for your consideration and most importantly for your commitment to the City of Green Bay.

Exhibit A

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Search for:
burrows midwest

Search Records [Search](#)
[Advanced Search](#)
[Name Availability](#)

Corporate Records

Result of lookup for B098262 (at 8/28/2020 8:30 AM)

BURROWS MIDWEST, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID	B098262
Registered Effective Date	06/30/2020
Period of Existence	PER
Status	Organized Request a Certificate of Status
Status Date	06/30/2020
Entity Type	Domestic Limited Liability Company
Annual Report Requirements	Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

Addresses

Registered Agent Office	ROBERT BURROWS 14520 PIONEER ROAD NEWTON , WI 53063
	File a Registered Agent/Office Update Form

Principal Office

Historical Information

Annual Reports	None
Certificates of Newly-elected Officers/Directors	None
Old Names	None

Chronology

Effective Date	Transaction	Filed Date	Description
06/30/2020	Organized	06/30/2020	E-Form

[Order a Document Copy](#)

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Search for:

B&B Metals

Search Records

[Search](#)
[Advanced Search](#)
[Name Availability](#)

Corporate Records

Result of lookup for 1B17351 (at 8/28/2020 8:30 AM)

B & B METALS PROCESSING CO., INC.

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID	1B17351
Registered Effective Date	11/23/1982
Period of Existence	PER
Status	Restored to Good Standing Request a Certificate of Status
Status Date	11/05/2018
Entity Type	Domestic Business
Annual Report Requirements	Business Corporations are required to file an Annual Report under s.180.1622 WI Statutes.

Addresses

Registered Agent Office	ROBERT BURROWS JR 14520 PIONEER RD NEWTON , WI 53063-9729 File a Registered Agent/Office Update Form
-------------------------	---

Principal Office	14520 PIONEER RD NEWTON , WI 53063-9729
------------------	--

Historical Information

Annual Reports

Year	Reel	Image	Filed By	Stored On
2019	000	0000	online	database
2018	000	0000	online	database
2016	000	0000	online	database
2015	000	0000	online	database
2014	000	0000	online	database
2013	000	0000	online	database
2012	000	0000	online	database
2011	000	0000	online	database

2009	000	0000	online	database
2007	000	0000	online	database
2005	000	0000	online	database
2004	000	0000	online	database
2003	000	0000	online	database
2001	022	1037	paper	microfilm
2000	030	1339	paper	microfilm
1999	025	2250	paper	microfilm
1998	031	0016	paper	microfilm
1997	024	1601	paper	microfilm
1996	028	1498	paper	microfilm
1995	027	2104	paper	microfilm
1994	027	0996	paper	microfilm
1993	026	2237	paper	microfilm

[File an Annual Report - Order a Document Copy](#)

**Certificates of
Newly-elected
Officers/Directors**

None

Old Names

None

Chronology

Effective Date	Transaction	Filed Date	Description
11/23/1982	Incorporated/Qualified/Registered	11/23/1982	*****RECORD IMAGED*****
10/01/1984	In Bad Standing	10/01/1984	
01/29/1985	Restored to Good Standing	01/29/1985	
10/01/1991	Delinquent	10/01/1991	
01/27/1992	Notice of Administrative Dissolution	01/27/1992	922010130
02/28/1992	Restored to Good Standing	02/28/1992	
01/18/1994	Change of Registered Agent	01/18/1994	FM 16 -1993
03/04/1999	Change of Registered Agent	03/04/1999	FM16 1998
10/01/2003	Delinquent	10/01/2003	
11/07/2003	Restored to Good Standing	11/07/2003	E-Form
06/12/2006	Change of Registered Agent	06/12/2006	FM16-E-Form
10/01/2007	Delinquent	10/01/2007	
06/12/2008	Restored to Good Standing	06/12/2008	E-Form
10/01/2009	Delinquent	10/01/2009	
03/02/2010	Restored to Good Standing	03/02/2010	E-Form
10/01/2011	Delinquent	10/01/2011	
03/30/2012	Restored to Good Standing	03/30/2012	E-Form
10/01/2018	Delinquent	10/01/2018	
11/05/2018	Restored to Good Standing	11/05/2018	Form16 OnlineForm
10/15/2019	Change of Registered Agent	10/15/2019	Form16 OnlineForm

[Order a Document Copy](#)

Exhibit B



Building Inspection Division
City Hall, Room 610

Robert Strong
Planning Director

December 11, 2013

Submitter:

DAVID P. DEWICK
200 South Washington
Green Bay, WI 54301

Property Owner:

NATIONWIDE LP
PO BOX 100
MARATHON WI 54448-0100

Re: 1156 VELD AV...18-782-E / Site Plan #93, Project #60210
SCALE & SCALE HOUSE

This site plan is being returned **CONDITIONALLY APPROVED** having been found to be in reasonable conformance with applicable municipal ordinances and standards.

This document is a development agreement between the submitter and the City of Green Bay, which permits the development as conditionally approved. Deviation from this agreement without prior approval is a violation of 40.05, Green Bay Municipal Ordinance, which is subject to cancellation and/or other enforcement efforts.

If you have any questions, please feel free to contact the Planning Department/Inspection Division at (920) 448-3300.

Sincerely,

James Brunette, P.E.
Inspection Service Specialist

City of Green Bay

100 North Jefferson
Street
Green Bay, WI 54301

Site Plan Checklist

~~Prelim~~ Review

Final

Review #: 93, Project #: 60210

1st Rtn:

2nd Rtn:

Contact:

Address: 1156 VELD AV..18-782-E

DAVID P. DEWICK

Title: SCALE & SCALE HOUSE

200 South Washington
Green Bay, WI 54301
430-1900

Descrip:

Planning Division

1st Review:

2nd Review:

- 1- ☐ ☐ Zoning District
- 2- ☐ ☐ Prop. dim., legal description
- 3- ☐ ☐ Driveways - exist & proposed
- 4- ☐ ☐ R.O.W. shown
- 5- ☐ ☐ Landscaping in setbacks
- 6- ☐ ☐ Building uses identified
- 7- ☐ ☐ Parking & loading, ADA
- 8- ☐ ☐ Curbs, wheelblocks, barricades
- 9- ☐ ☐ Parking lot surfacing
- 10- ☐ ☐ Fencing
- 11- ☐ ☐ "IN" & "OUT" signs
- 12- ☐ ☐ Signage, location & size
- 13- ☐ ☐ Utilities, easements, etc.

Code 1st Review Comment

Code 2nd Review Comment

John F. Hager
David P. Dewick
Matthew C. Zuengler
Brian T. Flood*
Ryan D. Krumrie**
Michael R. Demerath*

*Also licensed in Illinois
**Also licensed in Minnesota



HAGER, DEWICK
& ZUENGLER, S.C.
ATTORNEYS AT LAW

A Wisconsin Service Corporation

200 South Washington Street
Suite 401
Green Bay, WI 54301
(920) 430-1900
fax (920) 430-1909
www.hdz-law.com

ddewick@hdz-law.com

December 4, 2013

HAND DELIVERED

City of Green Bay
Department of Planning
Inspection Division, Room 608
100 North Jefferson Street
Green Bay, WI 54301

RE: 1156 Velp Avenue, Green Bay, WI - Site Plan Review Application

Dear Sir or Madam:

As previously mentioned in our letter, dated November 7, 2013, our firm represents B&B Metals Processing Co., Inc. in connection with the purchase of the real estate and improvements located at 1156 Velp Avenue, Green Bay, Wisconsin ("Subject Property"). We are in receipt of the approved Site Plan from your office; however, based on various discussions with Mr. Paul Neumeyer subsequent thereto regarding the need for the construction of a portable scale, we understand an Amended Site Plan needs to be submitted.

Therefore, on behalf of B&B Metals Processing Co., Inc., enclosed for your review is the Site Plan Review Application, together with eight (8) copies of the Amended Site Plan for the Subject Property. Also, enclosed is a copy of the blueprint for the proposed scale, which was previously provided to Mr. Neumeyer. We are also enclosing our office check in the amount of \$50.00 in payment of the processing fee. The only change to the original approved Site Plan is the addition of reference to the scale, scale hut and proposed 110 volt electrical line. There are no other changes.

In light of the fact that the original Site Plan (except for the above referenced changes) was previously approved, we are hoping that your Department, as well as the other necessary

December 4, 2013

Page 2

commenting Departments, can provide an expedited review and approval of the enclosed Amended Site Plan.

If you have any questions or require any additional information, please do not hesitate to contact us.

Thank you for your prompt attention to this matter.

Sincerely,

HAGER, DEWICK & ZUENGLER, S.C.

By

David P. Dewick

DPD:mai

Enc.

cc: B&B Metals Processing Co., Inc.

Attn: Mr. Robert T. Burrows (w/enc.)

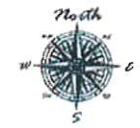


Relationships Mattersm

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DIVISION
JAN 17 2013

Amended Site Plan

Part of the Laventure Claim, West Side of the Fox River, in the
City of Green Bay, Brown County, Wisconsin



PLANNING

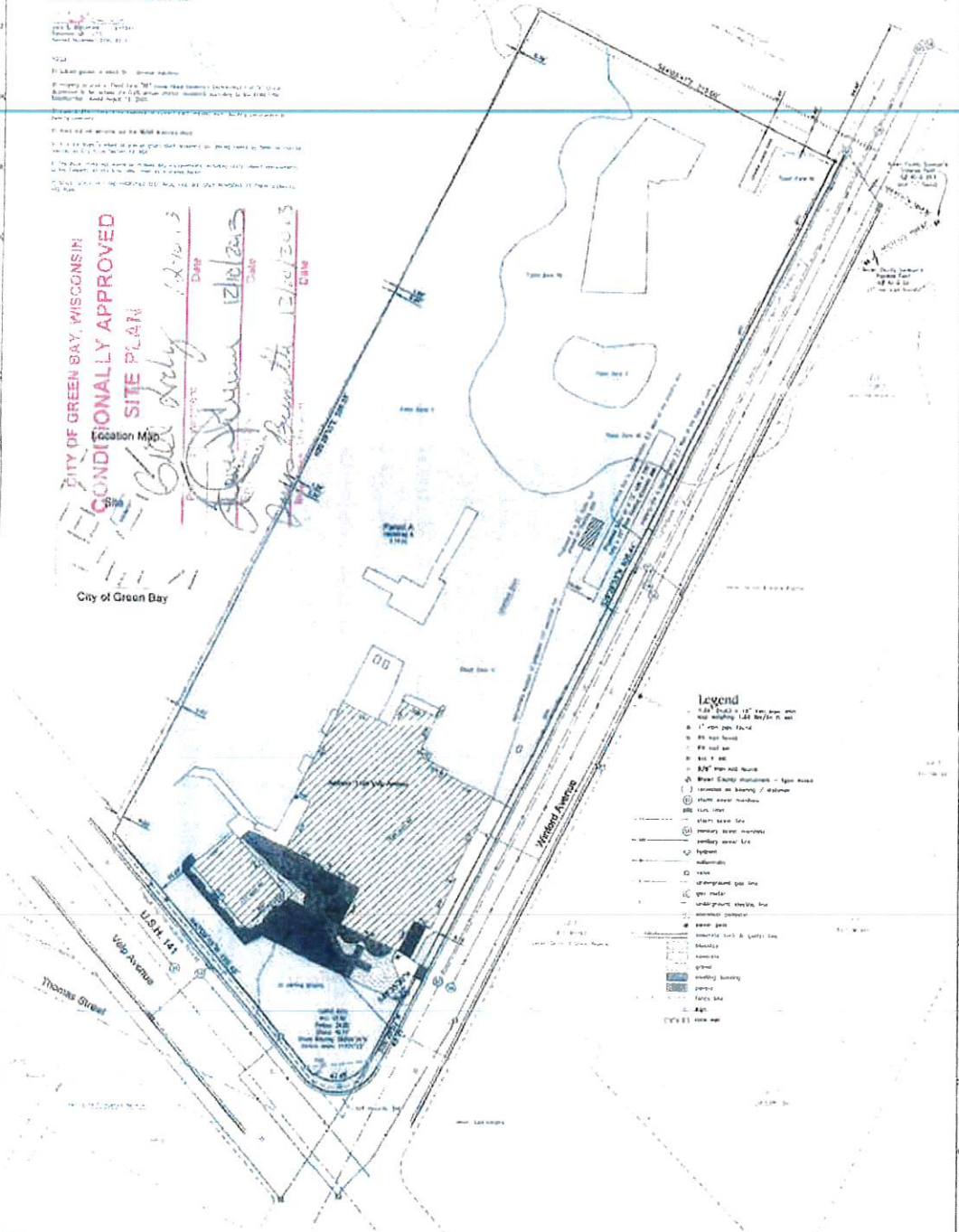
1152 VSLP
60210 P-93

NOTES:
1. The site plan is based on the survey of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, as shown on the attached map.
2. The site plan is based on the survey of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, as shown on the attached map.
3. The site plan is based on the survey of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, as shown on the attached map.
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CITY OF GREEN BAY, WISCONSIN
CONDITIONALLY APPROVED
SITE PLAN
Site Plan
12/10/13
12/10/13
12/10/13

City of Green Bay



- Legend**
- 1. 1/2" = 1' scale
 - 2. 1/4" = 1' scale
 - 3. 1/8" = 1' scale
 - 4. 1/16" = 1' scale
 - 5. 1/32" = 1' scale
 - 6. 1/64" = 1' scale
 - 7. 1/128" = 1' scale
 - 8. 1/256" = 1' scale
 - 9. 1/512" = 1' scale
 - 10. 1/1024" = 1' scale
 - 11. 1/2048" = 1' scale
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Exhibit C



Community Services Agency

June 19, 2017

Submitter:

David Dewick
200 S Washington Street, Suite 401
Green Bay, WI 54301

Property Owner:

SAL BS SCRAP METALS ON VELP LLC
14520 PIONEER RD
NEWTON WI 53063

RE: 1156 VELP AV...18-782-E
Site Plan, Sal Bs Scrap Metal

Site Plan #1545, Project # 70424

This site plan is being returned **CONDITIONALLY APPROVED** having been found to be in reasonable conformance with applicable municipal ordinances and standards. However, the conditions of approval, listed below, are to be adhered to during the course of the project.

Inspection Division, Room 610, (920) 448-3300 – Reviewed by Chad Rothmeier

1. Permits will need to be pulled for the Demolition when project is ready to go forward.

This document is a development agreement between the submitter and the City of Green Bay, which permits the development as conditionally approved. Deviation from this agreement without prior approval is a violation of 40.05, Green Bay Municipal Ordinance, which is subject to cancellation and/or other enforcement efforts.

If you have any questions regarding any of the above items, please feel free to contact the reviewer indicated above the item, or contact the Planning Department/Inspection Division at (920) 448-3300.

Sincerely,

Chad Rothmeier
Building Inspector

City of Green Bay

100 North Jefferson
Street
Green Bay, WI 54301

Site Plan Checklist

Prelim Review

Review #: 1545, Project #: 70424	1st Rtn:	2nd Rtn:	Contact:
Address: 1156 VELD AV., 18-782-E			David Dewick
Title: Site Plan, Sal Bs Scrap Metal			200 S Washington Street, Suite 401
Descrp: Change of Use			Green Bay, WI 54301
			920-430-1900

Planning Division	1st Review:	2nd Review:
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- 1- ☐ ☐ Zoning District
- 2- ☐ ☐ Prop. dlm., legal description
- 3- ☐ ☐ Driveways - exist & proposed
- 4- ☐ ☐ R.O.W. shown
- 5- ☐ ☐ Landscaping in setbacks
- 6- ☐ ☐ Building uses identified
- 7- ☐ ☐ Parking & loading, ADA
- 8- ☐ ☐ Curbs, wheelblocks, barricades
- 9- ☐ ☐ Parking lot surfacing
- 10- ☐ ☐ Fencing
- 11- ☐ ☐ "IN" & "OUT" signs
- 12- ☐ ☐ Signage, location & size
- 13- ☐ ☐ Utilities, easements, etc.

Code 1st Review Comment

Code 2nd Review Comment

RECEIVED

JUN 01 2017

INSPECTION
DIVISION

John F. Hager
David P. Dewick
Matthew C. Zuengler
Ryan D. Krumle*
Michael R. Demerath**
Nicholas J. Linz
Matthew M. Van Nuland
*Also licensed in Minnesota
**Also licensed in Illinois



200 South Washington Street
Suite 401
Green Bay, WI 54301
(920) 430-1900
fax (920) 430-1909
www.hdz-law.com

ddewick@hdz-law.com

May 31, 2017

HAND DELIVERED

City of Green Bay
Department of Planning
Inspection Division, Room 608
100 North Jefferson Street
Green Bay, WI 54301

RE: 1156 Velp Avenue, Green Bay, WI - Site Plan Review Application

Dear Sir or Madam:

As a follow up to our discussion with Mr. Paul Neumeyer, our firm represents Sal Bs Scrap Metals On Velp, LLC in connection with the real estate and improvements located at 1156 Velp Avenue, Green Bay, Wisconsin ("Subject Property"). We had previously applied for and received an approved Site Plan from your office on or about December 11, 2013; however, based on our discussions with Mr. Paul Neumeyer, we understand the Site Plan has expired and a new Application and Site Plan need to be submitted.

Therefore, on behalf of Sal Bs Scrap Metals On Velp, LLC, enclosed for your review is the Site Plan Review Application, together with eight (8) copies of the updated Site Plan for the Subject Property. Also, enclosed is a copy of the blueprint for the proposed scale, which was previously provided to your office. The attached Site Plan is identical to the prior approved Site Plan, except, however, we have identified that portion of the building that will be razed pursuant to demolition and related permits to be obtained from the City by our client and/or its contractors. We are also enclosing our office check in the amount of \$50.00 in payment of the processing fee.

In light of the fact that the prior Site Plan was previously approved, we are hoping that your Department, as well as the other necessary commenting Departments, can provide an expedited review and approval of the enclosed Application and Site Plan.

City of Green Bay
Department of Planning
May 31, 2017
Page 2

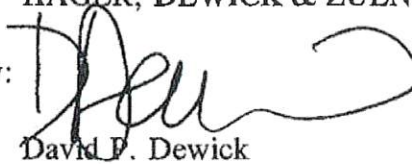
If you have any questions or require any additional information, please do not hesitate to contact us.

Thank you for your prompt attention to this matter.

Sincerely,

HAGER, DEWICK & ZUENGLER, S.C.

By:



David F. Dewick

DPD:mmh

Enc.

cc: Sal Bs Scrap Metals On Velp, LLC
Attn: Mr. Robert T. Burrows (w/enc.)



Relationships Mattersm

Part of the Laventure Claim, West Side of the Fox River, in the
City of Green Bay, Brown County, Wisconsin

Part of the Lovers' Cove, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

[illegible]

Parcel contains 128,300 sq. ft. / 3.18 acres, more or less.
Parcel subject to easements and restrictions of record.

I, David J. Olywsen, Professional Land Surveyor, No. 1179, do hereby certify that the above described property was surveyed and mapped in accordance with Act 10 of the Wisconsin Statutes, Chapter 193 and is correct to the best of my knowledge and belief.

David J. Chouven
PLS-1576
May 31, 2017

1) Subject parcel is zoned Q - General Industrial

- 2) Property located in Flood Zone "X" (Some Flood Damages Determined) and "Y" (Areas of Minor Flood Hazard) as shown on Flood Insurance Study, dated 11/11/88, for the Flood Plain 22000-01013H, dated August 18, 2008.
- OF GREEN BAY, WISCONSIN**
- 3) The proposed project is located in a coastal area, including construction or building additions.
- ADDITIONALLY APPROVED**
- 4) It is the Board's intent to amend these rules governing use of wetlands as may be necessary to protect the public interest.
- "SITE PLAN"**
- 5) The Board may choose to require a site plan, including utility related improvements, for the proposed project.

600 2017 6/16/17
Planning Department Date
Avery [Signature] 6/16/17
Licensing Division Date
R. [Signature] 6/2/17
Inspection Division Date

City of Green Bay

[illegible]

~~S# 1515~~
~~P# 70424~~

JUN 01 2011
INSPECTION
DIVISION

1156 VEIF

PROJECT NO
N-10013
SHEET NO
1 of 1
DRAWING NO
S-2261

Sal Bs Scrap Metal on Velp LLC *Mau & Associates*
Velp Ave. & Winford Ave. LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCES ENGINEERING
Phone: 920-434-9870 Fax: 920-434-9872

Site Plan

SCALE
1"=30'
DRAWN BY
JBL

Exhibit D



Exhibit E

Green Bay, WI, 54303, USA X

Show search results for 1156 V...



Layer List

Layers

- ☒ Parcels Query
- ☒ ParcelLinesColor
- ☐ Alder Districts and Wards
- ☒ Annotation
- ☒ OwnerNames
- ☐ Building Footprints Year 2000
- ☐ Liquor Licenses
- ☐ Historic Districts
- ☐ TIF
- ☒ FEMA Flood Layers
- ☒ Flood Hazard Areas
 - Zone AO (100 year floodplain, 1 to 3 feet average depths determined)
 - Zone A (100 year floodplain, No Base Flood elevation determined)
 - Zone AE (100 year floodplain with Base Flood Elevation determined)
 - Floodway Areas in Zone AE
 - 500 year floodplain (0.2 PCT ANNUAL CHANCE)
- ☒ University Heights
- ☐ S27.621 Allowable Area
- ☐ Zoning
- ☐ Future Landuse
- ☒ Aerials_May2020
- ☐ Aerial 2017

Exhibit F

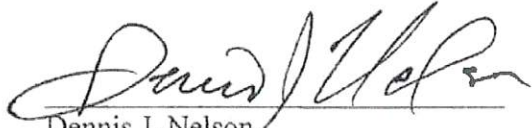
AFFIDAVIT OF DENNIS J. NELSON

STATE OF WISCONSIN)
) ss
BROWN COUNTY)

I, Dennis J. Nelson, being duly sworn, state the following:

1. I am a Green Bay native and life-long area resident who is concerned with the activities at 1156 Velp Avenue, Green Bay, WI 54303 (the "Property").
2. I am a graduate of the University of Wisconsin-Green Bay, a university founded on environmental stewardship. I have been an observer of the environmental health of the Fox River and lower Bay of Green Bay (the "Bay") for over 50 years.
3. I have observed, on several dates beginning August 3rd, 2020 and through August 26th, 2020, that scrap metal including old refrigerators and freezers has been accumulating on the surface of the premises on the northwest portion of the Property, which is an identified floodplain, adjoining the southern marsh area and wetland area of the Bay.
4. Upon information and belief, the southern Green Bay Marshland is an important wetland for the health of water quality in the Bay.
5. Upon information and belief, the massive Polychlorinated Biphenyls (PCB) clean-up, which cost hundreds of millions of dollars is near completion on the Fox River and lower Bay. It is one of the largest projects of its' kind in the World.
6. In the year 2020 , the Bay should not be exposed to unnecessary, and preventable, pollutants. The owners of the Property are accumulating materials that pose a significant risk of contamination from heavy metals, industrial chemicals, and other pollutants.

7. Upon information and belief, the water level of the Bay is at record highs, meaning the likelihood of an inundation of waters from the Bay is extremely high.
8. Upon information and belief, due to scrap metal not being contained, heavy rains will leach chemicals into the water of the Bay.
9. The owners of the Property are not permitted to conduct activities in this manner and are proceeding in a way that creates a significant and dangerous risk to the waters of the Bay. There is a wanton disregard for the laws and regulations of the City of Green Bay and State of Wisconsin.
10. The owners have previously filed, and ignored, plans which state scrap metal will be held in containers and that refrigerants will be handled carefully.
11. The owners are in violation of their own site plans and show no intent to follow them. The mere dumping of these appliances can result in damage to a line and the release of dangerous chemicals into the water supply and the Bay.
12. The owners are not residents of Green Bay or surrounding communities and show a blatant disregard for the public interest, public well-being, and corporate social responsibility.
13. The owners should not be entrusted with a permit as they are in violation of their own site plans and have proceeded with an unlawful operation and disregard for the community's well-being before being granted permission to operate.


Dennis J. Nelson

Subscribed and sworn before me

this 27th day of August, 2020.



_____, Notary Public

BROWN County, Wisconsin

My commissioner expires: 1/1/2021



To whom it may concern,

I am reaching out in regards of the property on the corner of Winford Ave. and Velp Ave. with some business concerns. I have been a renter of Alwin Manufacturing for 10 years at our current address (1255 Winford Ave.). I have noticed a new business entering the once vacant land prior owned by County Concrete. This property is changing quickly with multiple concerns being raised on our end. I will address concerns in bullet point form.

- View point standard is poor. This visual standard of a 6 ft fence and coving on the fence doesn't hide the large mess of iron, sheet metal, garbage, Etc. being "hidden" / displayed. This is a very poor visible site and belong more in an industrial park area.
- Style of business. This style of business is messy in every way. For example, fluids from item being salvaged, Screws, nails, sharp objects being carried out on to city street where traffic and our personal property is damaged.
- Contaminants run off. This is a major issue! We are the building seeing all the runoff of Velp Ave. to our building (down the hill). This will no longer be dust and debris from past county concrete but now fluids and garbage running to our building. We must address this issue because the buildup over time floods our building when it rains. This rain will now be highly contaminated! The grass / weeded area between property which I was trying to care for is now hard to excess because of entrance way being fenced off. This grass area is being built up again and will need constant attention made extremely difficult because of this style fenced off business.
- Concern of clientele. I have been in the automotive industry for 35 years and I am concerned on the clientele this style business draws. I have had my organized, separated, palletized, "Waste" which includes cast iron, aluminum, scrap steel barrels, etc. stolen by customers of this style business. This clearly is a not good "housekeeping look" the city wants to protrude from my experience.
- Concerned on fires. Scrap style yards are fire risks with offering heat buildup in large metal piles have no escape and ignite easy.
- Scrap, scrap cars or car parts such as electronics are also susceptible to fires. I do not need my building burned down if all precautions are not met. Again, this is a "style business" I've dealt with through the years.

Thank you very much for reading my concerns. Please call or email anytime for more info,

Aaron Stauber (owner)



1220 Winford Ave., Green Bay, WI 54303 (920)498-1223 email: info@beyondredline.com

To whom it may concern,

I am writing to share my concerns regarding the scrap metal yard at the corner of Velp Ave and Winford Ave. Presumably the address being 1156 Velp Ave and 1225 Winford Ave in Green Bay, WI 54303. (According to Google Maps)

As a business owner within feet of the scrap metal yard, I have many concerns and oppose the operations and business location, of Midwest Scrap Metal or any scrap metal business at that location.

Since the business has begun it has brought countless semi trucks (over 40 daily) driving up and down Winford Ave. There is lots of trash in the roads causing an eye sore for what is supposed to be a Velp Ave. revitalization.

This yard is definitely a detractor from our business. We service high-end, expensive cars owned by some prominent people in our community. It gives them an uneasy feeling to have to dodge all the unsightly trash and semi truck traffic, not to mention the 50-foot high pile of junk with no fencing to block it from view.

Also, there has been a few times where countless seagulls have circled the property presumably getting food out of the scrap refrigerators. I can't imagine rodents are too far behind. I'm sure I don't have to get into the damage they can do.

Lastly, I have spent a lot of time and money on making building improvements. In the last year we restructured and replaced our roof, gutters, downspouts and garage doors. We replaced our air conditioners and their location to improve our cosmetic appearance. We updated our security cameras and parking lot lighting. We have future plans of painting our building and asphalt improvements.

All these things were done not just to improve our building appearances for our customers, but done with the Velp Ave. business redevelopment plan in mind. To allow a business that represents garbage/recycling does not adhere to the cities goals of Velp Avenue redevelopment plans.

No amount of planted bushes can diminish the appearance of dumpsters and piles of junk. Frankly this is a disappointment to our business and the area businesses in the Velp Ave area that have all spent capital on improving their building appearances.

Sincerely,
Luke Stubbs, Owner
Beyond Redline Performance LLC
1-888-498-1223
www.beyondredline.com

Petition to Oppose the Junk Yard at Velp & Winford

Petition summary and background	Opposing the Proposed Conditional Use Permit (ZP 20-23) for a Material Recovery Facility at 1156 Velp Avenue.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to and OPOSE the Proposed Conditional Use Permit (ZP 20-23) which, if approved, would allow a Scrap Yard and Material Recovery Facility at 1156 Velp Avenue.

Printed Name	Signature	Address	Comment	Date
Kick Trison	Rick Trison	1129 Neville St		9/22/20
Kenny & Ma	Kathleen	1109 Neville		9/22/20
Jennifer Kaselman	Jennifer	1134 Neville		9/22/20
Susan Niemi	Susan Niemi	1129 Winford Ave		9/22/20
Allen Niemi		1129 Winford Ave		9/22/20
Mike Gottfredson	Mike Gottfredson	1222 Park St	Velp needs to improve!	9/25/20
Boy Seifert	Boy Seifert	1206 Michael	Speed	9-25-20
Deena Fischer	Deena Fischer	1044 N Buchanan St		9-25-20
Rachel Fischer	Rachel Fischer	1044 N Buchanan St		9-25-20
Dick Davis	Dick Davis	1037 N. Buchanan St		9/25/20
GEORGE L. FANOS	George L. Fanos	1037 N. Buchanan St		9-25-20
MARY E. KENDALL	Mary E. Kendall	1031 N. Buchanan St		9-25-20

418, W1 54303

**RESOLUTION AUTHORIZING CONDITIONAL USE
APPROVAL AT 1156 VELP AVENUE
(ZP 20-23)**

October 06, 2020

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

That, pursuant to Zoning Petition 20-23 and the recommendation of the Plan Commission on August 31, 2020, the City of Green Bay does authorize a conditional-use permit for a Material Recovery Facility (Auto & Metal Salvage Operation) on the following described property located at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner:

Part of the Laventure Claim, West Side of the Fox River, in the City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor's Traverse Point ID Number 40Q20: thence N60° 29' 12"E, 1589.97 feet to Brown County Surveyor's Traverse Point ID Number 40021.1; thence N59° 41'47"W, 1867 .36 feet to a point on the Westerly right of way of Winford Ave being 94.4 feet South of the North line of the Laventure Claim, and being the point of beginning; thence S26°29'53"W, 606.44 feet along said Westerly right of way; thence S45°35'30"W, 6.22 feet along said right of way to point #1294 of the recorded Transportation Project Plat Number 1450-04-4.15(Volume I. Transportation Project Plats, page 90, Document Number 2447897, Brown County Records); thence S26°28'52"W. 43.71 feet along said right of way to point 1315, said Transportation Project Plat; thence 4 7.48 feet along the arc of a 24.00 foot radius curve to the right whose long chord bears S83°09'34"W, 40.11 feet to point 1316, said Transportation Project Plat; thence N40°09'45"W, 195.45 feet along the Northerly right of way of United States Highway 141, also known as Velp Avenue to point 1317, said Transpiration Project Plat; thence N26°29' 53"E, 598.53 feet: thence S64°03 '4 7"E, 215 .00 feet to the point of beginning.

Parcel contains 138,399 sq. ft/ 3.18 acres more or less.

Parcel subject to easements and restrictions of record.

Tax Parcel No. 18-782-E

Said conditional-use permit shall be granted subject to the following conditions:

- a) Salvage operations are prohibited along the Velp Avenue frontage within an area encompassed by the Velp Avenue right-of-way/western property line on the south extending northeast 130' along the western property line and 200' along the Winford Avenue right-of-way/eastern property line;

- b) Area prohibited for salvage uses (referenced in condition 1) shall have pavement, curb-cuts, and other improvements removed and the area returned to vegetative ground cover;
- c) Unused curb-cuts along Winford Avenue shall be removed and replaced with appropriate curbing as regulated by the Department of Public Works; and
- d) Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of six feet in height and not less than 90 percent opaque on a year-round basis.
- e) No drop-off/pick-up or other business operations are permitted after 7:00 p.m. on Monday through Friday or after 1:00 p.m. on Saturdays.
- f) Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation

Adopted _____

Approved _____

Mayor

Clerk

db

Attachment – Map

2. (ZP 20-23) Consideration with possible action on the request to authorize a Conditional Use Permit (CUP) for a Material Recovery Facility (Auto & Metal Salvage Operation) at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner. (Ald. R. Scannell, District 7)

District 10 Alder Mark Steuer is chairing another meeting tonight and may not be able to personally attend the Plan Commission meeting tonight. This is his statement to be read at the meeting.

The recent request to receive a Conditional Use Permit (CUP) by Burrows Midwest, LLC for their property at 1156 Velp Avenue has come under some scrutiny, most notably from the many residential neighbors in District 10, south of Velp Avenue and across the street from said development.

Burrows Midwest, LLC had purchased the 1156 Velp property in 2013, which was shown to be in the GI (General Industrial) Zoning category, and began salvage yard operations shortly thereafter.

In June of 2017, the "Velp Avenue Areawide Plan" was produced with the cooperation of the City of Green Bay, Stantec, Tangible Consulting Services, Steering Committee Members, and Plan Commission Members. Much effort went into this plan, which was meant to enhance the northwest Velp Avenue main entry point into the City of Green Bay and the downtown area.

On September 21, 2020, the Mather Heights Neighborhood Association had a meeting to discuss the ramifications of the project. Alders Randy Scannell and Mark Steuer, along with Green Bay Principal Planner David Buck and Mather Heights Neighborhood Association President, Toni Odgers, were in attendance, along with 15 concerned neighbors. Most of these citizens were against the CUP request. Principal Planner Buck explained that the property had been owned by Burrows Midwest for 7 years, a good 4 years before the "Velp Avenue Areawide Plan" was created and produced.

Numerous concerns and questions have arisen from the citizens, especially over the issue of zoning or the lack of rezoning of the 1156 Velp property some years ago. I won't go through the history of zoning in this area of the City, but suffice it to say that the City will need to be more diligent when moving forward to implement the various elements of the "Velp Avenue Areawide Plan". That would mean having the foresight to potentially rezone areas on Velp Avenue, particularly the Five Transformative Opportunity Sites mentioned in the Plan.

Site #1 is at Velp and Military. Site #2 is at Velp and Locust. Site #4 and #4a is at Velp/Atkinson/Gray Court. Site #3 is the one that is truly concerning at the moment.

If one looks at the Plan, there were plans to transform 1218 Velp into a Brewery and Tap Room. The Alwin Corporation, nextdoor at 1212 Velp was earmarked for Showroom/Office/ and Commercial uses. The 1156 Velp Avenue property, just east of Alwin, was also earmarked for a combination of Showroom/Office and Commercial developments. A salvage yard was not one of these desired uses.

Which now brings us to Plan Commission meeting on October 12, 2020. I will not repeat the numerous conditions being brought forward by the City of Green Bay tonight. Mr. Buck will read those off at the meeting. Burrows Midwest LLC has owned the property for 7 years. They are located here, objections aside. If the CUP is denied, Burrows Midwest LLC could move their operations much closer to Velp Avenue, with an 80-foot setback being in place.

The committee vote tonight is advisory in nature. It goes to City Council for final approval on October 20, 2020. With that being said, I will support the CUP conditions that are being brought forth tonight. I am hoping that Burrows Midwest LLC will see fit to be a good neighbor and work with the City and the neighborhood to make this project work well for all parties.

Sincerely,

Ald. Mark Steuer

District 10



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # P.3

To authorize a Conditional Use Permit (CUP) for a two-family dwelling in an Office/Residential (OR) district at 114 South Ashland Avenue, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit. (Public Hearing held 10/12/20)

BACKGROUND

Reason for Request: To allow for the conversion of the structure to a two-family dwelling.

Surrounding Zoning and Land Uses:

Subject Property: Office/Residential (OR) - Vacant dwelling

North: Office/Residential (OR) - Single & Two-family dwellings

South: Office/Residential (OR) - Single & Two-family dwellings

East: Low Density Residential (R1) - Single & Two-family dwellings

West: Low Density Residential (R1) - Single & Two-family dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as low to medium density residential uses.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compliant with the future land use map.

Report: The home dates back to 1928 and has the appearance of single-family home but was used as a two-family dwelling most recently. The former two-family dwelling lost its nonconforming status as one or more of the units went vacant for more than one year so, the Conditional Use Permit (CUP) is needed to reestablish the two-family use. Approval of the request will allow the applicant to acquire the necessary permits to convert the structure legally back to a two-family dwelling. The site is approximately 6439 square feet or 0.15 acres.

Planning staff feels approval of this request is keeping with surrounding land uses and is an appropriate conversion to a two-family dwelling compliant with the Comprehensive Plan. Ald. Johnson and adjacent property owners have been notified of the request. As of the drafting of this report, staff has not received an inquiry or objection to the request.

RECOMMENDATION

Approval to authorize a Conditional Use Permit (CUP) for a two-family dwelling in an Office/Residential (OR) district at 114 South Ashland Avenue, subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

FISCAL IMPACT

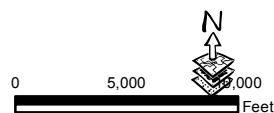
ATTACHMENTS

- I. ZP 20-27 letter



Zoning Petition (ZP 20-27)
Proposed Conditional Use Permit (CUP)
114 South Ashland Avenue

- Subject Area
- 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



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # P.4

To authorize a Conditional Use Permit (CUP) for a secondhand store located at 1524-1526 North Irwin Avenue, subject to:

- 1) Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- 2) A site plan is submitted per Chapter 13-1800, Green Bay Zoning Code.
- 3) External display or sale of products are limited to the requirements found in Chapter 13-522(a)(7), Green Bay Zoning Code. (Public Hearing held 10/12/20)

BACKGROUND

Reason for Request: To allow for sale of products as a secondhand store.

Surrounding Zoning and Land Uses:

Subject Property: General Commercial (C1) - Commercial use

North: General Commercial (C1)/Low Density Residential (R1) - Commercial/Single-family homes

South: General Commercial (C1) - Commercial use

East: Low Density Residential (R1) - Single & Two-family dwellings

West: Low Density Residential (R1) - Single & Two-family dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as commercial land uses.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compliant with the future land use map.

Report: The site known as 1524-1526 North Irwin Avenue is a commercially zoned parcel with two tenant spaces and is currently occupied by EVA Mission. EVA Mission is a charitable organization that collaborates with local church parishes to give away, or sell at low prices, donated clothing, furniture, and other household items to needy families. The money from the sales is used to help pay bills for needy families with a focus on the Hispanic community.

The proposed use of the site is for a secondhand store which is defined as follows in the Zoning Code:

A retail establishment that sells used merchandise, such as clothing, furniture, books, shoes, or household appliances, on consignment or a retail store that sells used merchandise donated to a charitable, tax exempt organization that also sorts, cleans, and marks goods for resale.

It was discovered as part of a zoning complaint for exterior sales that EVA Mission was operating illegally. It was recommended by staff that EVA Mission pursue the Conditional Use Permit (CUP) route as a means to be compliant for zoning. Recent changes to the temporary use permit section of the Zoning Code will also allow EVA Mission to secure site plan approval for exterior sales on a limited basis.

The site is approximately 25,265 square feet or 0.58 acres with sufficient on-site parking and access from both North Irwin Avenue and Weise Street. Approval of the request will allow the applicant to acquire the necessary permits to convert commercial space to retail space for a secondhand store with certain limitation as part of the conditions of approval.

Planning staff feels approval of this request is keeping with surrounding commercial land uses. Ald. Lefebvre and adjacent property owners have been notified of the request. As of the drafting of this report, staff has not received an inquiry or objection to the request.

RECOMMENDATION

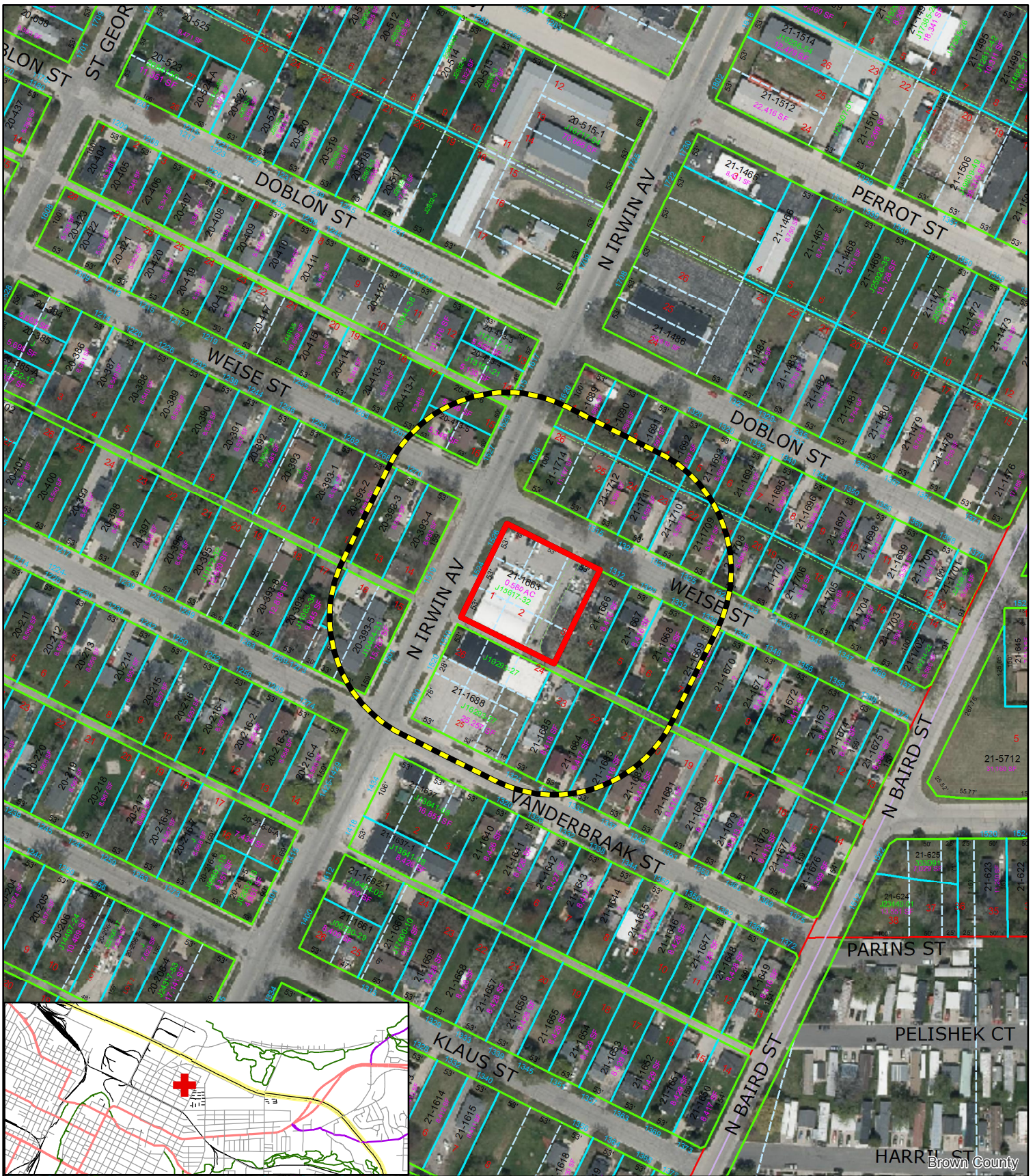
Approval to authorize a Conditional Use Permit (CUP) for a secondhand store located at 1524-1526 North Irwin Avenue, subject to:

1. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
2. A site plan is submitted per Chapter 13-1800, Green Bay Zoning Code.
3. External display or sale of products are limited to the requirements found in Chapter 13-522(a)(7), Green Bay Zoning Code.

FISCAL IMPACT

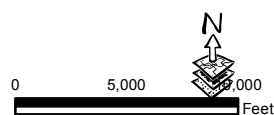
ATTACHMENTS

1. ZP 20-28 letter



Zoning Petition (ZP 20-28)
Proposed Conditional Use Permit (CUP)
1524-1526 North Irwin Avenue

- Subject Area
- 200' Property Owner Notice



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 Map prepared by PN



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # P.5

To rezone a portion of 3200 Finger Road from Rural Residential (RR) to Highway Commercial (C2). (Public Hearing held 10/12/20)

BACKGROUND

Primary Address: 3200 Finger Road/800 Block of S Huron Road

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

Reason for Request: To create a lot via Certified Survey Map for a restaurant

Surrounding Zoning and Land Uses:

Subject Property: Rural Residential (RR) - vacant/farmland

North: Rural Residential (RR) - vacant/farmland

South: Planned Unit Development (PUD) - Kwik Trip

East: Right-of-Way - S. Huron Road

West: Rural Residential (RR) - vacant/farmland

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Commercial.

Report: The subject property is located at 3200 Finger Road, along the 800 Block of S. Huron Road. A portion of this parcel will be divided off via a Certified Survey map to facilitate a new restaurant. This is a sit-down restaurant with no drive-thru or pick-up windows proposed. A rezoning from the existing Rural Residential district is required. This is in keeping with the City's Comprehensive Plan and compatible with neighboring commercial development.

Ald. Corpus-Dax and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff has no comments on this request.

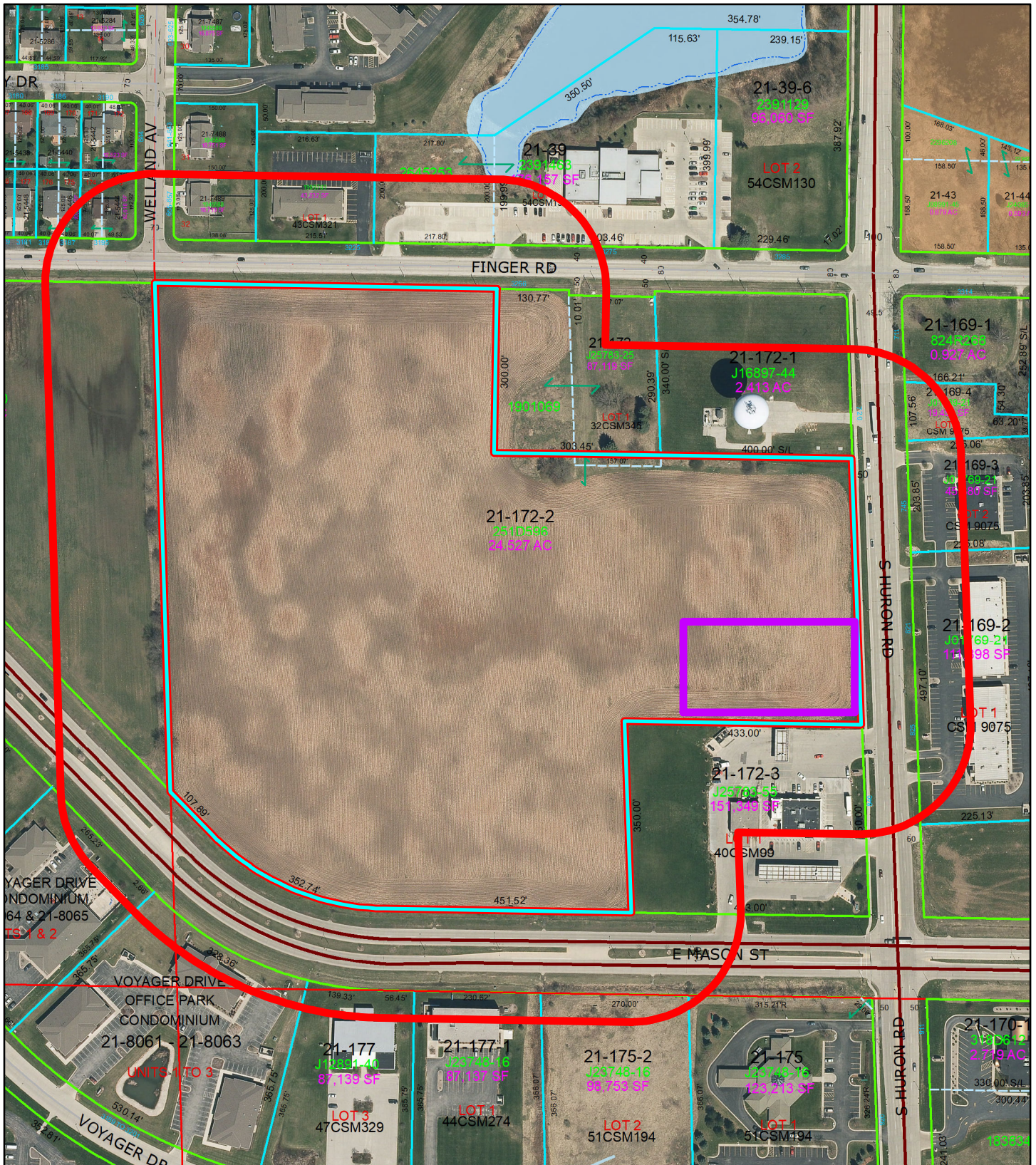
RECOMMENDATION

Approval to rezone a portion of 3200 Finger Road from Rural Residential (RR) to General Commercial (C2).

FISCAL IMPACT

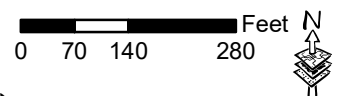
ATTACHMENTS

1. ZP 20-29 Map
2. ZP 20-29 Application



(ZP 20-29) Rezone portion of 3200 Finger Road from Rural Residential(RR) to General Commercial (C2)

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 01 Oct 2020 X:\Planning\Basemaps\template_8.5x11.mxd



- 3200 Finger Road
- 200' Notification Area
- Portion of Parcel to be Rezoned



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

Petitioner(s): MACH IV ENG & SURV/JOEL EHRFURTH Date: 09.21.2020

Email: JEHRFURTH@MACH-IV.COM Phone Number: 920.569.5765

Address: 2260 SALSCHER COURT City: GREEN BAY State: WI Zip Code: 54313

Property Owner: MASON-HURON PROPERTIES INC. Phone Number: 920.406.4030

Parcel Numbers (required): PART OF 21-172-2 (SEE ATTACHED FIGURE)

Location of Property: 3200 FINGER ROAD (AREA IS OFF HURON ROAD)

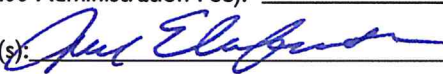
Attach maps and legal descriptions (required) and submit to the Dept. of Community and Economic Development, Room 608, City Hall

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

I, JOEL EHRFURTH, 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 Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$200.00 Administration Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Petitioner Signature(s): 

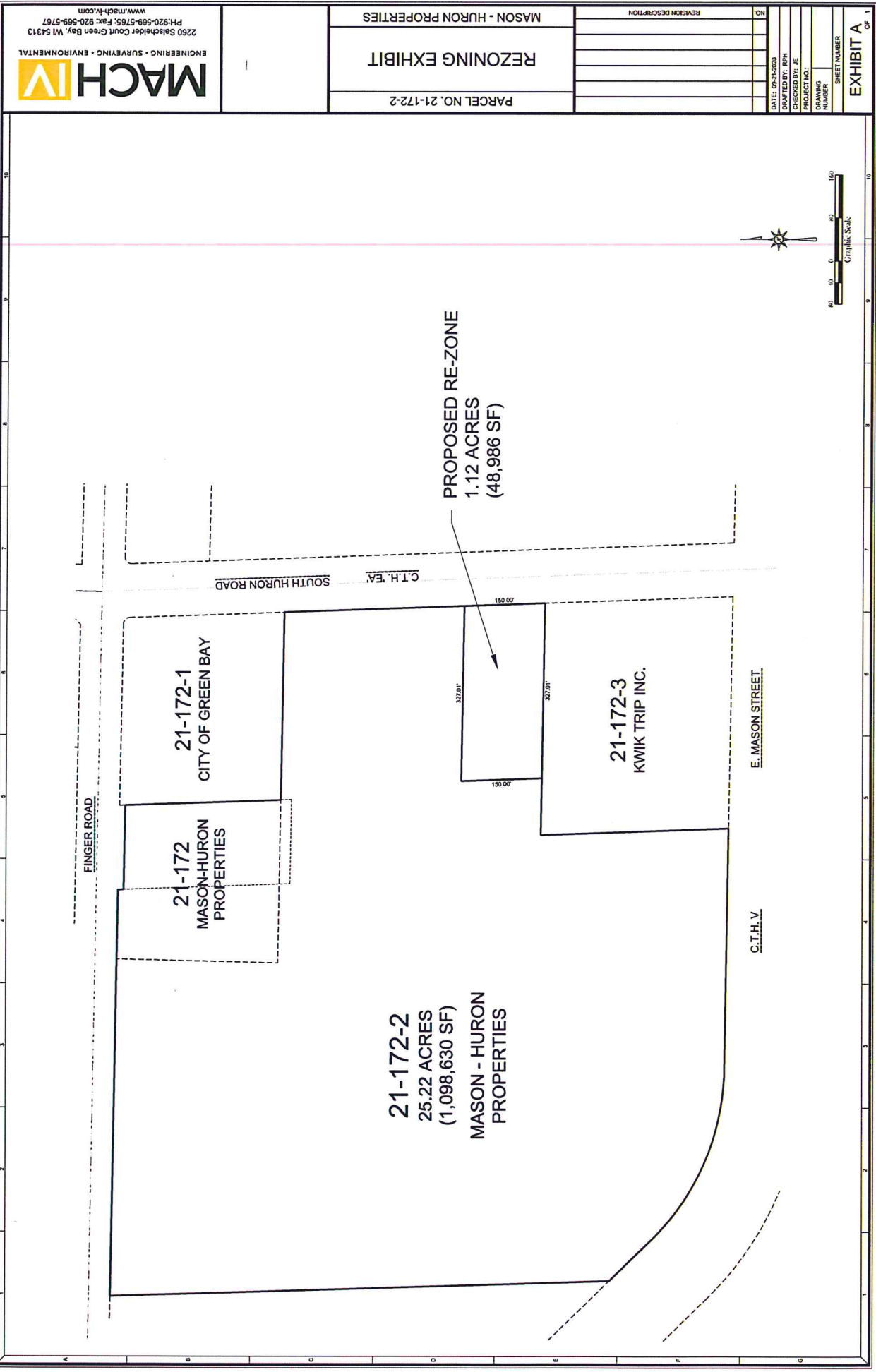
Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

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

Attach maps and legal descriptions (required).

SEE ATTACHED MAP AND PROJECT DESCRIPTION

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



MACH IV ENGINEERING • SURVEYING • ENVIRONMENTAL 2260 Salchieder Court Green Bay, WI 54313 PH:920-569-5765, Fax: 920-569-5767 www.mach-iv.com		PARCEL NO. 21-172-2 REZONING EXHIBIT MASON - HURON PROPERTIES	NO. _____ REVISION DESCRIPTION DATE: 09-21-2020 DRAFTED BY: BPH CHECKED BY: JE PROJECT NO.: DRAWING NUMBER: SHEET NUMBER:	EXHIBIT A 1
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PROJECT DESCRIPTION

Location

The Petitioner requests a portion of Parcel Number 21-172-2 be rezoned from Rural Residential to C-2 Commercial. The area to be rezoned is approximately 150' x 327' (1.12 acres) with the parcel being created via a Certified Survey Map (CSM). Legal Description is as follows:

Legal Description

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 11, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T23N-R21E; THENCE N89°04'40"W, 50.05 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S02°03'27"E, 677.33 FEET ALONG THE EXTENSION AND WEST RIGHT OF WAY OF SOUTH HURON ROAD (A.K.A. C.T.H. EA) TO THE POINT OF BEGINNING; THENCE CONTINUING S02°03'27"E, 150.00 FEET ALONG SAID LINE; THENCE N89°06'24"W, 327.01 FEET ALONG THE NORTH LINE OF LOT 1 OF VOLUME 40, CERTIFIED SURVEY MAPS, PAGE 99 (MAP #6062-DOCUMENT #1735903), BROWN COUNTY RECORDS; THENCE N02°03'27"W, 150.00 FEET; THENCE S89°06'24"E, 327.01 FEET TO THE POINT OF BEGINNING.

BOUNDARY CONTAINS 48,986 SQUARE FEET / 1.12 ACRES, MORE OR LESS.

Existing Zoning

The adjacent zoning and uses are as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Use</u>
North	R3	Agricultural with City water tower north of parent parcel
South	RR	Commercial (Kwik Trip)
East	RR	Commercial (Office/Retail)
West	RR	Agricultural

Reason for Rezone Request

The rezoning is being requested to allow for the construction of a family friendly restaurant.



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

David Buck, Staff

AGENDA ITEM # P.6

To authorize a Conditional Use Permit (CUP) for a restaurant drive-through at 901 Main Street, subject to the following conditions:

- 1) No objections from the Green Bay Fire Chief regarding EMS and fire service.
- 2) Approval from the Zoning & Planning Board of Appeals for the variance request eliminating the need for an emergency exit lane. (Public Hearing held 10/12/20)

BACKGROUND

Reason for Request: To allow for creation of a restaurant drive-through consisting of a drive-up menu board and pick-up window on the north façade of the existing building.

Surrounding Zoning and Land Uses:

Subject Property: Downtown (RI) - Mixed-use commercial/residential

North: Light Industrial (LI) - Light manufacturing and warehousing

South: General Commercial (CI) & PUD - Attached single-family residential & retail

East: General Commercial (CI) - Commercial retail & service

West: General Commercial (CI) - Vacant former commercial bus station

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as medium intensity retail, office and housing (MIROH) uses.

Consistency Analysis: While Ch. 66.1001 Wis. Stats. does not specifically require conditional uses to meet the consistency requirement, the proposed conditional use permit is consistent with the comprehensive plan. The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The proposed drive-through use is to be located on the north side of the mixed-use building located at 901 Main Street. The subject property has a Downtown One (DI) zoning which allows drive-throughs by Conditional Use Permit.

The subject site consists of a single "L" shaped 16,500 sq. ft. parcel primarily fronting Main Street (approx. 145 ft.) with secondary frontage on Cedar Street (approx. 55 ft.). Vehicular access is from both Main and Cedar Streets. The existing three-story 9,000 sq. ft. building (footprint) was constructed in 2019 with approx. 3,000 sq. ft. of commercial space and 10 parking stalls on the ground floor and 20 residential living units on the upper floors. The lot is also improved with a 10 stall parking lot with additional stalls provided through an access/parking easement from the adjacent property to the east. The structure is situated in such a way that a 13 ft. wide drive aisle runs along the northern building façade.

The petitioner wishes to create a restaurant drive-through consisting of a drive-up menu board and pick-up window on the north façade of the existing building. Traffic could enter the proposed drive-through from the east through from either Main or Cedar Streets via the parking facility on the adjacent parcel and exit to the west via Main Street. An order board would be established approx. 45 ft. from the access drive lane in the

adjacent parking lot, which equates to approx. 3 car lengths and a pick-up window approx. 80 beyond the order board, which equates to approx. 5 car lengths. The proposed drive-through lane will be 10-11 ft. wide allowing 1-2 ft. of landscaped buffer to the north.

The Zoning Ordinance (Section 12-205(e)) establishes seven standards for the Plan Commission to consider when reviewing a conditional use permit:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. The conditional use shall have adequate parking facilities as specified in subchapter 13.1700.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable city ordinances.

When considering the request in relation to the standards, Planning staff believes there is possible disparity with the fifth (5) and seventh (7) considerations:

Standard five (5): Planning staff has concerns regarding sufficient traffic circulation on-site. Although the proposal meets the minimum stacking requirements (3 in advance of menu-board & 3 between menu-board and pick-up window), we feel there is a potential conflict point where vehicles coming from the north and the south both will enter the drive-through lane. Staff is concerned that if this situation increases queuing, parking stalls could be blocked and vehicle stacking could potentially back up to the point vehicles will be impeding traffic on Main Street and/or Cedar Street. Additionally, since the property has no parking west of the building/pick-up window, there is no opportunity to have a customer pull from the single drive-through lane and wait for order to be completed and brought out (similar to Culver's Restaurant standard operating procedure). When this situation occurs, customers will either have to remain in the drive-through potentially increasing stacking or need to exit the drive-through and reenter the right-of-way to travel east back to the parking lot.

Traffic Engineer Hansen reviewed the project and has stated that the use does not warrant a traffic impact analysis as the number of added trips will not substantially increase with the addition of a drive-through and the operation is unlikely to impact traffic on the roadway system. Additionally, he feels this operation is much more of a destination location that customers will be accustomed to, queuing will not likely to be an issue for Main Street or Cedar and that the sizing of the single drive-through lane is sufficient to appropriate ingress-egress.

Standard seven (7): As proposed, the drive-through does not meet code requirements as the site does not allow adequate space to provide a by-pass/emergency exit lane, which is a required land use development standard (Zoning Ord. Section 13-606(l)(6)) with the entire drive-through lane being bound by either parking stalls or building walls. This requirement is included in the code not only as a convenience allowing egress from a queue if a customer decides not to continue their order but to grant access to vehicles within the drive-through for emergency services to aid vehicle occupants in the event an emergency situation. The petitioner has submitted an application to the Board of Appeals for variance to this provision of the code, tentatively scheduled for October 19.

Fire Department does not believe the lack of the by-pass lane will pose significant issues because it would

not be overly difficult to clear the alley of drive-through traffic as the vehicles will be occupied by drivers. Additionally, because of the narrow alley, Fire Department would not utilize the alley for fire apparatus in the event of a fire. In short, Fire Department Operations Chiefs do not have an issue with a drive through going through the alley.

Planning Staff is recommending denial of the request based on our opinion that the establishment of drive-through use, as proposed, will not meet several elements of the CUP standards of the code though other departments as noted do not have the same degree of concern. If deemed by the Plan Commission to be compliant with or able to be compliant with the standards, staff would suggest a condition that the variance to the code associated with a by-pass/emergency exit lane requirement be granted as a condition of the CUP approval.

Ald. Scannell, the Whitney Park Neighborhood Association, and adjacent property owners within 200+ feet of the property have been notified of the request. As of the drafting of this report, staff has not received any calls regarding the request.

RECOMMENDATION

Denial of the request for a Conditional Use Permit with the following findings:

1. Property size and location does not permit adequate measures to be taken to mitigate issues associated with ingress/egress and limits design that will not minimize traffic congestion.
2. The proposed facility can not conform to the applicable regulations of the district in which it is located without a variance.

FISCAL IMPACT

ATTACHMENTS

1. ZP 20-30 Application - CUP Drive-Through 901 Main
2. ZP 20-30 Location Map_color
3. ZP 20-30 Traffic Engineer Comment
4. ZP 20-30 Fire Dept Comment



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

Petitioner(s): Garritt R. Bader Date: 9-21-20
Email: gb@gb-re.com Phone Number: (813) 500-0296
Address: 300 N. Van Buren Street City: Green Bay State: WI Zip Code: 54301
Property Owner: GB 901 Main, LLC Phone Number: (813) 500-0296
Parcel Numbers (required): 9-48
Location of Property: 901 Main Street

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, Garritt Bader, 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)
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- ☐ 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): _____

Ⓢ
Please let me know
if you'd like the image
sent electronically
for better viewing.

Petitioner Signature(s): [Signature]
Review Fee: \$300 - Receipt No.: _____ Zoning Petition No.: ZP 20-30

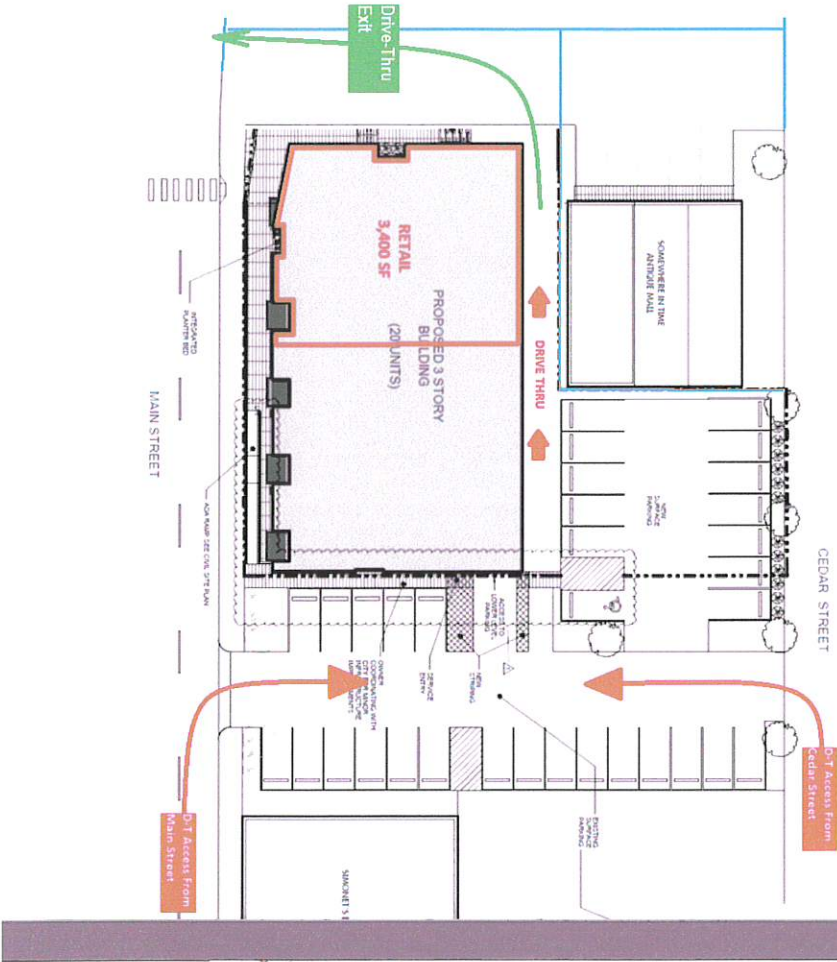
Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

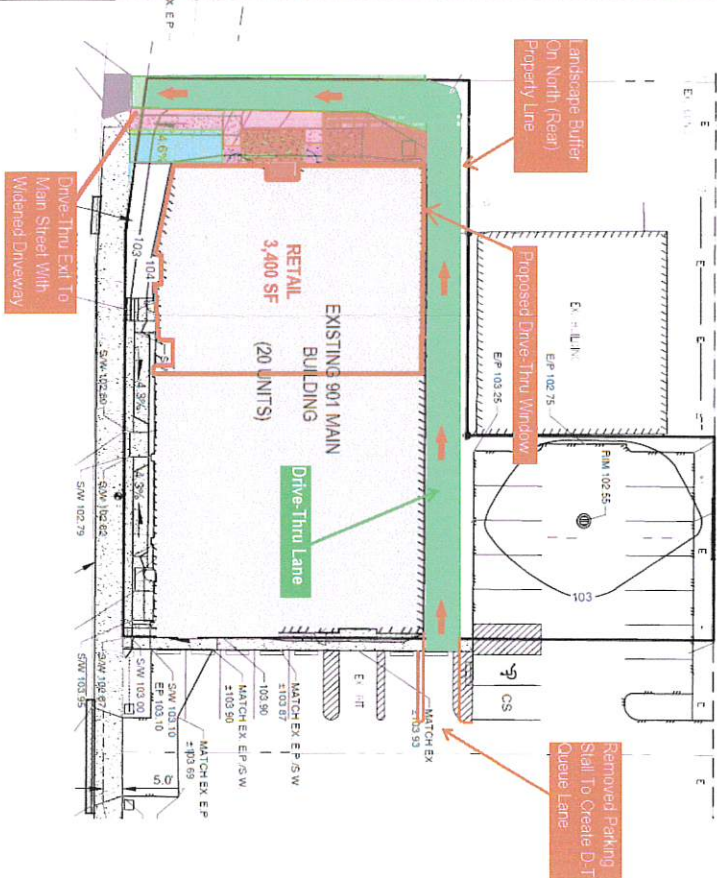
Per recent discussions with city planning and engineering staff, my request is for approval for a drive-thru on the property, zoned D-I. The drive-thru would be designed as conceptually shown, attached. (Upon approval, the currently-approved site plan would be modified to formally denote the revised parking and drive-thru lane.

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

Conceptual Plan:
 Traffic entering from either Cedar Street or Main Street would queue into the drive-thru lane as shown, then exit to Main Street.



Current Site Plan (And Proposed Modifications):
 One parking stall would be removed from the east parking lot to create the drive-thru lane, with exiting to Main Street in the green-shaded area on the west side of the building. The drive-thru lane will allow 1-2 feet of landscape buffer on the north (rear) property line, with 0 feet on the west (side) property line.



From: [Dave Hansen](#)
To: [David Buck](#); [Joe Gabe](#)
Cc: [Paul Neumeier](#); [Stephanie Hummel](#); [Madison Smith](#)
Subject: RE: 901 Main Street : Request for a drive-through
Date: Thursday, October 8, 2020 9:02:27 AM
Attachments: [image004.png](#)

David,

As discussed on the phone yesterday, I have no traffic concerns with this development as my cursory analysis indicates that the forecasted generated trip volume does not exceed the thresholds that would require a traffic impact analysis (TIA). The Main St driveway is proposed outside of the downstream functional area of the Main-Webster traffic signal, which is desirable. I think if future customers westbound on Main St see any backups at that driveway that they will opt for the Cedar St access. Eastbound Main St customers could only use the Cedar St access as there is a raised median at the driveway.

The "alley" is really not an alley but rather a drive-thru lane. Any substandard elements of that lane design are really outside of my jurisdiction to comment on unless they impact public right-of-way. I do not foresee that happening although some parking stalls may get blocked from drive-thru traffic. Again, I do not foresee that situation creating traffic issues spilling onto either Main St or Cedar St.

Regards,

David J.A. Hansen, P.E., PTOE
City Traffic Engineer

City of Green Bay | Public Works
Traffic Division | Engineering
100 N Jefferson St, Room 300
Green Bay, WI 54301-5026

g: 920.448.3100
d: 920.448.3098
m: 920.660.6315
f: 920.448.3102
e: dave.hansen@greenbaywi.gov
w: <http://greenbaywi.gov/708/Traffic-Division/>
s: <https://www.facebook.com/GBDPW/>

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From: [Joe Gabe](#)
To: [David Buck](#); [Dave Hansen](#)
Cc: [Paul Neumeier](#); [Stephanie Hummel](#); [Madison Smith](#)
Subject: Re: 901 Main Street : Request for a drive-through
Date: Tuesday, October 6, 2020 10:45:06 AM
Attachments: [image001.png](#)

David,

I sat down with our Battalion Chiefs this morning to take a look at the situation. Because the traffic would be moving with drivers in cars it would be easy to get the alley clear and set up ground ladders to the windows of either building. Because of the narrow alley we would never drive our fire trucks down the alley. In short, our operations Chiefs do not have an issue with a drive through going through the alley.

However, if there was stationary parking in the alley then we would definitely have an issue with that.

Thanks,

Captain Joe Gabe IAAI-CFI
Green Bay Metro Fire Marshal's Office
501 South Washington Street
Green Bay, WI 54301
Phone-920-822-7584
joe.gabe@greenbaywi.gov





Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # P.7

To amend the City's Development District Map along Finger Road.

BACKGROUND

The subject area, generally located around Finger Road on the City's far east side, is currently in our Urban Reserve district. This area is being requested in our Urban Expansion area by our Department of Public Works. This will allow for the expansion of utilities in this area. This request is being further considered as part of the I43 Business Park expansion.

The change in development districts does not change the use of any parcels within this area, nor will it change the zoning. The development district map is used by DPW and our staff to promote proper development expansion based on utility availability, future land use map, current zoning, and the protection of natural features.

Ald. Dorff and property owners in this subject area have been notified of this request. As of the drafting of this report, we have received no comments on this request.

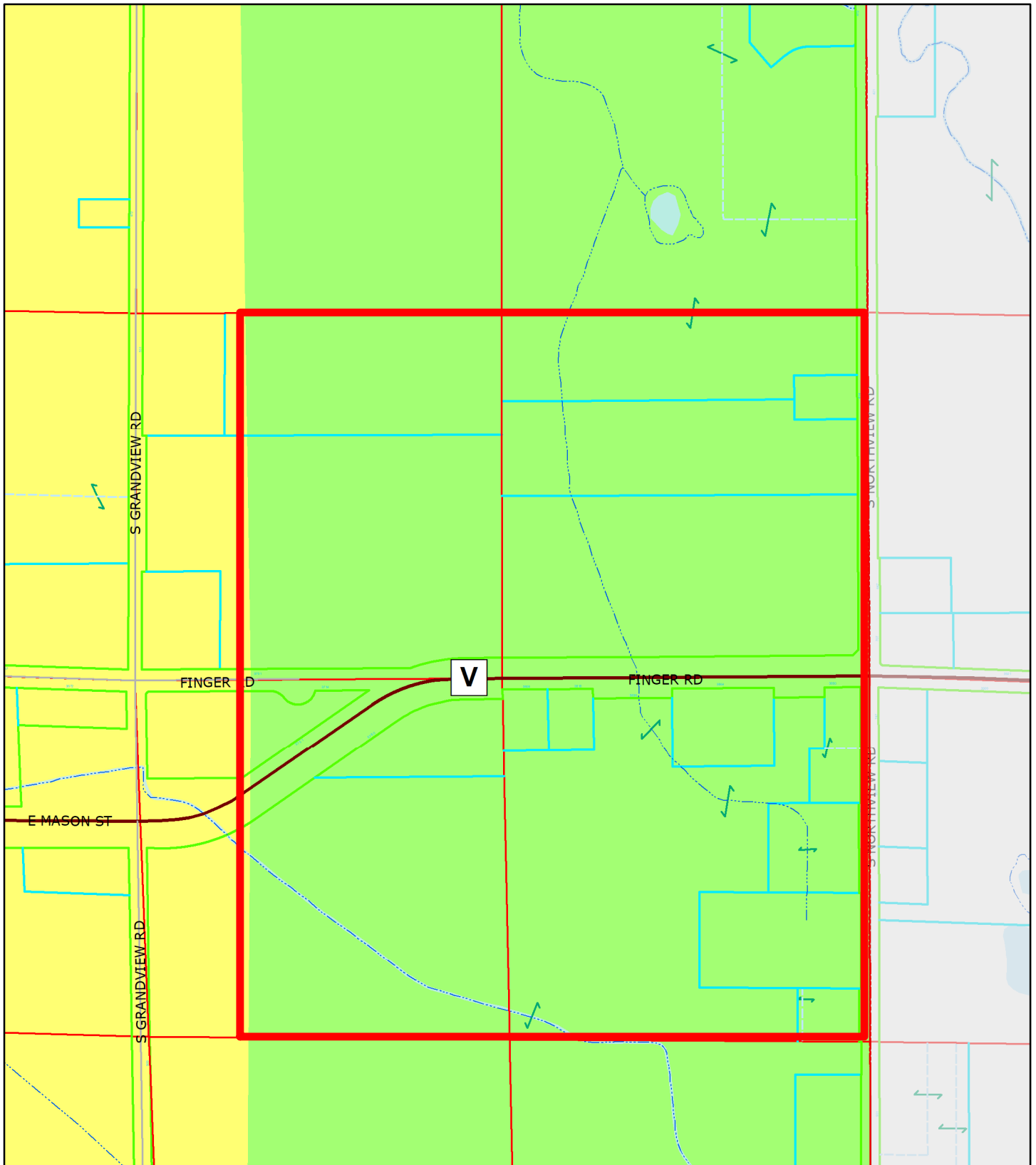
RECOMMENDATION

Approval to amend the City's Development District Map along Finger Road.

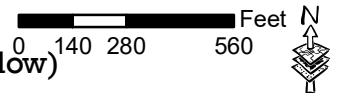
FISCAL IMPACT

ATTACHMENTS

- I. DDMA 20-01 Map



**(DDMA 20-01) Amend Development District
from Urban Reserve (green) to Urban Expansion (yellow)
generally long Finger Road**



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 01 Oct 2020 X:\Planning\Basemaps\template_8.5x11.mxd

 **Subject Area**



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # P.8

To amend the City's Development District Map along Nicolet Drive.

BACKGROUND

The subject area, generally located around Nicolet Drive, is currently in our Urban Reserve district. This area is being requested in our Urban Expansion area by our Department of Public Works. This is being considered a "clean-up" action as utility expansion has already occurred in this area some years ago. The development district map should be amended to reflect these changes.

The change in development districts does not change the use of any parcels within this area, nor will it change the zoning. The development district map is used by DPW and our staff to promote proper development expansion based on utility availability, future land use map, current zoning, and the protection of natural features.

Ald. Dorff and property owners in this subject area have been notified of this request. As of the drafting of this report, we have received one inquiry for further information, and no other comments on this request.

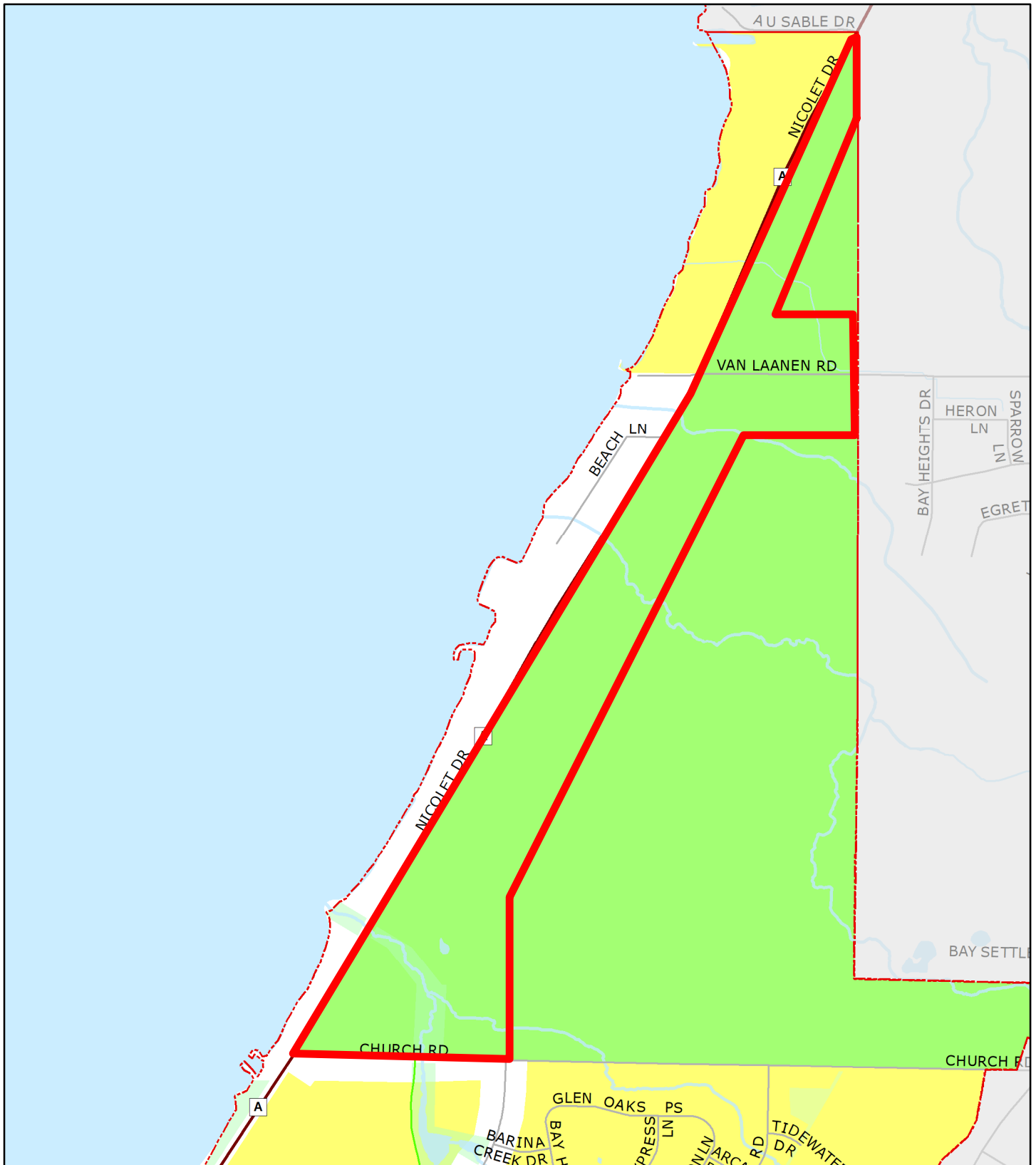
RECOMMENDATION

Approval to amend the City's Development District Map along Nicolet Drive.

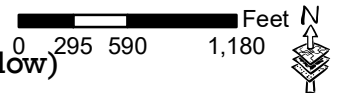
FISCAL IMPACT

ATTACHMENTS

- I. DDMA 20-02 Map



**(DDMA 20-02) Amend Development District
from Urban Reserve (green) to Urban Expansion (yellow)
generally long Nicolet Drive**



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 **Subject Area**



Report to the Green Bay Plan Commission

MEETING DATE

October 20, 2020

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # P.9

To amend the City's Development District Map along N. Northview Road and Luxemburg Road.

BACKGROUND

The subject area, generally located around Northview Road and Luxemburg Road on the City's far east side, is currently in our Urban Reserve district. This area is being requested in our Urban Expansion area by our Department of Public Works. This will allow for the expansion of utilities in this area, as needed. There has been developer request for expanded utilities at this time, but this area is within the City's project growth area.

The change in development districts does not change the use of any parcels within this area, nor will it change the zoning. The development district map is used by DPW and our staff to promote proper development expansion based on utility availability, future land use map, current zoning, and the protection of natural features.

Ald. Dorff and property owners in this subject area have been notified of this request. As of the drafting of this report, we have received one request for additional information and no other comments on this request.

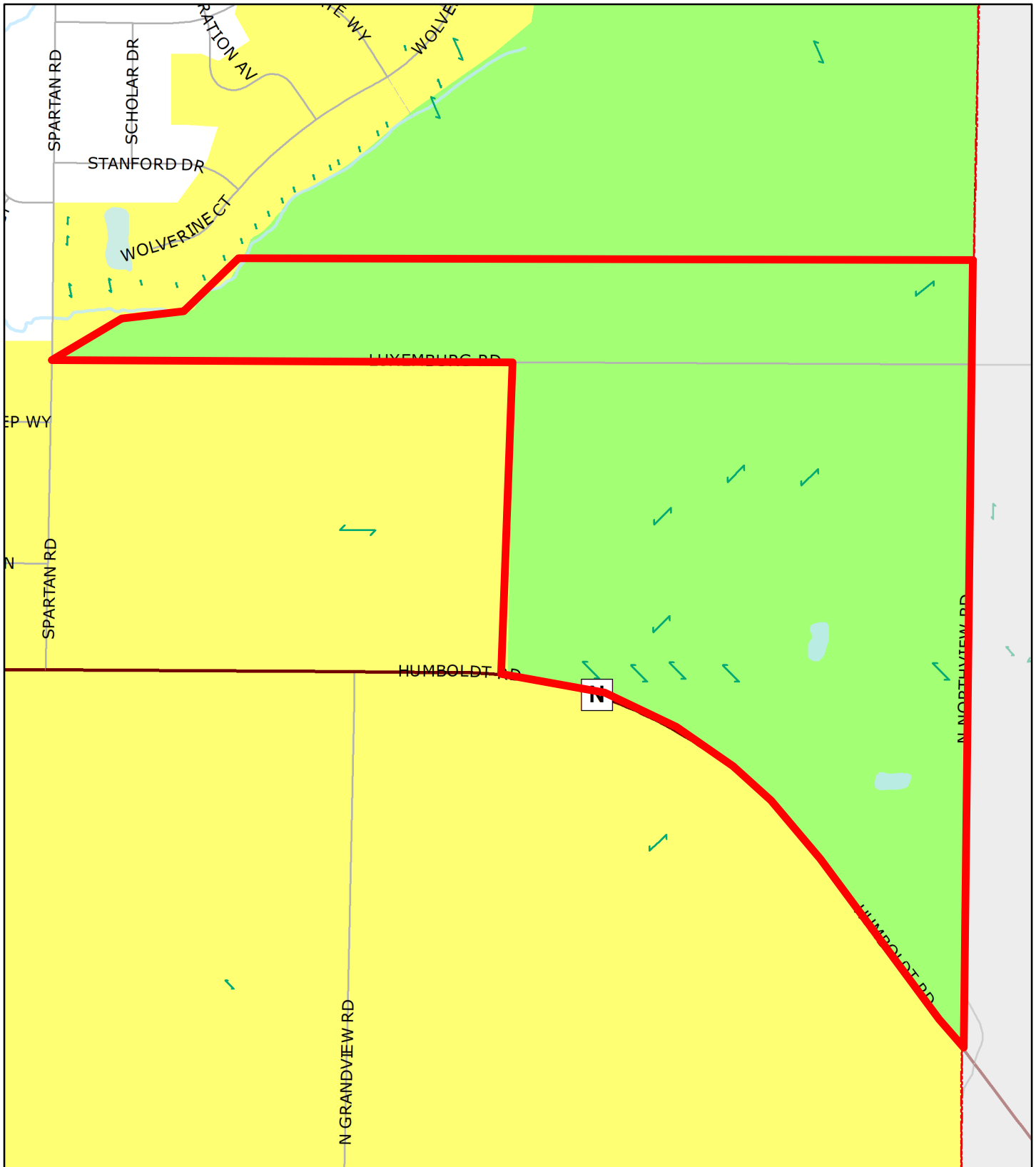
RECOMMENDATION

Approval to amend the City's Development District Map along N. Northview Road and Luxemburg Road.

FISCAL IMPACT

ATTACHMENTS

- I. DDMA 20-03 Map



**(DDMA 20-03) Amend Development District
from Urban Reserve (green) to Urban Expansion (yellow)
generally long Northview & Luxemburg Roads**

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 **Subject Area**



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # Q.I

To receive and place on file the City of Green Bay's I0-33 program inventory.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. I033 Inventory

ITEM NAME	QTY	UNIT COST	TOTAL VALUE	SN	SHIP DATE
HELMETLIGHTBK,SPEC	14	\$198.94	\$2,785.16		Sep 14, 2020
LIGHT,HEAD,UTILITY	31	\$100.99	\$3,130.69		Sep 14, 2020
UNMANNED VEHICLE,GROUND	1	\$53,375.13	\$53,375.13	00294	Aug 27, 2020
HEADSET-MICROPHONE	30	\$2,875.00	\$86,250.00	NULL	Feb 24, 2020
TRUCK,VAN	1	\$124,607.00	\$124,607.00	V-10059EDGG	Jan 30, 2020
SIGHT,INFINITY	25	\$687.00	\$17,175.00	NULL	Jan 23, 2020
DIVER'S SUIT	10	\$1,099.50	\$10,995.00	NULL	Jan 23, 2020
DIVER'S SUIT	10	\$1,122.75	\$11,227.50	NULL	Jan 23, 2020
CAMERA SYSTEM,DIGITAL	1	\$17,254.00	\$17,254.00	NULL	Jan 23, 2020
HYDRATION SYSTEM	21	\$72.09	\$1,513.89	NULL	Jan 22, 2020
VEST,REL,BA,XL,WDL	27	\$298.00	\$8,046.00	NULL	Jan 8, 2020
PACKBOT 510 WITH FASTAC REMOTELY CONTROLLED VEHICLE	1	\$77,000.00	\$77,000.00	26022008A	Dec 12, 2019
SIGHT,REFLEX	1	\$321.00	\$321.00	1368195	Oct 9, 2019
SIGHT,REFLEX	1	\$321.00	\$321.00	1382236	Oct 9, 2019
SIGHT,REFLEX	1	\$321.00	\$321.00	520856	Oct 9, 2019
SIGHT,REFLEX	1	\$321.00	\$321.00	K2219985	Oct 9, 2019
TELESCOPE,ARTICULATED	30	\$1,657.00	\$49,710.00	SEECOMMENT	Oct 4, 2019
TRUCK,LIFT,FORK	1	\$16,500.00	\$16,500.00	A814V02878U	Sep 24, 2019
SIGHT,REFLEX	6	\$321.00	\$1,926.00	1367655	Aug 20, 2019
SIGHT,REFLEX	3	\$446.00	\$1,338.00	K2760519	Aug 20, 2019
SIGHT,REFLEX	10	\$446.00	\$4,460.00	SEECOMMENT	Aug 8, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	0173D	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	20813	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	20444	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	20617	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	20750	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	20863	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	21470	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	21978	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	23344	Jul 31, 2019
SIGHT,NIGHT VISION SNIPERSCOPE	1	\$8,795.00	\$8,795.00	23640	Jul 31, 2019
UNMANNED VEHICLE,GROUND	1	\$10,000.00	\$10,000.00	1426	Jul 24, 2019
RANGE FINDER-TARGET DESIGNATOR,LASER	2	\$73,929.00	\$147,858.00	120088120092	Jul 11, 2019
ADAPTER RAIL,WEAPON MOUNTED,M4	75	\$81.18	\$6,088.50	NULL	Jul 2, 2019
VIEWER,NIGHT VISION	8	\$19,038.32	\$152,306.56	NULL	Mar 13, 2019
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	11535	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	12961	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	13053	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	13055	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	13116	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	31719	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	32543	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	32749	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	32794	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	32819	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	32934	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	32939	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	32962	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	33183	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	33476	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	33537	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	33587	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	36365B	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	36394B	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	36553B	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	36555B	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	77755	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	78112	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	7995	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	87588	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	88596	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	88746	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	90117	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	90129	Nov 20, 2017
NIGHT VISION GOGGLE	1	\$3,578.00	\$3,578.00	90131	Nov 20, 2017
ILLUMINATOR,INTEGRATED,SMALL ARMS	47	\$870.00	\$40,890.00	NULL	Nov 14, 2017
TELESCOPE,NON-INVERTING INFRARED	1	\$1,594.17	\$1,594.17	34323	Jan 19, 2017
TELESCOPE,NON-INVERTING INFRARED	1	\$1,594.17	\$1,594.17	34348	Jan 19, 2017
TELESCOPE,NON-INVERTING INFRARED	1	\$1,594.17	\$1,594.17	34370	Jan 19, 2017
TELESCOPE,NON-INVERTING INFRARED	1	\$1,594.17	\$1,594.17	34380	Jan 19, 2017
TELESCOPE,NON-INVERTING INFRARED	1	\$1,594.17	\$1,594.17	34735	Jan 19, 2017
TELESCOPE,NON-INVERTING INFRARED	1	\$1,594.17	\$1,594.17	34949	Jan 19, 2017
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6313202	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6421645	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6424477	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6482747	Nov 19, 2014

2 will be sent back

RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6531810	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7031047	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357397	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357398	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357401	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357560	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357594	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357681	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7375461	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7394271	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7455859	Nov 19, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	10581410	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	1901244	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	4416523	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6294883	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6313852	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6375124	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6376982	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6380244	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6381249	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6382830	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6383992	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6384000	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6386100	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6390316	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6393805	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6393842	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	6531813	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7050587	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7229818	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7244659	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357394	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357395	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357457	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357468	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357629	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357633	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357652	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7357697	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7398126	Nov 18, 2014
RIFLE,5.56 MILLIMETER	1	\$749.00	\$749.00	7455839	Nov 18, 2014
SCOOTER,UNDERWATER,DIVERS	1	\$5,000.00	\$5,000.00	NA	Dec 25, 2010
SCOOTER,UNDERWATER,DIVERS	1	\$5,000.00	\$5,000.00	NA	Dec 25, 2010
SCOOTER,UNDERWATER,DIVERS	1	\$5,000.00	\$5,000.00	NA	Dec 25, 2010
SCOOTER,UNDERWATER,DIVERS	1	\$5,000.00	\$5,000.00	NA	Dec 25, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	025880	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	026893	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	051293	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	056917	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	059120	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	228560	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	229472	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	234274	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4033138	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4045751	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4047227	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4278629	Aug 31, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	051003	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	068379	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	265740	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	306382	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	316519	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4012646	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4023317	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4038777	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4041942	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4042531	Aug 30, 2010
RIFLE,5.56 MILLIMETER	1	\$120.00	\$120.00	4255452	Aug 30, 2010
RIFLE,7.62 MILLIMETER	1	\$138.00	\$138.00	1038191	Nov 17, 2006
RIFLE,7.62 MILLIMETER	1	\$138.00	\$138.00	1243683	Nov 17, 2006
RIFLE,7.62 MILLIMETER	1	\$138.00	\$138.00	855711	Nov 17, 2006
RIFLE,7.62 MILLIMETER	1	\$138.00	\$138.00	857636	Nov 17, 2006
RIFLE,7.62 MILLIMETER	1	\$138.00	\$138.00	861413	Nov 17, 2006
RIFLE,5.56 MILLIMETER	1	\$499.00	\$499.00	5438284	Apr 30, 1996
RIFLE,5.56 MILLIMETER	1	\$499.00	\$499.00	5439375	Apr 30, 1996
RIFLE,5.56 MILLIMETER	1	\$499.00	\$499.00	5440555	Apr 30, 1996



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Calvin Winters

AGENDA ITEM # Q.2

To approve a request to purchase a TEAMS Video Integration System for Green Bay Fire Department for a sum of \$142,959.09 off of the University of Wisconsin System state contract using CARES Route to Recovery grant.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Fire Teams Integration V5 10-8-20

Teams Integration for Fire Department

City of Green Bay

Mike Hronek

IT Director

mikehr@greenbaywi.gov

(920) 448-3033

Project Pricing according to University of Wisconsin - Madison
State Contract 17-5174 and reflects a 1% local preference
discount on product and labor



Our Mission:

To provide world-class technology solutions with an unwavering commitment to our Customers, Vendor Partners and Employees while providing an environment that encourages profitable growth, learning and fun!

Site Address:

City of Green Bay
501 S. Washington St.

Green Bay WI 54301

Billing Address:

City of Green Bay
100 N Jefferson St

Green Bay WI 54301

Camera Corner Connecting Point

529 N. Monroe
Green Bay, WI 54301
Website: www.cccp.com

Project #: 2934
Modified Date: 10/08/2020
Revision: 5

Project Description:

Upgrade AV Technology at Area GBMFD stations to replace aging Cisco H.323 equipment with systems compatible with USB Conferencing running on a Windows PC (Teams primarily)

Specific Requirements:

Station One:

- New dual 86" LED HDTV displays with 22" local confidence monitors
- Instructor Station to house equipment
- Instructor and Audience view Cameras
- AV Connections for Room PC, Guest Laptop, CATV Tuner
- Ability to record audio and video of meetings, presentations and trainings
- Table-Top touchpanel for system control
- integrated VoIP speakerphone function in room
- 4 new ceiling microphones
- 4 new ceiling speakers
- Installation, testing, commissioning, training

Chief's Conference Room:

- Relocate display and mount from Station One Training room to Chief's conference room
- Relocate Logitech Rally conference system to Chief's Conference room and connect
- Installation, testing, commissioning, training

Station Two:

- New 75" LED HDTV Display
- USB Webcam to view instructor OR audience
- AV Connection for Room PC and Guest laptop (Auto-switching)
- 4 new ceiling microphones
- 6 new ceiling speakers
- small rolling rack to house AV Equipment
- Installation, testing, commissioning, training

Station Three:

- New 65" LED HDTV Display
- USB Soundbar for Display
- Provide small rack assembly for mounting PC and Power strip
- Install new equipment on existing AV Cart
- Testing, commissioning, training

Station Four:

- New 75" LED HDTV Display
- USB Webcam to view instructor OR audience
- AV Connection for Room PC and Guest laptop (Auto-switching)
- 4 new ceiling microphones
- 6 new ceiling speakers
- small rolling rack to house AV Equipment
- Installation, testing, commissioning, training

Station Five:

New 75" LED HDTV Display
Instructor View - USB PTZ Webcam
Audience View - USB PTZ Webcam
AV Connection for Room PC and Guest laptop (Auto-switching)
3 new ceiling microphones
4 new ceiling speakers
small rolling rack to house AV Equipment
Installation, testing, commissioning, training

Station Six:

Provide a 65" LED HDTV Display on a mobile cart
Provide USB Soundbar
Installation, testing, commissioning, training

Station Seven:

Provide new 65" LED HDTV Display on existing shelf
provide USB Soundbar for Display
Installation, testing, commissioning, training

Station Eight:

Provide 65" LED HDTV display to mount on existing mobile cart
Provide USB Soundbar for display
Provide small rack assembly for mounting PC and Power Strip
Installation, testing, commissioning, training.

Station Nine:

New 75" LED HDTV Display
USB Webcam to view instructor OR audience
AV Connection for Room PC and Guest laptop (Auto-switching)
5 new ceiling microphones
6 new ceiling speakers
small rolling rack to house AV Equipment
Installation, testing, commissioning, training

Unassigned

Quantity	Description	Unit Price	Price
1	_Miscellaneous Miscellaneous Parts & Materials		
16	CCCP /AVDESIGN System Design and Engineering Labor		
16	CCCP /AVPM Project Management		
1	CCCP /AVShipping Ground Shipping and Handling Estimate		
12	CCCP /AVTRAINING System Training		
8	CCCP /COMMISSIONING System Commissioning Labor		
12	CCCP /ITPINSTALL Project-Based Installation Labor		
Equipment:			\$5,460.15
Labor:			\$7,800.00
Unassigned Total			\$13,260.15

Quantity	Description	Unit Price	Price
1	Cables To Go 27005 USB 2.0 A to Mini-B Cable (6.6ft)		
2	Cables To Go 28103 3m USB 2.0 A/B Cable - Black (9.8ft)		
2	Cables To Go 28104 5m USB 2.0 A/B Cable - Black (16.4ft)		
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
1	CCCP /ALLOWANCE Product Allowance - Surface mounted raceway		
12	CCCP /AVPROGRAMMING Audio / Visual System Programming Labor		
4	CCCP /AVPROGRAMMING-4HR Audio / Visual System Programming Labor, 4 Hours		
4	CCCP AT8X8SC-2224 One Piece RJ45 crimp connector for Cat6 cable		
50	CCCP CBL-22/1 Mic/Line audio cable. 22AWG shielded twisted pair with ground wire.		
300	CCCP CBL-22/1-P Mic/Line audio cable. 22AWG shielded twisted pair with ground wire. Plenum Rated		
150	CCCP CBL-CAT6-P CAT. 6 Plenum		
140	CCCP CBL-SPK-14-P 2 Cond 14 Unshielded Raw Cable, Plenum, Per Foot		
2	Chief CSMP9X12 Component Storage Panel, Interface		
1	Chief K1C22HB Kontour K1C Dynamic Column Mount, Dual Monitor Array		

- 2 Chief PAC115**
TOGGLER ACCESSORY 1/4-20
- 2 Chief XTM1U**
Extra Large Tilt Mount Assembly
- 4 Earthworks IM6-W**
Installation Series low profile Gooseneck Microphone, 6", white
- 265 Extron *CBL-XTP-P**
Shielded Digital Twisted Pair Cable for XTP & DTP products -
Plenum, Per Foot
- 2 Extron DPM-HDF/0.5 4K PLUS**
DisplayPort Male to HDMI Female Active Adapter Cable – 6"
- 1 Extron DTP CrossPoint 86 4K IPCP SA**
8x6 Seamless 4K Scaling Presentation Matrix Switcher
- 2 Extron DTP HDMI 4K 230 Rx**
HDMI Twisted Pair Receiver - 230 feet (70 m)
- 2 Extron DTP HDMI 4K 230 Tx**
HDMI Twisted Pair Transmitter - 230 feet (70 m)
- 2 Extron HDMI Ultra/1.5**
4K Premium High Speed HDMI Ultra-Flexible Cable - 1.5' (45 cm)
- 3 Extron HDMI Ultra/12**
4K Premium High Speed HDMI Ultra-Flexible Cable - 12' (3.6 m)
- 8 Extron HDMI Ultra/6**
4K Premium High Speed HDMI Ultra-Flexible Cable - 6' (1.8 m)
- 1 Extron IR EMITTER**
IR Emitter Kit: With Shield
- 4 Extron MBU 125**
1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece
Enclosure
- 2 Extron PS 1215 C**
12V, 1.5A, Power Supply on Captive Screw
- 1 Extron SMP 351**
H.264 Streaming Media Processor
- 1 Extron TLP Pro 1025T Black**
10" Tabletop TouchLink Pro Touchpanel - Black
- 8 Extron XTP DTP 24 Plug - Each**
XTP DTP 24 Plug, EACH

- 2 Extron ZIPCLIP200**
Mounting Kit for 1/8 and 1/4 Rack Width Products
- 2 Extron ZIPCLIP200 - Single**
Mounting Kit for 1/8 and 1/4 Rack Width - Each
- 1 Generic CABLE TUNER**
[OFE] - Cable box
- 1 Generic Desktop PC**
[OFE] - Existing computer
- 1 Generic LAPTOP**
[OFE]
- 1 HP JL261A#ABA**
HP Aruba 2930F 24G PoE+ 4SFP Switch - 24 Network, 4 Uplink - Manageable - Twisted Pair, Optical Fiber - Modular - 3 Layer Supported - 1U High - Rack-mountable, Desktop - Lifetime Limited Warranty
- 2 LG 86UT640S0UA**
86" Class UHD Commercial TV with Essential Smart Function
- 50 Liberty Cable Cable Sleaving**
Tech Flex Expandable Sleaving 3/4 Inch ID - black
- 2 Liberty Cable CBL-RS232-MF**
Bare Wire - DB9F/DB9M Plenum 10' Cable Assembly
- 1 Liberty Cable DL-ARDA**
DIGITALINX SECURE ADAPTER RING
- 2 Liberty Cable Z100AY6FT**
3.5mm Stereo to Dual RCA Audio Cable,6'
- 1 Logitech MK520**
Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE
- 5 Middle Atlantic EB1**
1SP FLANGED ECONO BLANK
- 1 Middle Atlantic HP**
100PC 10-32 RACK SCREWS W
- 1 Middle Atlantic LBP-1A**
10 PACK L LACER BAR
- 1 Middle Atlantic PDS-1620R-NS**
16OUT 20A 3STGSEQ NO SRG

- 1 Middle Atlantic U2**
2SP RACKSHELF 14.75DP
- 1 Middle Atlantic UFA-8-F1**
1SP SHF 8"D W/1U FA,BPC
- 4 Neutrik NC3FX**
3 Pin Female XLR Connector
- 4 Panduit CJ688TGV**
Mini-Com Cat 6 8 position 8 wire, universal TG style module, Violet
- 1 Panduit CPP24WBL**
24 Port modular patch panel supplied with six factory installed CFFP4 type front removable snap-in faceplate
- 2 Planar PCT2235**
22" 16:9 MULTI-TOUCH LCD MONITOR
- 4 QSC AD-C6T-LP**
6.5" Two-way low-profile ceiling speaker, 70/100v transformer, white. Priced individually but must be purchased in pairs.
- 1 QSC CORE 110f**
Unified Core with 24 local audio I/O channels, 128x128 network I/O channels, dual LAN ports, POTS and VoIP telephony, 16x16 GPIO, 16 next-generation AEC processors, 1RU.
- 1 QSC I/O-USB Bridge**
Q-Sys Poe Bridging Endpoint For AV-to-USB Bridging
- 2 QSC PTZ-20x60**
Q-SYS PoE camera for AV-to-USB Bridging 20x Optical Zoom 60° horizontal field of view. For medium to large conference rooms. Includes Lan, 3G-SDI and HDMI; includes a PTZ-WMB1 (Wall Mount Bracket)
- 1 QSC SL-QSE-110-P**
Q-SYS Core 110 Scripting Engine Software License, Perpetual
- 1 QSC SL-QUID-110-P**
Q-SYS Core 110 UCI Deployment Software License, Perpetual
- 1 QSC SPA2-60**
SPA series low-Z power amplifier, 60 watt
- 2 RDL TX-J2**
Unbalanced Input Transformer - Unbalanced Stereo Inputs To Summed Balanced Mono Output
- 1 Spectrum Industries 68021MZD**
1 - Triple worksurface, misted zephyr laminate & black edge
1 - Equipment Rack in dark gray metal

2 - Wall Filler Panels in dark gray metal
1 - End leg in dark gray metal
CUSTOM LAMINATE TBD LATER

3 Tripp Lite N201-001-PU

1 Feet Cat6 Gigabit Snagless Molded Patch Cable (RJ45 M/M) - Purple

7 Tripp Lite N201-007-PU

CAT6 Patch Cable, 7'

2 Tripp Lite N201-014-PU

CAT6 Patch Cable, 14'

1 Tripp-Lite DRS-1215

14-outlet, 15-ft cord, rack mount Economy Surge Suppressor

1 Vaddio 535-2000-296

Off-Set Drop Down Mount for Vaddio ClearVIEW HD-20, HD-19 and HD-18

Equipment:

\$44,555.96

Labor:

\$7,157.15

Station One Total

\$51,713.11

Station One: Chief's Conference Room

Quantity	Description	Unit Price	Price
2	Chief CSMP9X12 Component Storage Panel, Interface		
1	Chief FCA800 Fusion 8" Above/Below Shelf for Large Displays (37" - 70")		
1	Chief LTM1U Large, Height Adjustable, Tilt Mount		
1	Logitech 939-001644 [OFE] - LOGITECH RALLY MOUNTING KIT		
1	Logitech Display Hub [OFE] - Display Hub included with 960-001225 Rally Kit		
1	Logitech Logitech Rally Camera [OFE] - Premium PTZ camera with Ultra-HD imaging system and automatic camera control		
1	Logitech Rally Mic Pod [OFE] - Rally Mic Pod included with 960-001225 Rally Kit		
1	Logitech Rally Speaker [OFE] - Rally Speaker included with 960-001225 Rally Kit		
1	Logitech Table Hub [OFE] - Table Hub included with 960-001225 Rally Kit		
1	Samsung BET55-H [OFE] - 55" BET-H Series Crystal UHD 4K Pro TV		

Equipment:	\$309.00
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Labor:	\$525.00
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Station One: Chief's Conference Room Total	\$834.00
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Quantity	Description	Unit Price	Price
1	ATEN UE3315 USB 3.1 Gen1 Extender Cable, 15m (49.21')		
1	Aver CAM540 4K Conference Camera with auto framing, RS-232 control, and USB-C output		
1	Cables To Go 27005 USB 2.0 A to Mini-B Cable (6.6ft)		
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP CBL-22/1 Mic/Line audio cable. 22AWG shielded twisted pair with ground wire.		
215	CCCP CBL-22/1-P Mic/Line audio cable. 22AWG shielded twisted pair with ground wire. Plenum Rated		
2	CCCP CBL-PWR-16 2 Cond 16 Unshielded Raw Cable, Non-Plenum, Per Foot		
50	CCCP CBL-PWR-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
125	CCCP CBL-SPK-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
1	Chief PAC115 TOGGLER ACCESSORY 1/4-20		
1	Chief XTM1U Extra Large Tilt Mount Assembly		
4	Earthworks IM6-W Installation Series low profile Gooseneck Microphone, 6", white		
50	Extron *CBL-XTP-P Shielded Digital Twisted Pair Cable for XTP & DTP products - Plenum, Per Foot		
1	Extron CSM 6 Captive Screw to Mini Stereo Adapter Cable: Five Pole 3.5 mm Captive Screw to Mini Stereo Female - 6" (15 cm)		

- 1 Extron DMP 64 Plus**
6x4 ProDSP Digital Matrix Processor
- 1 Extron DPM-HDF/0.5 4K PLUS**
DisplayPort Male to HDMI Female Active Adapter Cable – 6"
- 1 Extron DTP HDMI 4K 230 Rx**
HDMI Twisted Pair Receiver - 230 feet (70 m)
- 1 Extron DTP HDMI 4K 230 Tx**
HDMI Twisted Pair Transmitter - 230 feet (70 m)
- 1 Extron HDMI Ultra/12**
4K Premium High Speed HDMI Ultra-Flexible Cable - 12' (3.6 m)
- 1 Extron HDMI Ultra/15**
4K High Speed HDMI Ultra-Flexible Cable - 15' (4.5 m)
- 3 Extron HDMI Ultra/3**
4K Premium High Speed HDMI Ultra-Flexible Cable - 3' (90 cm)
- 1 Extron IN1604 HD**
Four Input HDCP-Compliant Scaler
- 1 Extron MBU 125**
1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece Enclosure
- 1 Extron MVGA-A M-M/12**
VGA Micro HR with Audio Cable: 15-pin HD Male to Male Low-Profile Molded + 3.5mm Stereo Mini Plug Male to Male - 12' (3.6 m)
- 1 Extron PS 1242**
12V, 4.2A Power Supply featuring ZipClip, 3 Captive Screw terminals
- 2 Extron RSU 129**
1U 9.5" Deep Universal Rack Shelf Kit
- 1 Extron VCM 200 D**
Volume and Mute Controller - Decorator-Style Wallplate
- 1 Extron XPA 2001-70V**
Mono 70 V Amplifier - 200 Watts
- 2 Extron XTP DTP 24 Jack Each**
Shielded RJ-45 Punch Down Jack Kit for Extron XTP DTP 24 Shielded Twisted Pair Cable
- 1 Extron ZIPCLIP200 - Single**
Mounting Kit for 1/8 and 1/4 Rack Width - Each
- 1 Generic Desktop PC**
[OFE] - Existing computer

- 1 Generic LAPTOP**
[OFE]

- 1 HP 1FH45A8#ABA**
[OFE] - E223 21.5" LED LCD Monitor - 16:9 - 5 ms - 1920 x 1080 - 250 Nit - 5,000,000:1 - Full HD - HDMI - VGA - DisplayPort - USB - 36 W - TCO Certified Edge, EPEAT Gold ELITEDISPLAY E223 VGA HDMI 5MS

- 1 LG 75UT640S0UA**
75" Digital Signage Display

- 50 Liberty Cable Cable Sleeve**
Tech Flex Expandable Sleeve 3/4 Inch ID - black

- 1 Liberty Cable DL-ARDA**
DIGITALINX SECURE ADAPTER RING

- 1 Liberty Cable LV1**
Arlington Industries Retrofit Style Low Voltage Single gang mounting bracket Package

- 1 Liberty Cable PC6B007BK**
CAT6 M-M Cable, Black, 7'

- 1 Liberty Cable PC6B015BK**
CAT6 M-M Cable, Black, 15'

- 1 Liberty Cable PC6B025BK**
CAT6 M-M Cable, Black, 25'

- 1 Logitech MK520**
Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE

- 1 Middle Atlantic D3**
3SP ANODIZED DRAWER

- 3 Middle Atlantic EVT1**
1SP FLANGED ECONO VENT

- 1 Middle Atlantic LBP-1A**
10 PACK L LACER BAR

- 1 Middle Atlantic MFR-1227KM**
12SP27D MOBILE F RACK KM

- 1 Middle Atlantic MFR-RRK-12**
MFR REAR RAIL KIT 12SP

- 1 Middle Atlantic U2**
2SP RACKSHELF 14.75DP

- 4 Neutrik NC3FXB**
Neutrik XLR 3 pin cable mt (f) black/gold Connector

- 6 QSC AD-C6T-LP**
6.5" Two-way low-profile ceiling speaker, 70/100v transformer, white. Priced individually but must be purchased in pairs.

- 1 Tripp-Lite DRS-1215**
14-outlet, 15-ft cord, rack mount Economy Surge Suppressor

- 1 Vaddio 535-2000-206**
Camera Mount for Vaddio HD-18/19/20 cameras. Camera is mounted to Drop Ceiling tiles.

- 1 W Box Technologies 0E-DCP2TB10P**
2.1mm DC Plug To Terminal - single

Equipment:	\$13,120.18
Labor:	\$2,334.15
Station Two Total	\$15,454.33

Quantity	Description	Unit Price	Price
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP /AVPINSTALL Project-Based Installation Labor		
1	Extron DPM-HDF/0.5 4K PLUS DisplayPort Male to HDMI Female Active Adapter Cable – 6"		
1	LG 65UT640S0UA 65" UT640S Series UHD Commercial Signage TV		
1	Liberty Cable PC6B007BK CAT6 M-M Cable, Black, 7'		
1	Liberty Cable PC6B015BK CAT6 M-M Cable, Black, 15'		
1	Liberty Cable PC6B025BK CAT6 M-M Cable, Black, 25'		
1	Logitech MK520 Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE		
1	Middle Atlantic 5-RS16 16"CFR BOTTOM RUNNER SET		
1	Middle Atlantic CFR-8-16 8SP,CABINET FRAME RK,16D		
1	Middle Atlantic U2 2SP RACKSHELF 14.75DP		
1	Polycom Studio Polycom Studio USB Video Bar		
1	Tripp-Lite DRS-1215 14-outlet, 15-ft cord, rack mount Economy Surge Suppressor		

Equipment:	\$2,596.90
Labor:	\$1,280.95
Station Three Total	\$3,877.85

Quantity	Description	Unit Price	Price
1	ATEN UE3315 USB 3.1 Gen1 Extender Cable, 15m (49.21')		
1	Aver CAM540 4K Conference Camera with auto framing, RS-232 control, and USB-C output		
1	Cables To Go 27005 USB 2.0 A to Mini-B Cable (6.6ft)		
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP CBL-22/1 Mic/Line audio cable. 22AWG shielded twisted pair with ground wire.		
215	CCCP CBL-22/1-P Mic/Line audio cable. 22AWG shielded twisted pair with ground wire. Plenum Rated		
2	CCCP CBL-PWR-16 2 Cond 16 Unshielded Raw Cable, Non-Plenum, Per Foot		
50	CCCP CBL-PWR-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
125	CCCP CBL-SPK-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
1	Chief PAC115 TOGGLER ACCESSORY 1/4-20		
1	Chief XTM1U Extra Large Tilt Mount Assembly		
4	Earthworks IM6-W Installation Series low profile Gooseneck Microphone, 6", white		
50	Extron *CBL-XTP-P Shielded Digital Twisted Pair Cable for XTP & DTP products - Plenum, Per Foot		
1	Extron CSM 6 Captive Screw to Mini Stereo Adapter Cable: Five Pole 3.5 mm Captive Screw to Mini Stereo Female - 6" (15 cm)		

- 1 Extron DMP 64 Plus**
6x4 ProDSP Digital Matrix Processor
- 1 Extron DPM-HDF/0.5 4K PLUS**
DisplayPort Male to HDMI Female Active Adapter Cable – 6"
- 1 Extron DTP HDMI 4K 230 Rx**
HDMI Twisted Pair Receiver - 230 feet (70 m)
- 1 Extron DTP HDMI 4K 230 Tx**
HDMI Twisted Pair Transmitter - 230 feet (70 m)
- 1 Extron HDMI Ultra/12**
4K Premium High Speed HDMI Ultra-Flexible Cable - 12' (3.6 m)
- 1 Extron HDMI Ultra/15**
4K High Speed HDMI Ultra-Flexible Cable - 15' (4.5 m)
- 3 Extron HDMI Ultra/3**
4K Premium High Speed HDMI Ultra-Flexible Cable - 3' (90 cm)
- 1 Extron IN1604 HD**
Four Input HDCP-Compliant Scaler
- 1 Extron MBU 125**
1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece Enclosure
- 1 Extron MVGA-A M-M/12**
VGA Micro HR with Audio Cable: 15-pin HD Male to Male Low-Profile Molded + 3.5mm Stereo Mini Plug Male to Male - 12' (3.6 m)
- 1 Extron PS 1242**
12V, 4.2A Power Supply featuring ZipClip, 3 Captive Screw terminals
- 2 Extron RSU 129**
1U 9.5" Deep Universal Rack Shelf Kit
- 1 Extron VCM 200 D**
Volume and Mute Controller - Decorator-Style Wallplate
- 1 Extron XPA 2001-70V**
Mono 70 V Amplifier - 200 Watts
- 2 Extron XTP DTP 24 Jack Each**
Shielded RJ-45 Punch Down Jack Kit for Extron XTP DTP 24 Shielded Twisted Pair Cable
- 1 Extron ZIPCLIP200 - Single**
Mounting Kit for 1/8 and 1/4 Rack Width - Each
- 1 Generic Desktop PC**
[OFE] - Existing computer

- 1 Generic LAPTOP**
[OFE]

- 1 HP 1FH45A8#ABA**
[OFE] - E223 21.5" LED LCD Monitor - 16:9 - 5 ms - 1920 x 1080 - 250 Nit - 5,000,000:1 - Full HD - HDMI - VGA - DisplayPort - USB - 36 W - TCO Certified Edge, EPEAT Gold ELITEDISPLAY E223 VGA HDMI 5MS

- 1 LG 75UT640S0UA**
75" Digital Signage Display

- 50 Liberty Cable Cable Sleeve**
Tech Flex Expandable Sleeve 3/4 Inch ID - black

- 1 Liberty Cable DL-ARDA**
DIGITALINX SECURE ADAPTER RING

- 1 Liberty Cable LV1**
Arlington Industries Retrofit Style Low Voltage Single gang mounting bracket Package

- 1 Liberty Cable PC6B007BK**
CAT6 M-M Cable, Black, 7'

- 1 Liberty Cable PC6B015BK**
CAT6 M-M Cable, Black, 15'

- 1 Liberty Cable PC6B025BK**
CAT6 M-M Cable, Black, 25'

- 1 Logitech MK520**
Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE

- 1 Middle Atlantic D3**
3SP ANODIZED DRAWER

- 3 Middle Atlantic EVT1**
1SP FLANGED ECONO VENT

- 1 Middle Atlantic LBP-1A**
10 PACK L LACER BAR

- 1 Middle Atlantic MFR-1227KM**
12SP27D MOBILE F RACK KM

- 1 Middle Atlantic MFR-RRK-12**
MFR REAR RAIL KIT 12SP

- 1 Middle Atlantic U2**
2SP RACKSHELF 14.75DP

- 4 Neutrik NC3FXB**
Neutrik XLR 3 pin cable mt (f) black/gold Connector

- 6 QSC AD-C6T-LP**
6.5" Two-way low-profile ceiling speaker, 70/100v transformer, white. Priced individually but must be purchased in pairs.

- 1 Tripp-Lite DRS-1215**
14-outlet, 15-ft cord, rack mount Economy Surge Suppressor

- 1 Vaddio 535-2000-206**
Camera Mount for Vaddio HD-18/19/20 cameras. Camera is mounted to Drop Ceiling tiles.

- 1 W Box Technologies 0E-DCP2TB10P**
2.1mm DC Plug To Terminal - single

Equipment:	\$13,120.18
Labor:	\$2,334.15
Station Four Total	\$15,454.33

Quantity	Description	Unit Price	Price
2	ATEN UE3315 USB 3.1 Gen1 Extender Cable, 15m (49.21')		
2	Aver CAM540 4K Conference Camera with auto framing, RS-232 control, and USB-C output		
1	Cables To Go 27005 USB 2.0 A to Mini-B Cable (6.6ft)		
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP CBL-22/1 Mic/Line audio cable. 22AWG shielded twisted pair with ground wire.		
165	CCCP CBL-22/1-P Mic/Line audio cable. 22AWG shielded twisted pair with ground wire. Plenum Rated		
2	CCCP CBL-PWR-16 2 Cond 16 Unshielded Raw Cable, Non-Plenum, Per Foot		
100	CCCP CBL-PWR-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
95	CCCP CBL-SPK-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
1	Chief PAC115 TOGGLER ACCESSORY 1/4-20		
1	Chief XTM1U Extra Large Tilt Mount Assembly		
3	Earthworks IM6-W Installation Series low profile Gooseneck Microphone, 6", white		
50	Extron *CBL-XTP-P Shielded Digital Twisted Pair Cable for XTP & DTP products - Plenum, Per Foot		
1	Extron CSM 6 Captive Screw to Mini Stereo Adapter Cable: Five Pole 3.5 mm Captive Screw to Mini Stereo Female - 6" (15 cm)		

- 1 Extron DMP 64 Plus**
6x4 ProDSP Digital Matrix Processor
- 1 Extron DPM-HDF/0.5 4K PLUS**
DisplayPort Male to HDMI Female Active Adapter Cable – 6"
- 1 Extron DTP HDMI 4K 230 Rx**
HDMI Twisted Pair Receiver - 230 feet (70 m)
- 1 Extron DTP HDMI 4K 230 Tx**
HDMI Twisted Pair Transmitter - 230 feet (70 m)
- 1 Extron EWB 101 WHITE**
One US gang external wall box: white
- 1 Extron HDMI Ultra/12**
4K Premium High Speed HDMI Ultra-Flexible Cable - 12' (3.6 m)
- 1 Extron HDMI Ultra/15**
4K High Speed HDMI Ultra-Flexible Cable - 15' (4.5 m)
- 3 Extron HDMI Ultra/3**
4K Premium High Speed HDMI Ultra-Flexible Cable - 3' (90 cm)
- 1 Extron IN1604 HD**
Four Input HDCP-Compliant Scaler
- 1 Extron MBU 125**
1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece Enclosure
- 1 Extron MVGA-A M-M/12**
VGA Micro HR with Audio Cable: 15-pin HD Male to Male Low-Profile Molded + 3.5mm Stereo Mini Plug Male to Male - 12' (3.6 m)
- 1 Extron PS 1242**
12V, 4.2A Power Supply featuring ZipClip, 3 Captive Screw terminals
- 2 Extron RSU 129**
1U 9.5" Deep Universal Rack Shelf Kit
- 1 Extron VCM 200 D**
Volume and Mute Controller - Decorator-Style Wallplate
- 1 Extron XPA 2001-70V**
Mono 70 V Amplifier - 200 Watts
- 2 Extron XTP DTP 24 Jack Each**
Shielded RJ-45 Punch Down Jack Kit for Extron XTP DTP 24 Shielded Twisted Pair Cable

- 1 Extron ZIPCLIP200 - Single**
Mounting Kit for 1/8 and 1/4 Rack Width - Each
- 1 Generic Desktop PC**
[OFE] - Existing computer
- 1 Generic LAPTOP**
[OFE]
- 1 HP 1FH45A8#ABA**
[OFE] - E223 21.5" LED LCD Monitor - 16:9 - 5 ms - 1920 x 1080 - 250 Nit - 5,000,000:1 - Full HD - HDMI - VGA - DisplayPort - USB - 36 W - TCO Certified Edge, EPEAT Gold ELITEDISPLAY E223 VGA HDMI 5MS
- 1 LG 75UT640S0UA**
75" Digital Signage Display
- 50 Liberty Cable Cable Sleaving**
Tech Flex Expandable Sleaving 3/4 Inch ID - black
- 1 Liberty Cable DL-ARDA**
DIGITALINX SECURE ADAPTER RING
- 1 Liberty Cable PC6B007BK**
CAT6 M-M Cable, Black, 7'
- 1 Liberty Cable PC6B015BK**
CAT6 M-M Cable, Black, 15'
- 1 Liberty Cable PC6B025BK**
CAT6 M-M Cable, Black, 25'
- 1 Logitech MK520**
Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE
- 1 Middle Atlantic D3**
3SP ANODIZED DRAWER
- 3 Middle Atlantic EVT1**
1SP FLANGED ECONO VENT
- 1 Middle Atlantic LBP-1A**
10 PACK L LACER BAR
- 1 Middle Atlantic MFR-1227KM**
12SP27D MOBILE F RACK KM
- 1 Middle Atlantic MFR-RRK-12**
MFR REAR RAIL KIT 12SP

- 1 Middle Atlantic U2**
2SP RACKSHELF 14.75DP
- 1 Neutrik NC3FX**
3 Pin Female XLR Connector
- 2 Neutrik NC3FXB**
Neutrik XLR 3 pin cable mt (f) black/gold Connector
- 4 QSC AD-C6T-LP**
6.5" Two-way low-profile ceiling speaker, 70/100v transformer, white. Priced individually but must be purchased in pairs.
- 1 Tripp-Lite DRS-1215**
14-outlet, 15-ft cord, rack mount Economy Surge Suppressor
- 2 Vaddio 535-2000-206**
Camera Mount for Vaddio HD-18/19/20 cameras. Camera is mounted to Drop Ceiling tiles.
- 3 W Box Technologies 0E-DCP2TB10P**
2.1mm DC Plug To Terminal - single

Equipment:	\$13,790.17
Labor:	\$2,293.62
Station Five Total	\$16,083.79

Quantity	Description	Unit Price	Price
1	Cables To Go 28102 2m USB 2.0 A/B Cable - Black (6.5ft)		
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP /AVPINSTALL Project-Based Installation Labor		
2	CCCP /AVPROGRAMMING Audio / Visual System Programming Labor		
1	Chief FCA613B Large Height-Adjustable Accessory Shelf, Black		
1	Chief FCA830 Chief FCA830 Fusion Center Channel Speaker Mount for Large Displays		
1	Chief LPAUB Large Fusion™ Manual Height Adjustable Mobile AV Cart		
1	Crestron UC-SB1-CAM UC Video Conference Smart Sound Bar & Camera		
1	Extron DPM-HDF/0.5 4K PLUS DisplayPort Male to HDMI Female Active Adapter Cable – 6"		
1	Extron HDMI Ultra/6 4K Premium High Speed HDMI Ultra-Flexible Cable - 6' (1.8 m)		
1	LG 65UT640S0UA 65" UT640S Series UHD Commercial Signage TV		
1	Liberty Cable PC6B007BK CAT6 M-M Cable, Black, 7'		
1	Liberty Cable PC6B015BK CAT6 M-M Cable, Black, 15'		
2	Liberty Cable PC6B025BK CAT6 M-M Cable, Black, 25'		
1	Logitech MK520 Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF		

Mouse - Laser - Scroll Wheel (PC) AND MOUSE

- 1 Tripp Lite PS712B**
Tripp Lite PowerIt! 7 Outlet Power Strip with 12ft Cord, Black

Equipment:	\$4,078.55
Labor:	\$1,465.45
Station Six Total	\$5,544.00

Quantity	Description	Unit Price	Price
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP /AVPINSTALL Project-Based Installation Labor		
1	Extron DPM-HDF/0.5 4K PLUS DisplayPort Male to HDMI Female Active Adapter Cable – 6"		
1	LG 65UT640S0UA 65" UT640S Series UHD Commercial Signage TV		
1	Liberty Cable PC6B007BK CAT6 M-M Cable, Black, 7'		
1	Liberty Cable PC6B015BK CAT6 M-M Cable, Black, 15'		
1	Liberty Cable PC6B025BK CAT6 M-M Cable, Black, 25'		
1	Logitech MK520 Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE		
1	Polycom Studio Polycom Studio USB Video Bar		

Equipment:	\$2,212.90
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Labor:	\$803.20
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Station Seven Total	\$3,016.10
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Quantity	Description	Unit Price	Price
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP /AVPINSTALL Project-Based Installation Labor		
1	Extron DPM-HDF/0.5 4K PLUS DisplayPort Male to HDMI Female Active Adapter Cable – 6"		
1	LG 65UT640S0UA 65" UT640S Series UHD Commercial Signage TV		
1	Liberty Cable PC6B007BK CAT6 M-M Cable, Black, 7'		
1	Liberty Cable PC6B015BK CAT6 M-M Cable, Black, 15'		
1	Liberty Cable PC6B025BK CAT6 M-M Cable, Black, 25'		
1	Logitech MK520 Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE		
1	Middle Atlantic 5-RS16 16"CFR BOTTOM RUNNER SET		
1	Middle Atlantic CFR-8-16 8SP,CABINET FRAME RK,16D		
1	Middle Atlantic U2 2SP RACKSHELF 14.75DP		
1	Polycom Studio Polycom Studio USB Video Bar		
1	Tripp-Lite DRS-1215 14-outlet, 15-ft cord, rack mount Economy Surge Suppressor		

Equipment:	\$2,596.90
Labor:	\$1,280.95
Station Eight Total	\$3,877.85

Quantity	Description	Unit Price	Price
1	ATEN UE3315 USB 3.1 Gen1 Extender Cable, 15m (49.21')		
1	Aver CAM540 4K Conference Camera with auto framing, RS-232 control, and USB-C output		
1	Cables To Go 27005 USB 2.0 A to Mini-B Cable (6.6ft)		
2	Cables To Go 52107 2M USB 2.0 A MALE TO A FEMALE EXTENSION CABLE - BLACK (6.6FT)		
4	CCCP CBL-22/1 Mic/Line audio cable. 22AWG shielded twisted pair with ground wire.		
265	CCCP CBL-22/1-P Mic/Line audio cable. 22AWG shielded twisted pair with ground wire. Plenum Rated		
2	CCCP CBL-PWR-16 2 Cond 16 Unshielded Raw Cable, Non-Plenum, Per Foot		
50	CCCP CBL-PWR-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
125	CCCP CBL-SPK-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
1	Chief PAC115 TOGGLER ACCESSORY 1/4-20		
1	Chief XTM1U Extra Large Tilt Mount Assembly		
5	Earthworks IM6-W Installation Series low profile Gooseneck Microphone, 6", white		
50	Extron *CBL-XTP-P Shielded Digital Twisted Pair Cable for XTP & DTP products - Plenum, Per Foot		
1	Extron CSM 6 Captive Screw to Mini Stereo Adapter Cable: Five Pole 3.5 mm Captive Screw to Mini Stereo Female - 6" (15 cm)		

- 1 Extron DMP 64 Plus**
6x4 ProDSP Digital Matrix Processor
- 1 Extron DPM-HDF/0.5 4K PLUS**
DisplayPort Male to HDMI Female Active Adapter Cable – 6"
- 1 Extron DTP HDMI 4K 230 Rx**
HDMI Twisted Pair Receiver - 230 feet (70 m)
- 1 Extron DTP HDMI 4K 230 Tx**
HDMI Twisted Pair Transmitter - 230 feet (70 m)
- 1 Extron HDMI Ultra/12**
4K Premium High Speed HDMI Ultra-Flexible Cable - 12' (3.6 m)
- 1 Extron HDMI Ultra/15**
4K High Speed HDMI Ultra-Flexible Cable - 15' (4.5 m)
- 3 Extron HDMI Ultra/3**
4K Premium High Speed HDMI Ultra-Flexible Cable - 3' (90 cm)
- 1 Extron IN1604 HD**
Four Input HDCP-Compliant Scaler
- 1 Extron MBU 125**
1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece Enclosure
- 1 Extron MVGA-A M-M/12**
VGA Micro HR with Audio Cable: 15-pin HD Male to Male Low-Profile Molded + 3.5mm Stereo Mini Plug Male to Male - 12' (3.6 m)
- 1 Extron PS 1242**
12V, 4.2A Power Supply featuring ZipClip, 3 Captive Screw terminals
- 2 Extron RSU 129**
1U 9.5" Deep Universal Rack Shelf Kit
- 1 Extron VCM 200 D**
Volume and Mute Controller - Decorator-Style Wallplate
- 1 Extron XPA 2001-70V**
Mono 70 V Amplifier - 200 Watts
- 2 Extron XTP DTP 24 Jack Each**
Shielded RJ-45 Punch Down Jack Kit for Extron XTP DTP 24 Shielded Twisted Pair Cable
- 1 Extron ZIPCLIP200 - Single**
Mounting Kit for 1/8 and 1/4 Rack Width - Each
- 1 Generic Desktop PC**
[OFE] - Existing computer

- 1 Generic LAPTOP**
[OFE]

- 1 HP 1FH45A8#ABA**
[OFE] - E223 21.5" LED LCD Monitor - 16:9 - 5 ms - 1920 x 1080 - 250 Nit - 5,000,000:1 - Full HD - HDMI - VGA - DisplayPort - USB - 36 W - TCO Certified Edge, EPEAT Gold ELITEDISPLAY E223 VGA HDMI 5MS

- 1 LG 75UT640S0UA**
75" Digital Signage Display

- 50 Liberty Cable Cable Sleeving**
Tech Flex Expandable Sleeving 3/4 Inch ID - black

- 1 Liberty Cable DL-ARDA**
DIGITALINX SECURE ADAPTER RING

- 1 Liberty Cable LV1**
Arlington Industries Retrofit Style Low Voltage Single gang mounting bracket Package

- 1 Liberty Cable PC6B007BK**
CAT6 M-M Cable, Black, 7'

- 1 Liberty Cable PC6B015BK**
CAT6 M-M Cable, Black, 15'

- 1 Liberty Cable PC6B025BK**
CAT6 M-M Cable, Black, 25'

- 1 Logitech MK520**
Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE

- 1 Middle Atlantic LBP-1A**
10 PACK L LACER BAR

- 1 Middle Atlantic U2**
2SP RACKSHELF 14.75DP

- 1 Neutrik NC3FX**
3 Pin Female XLR Connector

- 4 Neutrik NC3FXB**
Neutrik XLR 3 pin cable mt (f) black/gold Connector

- 6 QSC AD-C6T-LP**
6.5" Two-way low-profile ceiling speaker, 70/100v transformer, white. Priced individually but must be purchased in pairs.

- 1 Tripp-Lite DRS-1215**
14-outlet, 15-ft cord, rack mount Economy Surge Suppressor
- 1 Vaddio 535-2000-206**
Camera Mount for Vaddio HD-18/19/20 cameras. Camera is mounted to Drop Ceiling tiles.
- 1 W Box Technologies 0E-DCP2TB10P**
2.1mm DC Plug To Terminal - single

Equipment:	\$13,041.09
Labor:	\$2,192.40
Station Nine Total	\$15,233.49
Equipment Subtotal:	\$114,881.98
Labor Subtotal:	\$29,467.02
Project Subtotal:	\$144,349.00

PROJECT SUMMARY

Equipment:	\$114,881.98
Product Adjustment:	(\$1,094.39)
Labor:	\$29,467.02
Labor Adjustment:	(\$295.52)

Grand Total:	\$142,959.09
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Payment Schedule

	Amount	Due Date
Initial Deposit	\$71,479.55	
Equipment Delivery	\$57,183.64	
Final Acceptance	\$14,295.90	

Resources:

Account Manager:	<u>Michael Seering</u>	Designer:	<u>Joe Eckberg</u>
Programmer:	<u>Michael Bruesch</u>	DSP Programmer:	<u>Joe Eckberg</u>
Project Manager:	<u>Bob Mueller</u>	Trainer:	<u>Programmer</u>
Network Engineer:	<u>Luke McCormick</u>	VOIP Engineer:	<u>TBD</u>

Assumptions

The list of assumptions below was used to develop this Statement of Work and Quote. If any of these assumptions are not correct or if additional, unanticipated information was uncovered during the project, it may affect the SOW and Quote relative to the installation timeline and/or price. If so, a change order (discussed below) will be written and signed off by the customer before this additional work is performed.

1. Installation to be performed between 8am and 5pm weekdays
2. 120v power installation by others
3. Owner-furnished equipment is in good working order and appropriate for task

Customer Responsibilities

Customer, at its expense, shall:

- A. Provide employees or agents of CCCP:
 - reasonable access to the premises and facilities
 - suitable and easily accessible floor space that's close to the project area
 - necessary power and grounding
 - an environment that prevents equipment from over-heating and/or exposure to moisture
 - floor plans
 - any other information as needed
- B. Communicate all project related issues with CCCP in a timely basis such that the project timeline is not imperiled.
- C. Provide all required licensing and software needed to ensure the timely backup of data as well as protection from viruses and other risks at all levels of the network.
- D. Confirm all drop ship items have arrived.
- E. Do not write on original packaging or boxes. Save all boxes and packing material as they are required for returns/rebates and repairs.
- F. Cover the cost of lift rentals, if necessary to access and/or install all equipment included in this project.
- G. Upon request and prior to scheduling, provide photographic confirmation of the completed customer responsibilities.
- H. Upon project completion, review and verify the system implemented by CCCP.

Work Schedule/Billing Rate

Rates - Regular billing hours are 7:30am – 5:30pm Monday through Friday. Any work performed outside that range is billed at the after-hours rate. Refer to the Billing Rate Schedule below.

CCCP will work with the customers schedule when after-hours work is required. CCCP will confirm the installation timeframe with the customer.

<u>Time</u>	<u>Rate per Hour</u>
7:30am – 5:30pm (M-F)	Published Rate
5:30pm – 7:30am (M-F)	1.5x Published Rate
Saturdays (7:30am-5:30pm)	1.5x Published Rate
Saturdays (5:30pm-12:00am Sunday)	2x Published Rate
Sundays (until 7:30am Monday)	2x Published Rate
Holidays	3x Published Rate

Travel – For any customer within 60 miles of its Green Bay corporate office Camera Corner/Connecting Point charges for service from the time we leave our corporate office until the time our work is complete (i.e., we charge travel to the customer's location, but not from). In addition, for all service calls greater than 60 miles from our Green Bay corporate office, Camera Corner/Connecting Point reserves the right to charge an additional fee for zone travel charges. In addition, gas prices may at times, require us to include a small surcharge on dispatched trips from our technical team. Your account rep can explain how these charges may apply to you.

Labor – Labor for this project is to be billed as follows:

- ☐ **Time and Materials billed off Sales Order**
- ☐ **Time and Materials billed off Block**
- ☒ **Project Based** (*flat fee no matter how long it takes – excluding costs associated with change orders*)

Billing Rate – The billing rate for this project is based on current published rates:

Installation:	\$100/hr
Programming:	\$150/hr
Project Management:	\$150/hr
Design/Engineering:	\$150/hr
Network Engineer:	\$150/hr (certification dependent)

Special Notes on Billing:

Product to be ordered and invoiced by 10/31/2020 and installed by 12/31/2020

Terms

Net 30 on Consulting, Product and Labor

Change Management

CCCP will review change requests to this Statement of Work by you. As part of this review, CCCP will prepare a Change Order (available upon request) that documents the request and, if applicable, any impact on the project schedule and pricing. CCCP will incorporate the change into the project schedule and scope of work upon receipt of your signed Change Order. Changes requested can affect the implementation schedule and services quoted. The following personnel at your company are authorized to make change orders:

Mike Hronek - City IT Director
David Litton - Fire Chief
Robert Goplin - Asst. Chief
Ryan Gibbons - Asst. Chief

Planned Down Time

CCCP will provide prior notice of any necessary system outages during the implementation. In case of unforeseen issues during the installation and cutover, CCCP will make every effort to minimize any interruption.

Testing

CCCP will verify that the system and features meet the customer's expectations, as laid out in this document. This includes ensuring that the present functionality of the system is still available unless directed otherwise.

First day of Service

On the first day of service, CCCP will be available for the customer to discuss questions or issues they may have. We will document all issues and work quickly to resolve them.

Return Policies

We strive to provide our customers with the highest level of service possible. From first visit to order delivery and installation, we want you to be completely satisfied with your experience.

Unless specified, the manufacturer's product warranty does not cover the labor to fix defective product(s).

Unless specified otherwise, all products are covered by the manufacturer's warranty. Please identify any concerns that you have within 30 days of the invoice date. Any issues after the first 30 days will be subject to the restrictions and limitations imposed by our vendors.

All cancelled orders/returns are subject to a 15% restocking fee. Opened software is not returnable. Special order/non-stock items may not be returnable or may be subject to a higher restock fee. Vendor approval will be required prior to the return of opened hardware. Defective hardware may be returned for exchange only. Support blocks are non-refundable. Refund checks will be mailed.

A RETURN AUTHORIZATION ("R.A") REQUEST must be placed by filling out our online Return Authorization Request and is required for ALL returns. (Go to www.cccp.com and click on the Return Authorization Request Form link under Policies & Terms.). You will get a response within 48 hours of your request. Merchandise must be returned within 7 days of the issuance of the R.A.

Please do not write on original packaging or boxes. In addition, save all boxes and packing material as they are required for returns/rebates and repairs.

Camera Corner Connecting Point inspects all returns and reserves the right to return merchandise that does not meet manufacturers return authorization criteria.

If you have additional questions, please email returns@cccp.com.

Programming

Programming performed by CCCP is subject to a limited warranty. CCCP warrants that the physical medium on which this programming is located is free from defects and that the products impacted by this programming will perform as outlined in this SOW. This limited warranty is good for 60 days from the date of invoice. See Programming Addendum to the SOW if applicable.

Disclaimers and Limitations of Liability

CCCP WILL NOT UNDER ANY CIRCUMSTANCES BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, PROPERTY DAMAGE, LOST TIME, LOSS OF USE OF ANY EQUIPMENT OR ANY OTHER DAMAGES RESULTING FROM THE BREAKDOWN OR FAILURE OF ANY EQUIPMENT OR FROM DELAYS IN SERVICING OR THE INABILITY TO RENDER SERVICE ON ANY EQUIPMENT. CCCP LIABILITY FOR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, CCCP NEGLIGENCE OR INSTALLATION OF DEFECTIVE PARTS OR COMPONENTS, WHETHER OR NOT SUCH DEFECT WAS KNOWN OR DISCOVERABLE, SHALL NOT EXCEED THE ACTUAL PRICE PAID TO CCCP BY CLIENT FOR THE EQUIPMENT OR PARTS, WHICHEVER IS LESS.

Contact for Service

When you need to place a service call to Camera Corner Connecting Point, please call us at (920) 438-0333. We will take your name, a brief description of the trouble, and a call back number. We will then contact one of our qualified associates to follow up on your request.

Statement of Confidentiality

This Statement of Work and proposal is the proprietary and confidential property of Camera Corner / Connecting Point. By accepting possession of this document, the company named in this document agrees to keep the contents in confidence and not to use, duplicate, or disclose for any purpose other than the purpose of evaluating Camera Corner / Connecting Point's ability to provide the services herein, unless otherwise agreed to in writing by Camera Corner / Connecting Point. On request by Camera Corner / Connecting Point, the company named in this document agrees to return the copies of the Statement of Work to Camera Corner / Connecting Point, together with the other materials supplied by Camera Corner / Connecting Point.

Non-Solicitation of Personnel

Client agrees not to solicit, directly or indirectly (through individuals, subsidiaries, holding companies, partnerships, subcontractors, employment agencies or any other financially related firms), nor to tender an offer for employment nor place on their payrolls any present CCCP employee who becomes known to Client in connection with the proper performance of this Agreement during the term of this Agreement and for a period of one (1) year after its termination. In the event Client hires or contracts with a CCCP employee in violation of the terms of this paragraph, the Client agrees to pay CCCP as liquidated damages, and not as a penalty, an amount equal to one half of the employee's annual compensation, including but not limited to wages, bonuses and fringe benefits.

Post Installation Review

CCCP wants to get your feedback to understand how we could serve you better, and improve our relationship with you. We may also ask for referrals or testimonials. Please feel free to contact us with any questions you may have.

Approval for Acceptance and Authorization of Project Completion

CCCP will work with you to resolve any problems and answer any questions you have regarding the system implementation. Your signature of acceptance will be asked for upon completion of the project.

Approval for Contact Information/Logo Placement

CCCP will place our logo and contact information on a 1U blank rack panel to provide you convenient contact information.

Approval for Pictures of Completed Project

CCCP may take pictures of the equipment upon completion of the project. They will be primarily used to document the installation work and reference in the future if design changes or troubleshooting is required. They also may be used to help represent and communicated to other customers the work that CCCP does. Your signature of acceptance will be asked for upon completion of the project.

Other Approvals

Throughout this project, CCCP may provide the customer with other documents requiring approval before we begin a particular phase of the project. Such documents are addendums of this document and are subject to all of the same guidelines stated in this document. A non-exhaustive list of examples would include a Programming Addendum to the SOW and a Custom Plate Addendum to the SOW.

Subcontractors

Camera Corner may use subcontractors to assist on this project. All work by subcontractors will be directed and/or supervised by Camera Corner staff. Tasks that subcontractors may be utilized for include the following:

- Low voltage cabling – including Cat. 6 cabling
- Conduit and raceway work as required
- Physical installation of devices and equipment

Remote Access

Unless specifically directed otherwise, Camera Comer will install TeamViewer software on the any provided servers and create a Camera Corner account on the system. This access will be used to facilitate service and repair issues as well as programming changes as directed by the owner.

Acceptance and Authorization of SOW

IN WITNESS WHEREOF, the parties hereto each acting with proper authroity Accept this Statement of work

Project Name: Teams Integration for Fire Department

<u>Mike Hronek</u> Customer Printed Full Name	<u>Michael Seering</u> CCCP Acct Rep Printed Full Name	<u>Joe Eckberg</u> CCCP Engineer Printed Full Name
<u>IT Director</u> Title	<u>Account Manager</u> Title	<u>Designer</u> Title
<u>Signature</u>	<u>Signature</u>	<u>Signature</u>
<u>Date</u>	<u>Date</u>	<u>Date</u>

An authorized signature on this document acknowledges that the customer has read our Return Policy located on the Company Info page of the Camera Corner Connecting Point website www.cccp.com.

After all parties have signed, please provide original to customer and a copy to CCCP.

Acceptance and Authorization of Project Completion

IN WITNESS WHEREOF, the parties hereto each acting with proper authroity Accept this Statement of work

Project Name: Teams Integration for Fire Department

<u>Mike Hronek</u> Customer Printed Full Name	<u>Michael Seering</u> CCCP Acct Rep Printed Full Name	<u>Joe Eckberg</u> CCCP Engineer Printed Full Name
<u>IT Director</u> Title	<u>Account Manager</u> Title	<u>Designer</u> Title
<u>Signature</u>	<u>Signature</u>	<u>Signature</u>
<u>Date</u>	<u>Date</u>	<u>Date</u>

Can we use you as a reference or testimonial for the work just completed? Yes _____ No_____

If no, may we ask why?

After all parties have signed, please provide original to customer and a copy to CCCP.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Calvin Winters

AGENDA ITEM # Q.3

To approve request to purchase a TEAMS Video Integration System for Green Bay Police Department for a sum of \$124,102.80 off of the University of Wisconsin System state contract using CARES Route to Recovery grant.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Police Training Center Remodel 10-8-20



Training Center Remodel

Green Bay Police Department

Mike Hronek

IT Administrator

mikehr@greenbaywi.gov

920 448 3033

Product and Labor provided according to UW-Madison State
Contract 17-5174 (as amended) with additional local preference
discount of 1%



Our Mission:

To provide world-class technology solutions with an unwavering commitment to our Customers, Vendor Partners and Employees while providing an environment that encourages profitable growth, learning and fun!

Site Address:

Green Bay Police Department
307 S. Adams Street

Green Bay WI 54301

Billing Address:

Green Bay Police Department
100 N Jefferson St Room 101

Green Bay WI 54301

Camera Corner Connecting Point

529 N. Monroe
Green Bay, WI 54301
Website: www.cccp.com

Project #: 3341
Modified Date: 10/07/2020
Revision: 1

Project Description:

Upgrade the Training Room and the Classroom at GBPD HQ with new AV technology

Specific Requirements:

Chief's Conference Room

- Install a 7" room scheduling panel at 48" AFF to top of panel outside both doors of the Chief's conference room and connect them to the Office365 / Exchange account that will be created for this room. Two panels total.

Training Room

- Install a 7" room scheduling panel at 48" AFF to top of panel outside both entry doors of the training room and connect them to the Office365 / Exchange account that will be created for this room. Two panels total.
- Install two new 5000lumen projectors to project on to existing screens using existing mounting hardware (if compatible)
- install two new 75" HDTV displays and mounts on the west wall of the Training room
- install 4 new ceiling mics with LED light rings to show mute status
- install 6 new ceiling speakers
- provide and install 2 new confidence monitors for in-room PC use
- provide wall-mounted 10" touch panel for room control
- provide "room speakerphone" feature to allow VoIP (voice) calls to connect to room
- provide "extended desktop" capability from in-room pc to room displays
- provide VGA and HDMI (with adapter ring) laptop connections (auto-switch VGA/HDMI)
- provide instructor-facing and audience-facing cameras
- provide room audio and camera to in-room PC for Web Calls (Teams / Zoom, Etc.)
- provide recording function to allow for capture of camera and content
- provide installation(exclusive of High Voltage Electrical), commissioning, testing, training of system

Classroom

- Install a 7" room scheduling panel at 48" AFF to top of panel outside both entry doors of the training room and connect them to the Office365 / Exchange account that will be created for this room. Two panels total.
- Install one new 5000lumen projectors to project on to existing screen using existing mounting hardware(if compatible)
- install 4 new ceiling mics with LED light rings to show mute status
- install 6 new ceiling speakers
- provide connection for local monitor for in-room PC
- provide desktop mounted 10" touch panel for room control
- provide "room speakerphone" feature to allow VoIP (voice) calls to connect to room
- provide VGA and HDMI (with adapter ring) laptop connections (auto-switch VGA/HDMI)
- provide instructor-facing and audience-facing cameras
- provide room audio and camera to in-room PC for Web Calls (Teams / Zoom, Etc.)
- provide recording ability (if recorder is available) to allow for capture of camera and content

- provide installation(exclusive of High Voltage Electrical), commissioning, testing, training of system

Common to both rooms

- provide video matrix switcher to allow for any-input-to-any-output routing of connected signals
- provide two Cable TV Tuners for tuning Television signals (CATV Signal by others)
- provide audio DSP with VoIP, Dante and Acoustic Echo Cancellation abilities
- provide at least 3 available inputs and outputs for growth
- provide control processor to allow for easy control of system tasks
- provide equipment rack with front and rear doors and ventilation with AC power distribution
- provide 48port PoE network switch, connected to GBPD core to support network functions of the rooms

Chief's Conference Room

Quantity	Description	Unit Price	Price
4	CCCP /AVPROGRAMMING Audio / Visual System Programming Labor		
1	CCCP /ITPINSTALL Project-Based Installation Labor		
4	CCCP AT8X8SC-2224 One Piece RJ45 crimp connector for Cat6 cable		
300	CCCP CBL-CAT6-P CAT. 6 Plenum		
2	Extron TLS 725M 7" Wall Mount TouchLink Scheduling Panel - Black		
Equipment:			\$2,454.98
Labor:			\$1,250.00
Chief's Conference Room Total			\$3,704.98

Quantity	Description	Unit Price	Price
1	Cables To Go 28102 2m USB 2.0 A/B Cable - Black (6.5ft)		
2	Cables To Go 28104 5m USB 2.0 A/B Cable - Black (16.4ft)		
6	CCCP /AVPROGRAMMING Audio / Visual System Programming Labor		
1	CCCP /ITPINSTALL Project-Based Installation Labor		
20	CCCP AT8X8SC-2224 One Piece RJ45 crimp connector for Cat6 cable		
200	CCCP CBL-22/1-P Mic/Line audio cable. 22AWG shielded twisted pair with ground wire. Plenum Rated		
700	CCCP CBL-CAT6-P CAT. 6 Plenum		
125	CCCP CBL-SPK-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
2	Chief PAC115 TOGLER ACCESSORY 1/4-20		
2	Chief XTM1U Extra Large Tilt Mount Assembly		
4	Earthworks IML6-W LumiComm™ Touch Ring Cardioid Installation Microphone with 6" Gooseneck, White		
625	Extron *CBL-XTP-P Shielded Digital Twisted Pair Cable for XTP & DTP products - Plenum, Per Foot		
2	Extron DPM-HDF 4K PLUS DisplayPort Male to HDMI Female Active Adapter		
3	Extron HDMI Ultra/12 4K Premium High Speed HDMI Ultra-Flexible Cable - 12' (3.6 m)		

- 2 Extron HDMI Ultra/3**
4K Premium High Speed HDMI Ultra-Flexible Cable - 3' (90 cm)
- 6 Extron HDMI Ultra/6**
4K Premium High Speed HDMI Ultra-Flexible Cable - 6' (1.8 m)
- 1 Extron MBU 123**
Low-Profile Mount Kit for 1/8, 1/4, and 1/2 Rack Width Products
- 1 Extron MBU 125**
1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece Enclosure
- 1 Extron MVGA-A M-M/12**
VGA Micro HR with Audio Cable: 15-pin HD Male to Male Low-Profile Molded + 3.5mm Stereo Mini Plug Male to Male - 12' (3.6 m)
- 1 Extron RSU 129**
1U 9.5" Deep Universal Rack Shelf Kit
- 1 Extron TLP Pro 1025M Black**
10" Wall Mount Touchlink Pro Touchpanel - Black
- 2 Extron TLS 725M**
7" Wall Mount TouchLink Scheduling Panel - Black
- 18 Extron XTP DTP 24 Plug - Each**
XTP DTP 24 Plug, EACH
- 4 Extron XTP SR HDMI 4K**
XTP Scaling Receiver for HDMI
- 2 Extron XTP T HD 4K**
XTP Transmitter for HDMI
- 2 Extron XTP T HWP 101 4K**
XTP Transmitter for HDMI - Decorator-Style Wallplate -
- 1 Extron XTP T UWP 202 4K NL**
HDMI, VGA Decorator-Style Transmitter, No LAN -Wht
- 1 Generic Desktop PC**
[OFE] - Existing computer
- 1 Generic LAPTOP**
[OFE]
- 2 Hitachi MP-WU5503**
WUXGA 5000lm 3LCD laser projector
- 2 LG 75UT640S0UA**
75" Digital Signage Display

- 4 Liberty Cable CBL-RS232-MF**
Bare Wire - DB9F/DB9M Plenum 10' Cable Assembly
- 1 Liberty Cable DL-ARDA**
DIGITALINX SECURE ADAPTER RING
- 2 Liberty Cable LV2**
Low Volt Mt/brkt Dg Retro
- 1 Logitech MK520**
Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE
- 1 Middle Atlantic U2**
2SP RACKSHELF 14.75DP
- 4 Neutrik NC3FXB**
Neutrik XLR 3 pin cable mt (f) black/gold Connector
- 2 Planar PCT2235**
22" 16:9 MULTI-TOUCH LCD MONITOR
- 6 QSC AD-C6T-LP**
6.5" Two-way low-profile ceiling speaker, 70/100v transformer, white. Priced individually but must be purchased in pairs.
- 1 QSC I/O USB Bridge**
Q-SYS PoE bridging endpoint for AV-to-USB Bridging. Delivers driverless usb 2.0 connection. Includes dual LAN connections.
- 2 QSC PTZ-12x72**
Q-SYS PoE camera for AV-to-USB Bridging. 12x Optical Zoom 72° horizontal field of view. For small to medium conference rooms. Includes Lan, 3G-SDI and HDMI; includes a PTZ-WMB1 (Wall Mount Bracket)
- 2 Tripp Lite N201-S8N-BK**
Cat6 Gigabit Snagless Slim UTP Ethernet Cable (RJ45 M/M), Black, 8 in.
- 1 Tripp-Lite DRS-1215**
14-outlet, 15-ft cord, rack mount Economy Surge Suppressor

Equipment:	\$36,507.58
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Labor:	\$6,442.00
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Training Room Total	\$42,949.58
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Quantity	Description	Unit Price	Price
1	Cables To Go 28102 2m USB 2.0 A/B Cable - Black (6.5ft)		
6	CCCP /AVPROGRAMMING Audio / Visual System Programming Labor		
1	CCCP /ITPINSTALL Project-Based Installation Labor		
22	CCCP AT8X8SC-2224 One Piece RJ45 crimp connector for Cat6 cable		
300	CCCP CBL-22/1-P Mic/Line audio cable. 22AWG shielded twisted pair with ground wire. Plenum Rated		
900	CCCP CBL-CAT6-P CAT. 6 Plenum		
125	CCCP CBL-SPK-16-P 2 Cond 16 Unshielded Raw Cable, Plenum, Per Foot		
4	Earthworks IML6-W LumiComm™ Touch Ring Cardioid Installation Microphone with 6" Gooseneck, White		
475	Extron *CBL-XTP-P Shielded Digital Twisted Pair Cable for XTP & DTP products - Plenum, Per Foot		
1	Extron DisplayPort Ultra/12 Ultra-Flexible DisplayPort Cable - 12' (3.6 m)		
1	Extron DPM-HDF 4K PLUS DisplayPort Male to HDMI Female Active Adapter		
1	Extron HDMI Ultra/12 4K Premium High Speed HDMI Ultra-Flexible Cable - 12' (3.6 m)		
2	Extron HDMI Ultra/3 4K Premium High Speed HDMI Ultra-Flexible Cable - 3' (90 cm)		
2	Extron HDMI Ultra/6 4K Premium High Speed HDMI Ultra-Flexible Cable - 6' (1.8 m)		

- 1 Extron MBU 123**
Low-Profile Mount Kit for 1/8, 1/4, and 1/2 Rack Width Products
- 1 Extron MBU 125**
1/4 & 1/2 Rack Width, Under-Desk Mount Kit for Two-Piece Enclosure
- 1 Extron MVGA-A M-M/12**
VGA Micro HR with Audio Cable: 15-pin HD Male to Male Low-Profile Molded + 3.5mm Stereo Mini Plug Male to Male - 12' (3.6 m)
- 1 Extron RSU 129**
1U 9.5" Deep Universal Rack Shelf Kit
- 1 Extron TLP Pro 1025T Black**
10" Tabletop TouchLink Pro Touchpanel - Black
- 2 Extron TLS 725M**
7" Wall Mount TouchLink Scheduling Panel - Black
- 10 Extron XTP DTP 24 Plug - Each**
XTP DTP 24 Plug, EACH
- 1 Extron XTP SR HDMI 4K**
XTP Scaling Receiver for HDMI
- 1 Extron XTP T HD 4K**
XTP Transmitter for HDMI
- 2 Extron XTP T HWP 101 4K**
XTP Transmitter for HDMI - Decorator-Style Wallplate -
- 1 Extron XTP T UWP 202 4K NL**
HDMI, VGA Decorator-Style Transmitter, No LAN -Wht
- 1 Generic Desktop PC**
[OFE] - Existing computer
- 1 Generic LAPTOP**
[OFE]
- 1 Generic MONITOR**
[OFE] - Generic Touchscreen Monitor
- 1 Hitachi MP-WU5503**
WUXGA 5000lm 3LCD laser projector
- 1 Liberty Cable CBL-RS232-MF**
Bare Wire - DB9F/DB9M Plenum 10' Cable Assembly
- 1 Liberty Cable DL-ARDA**
DIGITALINX SECURE ADAPTER RING

- 2 Liberty Cable LV2**
Low Volt Mt/brkt Dg Retro
- 1 Logitech MK520**
Keyboard and Mouse - USB Wireless RF Keyboard - USB Wireless RF Mouse - Laser - Scroll Wheel (PC) AND MOUSE
- 1 Middle Atlantic U2**
2SP RACKSHELF 14.75DP
- 4 Neutrik NC3FXB**
Neutrik XLR 3 pin cable mt (f) black/gold Connector
- 6 QSC AD-C6T-LP**
6.5" Two-way low-profile ceiling speaker, 70/100v transformer, white. Priced individually but must be purchased in pairs.
- 1 QSC I/O USB Bridge**
Q-SYS PoE bridging endpoint for AV-to-USB Bridging. Delivers driverless usb 2.0 connection. Includes dual LAN connections.
- 2 QSC PTZ-12x72**
Q-SYS PoE camera for AV-to-USB Bridging. 12x Optical Zoom 72° horizontal field of view. For small to medium conference rooms. Includes Lan, 3G-SDI and HDMI; includes a PTZ-WMB1 (Wall Mount Bracket)
- 2 Tripp Lite N201-S8N-BK**
Cat6 Gigabit Snagless Slim UTP Ethernet Cable (RJ45 M/M), Black, 8 in.
- 1 Tripp-Lite DRS-1215**
14-outlet, 15-ft cord, rack mount Economy Surge Suppressor

Equipment:	\$23,823.84
Labor:	\$4,897.00
Classroom Total	\$28,720.84

Quantity	Description	Unit Price	Price
2	Cables To Go 29133 12ft Value Series F-Type RG6 Coaxial Video Cable		
1	CCCP /ALLOWANCE Product Allowance - Fiber to core / MDF		
12	CCCP /AVPROGRAMMING Audio / Visual System Programming Labor		
2	CCCP AT8X8SC-2224 One Piece RJ45 crimp connector for Cat6 cable		
8	CCCP CBL-22/1 Mic/Line audio cable. 22AWG shielded twisted pair with ground wire.		
75	CCCP CBL-CAT6-P CAT. 6 Plenum		
2	CCCP CBL-PWR-16 2 Cond 16 Unshielded Raw Cable, Non-Plenum, Per Foot		
2	Contemporary Research Co CRC-232-ATSC-4K 4K HDTV Tuner with PS12 1.5 Power Supply & Rack Mount Kit		
1	Contemporary Research Co RK2EZ Dual Rack Mount Kit, 1 RU		
1	Extron 70-1182-01 XTP II CP 4o HD AT 4K PLUS - Four Output Board, HDMI 4K/60 with Dante Out		
5	Extron HDMI Ultra/6 4K Premium High Speed HDMI Ultra-Flexible Cable - 6' (1.8 m)		
1	Extron IPCP PRO 250 IP Link® Pro Control Processor		
1	Extron PS 1242 12V, 4.2A Power Supply featuring ZipClip, 3 Captive Screw terminals		
1	Extron RSU 129 1U 9.5" Deep Universal Rack Shelf Kit		
1	Extron SMP 351 H.264 Streaming Media Processor - Standard Version – 80 GB SSD		

- 1 Extron XPA U 1004 SB**
Four Channel Amplifier
Two 100 watt channels into 8 ohms or 4 ohms
One 200 watt bridged channel into 70V or 100V,
One 200 watt bridged channel into 8 ohms or 16 ohms
- 3 Extron XTP CP 4I 4K**
XTP 4K Input Board - Four Input
- 2 Extron XTP CP 4O 4K**
Four Input Board, XTP
- 1 Extron XTP II CP 4i HD 4K PLUS**
Four Input Board, HDMI 4K/60 w/ Stereo Audio
- 1 Extron XTP II CrossPoint 1600 Frame w/RPS**
XTP II CrossPoint 1600 Frame w/ RPS - Modular Digital Matrix
Switchers from 4x4 to 16x16 with Redundant Power Supply and
SpeedSwitch Technology
- 1 Extron XTP Matrix Blank Plate**
1u 9.5 Deep Universal Rack Shelf Kit - Call for Price
- 1 HP JL262A#ABA**
HP 2930F 48G PoE+ 4SFP Switch - 48 Network, 4 Uplink -
Manageable - Twisted Pair, Optical Fiber - Modular - 3 Layer
Supported - 1U High - Desktop, Rack-mountable - Lifetime Limited
Warranty
- 7 Liberty Cable PC6B007BK**
CAT6 M-M Cable, Black, 7'
- 1 Liberty Cable PC6B010BK**
CAT6 M-M Cable, Black, 10'
- 1 Middle Atlantic BR1**
1SP PANEL W/BRUSH GROMMET
- 1 Middle Atlantic CBS-ERK-25**
CASTER BASE FOR ERK 25DP
- 1 Middle Atlantic D4**
4SP ANODIZED DRAWER
- 2 Middle Atlantic EB2**
2SP FLANGED ECONO BLANK
- 2 Middle Atlantic EB4**
4SP FLANGED ECONO BLANK
- 1 Middle Atlantic ERK-3525-AV**
35SP/25D CONFIG AV RACK

- 1 Middle Atlantic PDS-1620R-NS**
16OUT 20A 3STGSEQ NO SRG
- 6 Middle Atlantic VTF1**
1SP FINE PERF VENT PANEL
- 24 Panduit CJ688TGOR**
Mini-Com Cat 6 8 position 8 wire, universal TG style module, orange
- 1 Panduit CPP24WBLV**
24 Port modular patch panel supplied with six factory installed CFFP4 type front removable snap-in faceplate
- 1 QSC CORE 110f**
Unified Core with 24 local audio I/O channels, 128x128 network I/O channels, dual LAN ports, POTS and VoIP telephony, 16x16 GPIO, 16 next-generation AEC processors, 1RU.
- 1 QSC SL-QSE-110-P**
Q-SYS Core 110 Scripting Engine Software License, Perpetual
- 1 QSC SL-QUD-110-P**
Q-SYS Core 110 UCI Deployment Software License, Perpetual
- 24 Tripp Lite N201-S8N-BK**
Cat6 Gigabit Snagless Slim UTP Ethernet Cable (RJ45 M/M), Black, 8 in.

Equipment:	\$36,314.94
Labor:	\$4,671.00
Rack Room Total	\$40,985.94

Quantity	Description	Unit Price	Price
1	_Miscellaneous Miscellaneous Parts & Materials		
12	CCCP /AVDESIGN System Design and Engineering Labor		
8	CCCP /AVPM Project Management		
1	CCCP /AVShipping Ground Shipping and Handling Estimate		
4	CCCP /AVTRAINING System Training		
4	CCCP /COMMISSIONING System Commissioning Labor		
4	CCCP /ITPINSTALL Project-Based Installation Labor		

Equipment:	\$4,945.16
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Labor:	\$4,000.00
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Project Total	\$8,945.16
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Equipment Subtotal:	\$104,046.50
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Labor Subtotal:	\$21,260.00
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Project Subtotal:	\$125,306.50
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PROJECT SUMMARY

Equipment:	\$104,046.50
Product Adjustment:	(\$991.08)
Labor:	\$21,260.00
Labor Adjustment:	(\$212.62)

Grand Total:	\$124,102.80
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Payment Schedule

	Amount	Due Date
Initial Deposit	\$62,051.40	
Equipment Delivery	\$49,641.12	
Final Acceptance	\$12,410.28	

Resources:

Account Manager:	<u>Michael Seering</u>	Designer:	<u>Joe Eckberg</u>
Programmer:	<u>Michael Bruesch</u>	DSP Programmer:	<u>Joe Eckberg</u>
Project Manager:	<u>Bob Mueller</u>	Trainer:	<u>Programmer</u>
Network Engineer:	<u>Luke McCormick</u>	VOIP Engineer:	<u>TBD</u>

Assumptions

The list of assumptions below was used to develop this Statement of Work and Quote. If any of these assumptions are not correct or if additional, unanticipated information was uncovered during the project, it may affect the SOW and Quote relative to the installation timeline and/or price. If so, a change order (discussed below) will be written and signed off by the customer before this additional work is performed.

1. Work to be performed weekdays between 7:30am and 5:30pm
2. 120v Power installation is by others and not included in this quotation
3. All owner-furnished equipment is in good working order and suitable for task
4. PCs, Laptops, Tablets, etc. provided by others
5. Installation of software is the responsibility of the customer

Customer Responsibilities

Customer, at its expense, shall:

- A. Provide employees or agents of CCCP:
 - reasonable access to the premises and facilities
 - suitable and easily accessible floor space that's close to the project area
 - necessary power and grounding
 - an environment that prevents equipment from over-heating and/or exposure to moisture
 - floor plans
 - any other information as needed
- B. Communicate all project related issues with CCCP in a timely basis such that the project timeline is not imperiled.
- C. Provide all required licensing and software needed to ensure the timely backup of data as well as protection from viruses and other risks at all levels of the network.
- D. Confirm all drop ship items have arrived.
- E. Do not write on original packaging or boxes. Save all boxes and packing material as they are required for returns/rebates and repairs.
- F. Cover the cost of lift rentals, if necessary to access and/or install all equipment included in this project.
- G. Upon request and prior to scheduling, provide photographic confirmation of the completed customer responsibilities.
- H. Upon project completion, review and verify the system implemented by CCCP.

Work Schedule/Billing Rate

Rates - Regular billing hours are 7:30am – 5:30pm Monday through Friday. Any work performed outside that range is billed at the after-hours rate. Refer to the Billing Rate Schedule below.

CCCP will work with the customers schedule when after-hours work is required. CCCP will confirm the installation timeframe with the customer.

Time

7:30am – 5:30pm (M-F)
5:30pm – 7:30am (M-F)
Saturdays (7:30am-5:30pm)

Rate per Hour

Published Rate
1.5x Published Rate
1.5x Published Rate

Saturdays (5:30pm-12:00am Sunday)	2x	Published Rate
Sundays (until 7:30am Monday)	2x	Published Rate
Holidays	3x	Published Rate

Travel – For any customer within 60 miles of its Green Bay corporate office Camera Corner/Connecting Point charges for service from the time we leave our corporate office until the time our work is complete (i.e., we charge travel to the customer's location, but not from). In addition, for all service calls greater than 60 miles from our Green Bay corporate office, Camera Corner/Connecting Point reserves the right to charge an additional fee for zone travel charges. In addition, gas prices may at times, require us to include a small surcharge on dispatched trips from our technical team. Your account rep can explain how these charges may apply to you.

Labor – Labor for this project is to be billed as follows:

- ☐ **Time and Materials billed off Sales Order**
- ☐ **Time and Materials billed off Block**
- ☒ **Project Based** (*flat fee no matter how long it takes – excluding costs associated with change orders*)

Billing Rate – The billing rate for this project is based on current published rates:

Installation:	\$100/hr
Programming:	\$150/hr
Project Management:	\$100/hr
Design/Engineering:	\$150/hr
Network Engineer:	\$150/hr (certification dependent)

Special Notes on Billing: Labor rates according to UW Madison 17-5174 contract

Product to be ordered and pre-billed by Oct 31, 2020 and installed by 12/31/2020

Terms Net 30 on Consulting, product and labor

Change Management

CCCP will review change requests to this Statement of Work by you. As part of this review, CCCP will prepare a Change Order (available upon request) that documents the request and, if applicable, any impact on the project schedule and pricing. CCCP will incorporate the change into the project schedule and scope of work upon receipt of your signed Change Order. Changes requested can affect the implementation schedule and services quoted. The following personnel at your company are authorized to make change orders:

Mike Hronek
Jason Bamman
Steven Medowcroft

Planned Down Time

CCCP will provide prior notice of any necessary system outages during the implementation. In case of unforeseen issues during the installation and cutover, CCCP will make every effort to minimize any interruption.

Testing

CCCP will verify that the system and features meet the customer's expectations, as laid out in this document. This includes ensuring that the present functionality of the system is still available unless directed otherwise.

First day of Service

On the first day of service, CCCP will be available for the customer to discuss questions or issues they may have. We will document all issues and work quickly to resolve them.

Return Policies

We strive to provide our customers with the highest level of service possible. From first visit to order delivery and installation, we want you to be completely satisfied with your experience.

Unless specified, the manufacturer's product warranty does not cover the labor to fix defective product(s).

Unless specified otherwise, all products are covered by the manufacturer's warranty. Please identify any concerns that you have within 30 days of the invoice date. Any issues after the first 30 days will be subject to the restrictions and limitations imposed by our vendors.

All cancelled orders/returns are subject to a 15% restocking fee. Opened software is not returnable. Special order/non-stock items may not be returnable or may be subject to a higher restock fee. Vendor approval will be required prior to the return of opened hardware. Defective hardware may be returned for exchange only. Support blocks are non-refundable. Refund checks will be mailed.

A RETURN AUTHORIZATION ("R.A") REQUEST must be placed by filling out our online Return Authorization Request and is required for ALL returns. (Go to www.cccp.com and click on the Return Authorization Request Form link under Policies & Terms.). You will get a response within 48 hours of your request. Merchandise must be returned within 7 days of the issuance of the R.A.

Please do not write on original packaging or boxes. In addition, save all boxes and packing material as they are required for returns/rebates and repairs.

Camera Corner Connecting Point inspects all returns and reserves the right to return merchandise that does not meet manufacturers return authorization criteria.

If you have additional questions, please email returns@cccp.com.

Programming

Programming performed by CCCP is subject to a limited warranty. CCCP warrants that the physical medium on which this programming is located is free from defects and that the products impacted by this programming will perform as outlined in this SOW. This limited warranty is good for 60 days from the date of invoice. See Programming Addendum to the SOW if applicable.

Disclaimers and Limitations of Liability

CCCP WILL NOT UNDER ANY CIRCUMSTANCES BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, PROPERTY DAMAGE, LOST TIME, LOSS OF USE OF ANY EQUIPMENT OR ANY OTHER DAMAGES RESULTING FROM THE BREAKDOWN OR FAILURE OF ANY EQUIPMENT OR FROM DELAYS IN SERVICING OR THE INABILITY TO RENDER SERVICE ON ANY EQUIPMENT. CCCP LIABILITY FOR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, CCCP NEGLIGENCE OR INSTALLATION OF DEFECTIVE PARTS OR COMPONENTS, WHETHER OR NOT SUCH DEFECT WAS KNOWN OR DISCOVERABLE, SHALL NOT EXCEED THE ACTUAL PRICE PAID TO CCCP BY CLIENT FOR THE EQUIPMENT OR PARTS, WHICHEVER IS LESS.

Contact for Service

When you need to place a service call to Camera Corner Connecting Point, please call us at (920) 438-0333. We will take your name, a brief description of the trouble, and a call back number. We will then contact one of our qualified associates to follow up on your request.

Statement of Confidentiality

This Statement of Work and proposal is the proprietary and confidential property of Camera Corner / Connecting Point. By accepting possession of this document, the company named in this document agrees to keep the contents in confidence and not to use, duplicate, or disclose for any purpose other than the purpose of evaluating Camera Corner / Connecting Point's ability to provide the services herein, unless otherwise agreed to in writing by Camera Corner / Connecting Point. On request by Camera Corner / Connecting Point, the company named in this document agrees to return the copies of the Statement of Work to Camera Corner / Connecting Point, together with the other materials supplied by Camera Corner / Connecting Point.

Non-Solicitation of Personnel

Client agrees not to solicit, directly or indirectly (through individuals, subsidiaries, holding companies, partnerships, subcontractors, employment agencies or any other financially related firms), nor to tender an offer for employment nor place on their payrolls any present CCCP employee who becomes known to Client in connection with the proper performance of this Agreement during the term of this Agreement and for a period of one (1) year after its termination. In the event Client hires or contracts with a CCCP employee in violation of the terms of this paragraph, the Client agrees to pay CCCP as liquidated damages, and not as a penalty, an amount equal to one half of the employee's annual compensation, including but not limited to wages, bonuses and fringe benefits.

Post Installation Review

CCCP wants to get your feedback to understand how we could serve you better, and improve our relationship with you. We may also ask for referrals or testimonials. Please feel free to contact us with any questions you may have.

Approval for Acceptance and Authorization of Project Completion

CCCP will work with you to resolve any problems and answer any questions you have regarding the system implementation. Your signature of acceptance will be asked for upon completion of the project.

Approval for Contact Information/Logo Placement

CCCP will place our logo and contact information on a 1U blank rack panel to provide you convenient contact information.

Approval for Pictures of Completed Project

CCCP may take pictures of the equipment upon completion of the project. They will be primarily used to document the installation work and reference in the future if design changes or troubleshooting is required. They also may be used to help represent and communicated to other customers the work that CCCP does. Your signature of acceptance will be asked for upon completion of the project.

Other Approvals

Throughout this project, CCCP may provide the customer with other documents requiring approval before we begin a particular phase of the project. Such documents are addendums of this document and are subject to all of the same guidelines stated in this document. A non-exhaustive list of examples would include a Programming Addendum to the SOW and a Custom Plate Addendum to the SOW.

Subcontractors

Camera Corner may use subcontractors to assist on this project. All work by subcontractors will be directed and/or supervised by Camera Corner staff. Tasks that subcontractors may be utilized for include the following:

- Low voltage cabling – including Cat. 6 cabling
- Conduit and raceway work as required
- Physical installation of devices and equipment

Remote Access

Unless specifically directed otherwise, Camera Comer will install TeamViewer software on the any provided servers and create a Camera Corner account on the system. This access will be used to facilitate service and repair issues as well as programming changes as directed by the owner.

Acceptance and Authorization of SOW

IN WITNESS WHEREOF, the parties hereto each acting with proper authroity Accept this Statement of work

Project Name: Training Center Remodel

Mike Hronek	Michael Seering	Joe Eckberg
Customer Printed Full Name	CCCP Acct Rep Printed Full Name	CCCP Engineer Printed Full Name
IT Administrator	Account Manager	Designer
Title	Title	Title
Signature	Signature	Signature
Date	Date	Date

An authorized signature on this document acknowledges that the customer has read our Return Policy located on the Company Info page of the Camera Corner Connecting Point website www.cccp.com.

After all parties have signed, please provide original to customer and a copy to CCCP.

Acceptance and Authorization of Project Completion

IN WITNESS WHEREOF, the parties hereto each acting with proper authroity Accept this Statement of work

Project Name: Training Center Remodel

Mike Hronek	Michael Seering	Joe Eckberg
Customer Printed Full Name	CCCP Acct Rep Printed Full Name	CCCP Engineer Printed Full Name
IT Administrator	Account Manager	Designer
Title	Title	Title
Signature	Signature	Signature
Date	Date	Date

Can we use you as a reference or testimonial for the work just completed? Yes _____ No_____

If no, may we ask why?

After all parties have signed, please provide original to customer and a copy to CCCP.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Calvin Winters

AGENDA ITEM # Q.4

To approve request to purchase wireless network equipment for city buildings for a sum of \$146,600.74 off of the University of Wisconsin System state contract using CARES Route to Recovery grant.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. CoGB Aruba discounted Quote 52728

**Camera Corner / Connecting Point**

529 N Monroe Ave
Green Bay, Wisconsin 54301
United States

Quotation (Open)

Date Oct 02, 2020 08:47 AM CDT	Expiration Date 11/01/2020
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Modified Date
Oct 07, 2020 03:30 PM CDT

Doc #
52728 - rev 1 of 1

Description
Aruba Controllers/AP's

SalesRep
Nelson, Chris
(P) 920-438-0334

Customer Contact
Hronek, Mike
(P) 920-448-3033
mikehr@greenbaywi.gov

Customer

City of Green Bay (0007650)
Hronek, Mike
100 N Jefferson Street
RM 105
Green Bay, WI 54301
United States
(P) 920-448-3033

Bill To

City of Green Bay
Hronek, Mike
100 N Jefferson Street
Green Bay, WI 54301
United States
(P) 920-448-3033

Ship To

City of Green Bay
Hronek, Mike
100 N Jefferson Street
Green Bay, WI 54301
United States
(P) 920-448-3033

Customer PO:**Terms:**

Undefined

Ship Via:

FedEx Ground

Special Instructions:**Carrier Account #:**

#	Image	Description	Part #	Tax	Qty	Unit Price	Total
1		HPE Aruba Mobility Master License - 500 clients, up to 50 devices, 5 controllers - ESD - FIPS/TAA compliant	JZ395AAE	Yes	3	\$930.00	\$2,790.00
2		HPE Foundation Care Software Support 24x7 Technical support - for Aruba Mobility Controller Virtual Appliance - 50 access points - ESD - FIPS/TAA compliant - phone consulting - 3 years - 24x7 - response time: 2 h	H9NG4E	Yes	3	\$998.00	\$2,994.00
3		HPE Aruba AirWave with RAPIDS and VisualRF License - 1 device - ESD	JW546AAE	Yes	4	\$31.00	\$124.00
4		HPE Foundation Care Software Support 24x7 Technical support - for Aruba AirWave - 1 license - ESD - phone consulting - 3 years - 24x7 - response time: 2 h	H2YV4E	Yes	4	\$32.00	\$128.00
5		HPE Aruba AP-315 FIPS/TAA Wireless access point - Wi-Fi - Dual Band - in-ceiling	JW798A	Yes	95	\$475.00	\$45,125.00
6		HPE Aruba AP-314 FIPS/TAA Wireless access point - Wi-Fi - Dual Band - in-ceiling	JW796A	Yes	35	\$475.00	\$16,625.00
7		HPE Foundation Care Next Business Day Exchange Service Extended service agreement - replacement - 3 years - shipment - 9x5 - response time: NBD	H3EB3E	Yes	2	\$8,630.00	\$17,260.00
8		HPE Aruba 7210 (US) FIPS/TAA Controller Network management device - 10 GigE	JW746A	Yes	2	\$7,795.00	\$15,590.00
9		HPE Aruba Network adapter cable - DB-9 (F)	JW071A	Yes	2	\$30.00	\$60.00
10		HPE Aruba Power cable - NEMA 5-15 (M) to IEC 60320 C13 - AC 125 V - 15 A - 6 ft	JW124A	Yes	4	\$5.00	\$20.00
11		HPE Aruba Power supply - hot-plug / redundant (plug-in module) - AC 100-240 V - 350 Watt	JW657A	Yes	2	\$195.00	\$390.00

#	Image	Description	Part #	Tax	Qty	Unit Price	Total
12		HPE Aruba Enterprise License Bundle License - 1 access point - ESD	JW471AAE	Yes	130	\$120.00	\$15,600.00
13		HPE Foundation Care Software Support 24x7 Technical support - for Aruba Controller Enterprise Bundle - 1 access point - ESD - phone consulting - 3 years - 24x7 - response time: 2 h	H2XW4E	Yes	130	\$120.00	\$15,600.00
14		HPE Aruba AP-ANT-45 Antenna - Wi-Fi - directional - outdoor, indoor	JW018A	Yes	35	\$185.00	\$6,475.00
15		HPE Aruba Azimuth and Elevation Adjustable Mount Kit Antenna mounting kit - for HPE Aruba AP-ANT-45	JW022A	Yes	35	\$45.00	\$1,575.00
16		HPE Aruba Network device mounting kit - white	JY706A	Yes	50	\$32.00	\$1,600.00
17		Installation/Configuration	/ITTMINSTALL	Yes	24	\$180.00	\$4,320.00

Notes

This pricing is based on direct quote from Aruba and includes labor.

Subtotal: \$146,276.00
Tax (0.000%): \$0.00
Shipping: \$324.74
Total: \$146,600.74

IMPORTANT: All deliveries, especially LFD (Large Format Displays)/TV's, need to be opened, turned on and inspected thoroughly for concealed damage within 5 days of receipt to ensure full value replacement. For further details, please refer to our **Order Receiving Guidelines** at www.cccp.com/return-policy.

Orders converted from this quote, as authorized by the customer, acknowledges the customer has read our Return Policies and Conditions located on the Company Info page of the Camera Corner/Connecting Point website www.cccp.com



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Calvin Winters

AGENDA ITEM # Q.5

To approve a contract with WISCNet for redundant internet connection to St. Norbert college for a one time cost of \$54,219, with an annual maintenance cost of \$4,356 using CARES Route to Recovery grant. Sole Source Attached.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. WISCNet Internet

City of Green Bay, Wisconsin
REQUEST FOR APPROVAL OF "NO SUBSTITUTE" PURCHASE SPECIFICATION

TO : Purchasing Division/Administrative Services

DATE: 10/07/20

FROM: Department/Division *Information Technology and Services*

REQUISITION #

List "No Substitute" Item(s) here:

WiscNet Internet Services
Brown County Fiber Network BCCAN

Select One:

- ☐ 1) One Time Purchase Estimated Cost: \$ \$54,219
- ☒ 2) Annual Commodity purchase: Estimated annual cost: \$ 4,356.00
- ☐ 3) Item may be purchased again: Indicate term: Estimated Annual Cost: \$

Example: 1 year, indefinite, etc. Long term requests will be reevaluated periodically)

We request approval of a "NO SUBSTITUTE" specification for the purchase of the subject item(s)

Check appropriate justification(s). Provide DETAILED explanation(s) below.

- ☐ 1. Sole Source – The below signed has searched the market and verified that no comparable item is available.
- ☐ 2. Single Source – Although comparable items are available, THIS is the only brand/model that will work.
- ☐ 3. Item(s) is (are) only acceptable replacement part(s) known for _____ (Identify)
- ☒ 4. Continuity of design is overriding consideration (ex: playground equipment or street furniture)
- ☐ 5. Safety:
- ☐ 6. Other:

*Explanations shall contain sufficient information and justification for the items to be considered and approved as "NO SUBSTITUTE" items. Failure to do so will result in the request being denied and returned to the originator.

*Recommending Department Head will be available to defend said recommendation to the appropriate City Committee and/or Common Council.

PLEASE EXPLAIN YOUR REASONS FOR THIS REQUEST (additional info may be attached on a separate sheet):

We receive our current internet connection from WISCNet, this will be a redundant connection. One from the east UWGB, the other from the west side St Norbert. This completes a ring around city hall so if one connection gets disrupted it will failover to the other connection. While not being used we would increase our public access wifi bandwidth.

Approvals:Requestor: MICHAEL R HRONEKDate: 10-9-2020Department Head: *Michael R Hronek*Date: 10-9-2020Purchasing Manager: *Calvin Winters*Date: 10/8/2020

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Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

Calvin Winters

AGENDA ITEM # Q.6

To award a 3 year contract with two additional 1-year options for Financial Audit Services to Bakertilly, the highest scoring proposer to RFP #3268 for a 5 year total of \$280,300 for the City portion of the contract. Metro Transit and Water Utility will also consider Bakertilly for their audit services.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. RFP #3268 Score Tabulation

Financial Audit RFP #3268

RFP Issued August 31st, 2020. Vendor Responses Due September 28th, 2020

Key Scoring Areas	Possible Points	Bakertilly	CliftonLarsonAllen	KerberRose	Lauterbach & Amen
Organizational Capabilities	30	30	25	25	22
Staff Qualifications	30	30	22	24	23
Proposal Requirements	20	20	13	13	11
Price	20	12.38	13.59	15.34	20.00
Total score:	100	92.38	73.59	77.34	76.00

Total 5 Year Cost

\$ 378,300.00	\$ 344,550.00	\$ 305,375.00	\$ 234,150.00
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BAKERTILLY	Year 1	Year 2	Year 3	Year 4	Year 5	5 Year Total
For City: Estimate of total annual hours:	475	475	475	475	475	2375
For City: Total Price for Audit Services	\$ 52,800.00	\$ 54,400.00	\$ 56,000.00	\$ 57,700.00	\$ 59,400.00	\$ 280,300.00
For Metro: Estimate of total annual hours:	70	70	70	70	70	350
For Metro: Total Price for Audit Services	\$ 7,100.00	\$ 7,300.00	\$ 7,500.00	\$ 7,700.00	\$ 7,900.00	\$ 37,500.00
For Water Utility: Estimate of total annual hours:	90	90	90	90	90	450
For Water Utility: Total Price for Audit Services	\$ 11,400.00	\$ 11,700.00	\$ 12,100.00	\$ 12,500.00	\$ 12,800.00	\$ 60,500.00
Additional Work Rates for Special work						HOURLY RATE
Partners						\$ 320.00
Managers/Supervisory Staff						\$ 195.00
Staff Accountants						\$ 135.00
Clerical/Other						\$ 85.00

CLA	Year 1	Year 2	Year 3	Year 4	Year 5	5 Year Total
For City: Estimate of total annual hours:	400	400	400	400	400	2000
For City: Total Price for Audit Services	\$ 49,000.00	\$ 49,700.00	\$ 50,400.00	\$ 51,200.00	\$ 52,000.00	\$ 252,300.00
For Metro: Estimate of total annual hours:	80	80	80	80	80	400
For Metro: Total Price for Audit Services	\$ 6,850.00	\$ 6,950.00	\$ 7,050.00	\$ 7,150.00	\$ 7,250.00	\$ 35,250.00

For Water Utility:						
Estimate of total annual hours:	110	110	110	110	110	550
For Water Utility: Total Price for Audit Services	\$ 11,000.00	\$ 11,200.00	\$ 11,400.00	\$ 11,600.00	\$ 11,800.00	\$ 57,000.00
Additional Work Rates for Special work						HOURLY RATE
Partners						\$ 230.00
Managers/Supervisory Staff						\$ 155.00
Staff Accountants						\$ 110.00
Clerical/Other						\$ 80.00

KERBER ROSE	Year 1	Year 2	Year 3	Year 4	Year 5	5 Year Total
For City:						
Estimate of total annual hours:	300	300	300	300	300	
For City: Total Price for Audit Services	\$ 42,425.00	\$ 43,500.00	\$ 44,500.00	\$ 45,600.00	\$ 46,800.00	\$ 222,825.00
For Metro:						
Estimate of total annual hours:	40	40	40	40	40	
For Metro: Total Price for Audit Services	\$ 6,075.00	\$ 6,250.00	\$ 6,400.00	\$ 6,500.00	\$ 6,700.00	\$ 31,925.00
For Water Utility:						
Estimate of total annual hours:	70	70	70	70	70	
For Water Utility: Total Price for Audit Services	\$ 9,625.00	\$ 9,900.00	\$ 10,100.00	\$ 10,400.00	\$ 10,600.00	\$ 50,625.00
Additional Work Rates for Special work						HOURLY RATE
Partners						\$ 230.00
Managers/Supervisory Staff						\$ 140.00
Staff Accountants						\$ 100.00
Clerical/Other						\$ 75.00

LAUTERBACH & AMEN, LLP	Year 1	Year 2	Year 3	Year 4	Year 5	5 Year Total
For City:						
Estimate of total annual hours:	Approx 280	Approx 280	Approx 280	Approx 280	Approx 280	Approx 1400
For City: Total Price for Audit Services	\$ 30,000.00	\$ 30,900.00	\$ 31,800.00	\$ 32,800.00	\$ 33,800.00	\$ 159,300.00
For Metro:						
Estimate of total annual hours:	Approx 60	Approx 60	Approx 60	Approx 60	Approx 60	Approx 300
For Metro: Total Price for Audit Services	\$ 6,700.00	\$ 6,900.00	\$ 7,100.00	\$ 7,300.00	\$ 7,500.00	\$ 35,500.00

For Water Utility:	Approx 70	Approx 70	Approx 70	Approx 70	Approx 70	Approx 350
Estimate of total annual hours:						
For Water Utility: Total Price for Audit Services	\$ 7,470.00	\$ 7,670.00	\$ 7,870.00	\$ 8,070.00	\$ 8,270.00	\$ 39,350.00
Additional Work Rates for Special work						HOURLY RATE
Partners						\$ 150.00
Managers/Supervisory Staff						\$ 120.00
Staff Accountants						\$ 80.00
Clerical/Other						N/A



Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # R.I

To approve Downtown Green Bay Inc. to fund and install a holiday light display at CityDeck.

BACKGROUND

RECOMMENDATION

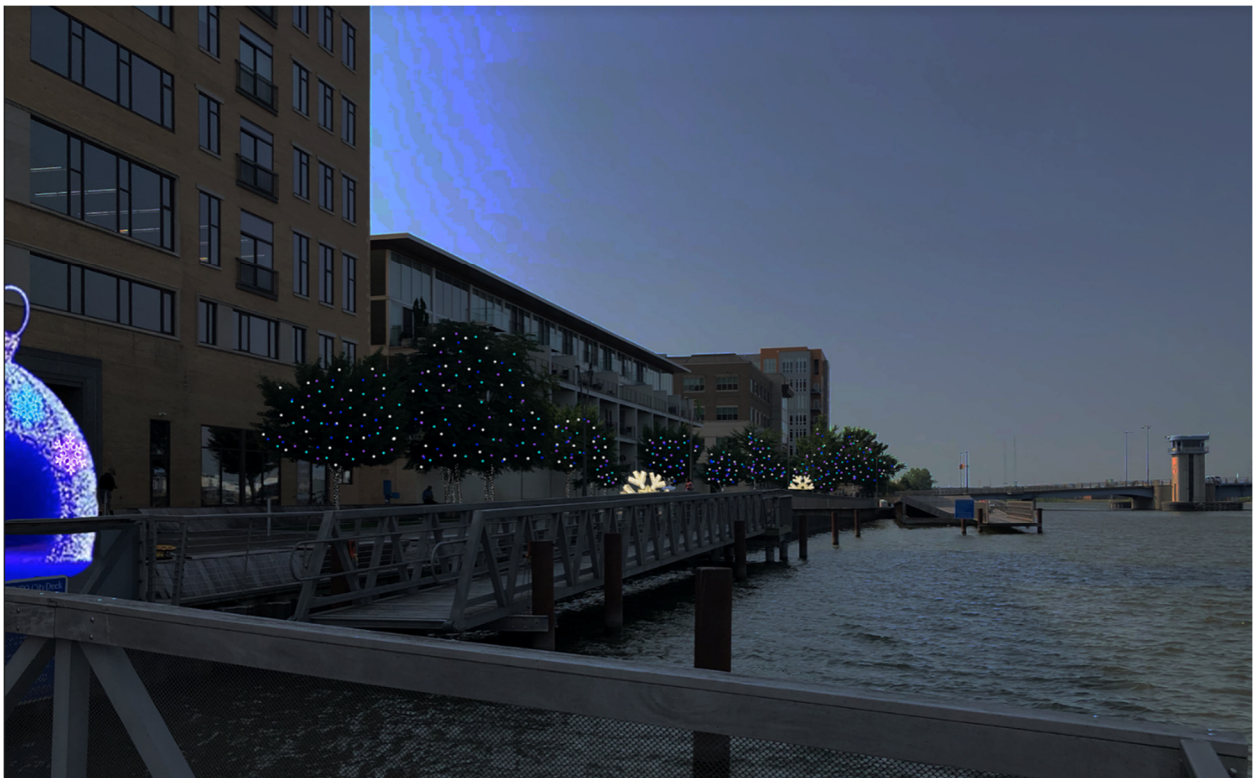
FISCAL IMPACT

ATTACHMENTS

- I. Proposed CityDeck Holiday Light Display Photos

Proposed CityDeck Holiday Light Display

Downtown Green Bay Inc.







Report to the
Parks Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # R.2

To award the purchase of playground equipment at Baird Park and Olde Preble Neighborhood Park to the vendor/vendors selected by the Playground Selection Committee contingent upon the playgrounds not exceeding the total cost of \$42,000 for Baird Park and \$66,500 for Olde Preble Neighborhood Park.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Personnel Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # S.I

To approve the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.

- a. Building Inspector - Community & Economic Development
- b. Neighborhood Compliance Inspector - Community & Economic Development
- c. Parking Maintenance Technician (PMT) - Public Works
- d. Administrative Clerk - Community & Economic Development

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Request to Fill Memo 10.13.2020
2. Building Inspector - C. Rothmeier
3. Neighborhood Compliance Inspector 2020
4. Parking Maintenance Technician - S. Gerrits 11.16.20
5. Request to Fill new RSC 10.13.2020

MEMORANDUM



Human Resources Department

To: Personnel Committee
Joe Faulds, Human Resources Director

From: Sarah Fidler
Human Resources Generalist

Re: Request to Fill Vacant Positions

Date: October 13, 2020

The Human Resources Department is requesting authorization to fill the following replacement positions approved as part of the 2020 budget and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Building Inspector – Replacement position due to the resignation of Chad Rothmeier effective October 15, 2020. Salary range: \$29.08 – \$34.21 per hour.
- Neighborhood Compliance Inspector – A Replacement position for Eric Crummy due to a vacancy effective August 28, 2019. Salary range: \$20.36 – \$23.96 per hour.
- Parking Maintenance Technician (PMT) – Replacement position due to the retirement of Sharon Gerrits effective November 16, 2020. Salary range: \$20.36 - \$23.96 per hour.
- Administrative Clerk – Replacement position due to the retirement of Karen Krautkramer effective January 8, 2021. Salary range for the Resident Services Coordinator position: \$22.53 - \$26.53 per hour. This position is fully funded by the Green Bay Housing Authority and not on the levy.

**Position Fill Request
Justification Report
October 5, 2020**

Position Title: Building Inspector

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X Replacement Position Not a Replacement Position

Chad Rothmeier is resigning effective October 15, 2020.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes, this position is included in the current budget. The wage rate is \$29.08 – \$34.21/hour.

- 3. Please list the functions and any special information regarding this position.**

Building Inspectors are responsible for the review of site and building plans and the inspection of buildings and structures to ensure compliance with City, State, and Federal codes, including compliance with zoning and floodplain ordinances. They issue permits for new construction, additions, remodeling, and demolition. Building Inspectors also observe causes and extent of damage to buildings and structures, including fire ruins. They are required to explain and interpret code provisions and building and zoning requirements to contractors, other City departments, and the general public.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

Yes, building permits are paid by property owners, developers, and contractors. Building Inspectors are also responsible for enforcement of codes which might include issuing re-inspection fees as well as municipal citations.

- 5. Please explain why current staff is unable to absorb duties of this position.**

Inspections will be delayed, slowing development and reducing the level of customer service.

- 6. If duties of position are presently being done, how are they done?**

The duties are currently being performed by the incumbent.

- 7. What service would be reduced or eliminated if this position is not filled?**

The City would not be capable of providing efficient building inspections which would slow development and reduce the level of customer service.

8. What are the alternative methods and costs of accomplishing the work?

Cross training of inspectors or contracting the service. Neither of these options would be effective or less costly.

9. Are there union issues?

No.

10. Other supporting comments.

None

**Position Fill Request
Justification Report
October 8, 2020**

Position Title: **Neighborhood Compliance Inspector**

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X Replacement Position Not a Replacement Position

This is a replacement position for Eric Crummy whose employment with the City ended on August 28, 2019. (Note: Since then, this position was filled on a trial basis with 2 part-time, limited term positions.)

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes. Pay Grade F (\$20.36 - \$23.96/hour)

- 3. Please list the functions and any special information regarding this position.**

Performs work of moderate difficulty in the inspection of property relating to the enforcement of City ordinances specific to general environmental nuisances (e.g., graffiti, pet waste, junk, trash, litter and debris, rodent and pest control measures, etc.) and zoning (e.g., tree and brush obstructions, abandoned vehicles, parking in front yard and in setbacks, etc.)

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position is responsible for enforcement of ordinances which might include issuing re-inspection fees as well as municipal citations.

- 5. Please explain why current staff is unable to absorb duties of this position.**

Timely follow-up to complaints is important to the health of our neighborhoods. This position responds to over 1,000 complaints per year. Having the Housing and Zoning Inspectors respond would slow down enforcement of codes and therefore would result in a decline in the quality of neighborhoods.

- 6. If duties of position are presently being done, how are they done?**

They are being done by existing staff.

- 7. What service would be reduced or eliminated if this position is not filled?**

Timely response to neighborhood enforcement of nuisance complaints as well as a potential of increased rodent population.

- 8. What are the alternative methods and costs of accomplishing the work?**

There are no current alternate methods at this time. We used limited term employees this summer and fall, but they are resigning.

9. Are there union issues?

No.

10. Other supporting comments.

This inspection position handles over 1,000 complaints per year. It is vitally important to the health of our neighborhoods to keep them clean, keep the rodent population in check, and the parking compliance enforced. This keeps property values in place and sends a message to the public that Green Bay is a great place to live.

**Position Fill Request
Justification Report
September 28, 2020**

Position Title: Full-time Parking Maintenance Technician (PMT) – Parking Division

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

This is a replacement position, resulting from the retirement of Parking Maintenance Technician Sharon Gerrits. Sharon will complete her tenure with the City at the end of her scheduled work shift on Friday, November 16, 2020

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes, this position is funded in the Parking Division operating budget. The current wage range is \$20.36 to \$23.96 per hour (\$42,348 to \$49,836 per year)

- 3. Please list the functions and any special information regarding this position.**

The PMT position is scheduled five (5) 8-hour shifts per week. Shifts begin as early as 6:00 a.m. and end as late as 8:30 p.m. The PMT schedule covers seven (7) days per week, on an eight (8) week rotation. The PMT schedule rotation includes one (1) weekend scheduled to work, and three (3) weekends scheduled off.

With this particular vacancy, Parking Division proposes to modify the PMT schedule to include one (1) second shift PMT position. So this one (1) vacancy will be for a 12:00 p.m. (noon) to 8:30 p.m. Monday to Friday schedule. In addition, this position will continue to work one (1) out of four (4) weekends like other PMT staff.

All PMT staff currently works a rotating 6:00 a.m. to 2:30 p.m., 7:00 a.m. to 3:30 p.m., and 12:00 p.m. (noon) to 8:30 p.m. weekday shift; and works one (1) out of four (4) weekends. On some weeks the noon to 8:30 p.m. shift is covered by multiple people who were re-scheduled due to coverage needs. This disrupts the noon to 8:30 p.m. shift work, and sometime creates difficult transitions from day to day.

The modified PMT schedule will allow for 1) smoother transitions between shifts and 2) increased work productivity by reporting to the same person working the second shift daily. It will also improve employee work-life balance by establishing a more consistent work schedule.

Parking facility maintenance must be completed when facilities are empty. The PMT position is responsible for completing the following tasks:

- PARCS and parking meter equipment maintenance and repair
- Plowing/salting surface parking lots
- Plowing/spreading/snow removal interior and ramp roofs
- Sweeping
- Pressure washing parking decks and other surfaces

- Re-lamping light fixtures
- Other maintenance in parking areas as assigned

PMT's also assist with enforcement of parking violations as necessary, and oversee contracted security activity on weekends, particularly in the Cherry Street Ramp and the River Ramp.

4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.

This position generates minimal revenue from parking citations

5. Please explain why current staff is unable to absorb duties of this position.

There are four (4) full-time PMT positions in the Parking Division Table of Organization. If one or more of them is out, then:

- 1) PMT shifts must be modified for proper coverage, typically requiring overtime
- 2) The new PARCS program requires Parking Division to staff itself 24/7/365. Employee vacancies cannot occur if proper customer must be maintained.
- 3) Lower PMT staffing means lower revenue. Parking Division is self-revenue-generating, so it must maintain its revenue control equipment in working order.

6. If duties of position are presently being done, how are they done?

Parking Division continues to do its best to cover all responsibilities. However, lower staffing levels require certain duties to be prioritized and/or not completed.

7. What service would be reduced or eliminated if this position is not filled?

Failing to fill this position will result in lost revenue at parking meters and in ramps, reduced maintenance in the ramps, and lower levels of parking system security.

8. What are the alternative methods and costs of accomplishing the work?

Force Parking Division maintenance staff to work night hours. However, doing so only creates shortfalls in daytime work tasks.

9. Are there union issues?

No

10. Other supporting comments.

None

**Position Fill Request
Justification Report
October 8, 2020**

Position Title: Administrative Clerk (Department of Community & Economic Development – Housing)

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X Replacement Position Not a Replacement Position

Karen Krautkramer is retiring effective January 8, 2021.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes. Pay grade G (\$22.53-\$26.52/hour)

Upon reviewing the position staff realized it would be a better benefit to our residents if we upgraded this position from a Administrative Clerk to a Resident Services Coordinator. Staff would also like to over hire this position for one month to provide the opportunity to train the new person before Karen's retirement in January.

This position is fully funded by the Green Bay Housing Authority and not on the levy.

- 3. Please list the functions and any special information regarding this position.**

This position is critical in performing a great deal of customer service work, both over the phone and in the office, using specialized knowledge of the Green Bay Housing Authority and housing options within the community. Some specifics of the position include updating the Green Bay Housing Authority's Admissions and Continued Occupancy Plan, communicating and coordinating efforts with family, community health and human services agencies necessary to maintain resident health and safety, collects rent from residents, enters payments and maintains tenant files, identifies and pursues new funding opportunities, assists with preparing and updating written policies, and researches regulations and other housing related information for the Green Bay Housing Authority.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

The Green Bay Housing Authority generates revenue through the collection of rent for 202 rental units the Green Bay Housing Authority owns and operates. The Green Bay Housing Authority is also a separate entity and is not on the City of Green Bay levy. The Green Bay Housing Authority is funded with grants from the Department of Housing and Urban Development.

- 5. Please explain why current staff is unable to absorb duties of this position.**

The Green Bay Housing Authority's needs are ever changing; elderly and disabled tenants are requiring additional time and assistance, we have a higher amount of lease ups and have additional inspections to maintain safe, affordable, and decent housing. Mason Manor provides housing for people transitioning out of homelessness and often times they need additional assistance.

6. If duties of position are presently being done, how are they done?

The current employee will continue in the position until January 8, 2020. If this is approved the new staff person and the current Resident Services position will absorb the duties.

7. What service would be reduced or eliminated if this position is not filled?

Higher paid staff would have to perform tasks previously done by the clerical staff, which would reduce the ability of those staff to conduct their work. Overall, the customer service will be less efficient and affected by delays in entering work orders, collecting rent, or leasing up vacant units. There will be less tenant services.

8. What are the alternative methods and costs of accomplishing the work?

Using temporary employees or interns would be possible, but training will become a regular occurrence as those employees find permanent jobs. Due to the complexity of the training the result would be less efficient service with not much savings.

9. Are there union issues?

No.

10. Other supporting comments.

Due to the high volume of phone calls, unit turnovers, projects that are in the beginning phases, and the complexity of the training involved, the department would like to fill the position as soon as possible.



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

MEETING DATE

October 20, 2020

PREPARED BY

Matt Buchanan, Staff

AGENDA ITEM # T.I

To approve a planning option with GB Real Estate Investments, LLC, for the property located at 416 N. Monroe Avenue (Tax Parcel 11-92).

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

The City of Green Bay has been approached by a local developer, GB Real Estate Investments LLC, with a request for a planning option of 416 N. Monroe Avenue (Tax Parcel 11-92). The 0.28-acre property was acquired by the City in 2013, for blight elimination and is currently being used by the Green Bay Parking Utility for leased parking. The developer requests the planning option expire June 30, 2021, with the ability to extend the option for two (2) additional periods of six (6) months each with the written approval of EDA. The developer will use this time to complete all due diligence necessary to determine the feasibility for redevelopment.

The developer also seeks an identical planning option on the adjacent parcel (11-95-A) owned by the Redevelopment Authority (RDA). That request will be considered at the RDA's October 13, 2020, meeting. Staff has not been actively marketing either property for redevelopment but will consider serious offers with EDA and RDA support.

RECOMMENDATION

Staff is recommending approval of a planning option with GB Real Estate Investments, LLC, for the property located at 416 N. Monroe Avenue (Parcel 11-92).

FISCAL IMPACT

Staff proposes the City charge a \$500 fee to GB Real Estate Investments, LLC for the planning option, as is typically required. No other direct fiscal impacts are anticipated through the planning option. Anticipated fiscal impacts of a potential future sale of the property would be reported should a formal offer to purchase be considered.

ATTACHMENTS

1. Main & Monroe Location Map
2. GBREI, LLC - Request for Planning Option @ 416 N Monroe

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

September 9, 2020

City of Green Bay
Department of Community & Economic Development
Ms. Cheryl Renier-Wigg
Mr. David Buck
100 N. Jefferson Street
Green Bay, WI 54301

**Re: Purchase Request
Parcels 11-92 & 11-95-A**

Ms. Renier-Wigg and Mr. Buck:

Pursuant to our phone call on Tuesday, September 1, 2020, please allow this letter to serve as my formal request to purchase the above-referenced properties from both the City of Green Bay and the Green Bay Economic Development Authority, respectively.

My specific request is to obtain a Purchase Option from both the City and the EDA through June 30, 2021, with the accompanying ability to extend the option for two (2) periods of six (6) months each with the written approval of both parties.

As some members of the various committees may already be aware, this is the prominent corner of Main Street and Monroe Avenue, and significant work will be required to address parcel boundaries, billboard leases, environmental testing, and third-party adjacent property owner interests. All this work will require notable amounts of time to undertake.

Until we hold further conversations regarding the extent of developability and city involvement in a project, I hesitate to formally commit to a purchase price at this juncture.

Please advise on the next steps and timeframes for (hopefully) securing this option agreement.

Sincerely,



Garritt R. Bader
Principal, GB Real Estate Investments, LLC

**Position Fill Request
Justification Report
October 13, 2020**

Position Title: Custodian II

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

Jeff Minix is retiring November 10, 2020.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes. Pay grade E (\$18.73-\$22.04/hr)

This position is fully funded by the Green Bay Housing and not on the levy.

- 3. Please list the functions and any special information regarding this position.**

The Custodian II is responsible for floor care (sweeping, moping, stripping waxing, etc.); pick up and disposal of trash; washing walls, window and woodwork; cleaning restrooms; changing light bulbs and ballasts; locking and unlocking the building; maintaining grounds (cutting grass, trimming shrubbery, removing ice and snow), sanding, stripping and staining woodwork; painting; cleaning and moving furniture and equipment; minor mechanical, electrical, plumbing, carpentry, masonry, siding and foundation work; minor repairs to machinery and equipment (boilers, furnaces, cooling towers, air handling systems, pumps, air compressors, water heaters, stoves, refrigerators, exhaust fans, etc.)

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position reduces expenses by reducing the need to contract out all maintenance work for GBHA properties and ensures preventative maintenance and repairs are performed, which prevent more costly repairs if not addressed timely.

The Green Bay Housing Authority generates revenue through the collection of rent for 202 rental units the Green Bay Housing Authority owns and operates. The Green Bay Housing Authority is also a separate entity and is not on the City of Green Bay levy. The Green Bay Housing Authority is funded with grants from the Department of Housing and Urban Development.

- 5. Please explain why current staff is unable to absorb duties of this position.**

The skills, knowledge, and abilities of existing staff, as well as their existing workloads, prevent existing staff from absorbing the duties of this position.

6. If duties of position are presently being done, how are they done?

The duties of the position are being performed by the current Custodian II, Jeff Minix, until his retirement date.

7. What service would be reduced or eliminated if this position is not filled?

If this position is not filled, the GBHA will be unable to maintain its responsibility to provide safe, high quality housing to our residents. We would not be able to retain our High Performer status with the Department of Housing and Urban Development.

8. What are the alternative methods and costs of accomplishing the work?

An alternative would be to contract out all of the work, which would be extremely costly and inefficient. Staff has not evaluated the cost to carry out this alternative.

9. Are there union issues?

No.

10. Other supporting comments.

Due to the high volume of work orders, unit turnovers, projects that are in the beginning phases, and the complexity of the training involved, the department would like to fill the position as soon as possible.

The current Green Bay Housing Authority's Custodian II and Building Services Coordinator are vacating their respective positions at approximately the same time, leaving the Green Bay Housing Authority without any maintenance personnel. It is critical that the Custodian II position be filled as soon as possible.

7. What service would be reduced or eliminated if this position is not filled?

If this position is not filled, the GBHA will be unable to maintain its responsibility to provide safe, high quality housing to our residents. We would not be able to retain our High Performer status with the Department of Housing and Urban Development.

8. What are the alternative methods and costs of accomplishing the work?

An alternative would be to contract out all of the work, which would be extremely costly and inefficient. Staff has not evaluated the cost to carry out this alternative.

9. Are there union issues?

There is no union.

10. Other supporting comments.

None

MEMORANDUM



Human Resources Department

To: Personnel Committee
Joe Faulds, Human Resources Director

From: Sarah Fidler
Human Resources Generalist

Re: Request to Fill Vacant Positions

Date: October 20, 2020

The Human Resources Department is requesting authorization to fill the following replacement positions approved as part of the 2020 budget and all subsequent vacancies resulting from internal transfers. The justification reports are attached.

- Custodian II – Replacement position due to the retirement of Jeff Minix effective November 10, 2020. Salary range: \$18.73 - \$22.04 per hour. This position is fully funded by the Green Bay Housing Authority and not on the levy.
- Building Services Coordinator – Replacement position due to the resignation of David Schmidt effective November 2, 2020. Salary range: \$22.53 - \$26.52 per hour. This position is fully funded by the Green Bay Housing Authority and not on the levy.

**Position Fill Request
Justification Report
October 13, 2020**

Position Title: Building Services Coordinator

- 1. If this position is a replacement position, please indicate the reasons for the vacancy. If this is not a replacement position, please indicate the reasons for requesting the position.**

 X **Replacement Position** **Not a Replacement Position**

David Schmidt is resigning from his position November 2, 2020.

- 2. Is this position included in the current budget? If not, please list how this position will be funded (grant, internship, etc.). Please list the salary range of the position.**

Yes. Pay grade G (\$22.53-\$26.52/hr)

This position is fully funded by the Green Bay Housing and not on the levy.

- 3. Please list the functions and any special information regarding this position.**

The Building Services Coordinator is responsible for maintaining a safe environment for all residents, guests and employees of GBHA's properties (Mason Manor and Scattered Sites). Plans, prepares, organizes, and implements maintenance on all aspects of the properties. Performs lead worker responsibilities for other maintenance staff. Delegates and responds to work orders. Coordinates with contractors. Performs inspections. Provides regular communication to Housing Administrator regarding all aspects of the property and residents.

- 4. Does the position generate revenue or reduce expenses? If so, provide an estimated amount.**

This position reduces expenses by reducing the need to contract out all maintenance work for GBHA properties and ensures preventative maintenance and repairs are performed, which prevent more costly repairs if not addressed timely.

The Green Bay Housing Authority generates revenue through the collection of rent for 202 rental units the Green Bay Housing Authority owns and operates. The Green Bay Housing Authority is also a separate entity and is not on the City of Green Bay levy. The Green Bay Housing Authority is funded with grants from the Department of Housing and Urban Development

- 5. Please explain why current staff is unable to absorb duties of this position.**

The skills, knowledge, and abilities of current staff, as well as their existing workloads, prevent current staff from absorbing the duties of this position.

- 6. If duties of position are presently being done, how are they done?**

The duties of the position are being performed by the current Building Services Coordinator, David Schmidt, until his resignation date.

7. What service would be reduced or eliminated if this position is not filled?

If this position is not filled, the GBHA will be unable to maintain its responsibility to provide safe, high quality housing to our residents. We would not be able to retain our High Performer status with the Department of Housing and Urban Development.

8. What are the alternative methods and costs of accomplishing the work?

An alternative would be to contract out all of the work, which would be extremely costly and inefficient. Staff has not evaluated the cost to carry out this alternative.

9. Are there union issues?

No.

10. Other supporting comments.

Due to the high volume of work orders, unit turnovers, projects that are in the beginning phases, and the complexity of the training involved, the department would like to fill the position as soon as possible.

The current Green Bay Housing Authority's Custodian II and Building Services Coordinator are vacating their respective positions at approximately the same time, leaving the Green Bay Housing Authority without any maintenance personnel. It is critical that the Building Services Coordinator position be filled as soon as possible.

Detail Summary of Projects Issued

9/1/2020 to 9/30/2020

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
101432	221 N VAN BUREN ST..10-72-C	GB REAL ESTATE INVESTMENTS LLC		\$1,112.46	\$226,250.00	Pending
[01-101 - Single Family House, Detached] New 2 story with attached garage EC Approved 6/24/20 ***SW Bond \$5000*** VERIFY PLAT HAS BEEN ADDRESSED PER TOM G PRIOR TO PERMIT ISSUANCE						
101967	3600 CHURCH RD..22-2151	MARILYN PEERENBOOM		\$1,224.10	\$235,000.00	Pending
[01-101 - Single Family House, Detached] NEW 1 STORY SINGLE-FAMILY HOME ATTACHED GARAGE -EC Approved 9/1/20						
102083	1064 SHAWANO AV..3-12	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC		\$1,065.13	\$200,000.00	Pending
[01-101 - Single Family House, Detached] New 2 Story sigle family home w/detached garage -EC Approved 9/1/20						
102119	3492 DOLOMITE DR..21-8022	SUSAN M SMITH		\$1,842.89	\$650,000.00	Pending
[01-101 - Single Family House, Detached] NEW SINGLE STORY HOME W/ATTACHED GARAGE approved EC in Drag 8/25/20						
102134	2990 SUSSEX RD..22-2105	CHAD R IMIG		\$1,322.84	\$265,000.00	Pending
[01-101 - Single Family House, Detached] NEW SINGLE STORY REIDENTIAL HOME ATTCAHED GARAGE -EC Approved 9/1/20						
102210	217 N VAN BUREN ST ..10-72-B-1	GARRITT BADER		\$1,037.46	\$226,500.00	Pending
[01-101 - Single Family House, Detached] New 2 story with attached garage/ Site plan approved under P#101432 EC Approved 6/24/20 ***SW Bond \$5000***						
102263	1253 9th ST..1-428-C	GREATER GREEN BAY HABITAT FOR HUMANITY		\$1,469.26	\$130,000.00	Pending
[01-101 - Single Family House, Detached] New Single story home w/ attached garage *EC approved, in drag.						
102305	2899 SUSSEX RD..22-2087	TJDM LLC		\$1,335.31	\$250,000.00	Pending
[01-101 - Single Family House, Detached] NEW SINGLE FAMILY HOME ATTACHED GARAGE EC Approved 9/10/20						
102361	3026 SITKA ST..21-6668-55-1	GREEN VIPER INC		\$1,508.03	\$200,000.00	Pending
[01-101 - Single Family House, Detached] SINGLE FAMILY ONE STORY						
102109	2354 VAN BEEK RD..21-3505	NEW RESIDENTIAL SOLUTIONS LLC		\$230.00	\$15,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] update kitchen and bath first floor. add bathroom in basement						
102238	1334 11th AV..1-1573	JULIE A VANOSS		\$225.00	\$10,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] Remodel						
102268	510 S VAN BUREN ST..14-615	KATIE J & DAVID M ZEY		\$50.00	\$1,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] 2nd floor alterations updated floor plan drag file 9/14/20						
102274	840 LIBERTY ST..1-1164	THEODORE D TERRELL		\$100.00	\$3,500.00	Pending
[02-434 - Single-Family Residential Building, Alteration] REMOVE INTERIOR WALL						
102312	547 MASTERS LN..21-4131	ELIZABETH M SELNER		\$126.87	\$7,000.00	Pending
[02-434 - Single-Family Residential Building, Alteration] FAMILY ROOM AND OFFICE						
102313	2474 HAZELWOOD LN..6H-1506-3	JUSTIN PAYTON & DIANA M AUSTIN		\$155.00	\$2,000.00	Pending

[02-434 - Single-Family Residential Building, Alteration] BASEMENT REMODEL

102314 801 REDWOOD DR..2-1123 TIMOTHY J & KATHLEEN M WHITE \$125.00 \$2,700.00 Pending

[02-434 - Single-Family Residential Building, Alteration] Dormer

102336 1356 BIEMERET ST..6-862 JAIME A WILSON \$50.00 \$3,500.00 Closed

[02-434 - Single-Family Residential Building, Alteration] Install Patio Door

102338 1846 DECKNER AV..21-2475-3 HELEN M GRESCH \$180.00 \$20,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration] No floor plan changes

102357 1610 SPENCE ST..1-2611 LYNN M & JOHN O TENNIE \$175.00 \$60,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration] Kitchen/Bathroom Renovations

102368 332 QUINTON ST..21-1462 JULIA & GREGORY A GEISER \$223.00 \$50,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration] BEDROOM AND BATH

102373 2630 RED FERN LN..6H-3391 JACKIE & MATTHEW DUNN \$125.00 \$3,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration] Family room in basement

102380 220 REIMER AV..21-2475-36 BERENDSEN DONNA L REVOCABLE TRUST \$177.63 \$12,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration] ADDING HEAT RUNS AND RETURNS TO BASEMENT

102433 2503 REMINGTON RD..21-8039 BOBBI J ETIENNE \$266.12 \$32,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration] two bedrooms a family room and a bath

102466 1645 PREBLE AV..19-389-A GENOVEVO & MARIA T JUAN GARCIA GONZALEZ \$269.37 \$20,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration] BATH, KITCHEN,AND FAMILY ROOM

102472 2729 RAMADA LN..6H-1122-6 KRISTA J & BRIAN S MOCK \$50.00 \$2,500.00 Pending

[02-434 - Single-Family Residential Building, Alteration] egress window

102484 1080 THORNDAL ST..1-2649 DAVID A & MARY JO HERRMANN \$255.00 \$30,000.00 Pending

[02-434 - Single-Family Residential Building, Alteration]

102494 1861 PARKLAND WAY..6-2254 MISTY M & ADAM P KOCHA \$50.00 \$9,450.00 Pending

[02-434 - Single-Family Residential Building, Alteration] 2 egress windows and service walk.

102230 3157 NICOLET DR..22-870 MARY FRANCES & DONALD BENO \$892.31 \$420,869.00 Pending

[03-434 - Addition to Single-Multi Family Residential Units] No EC required see file

101966 1755 EAST SHORE CIR..21-432 DEAN BILLY R & MARY JO LIVING TRUST OF 2001 \$100.00 \$11,500.00 Pending

[05-645 - Raze Sungle-Family house(attached or detached)] HOUSE RAZE
No EC need per Michael D see drag file

102025 2200 NICOLET DR , UNIT 201-208..21-274-4 TSAGB LLC \$3,573.64 \$835,000.00 Pending

[08-105 - 5 or more family building(refer to 06-103)] BLDG 2 - 8 unit apartment

102136 3717 WILDCAT TR..21-242-1 THOMAS A & ROBERT T & DAWN M & ROBERT T & DAWN M WRIGHT \$501.25 \$80,000.00 Pending

[10-434 - Multi-Family Residential Building Alteration] Fire Repair

102137 2710 HUMBOLDT RD..21-1244 GB GREEN BAY LLC \$1,096.00 \$200,000.00 Pending

[10-434 - Multi-Family Residential Building Alteration] FIRE REPAIR

102518 600 S WEBSTER AV..14-803 BELLIN MEMORIAL HOSPITAL INC \$140.00 \$119,000.00 Pending

[10-434 - Multi-Family Residential Building Alteration] TEMPORARY USE FOR COVID-19 OVER FLOW FROM BELLIN HOSPITAL

100127	1654 MORROW ST..21-1985	BPD HOLDINGS LLC	\$1,482.36	\$100,000.00	Closed
[11-328 - Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories).] EC Approved 2/18/20					
NO PERMITS, CONSTRUCTION COMPLETED - DOUBLE FEE Ed Gerczak at 327-3895.					
101185	1901 VERLIN RD..23-254-5	MCR RENTALS LLC	\$2,893.89	\$300,000.00	Pending
[11-328 - Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories).] OFFICE BUILDING					
101444	544 ACME ST..21-1200	GREEN BAY DRESSED BEEF LLC	\$15,257.21	\$7,500,000.00	Pending
[11-328 - Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories).] New Cattle Barn					
SWB 10,000					
EC Approved 8/20/20					
102021	2200 NICOLET DR, UNIT 101-108..21-274-4	TSAGB LLC	\$1,179.70	\$160,000.00	Pending
[11-321 - Parking garages(garage buildings and open decked parking structures for transient parking)] 6 - 4 stall garages and 1 - 8 stall = 10,270 sq ft					
102091	1415 DONALD ST..6-40-J	MEDD FAMILY TRUST THE	\$2,267.00	\$365,000.00	Pending
[11-320 - Industrial buildings(factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)] EC Approved 9/2/20					
***5,000**SWB					
102204	2600 LARSEN RD ..6H-1752	NORTHEAST WISCONSIN TECHNICAL COLLEGE	\$70.00	\$192,657.00	Pending
[11-329 - Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).] Kress Oval Garden Arbor					
No EC Required see drag file					
88524	2740 W MASON ST..6H-1752	NORTHEAST WISCONSIN TECHNICAL COLLEGE	\$470.00	\$15,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Air to Air Mezzanine Stairs					
101188	2122 ANGIE AV..20-694	MCDONALD LUMBER CO	\$1,487.08	\$200,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Office Remodel/ Parking reconstruction					
EC approval 6/24/20					
101829	211 N MAPLE AV..4-110	SAINT PATRICKS CONGREGATION	\$535.59	\$50,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] KITCHEN REMODEL					
102207	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$290.00	\$47,813.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] BLDG 87 - Door Modifications					
102295	1609 WESTERN AV..6-119-A	E & P PROPERTIES	\$860.00	\$40,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] NEW EQUIPMENT ROOM					
102382	2300 AUTO PLAZA WAY..21-458-4	GANDRUD MOTOR COMPANY	\$634.50	\$80,000.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Parts Department Alterations					
102460	300 S ADAMS ST..13-28-A	BROWN COUNTY AGING & DISABILITY RESOURCE CENTER	\$70.00	\$4,225.00	Pending
[12-437 - Commercial, Non-Residence, Non-Housekeeping, Alteration] Walk Up Window					
102117	1256 E MASON ST..14-1208	JAMES F MEYER	\$240.00	\$12,000.00	Pending
[15-649 - Raze Commercial Building or other Structure] No EC needed see drag file					
102326	2001 HOLMGREN WAY..1-1841-B-2	M W D M LLC	\$70.00	\$700.00	Pending
[16-*** - Temporary Office or Trailer] 40 x 100 ft tent to be removed after each Packer game					
102459	301 N WASHINGTON ST..12-368	FE WATERMARK LLC	\$70.00	\$1.00	Pending
[16-*** - Temporary Office or Trailer]					
101624	812 DOUSMAN ST..5-474	DOUGLAS C JUBERT	\$150.00	\$20,000.00	Pending
[17-438 - New Garage or Carport] Detached Garage					

102140	615 VROMAN ST..5-231 [17-438 - New Garage or Carport] 24x24 -To include raze of old garage.	MARY C SHALLOWGRIFFIN	\$150.00	\$15,000.00	Pending
102257	454 HEYRMAN ST..21-1274-3 [17-438 - New Garage or Carport] NEW 22'x22' DET. GARAGE	GARRETT T GARTON	\$125.00	\$7,500.00	Pending
102270	1532 DECKNER AV..8-776 [17-438 - New Garage or Carport] new 24'X24' det. garage	MARY M BIRMINGHAM	\$129.72	\$13,000.00	Pending
102289	1493 ELM ST..19-605 [17-438 - New Garage or Carport]	DONNA J VANDERVEREN	\$100.00	\$10,500.00	Pending
102365	820 E WALNUT ST..14-317 [17-438 - New Garage or Carport] No Electrical at this time see drag	NAVARINO COLLECTIVE LLC	\$138.92	\$22,000.00	Pending
102422	1277 DESNOYERS ST..18-1216 [17-438 - New Garage or Carport] New Garage 26 x 16	MARGARET M MALOTT	\$150.00	\$24,000.00	Pending
102510	536 N HENRY ST..21-1389 [17-438 - New Garage or Carport] DET. GARAGE	TRACY A PIPER	\$175.00	\$39,740.00	Pending
102376	836 IRVINGTON ST..6-416 [18-438 - Remodel Garage or carport or Shed] New truss due to rot	RICHARD & LORI ALSTEEN, ETAL	\$50.00	\$2,000.00	Pending
102451	1827 14th AV..1-1316 [21-649 - Demolition of all Other Buildings or Structures] INSP CHAD HAS THE PERMIT AND IS WAITING FOR THEM TO SEND HIM THE CHECK. GARAGE IS DOWN. INSP COMPLETE. PLEASE CLOSE PROJECT ONCE PERMIT IS PAID. THANK YOU-DONNA	BENJAMIN & JENNIFER BAST	\$50.00	\$500.00	Closed
102200	1403 ROCKDALE ST..6-872 [22-328 - Shed, Yard Building] YARD SHED	LINDA S & NORBERT P VANPAY	\$50.00	\$3,500.00	Pending
102235	632 SKYLINE BLVD..21-822-23 [22-328 - Shed, Yard Building] Shed 10 x 10	LAURA A & LEE A STARKS	\$50.00	\$1,200.00	Pending
102280	2031 PARKWOOD CT..6H-2376 [22-328 - Shed, Yard Building] 10 x 16 yard shed	MICHAEL R & KIMBERLY A ZEGERS	\$50.00	\$5,000.00	Pending
102290	555 ONTARIO RD..21-5374 [22-328 - Shed, Yard Building] 22'x22' YARD SHED	RICHARD T & AMY ZEUTZIUS	\$150.00	\$12,000.00	Pending
102379	3078 SUNDANCE AV..6H-2971 [22-328 - Shed, Yard Building] 10 x 12 Shed	PAUL E NUTHALS, ETAL	\$50.00	\$1,900.00	Closed
102389	3089 SUMMER PL..6H-2960 [22-328 - Shed, Yard Building] shed installed not knowing permit was required	JOSEPH G & JANE F GRZELAK	\$50.00	\$2,500.00	Pending
102497	416 MCAULIFFE HEIGHTS TR..21-7238 [22-328 - Shed, Yard Building] 12 x 14 Shed	PATRICK D & DENISE M WARTGOW	\$50.00	\$3,739.89	Pending
101200	744 S CLAY ST..14-846 [23-434 - Deck, Porch, Patio] Deck and short fence	RAYMOND S DOLLINGER	\$100.00	\$2,800.00	Pending
102186	206 SCHOBBER ST..21-1714-12 [23-434 - Deck, Porch, Patio] PATIO BEHIND GARAGE	JORDAN F BUTCHER, ETAL	\$75.00	\$6,000.00	Pending
102217	1238 S CHESTNUT AV..1-866	PAUL A GASS	\$100.00	\$1,500.00	Pending

[23-434 - Deck, Porch, Patio] Per complaint 114511

102254	1531 ELM ST..19-72	IMELDA & JULIO C SANCHEZ	\$75.00	\$2,000.00	Pending
[23-434 - Deck, Porch, Patio] new roof structure over patio in the back of garage					
102256	1443 E MASON ST..17-839	DOUA THAO	\$50.00	\$9,770.33	Pending
[23-434 - Deck, Porch, Patio] NEW METAL RAMP					
102282	2465 SHADY OAK LN..6H-1497-4	VONCKX VIOLA A SURVIVORS TRUST	\$50.00	\$9,070.00	Pending
[23-434 - Deck, Porch, Patio] Metal Ramp					
102285	144 BERWYN AV..21-1261-11	ALEJANDRO MONTOYA LINARES	\$50.00	\$1,000.00	Pending
[23-434 - Deck, Porch, Patio] Concrete patio					
102310	1450 GRIGNON ST..17-617	CAROL RAE JOPPE	\$250.00	\$22,400.00	Pending
[23-434 - Deck, Porch, Patio] 22' x 16' Deck/ convert bedroom to den					
102334	346 N ASHLAND AV..5-1046	BAO QIN HE & TIAN-YOU HU REVOCABLE LIVING TRUST	\$50.00	\$1,000.00	Closed
[23-434 - Deck, Porch, Patio] Porch					
102340	904 ROYAL BLVD..18-1248	REBECCA M & AARON R BENZINGER	\$50.00	\$5,000.00	Pending
[23-434 - Deck, Porch, Patio] 33 x 12 patio					
102369	2456 MORNING STAR TR..21-4261	JOHNSON NORMAN L & VIRGINIA F REVOCABLE TRUST	\$100.00	\$4,500.00	Pending
[23-434 - Deck, Porch, Patio] DECK					
102375	478 WELLAND AV..21-7454	DANIEL A & ELIZABETH A CHATHAM	\$50.00	\$1,550.00	Pending
[23-434 - Deck, Porch, Patio] add to existing patio					
102441	989 CHRISTIANA ST..3-300	AMY L SCHWALBACH	\$100.00	\$3,000.00	Pending
[23-434 - Deck, Porch, Patio] Deck 10 x 13					
102512	1011 ELMORE ST..5-1374	WILLIAM A FREDENBURGH	\$100.00	\$1,750.00	Pending
[23-434 - Deck, Porch, Patio] FRONT DECK MUST MATCH EXISTING FRONT SETBACK					
102516	1110 CRESTWOOD DR..6H-1156-11	ONEIDA TRIBE OF INDIANS OF WISCONSIN	\$50.00	\$3,200.00	Pending
[23-434 - Deck, Porch, Patio] Patio 16 x 16					
101983	130 S MILITARY AV..6-266-E	MARTIN NEUFELD LLC	\$70.00	\$50,000.00	Pending
[24-*** - Siding] Exterior repair from car damage					
102293	520 DOUSMAN ST..5-603	GREEN BAY AREA PUBLIC SCHOOL DISTRICT FT HOWARD	\$70.00	\$365,662.00	Pending
[24-*** - Siding] New windows in half the building					
102176	1700 ROYAL CROWN CT..6H-4211	CHAD D & REBECCA A KRULL	\$250.00	\$45,700.00	Pending
[25-329 - Swimming Pool] Inground pool					
102203	3486 YORKSHIRE DR..22-1588-106	GREGORY R & JENNIFER L VANDENELZEN	\$250.00	\$33,300.00	Pending
[25-329 - Swimming Pool] EC approved 9/2/20					
102213	2698 SUSSEX RD..22-1963	CASSANDRA L & AUBREY D LEWISBYERS	\$150.00	\$3,000.00	Pending
[25-329 - Swimming Pool] 27' Above ground pool					
102303	2777 YORKTOWN DR..6H-3521	JEFFREY J & LISA A KLIMA	\$100.00	\$5,000.00	Pending

[25-329 - Swimming Pool] SWIM SPA

102304	390 WINDWARD RD..21-5065	LUKE E & MEGGAN M FARWELL	\$100.00	\$1,200.00	Pending
[25-329 - Swimming Pool] 24' above ground pool with 52" high walls					
102253	1413 GROSS AV..1-2037	TINA M HOUSE	\$50.00	\$24,860.00	Closed
[28-434 - Foundation Repair] Foundation Repair					
102296	218 S ROOSEVELT ST..14-953	BARBARA J & JAMES METZLER	\$50.00	\$6,500.00	Pending
[28-434 - Foundation Repair] FOUNDATION REPAIR - INTERIOR DRAIN TILE					
102384	899 BIEMERET ST..1-1840	STEVEN P WRIGHT	\$50.00	\$18,700.00	Closed
[28-434 - Foundation Repair] Foundation Repair					
102485	417 ST. JUDE ST..6-1863-26	LEE H PAMPERIN	\$50.00	\$7,255.00	Closed
[28-434 - Foundation Repair] FOUNDATION REPAIR					
102517	1673 DEBRA LN..21-1111-P-22	MARK J BOULANGER	\$50.00	\$12,500.00	Pending
[28-434 - Foundation Repair] Foundation Repair and tile					
102156	325 S JEFFERSON ST..13-120	PATRICIA A & DANIEL E COLVIN	\$70.00	\$8,500.00	Pending
[33-*** - Roofing] RE-ROOF					
102277	1523 FARLIN AV..19-29-A	AMANDA J MONFILS	\$50.00	\$5,000.00	Pending
[33-*** - Roofing] Reroof w/rafter replacement					
102456	840 S BROADWAY..2-188	MJELDE LLC	\$140.00	\$14,000.00	Pending
[33-*** - Roofing] Roof Replacemant					
102523	408 DOUSMAN ST..5-594	BRITTANY J PAULSEN	\$70.00	\$17,975.00	Pending
[33-*** - Roofing] NEW ROOF					
102524	936 9th ST..1-678	SAINT JOSEPH CONGREGATION	\$95.70	\$51,390.00	Pending
[33-*** - Roofing] NEW ROOF					
102509	1675 9th ST..6-210-I	MATTHEW M & TABITHA L LANTOW	\$50.00	\$3,500.00	Pending
[34-*** - Window, Door, Replacement] *for future basement finish/bedroom					
101397	1319 SAN JOSE PL..3-1292	MATTHEW D WRYCHA	\$50.00	\$800.00	Pending
[35-*** - Driveway Expansion] Driveway Expansion					
101781	327-329 N MAPLE AV..5-996	BAO QIN HE & TIAN-YOU HU REVOCABLE LIVING TRUST	\$50.00	\$9,000.00	Pending
[35-*** - Driveway Expansion] Driveway					
101782	527 S OAKLAND AV..2-292	BAO QIN HE & TIAN-YOU HU REVOCABLE LIVING TRUST	\$50.00	\$3,800.00	Pending
[35-*** - Driveway Expansion] DRIVEWAY					
101999	1522 SPENCE ST..1-2608	MARY K & DAVID J HYSKA	\$50.00	\$5,625.00	Closed
[35-*** - Driveway Expansion] Driveway Reconstruction					
102147	133 OAK GROVE AV..21-2383	JOSE S & SONIA F FRAYRE	\$50.00	\$3,500.00	Pending
[35-*** - Driveway Expansion] Replace driveway /add concrete around garage					
102150	2910 PAINTED TRAIL CT..6H-3913	FAWNE M TELLER	\$50.00	\$5,000.00	Pending
[35-*** - Driveway Expansion] Repair driveway /add stall /rear patio					

102165	710 7th ST..1-450 [35-*** - Driveway Expansion] Approved ROW	SCOTT G MILQUETTE	\$75.00	\$2,000.00	Closed
102166	1131 S OAKLAND AV..1-504 [35-*** - Driveway Expansion] Driveway expansion	DANA R & SCOTT G MILQUETTE	\$50.00	\$1,000.00	Closed
102184	818 HUBBARD ST..4-39 [35-*** - Driveway Expansion] Driveway	BAO QIN HE & TIAN-YOU HU REVOCABLE LIVING TRUST	\$50.00	\$3,200.00	Pending
102262	717 N BAIRD ST..8-584 [35-*** - Driveway Expansion] Replace Driveway	KRYSTAL L JACOBS	\$50.00	\$16,000.00	Closed
102297	1121 S MAPLE AV..1-834 [35-*** - Driveway Expansion] Asphalt Apron	JEFFREY L SCHROEDER	\$50.00	\$750.00	Pending
102323	1374 LAWE ST..17-481 [35-*** - Driveway Expansion] NO ROW work - Replace existing driveway	ROGER T & CYNTHIA I MINEAU	\$50.00	\$9,500.00	Pending
102355	914 COLUMBIA AV..18-816-A [35-*** - Driveway Expansion] expand driveway	JO ANN M VANDENHEUVEL	\$50.00	\$2,000.00	Pending
102363	814 S ROOSEVELT ST..17-90 [35-*** - Driveway Expansion] Replace portion of driveway	RAYMOND S DOLLINGER	\$50.00	\$4,600.00	Pending
102377	1236 DAY ST..7-87 [35-*** - Driveway Expansion] new driveway	JUANA PEREZ SANCHEZ	\$50.00	\$4,500.00	Pending
102386	140 BERGER ST..21-2565 [35-*** - Driveway Expansion] expand/replace driveway	RONALD L KLEINSCHMIDT	\$50.00	\$7,500.00	Pending
102387	1649 LANGLADE AV..6-1016 [35-*** - Driveway Expansion] Driveway expansion	DAVID M DORN, ETAL	\$50.00	\$7,000.00	Pending
102402	824 GROSS AV..2-1178 [35-*** - Driveway Expansion] Expand driveway	JULIE A PRITZL	\$50.00	\$2,000.00	Pending
102429	1362 LIBERTY ST..6-1311 [35-*** - Driveway Expansion] replace driveway,walkway, garage floor	BRETT WOULF	\$50.00	\$1,200.00	Pending
102453	1066 ST. PAUL ST..2-724 [35-*** - Driveway Expansion] Project already completed per 114745 complaint. NO ROW.	STEPHANIE M HARRILL	\$50.00	\$2,000.00	Closed
102481	337 QUINTON ST..21-1517 [35-*** - Driveway Expansion] Replace Driveway	MICHAEL J & KIRSTIN A HABLEWITZ	\$50.00	\$6,281.00	Pending
102496	123 JOAN AV..21-89-19 [35-*** - Driveway Expansion] Expand driveway	MICHAEL S KOPKE, ETAL	\$50.00	\$10,000.00	Pending
87669	2655 ST. ANN DR..21-6112 [36-*** - Fence] 6' vinyl corner lot line. EMAIL IN DRAG	KYLE POCKAT	\$50.00	\$1,800.00	Pending
100939	2077 IRONWOOD DR..6H-3668 [36-*** - Fence] 6' WOOD IN REAR Owner has now hired a contractor to complete the job. Please process updated payment. Updated info in drag file	DAVID A & BRIDGET L JOHNSON	\$100.00	\$4,690.00	Closed
102051	1261 E WALNUT ST, Unit: APT 1-7..14-214	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$70.00	\$1,200.00	Closed

[36-*** - Fence] 6' PRVACY FENCE

102148	1010 ST. PAUL ST..2-48-B	DAVID J & LINDA L CIGLER	\$50.00	\$3,500.00	Pending
[36-*** - Fence] No variance required being the fence is being replaced in kind per the variance that enabled teh fence from 35 years ago on the adjacent property. PaulV and PaulN 9/22/2020					
102151	449 ROBERT LN..21-3869	EDUARDO NAVARROTORRES	\$50.00	\$8,125.00	Pending
[36-*** - Fence] Rear Yard Fence					
102196	1927 KNOTTY PINE DR..6H-3068	BLESSING LUTTER	\$50.00	\$4,000.00	Pending
[36-*** - Fence] 6 ft tall privacy fence					
102212	821 N BROADWAY..5-44	JARED N METOXEN, ETAL	\$50.00	\$6,933.00	Pending
[36-*** - Fence] 6' Wood privacy fence					
102218	1239 LOCH DR..6-192-D	CARRIE L METTLER	\$50.00	\$7,306.00	Pending
[36-*** - Fence] 6' vinyl in sides/rear					
102229	1338 CROOKS ST..17-380	JORDAN K & CHARITY KREBSKY	\$50.00	\$3,500.00	Pending
[36-*** - Fence] 4' CHAIN LINK FENCE					
102259	515 ROY AV..5-783	STEVEN VANPAY	\$50.00	\$200.00	Closed
[36-*** - Fence] Chain Link Fence					
102276	1638 SPRUCE ST..6-788	DAVID MORAVETZ	\$50.00	\$4,000.00	Closed
[36-*** - Fence] 6' wood fence					
102284	1203 COLONIAL AV..1-1817	JEFFREY J GORALL, ETAL	\$50.00	\$7,219.90	Closed
[36-*** - Fence] New fence rear yard					
102291	3005 GILBERT DR..21-4906-1	NORBERT L & DEBRA M BRICE	\$50.00	\$2,627.00	Pending
[36-*** - Fence] REPLACE FENCE					
102311	2574 OAKWOOD DR..6H-1224-4	DANIEL J EMMERICH	\$50.00	\$2,800.00	Pending
[36-*** - Fence] 5' cedar along side					
102318	430 S VAN BUREN ST..14-642	JACQUELINE KRAUSE	\$50.00	\$9,548.00	Pending
[36-*** - Fence] 3' high vinyl fence					
102321	1963 WOOD LN..6H-1270-5	KAREN M BOYD	\$50.00	\$2,460.00	Pending
[36-*** - Fence] 5' high wood picket fence					
102322	332 BADER ST..21-1897	OLEGARIO LOPEZCRUZ, ETAL	\$50.00	\$990.00	Pending
[36-*** - Fence] 4' high chainlink fence					
102335	3384 SITKA ST..21-7669	EDWARD & SHERRY DUNN	\$50.00	\$4,395.00	Pending
[36-*** - Fence] CEDAR 6' FENCE					
102343	250 BAVARIAN CT..21-5914	SCOTT J LEITERMANN, ETAL	\$50.00	\$2,114.74	Closed
[36-*** - Fence] 4ft tall chain link fence					
102362	1423 ELIZA ST..17-721	JERABEK JERRY J & NANCY M REVOCABLE TRUST	\$50.00	\$7,494.51	Pending
[36-*** - Fence] 192' of 6' high vinyl fence along east lot line					
102392	505 5th ST..2-879	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$50.00	\$2,000.00	Closed
[36-*** - Fence] Both side yards					

102399	540 ONTARIO RD..21-7025 [36-*** - Fence] 6' HIGH FENCE	JENESSA & PARKER DENNIS	\$50.00	\$5,049.49	Pending
102415	1215 REDWOOD DR..1-1878 [36-*** - Fence] 4' HIGH CHAIN LINK FENCE	BRENDAN D WHIPP, ETAL	\$50.00	\$1,325.00	Pending
102421	165 LAU ST..21-1729 [36-*** - Fence] BACK YARD FENCE	WILLIAM S & KIM M GEAR	\$50.00	\$2,500.00	Pending
102442	1577 BOLAND RD..6-1261 [36-*** - Fence] Rear Yard	SHARON JACKSON	\$50.00	\$6,287.00	Pending
102450	2722 TERESA DR..21-7197 [36-*** - Fence] 4' Tall Picket Fence	AUBREY J & THOMAS W ADLER	\$50.00	\$5,905.00	Pending
102457	2495 NEWBERRY AV..21-92-4 [36-*** - Fence] 6' tall privacy fence	KRISTIE R HANEY	\$50.00	\$400.00	Pending
102465	443 ST. BERNARD DR..21-446-10 [36-*** - Fence] FENCE IN BACK YARD	NANCY A LIVINGSTON	\$50.00	\$3,500.00	Pending
102504	1447 SERVAIS ST..6-1566 [36-*** - Fence] Fence in rear yard	DUSTIN A SCHELLIN	\$50.00	\$4,100.00	Pending
101776	1860 W MASON ST..6-274-A [37-329 - Signs] New Sign Package	HEAVEN SENT INVESTMENTS LLC	\$289.38	\$15,650.00	Pending
101902	1228 MAIN ST..8-839 [37-329 - Signs] Projecting Sign	URBAN CONCEPTS LLC	\$81.34	\$600.00	Pending
102158	1601 N QUINCY ST..20-684-A [37-329 - Signs] Proposed Monument and Wall Signage	GREEN BAY PACKAGING INC	\$1,723.73	\$40,000.00	Pending
102187	2255 UNIVERSITY AV..21-2705 [37-329 - Signs] Proposed Wall Signs	PHILIP F & PETER S LEE	\$156.26	\$2,300.00	Pending
102189	2235 MAIN ST..21-127-4 [37-329 - Signs] Proposed Wall Signs	SILK PURSE PROPERTIES GREEN BAY LLC	\$203.61	\$16,000.00	Pending
102278	2350 E MASON ST..21-126-7 [37-329 - Signs] Temporary Signage (9-5 to 11-5)	GBES OWNER I LLC	\$90.00	\$600.00	Pending
102439	905 HARRISON ST ..18-647 [37-329 - Signs] Relocated Monument Sign	GREEN BAY AREA PUBLIC SCHOOL DISTRICT JEFFERSON	\$128.59	\$1.00	Pending
102463	1960-1962 UNIVERSITY AV..21-2678-1 [37-329 - Signs] Temporary Signs	COLE FD PORTFOLIO II LLC	\$30.00	\$150.00	Pending
102264	1021 STUART ST..14-917 [40-*** - Sanitary Sewers] REPAIR SEWER LATERAL	WRIGHT APARTMENTS LLC	\$30.00	\$2,500.00	Closed
102332	335 WESTPLAIN DR..6-2654 [42-*** - Mini Sewers] TAP MINI STORM FOR SUMP PUMP	ORP REAL ESTATE HOLDINGS LLC	\$530.00	\$1,600.00	Closed
102330	3567 BLACK SHEEP WAY..21-8383	ROBERT M & LYNETTE A KIEHNAU	\$100.00	\$1,000.00	Pending

[43-*** - Lawn Sprinklers] NEW UNDERGROUND SPRINKLER SYSTEM

102468 2708 LAFAYETTE DR..6H-4451 MICHELLE L TIMP \$100.00 \$3,000.00 Pending

[43-*** - Lawn Sprinklers] UNDERGROUND SPRINKLER SYSTEM

102473 1860 SHAWANO AV..6-263-1 ST MARYS HOSPITAL MEDICAL \$140.00 \$10,000.00 Pending

[43-*** - Lawn Sprinklers] LAWN SPRINKLERS

102500 2523 REMINGTON RD..21-8036 GAMEL N & SHARENA Z ALI \$100.00 \$3,250.00 Pending

[43-*** - Lawn Sprinklers] LAWN SPRINKLERS

102364 1614 CARROLL AV..1-2122 JOHN L SCHROEDER \$30.00 \$800.00 Closed

[44-*** - Water heaters/Appliances] WATER HEATER

101849 725 LAVERNE DR..21-1111-D-129 ROSS S & ERIN M HEADLEY \$50.00 \$1,000.00 Closed

[46-*** - Electrical Service Change] 100 AMP TO 200 AMP OVERHEAD TO OVERDAD SERVICE UPDATE.

102267 1353 VANDERBRAAK ST..21-1679 REBECCA MOTT, ETAL \$50.00 \$2,000.00 Pending

[46-*** - Electrical Service Change] 100 AMP OVERLAND SERVICE CHANGE

102288 997 9th ST..1-359 DILLON WENDT \$50.00 \$2,500.00 Pending

[46-*** - Electrical Service Change] REPLACE 100 AMP PANEL WITH NEW 100 AMP PANEL IN DIFFERENT LOCATION; UPDATE THE REST OF THE HOUSE.

102316 228 N ASHLAND AV..4-119 ROBERT R & DAWN M VANBEEK \$50.00 \$1,000.00 Closed

[46-*** - Electrical Service Change] PANEL CHANGE

102374 231 N ONEIDA ST..5-1537 SHERRY L & JAMES S \$50.00 \$1,500.00 Pending

[46-*** - Electrical Service Change] SERVICE CHANGE TO ELIMINATE FUSE PANEL AND INSTALL NEW BREAKER PANEL

102401 1302 EMILIE ST..17-582 TIMOTHY P WHITE \$50.00 \$500.00 Closed

[46-*** - Electrical Service Change] REPLACE EXISTING MAIN 100 AMP SERVICE PANEL WITH A NEW 100 AMP SERVICE PANEL.

102413 837 PHOEBE ST..18-663 TERANCE A WINKEL \$50.00 \$1,350.00 Pending

[46-*** - Electrical Service Change] UPDATE EXISTING ELECTRIC SERVICE TO 200 AMP INSTALL 30 CIRCUIT BREAKER PANEL AND ALL GROUNDING GENERATOR TRANSFER SWITCH PER CODE.

102438 1036 LIME KILN RD..21-1355-1 JEFF A KUEMMEL \$50.00 \$1,500.00 Pending

[46-*** - Electrical Service Change] CHANGING FROM OVERHEAD TO UNDERGROUND SERVICE AND MOVING THE METER FROM INSIDE TO OUTSIDE

102455 1358 LAWE ST..17-484 MURPHCO LLC \$50.00 \$2,100.00 Pending

[46-*** - Electrical Service Change] CHANGING PANELS FROM FUSES TO BREAKER PANELS

102469 1914 JUNIPER DR..21-3218 KEITH R POWERS \$50.00 \$3,200.00 Closed

[46-*** - Electrical Service Change] REPLACE ELECTRICAL PANEL

102475 1315 DOTY ST..14-1403 NJA INVESTMENTS LLC \$50.00 \$2,500.00 Pending

[46-*** - Electrical Service Change] SERVICE UPGRADE

102487 205 S JEFFERSON ST..13-134 WISCONSIN TELEPHONE CO \$210.00 \$56,454.00 Pending

[46-*** - Electrical Service Change] REMOVING MAIN BREAKER IN MCC & REPLACING WITH HIGHER AIC RATED MAIN BREAKER

102488 1660 MURPHY DR..6-1248 ANN M JARMAN \$50.00 \$700.00 Closed

[46-*** - Electrical Service Change] REPLACING SERVICE MAST & METER SOCKET

102492	1842 12th AV..1-1294-1	ROGER L JAHNKE	\$50.00	\$1,500.00	Pending
[46-*** - Electrical Service Change] REPLACE FUSE PANEL WITH BREAKER PANEL					
102521	1122 KLAUS ST..20-173	SCOTT G & LINDA A KRASZEWSKI	\$50.00	\$4,000.00	Pending
[46-*** - Electrical Service Change] CHANGING SERVICE TO 2-METER UPPER/LOWER PREVIOUSLY HAD 2 METERS. CHANGING EQUIPMENT INSIDE AND EXTERIOR 200 AMP OVERHEAD.					
102397	1206 DAY ST..7-82	FRANCISCO GOMEZ, ETAL	\$50.00	\$350.00	Pending
[47-*** - Electrical Service Repair] MAIN SERVICE BREAKER REPAIR					
102448	213-215 S JACKSON ST..14-696	EMILY SUSAN & ZAKARY M ROESER	\$50.00	\$500.00	Pending
[47-*** - Electrical Service Repair] EMERGENCY SERVICE MAST REPAIR					
100406	1028-1030 REBER ST..20-29	ALLEN W KOPATZ	\$50.00	\$400.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] energize service after fire					
101249	2629 SEQUOIA LN..6H-2296	JOHN L & SHARON L RADEMACHER	\$125.00	\$5,000.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] OVER EXISTING DECK, NO WALLS AND JUST ROOF. -PLANS COMPLETED BY ARCHITECT AT SEYMOUR LUMBER FACTORING IN ROOF LOAD.					
102017	1662 MURPHY DR..6-1247	CODY ALLEN PRIBYL, ETAL	\$150.00	\$11,000.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] 18 x 20 Garage					
102275	1023 COPPENS RD..18-1489	BONNIE J MENACHER, ETAL	\$50.00	\$500.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPAIR BROKEN BLOCK FOR METER, 1021 HAS THE PEDESTAL ON HIS SIDE AND THE PERSON AT 1021 PURCHASED HIS HALF OF DUPLEX AND THEY ARE NOW SEPARATELY OWNED.					
102301	3069 GREENVIEW DR..21-326-6	LISA K KOENIG	\$50.00	\$300.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPLACE BROKEN METER BLOCK					
102324	3021 VOYAGER DR..21-143-7	PREVEA CLINIC INC	\$0.00	\$500.00	Withdrawn
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] ADDED UNDERGROUND METER BASE TO BECOME SERVICE FEED FOR I-43 BUSINESS CENTER STREET LIGHTS. INSTALLED GROUND RODS AND WIRE.					
102325	1000 KEPLER DR..21-145-2	CUMULUS BROADCASTING INC	\$0.00	\$500.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] ADDED UNDERGROUND METER BASE TO BECOME SERVICE FEED FOR I-43 BUSINESS CENTER STREET LIGHTS. INSTALLED GROUND RODS AND WIRE.					
102344	120 STONEBRIDGE CT..6H-3813	FADI ARODAKI	\$50.00	\$250.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPLACE PART IN METER PEDESTAL					
102354	150 MANDRAKE DR..21-8131	JEROD R & JOSIE WEBSTER	\$50.00	\$425.00	Closed
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] INSTALL ELECTRIC VEHICLE CHARGING CIRCUIT AND DEVICE					
102385	1232 ELIZABETH ST..21-1193-1	SAZMO PROPERTIES LLC	\$140.00	\$16,200.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] INSTALLATION OF OWNER SUPPLIED 60 KW DIESEL STAND-BY GENERATOR, AUTOMATIC TRANSFER SWITCH, GENERATOR CONCRETE PAD AND REQUIRED CONDUITS AND CONDUCTORS AS PER PLAN RECEIVED FROM OWNER.					
****PENDING****					
102449	2981 VOYAGER DR..21-7859	BOS PROFESSIONAL LLC	\$0.00	\$500.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] street light service					
102467	1109 S JACKSON ST..16-233	CAROLYN J OLEARY	\$50.00	\$2,165.00	Pending

[48-*** - Electrical Wiring (Misc., Alteration, Repair)] Fire damage repairs to electrical						
102471	2056 MAIN ST..21-1361-3-6	C&H ENTERPRISES LLC		\$70.00	\$0.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] REPAIRS FOR INSPECTION REPORT AND NOTICE OF NON-CONFORMANCE						
102490	852 SHAWANO AV..3-40	BREAKING BOUNDARIES INVESTMENTS LLC		\$50.00	\$4,100.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] ELECTRICAL REPAIR DUE TO WATER DAMAGE						
102515	1110 STUART ST..14-1001	MARK M JOHNSON		\$70.00	\$7,600.00	Pending
[48-*** - Electrical Wiring (Misc., Alteration, Repair)] OVERHEAD ELECTRIC SERVICE TO UNDERGROUND						
75072	1313 BROCOIN WAY..6H-1792	ONEIDA NATION	COMFORT CONTROL SYSTEMS	\$0.00	\$3,755.00	Withdrawn
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
102096	1296 DOUSMAN ST..5-658-A	RACHEL A HERNANDEZ		\$50.00	\$3,600.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102177	1019 N CLAY ST..7-336	DAVID FALTYNSKI		\$70.00	\$2,200.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] SPACE HEATER WALL - UNIT C						
102179	2453 EAST SHORE DR..21-848	SANDRA M & THOMAS G ZDROIK		\$50.00	\$3,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
102180	2455 EAST SHORE DR..21-848	SANDRA M & THOMAS G ZDROIK		\$50.00	\$2,600.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE						
102243	1027 S CLAY ST..17-160-A	1025 1027 CLAY STREET LLC		\$50.00	\$3,564.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102244	1025 S CLAY ST..17-160-A	1025 1027 CLAY STREET LLC		\$50.00	\$3,564.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102245	2564 VAN BEEK RD..21-4728	JACE NEUSER		\$50.00	\$7,380.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						
102246	1201 DOTY ST..14-1389	HEIDI CRUZ ANTONIO		\$50.00	\$4,212.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102247	1957 EAST SHORE DR..21-970	KEVIN D BEYER		\$50.00	\$3,474.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102248	887 HUBBARD ST..5-536	DANIEL J CANTWELL		\$50.00	\$4,185.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102249	2806 W CARRERA CT..22-1658	BRUCE J MCLEOD, ETAL		\$50.00	\$5,076.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102250	1721 MURPHY CT..6-2458	ROBERT H BRUECKBAUER		\$50.00	\$4,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER						
102251	3347 HEAVEN DR..21-7700	ROBERT J BRICE		\$50.00	\$10,582.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER						

102260	118 S WASHINGTON ST..12-341	MICHAEL P & KATHRYN L TUBBS	\$140.00	\$9,635.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AIR CONDITIONER UNIT 320 B					
102265	2557 NICOLET DR..22-1090	RAYMOND R CAMPBELL, ETAL	\$50.00	\$3,077.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102271	335 N WASHINGTON ST..12-1-2	RIVER CENTER LOFTS LLC	\$70.00	\$4,960.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITINER APT 220 - MINI SPLIT MAGIC PAK					
102272	442 BELLEVUE ST..8-529	NATALIE A NELDNER	\$50.00	\$2,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102273	1292 HANNAH ST..3-1311	MARLENE A WESTGOR	\$50.00	\$8,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AIR CONDITIONER					
102283	118 S WASHINGTON ST..12-341	MICHAEL P & KATHRYN L TUBBS	\$70.00	\$13,427.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102300	919 CROCKER ST..18-629	GREEN BAY CITY OF	\$70.00	\$50,925.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER & AIR CONDITIONER					
102302	3026-3028 WEDGE CT..6H-3087	DREW MARY ANN LIVING TRUST	\$50.00	\$5,443.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER @ 3026 WEDGE CT					
102328	1508 WALLS ST..1-2698	MICHAEL A WALTERS	\$50.00	\$5,500.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102329	1181 E MASON ST..14-1082	NEXSTAR BROADCASTING INC	\$70.00	\$11,700.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] NEW FURNACE					
102333	1433-1435 BAUMGART RD..6H-1122-16	MEERT REVOCABLE TRUST	\$50.00	\$5,550.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102345	2437 IRONWOOD DR..6H-1504-7	LINDA L & PERRY J PAUL	\$50.00	\$4,950.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102346	905 ATHENS DR..21-4313	IRMA E & JUAN A HURTADO	\$50.00	\$7,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONING					
102347	1805 11th AV..1-1248	JEFFREY P & STEPHANIE L ZUSY	\$50.00	\$5,900.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102348	529 CHALLENGER DR..21-6977	SUSAN L & RONALD L KLUMB	\$50.00	\$6,950.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102349	568 WINGATE ST..21-7057	BRADLEY J & ALISON L PREY	\$50.00	\$6,550.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102350	1339 LIBERTY ST..6-1342	BRUCE S & BRENDA S LAMBERT	\$50.00	\$3,150.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102351	1125 REBER ST..20-69	HUMBERTO QUIRINO LAMAS, ETAL	\$50.00	\$7,950.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					

102353	477 EDGEWOOD DR..21-5099	DANIEL P STREBEL	\$50.00	\$7,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AIR CONDITIONER					
102356	1428 TRAEGER ST..6-1171	DOUGLAS R CAMPBELL	\$50.00	\$6,531.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102358	1661 MASON WAY..21-2523-15-A	KERRY REINDL	\$50.00	\$5,775.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102359	3431 SCHUBERT PL..21-7323	RHONDA S & TIMOTHY M WEINSCHENK	\$50.00	\$9,800.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102360	2985 SHELTER CREEK LN..6H-4271	SARA K & ADAM R AICHER	\$50.00	\$13,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] TWO FURNACES AND ONE AIR CONDITIONER					
102370	2629 DELWOOD DR..21-3857	SUSAN J REED	\$50.00	\$4,740.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102371	607 ONTARIO RD..21-5378	HUFF CONSTANCE K REVOCABLE TRUST	\$50.00	\$6,150.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102372	835 NEVILLE AV..18-352	STEVEN W SCHROCK	\$50.00	\$3,900.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102403	1132 MINAHAN ST..18-925	PATRICK M & JILLENE R HOPKINS	\$50.00	\$8,192.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AC					
102404	870 KELLOGG ST..5-1415	DEANNA M & SCOTTA MONIGAL	\$50.00	\$4,116.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102405	1220 HOBART DR..6H-1110-2	TVO HOBART LLC	\$50.00	\$5,974.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AC					
102406	830 CHRISTIANA ST..3-133	NATHAN E TAISTO	\$50.00	\$4,227.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITOINER					
102407	3054 JAUQUET DR..21-7081	NICHOLAS J & ANGELA M BLAHNIK	\$50.00	\$7,669.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AC					
102408	1454 ROCKDALE ST..6-962	EDWARD T NUGENT	\$50.00	\$4,289.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102409	2400 HILLSIDE LN..21-98-8	MOONSHINE XIONG, ETAL	\$50.00	\$13,488.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102410	1219 DOUSMAN ST..5-674-A	ANDREW & CARMEN WIENKE	\$50.00	\$8,628.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AC					
102411	829 HEYRMAN ST..21-1338-4-2	MARY THOMAS	\$50.00	\$4,539.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102412	1431 ROCKDALE ST..6-867	WENDY A & WILLIAM B COON	\$50.00	\$4,400.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] AIR CONDITIONER					
102417	1726 DEBRA LN..21-1111-P-58	AUDREY B & MARVIN A HANSON	\$50.00	\$5,900.00	Pending

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

102418	1558 E MASON ST..8-428	NOEMI RAMIREZ	\$50.00	\$5,000.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AIR CONDITIONER					
102434	520 MECH ST..21-1416	CARLA L SIMON	\$50.00	\$4,400.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER					
102435	1139 ELMORE ST..5-1632	JODI JAY LAWAN KRETZ	\$50.00	\$3,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102437	857 SCHOOL PL..3-411	BAY VALLEY FOODS LLC	\$140.00	\$26,512.00	Closed
[50-*** - Heating Unit Replacement/ Air Conditioning] 2 RTU'S					
102444	2607 VICKI LN..21-4524	CYNTHIA L TYLER	\$50.00	\$10,585.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER					
102445	615 DOUSMAN ST..4-122	NICHOLAS & RAEANNA SCHMIDT	\$50.00	\$3,858.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102446	2417 PECAN ST..21-3099	PAMELA S MAZUR	\$50.00	\$7,675.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE AND AIR CONDITIONER					
102447	1804 ST. AGNES DR..6-2770	STEVEN M FRELICH, ETAL	\$50.00	\$5,700.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102478	235 N PLATTEN ST..6-108-L	MARIE A GABRIEL	\$50.00	\$8,671.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102493	505 LARRY LN..21-3172	JOHN C CRABBE	\$50.00	\$8,285.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102495	823 S OAKLAND AV..2-357	LISA B PHOMSAATH	\$50.00	\$1,700.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102506	500 PINE TERR..6-2509	ELEANOR E VOGL	\$50.00	\$4,900.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102513	609 SKYLINE BLVD..21-819-6	DAVID J GERZIN	\$50.00	\$2,500.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102514	1774 SUSAN LN..6-2379	ANDREW E GLINIECKI	\$50.00	\$5,000.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] BOILER					
102519	2545 PARKWOOD DR..6H-2521	CHRISTOPHER A & KATHY J SERVAIS	\$50.00	\$3,445.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102525	2810 ST. ANN DR..21-1111-D-82	KEVIN R & CARRIE J TESCH	\$50.00	\$5,477.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE					
102532	2905 LOST HORIZON RD..6H-2880	JOHN A BLOHM	\$50.00	\$7,050.00	Pending
[50-*** - Heating Unit Replacement/ Air Conditioning] FURNACE & AIR CONDITIONER					
102533	2415 SYCAMORE DR..21-3992	KOS HATCHERIES LLP	\$70.00	\$2,795.00	Pending

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

102464 1032 BAY BEACH RD..20-694 MCDONALD LUMBER CO \$200.00 \$175,000.00 Pending

[53-*** - Fire protection Sprinkler] BLDG 4 - New Fire Supression Sytem

101981 2030 E MASON ST ..21-1361 IPANEMA GREEN BAY LLC \$100.00 \$4,000.00 Pending

[57-*** - Parking lot (New & Reconstruction)] See site plan under 86915

102420 1003 REED ST..3-1330 MENDOTA PROPERTIES LLC \$70.00 \$10,160.00 Pending

[57-*** - Parking lot (New & Reconstruction)] Replace asphalt

102269 724 DAY ST..7-22 BAY AREA COMMERCIAL DEVELOPMENT, LLC \$335.00 \$1,200.00 Pending

[58-*** - Site (Erosion Control, Fill, Excavating)] EC Approved 9/9/20

Site fill only permit issued 9/24/24 \$1200.00

101883 143 N BROADWAY..4-158 SAND AND SUN LLC \$255.00 \$10,000.00 Pending

[62-*** - repair/alter existing plumbing system] INTERIOR SANITARY REVIEW
PER PETE SKOGG

102255 710 N BROADWAY..5-72 EDUARDO S MARTINEZ \$30.00 \$5,000.00 Closed

[62-*** - repair/alter existing plumbing system] REPAIR 4" SANITARY LATERAL IN THE ALLEY RIGHT OF WAY

102266 2446 HAMPTON AV..21-3511 FRANK C PLEUSS \$30.00 \$600.00 Closed

[62-*** - repair/alter existing plumbing system] REPAIR 4" STORM SEWER

102292 301-303 S QUINCY ST..14-491 NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC \$0.00 \$3,200.00 Pending

[62-*** - repair/alter existing plumbing system] REPLACE LEAD WATER SERVICE

102294 914 E WALNUT ST..14-305 HULIN LLC \$0.00 \$4,200.00 Pending

[62-*** - repair/alter existing plumbing system] REPLACE LEAD WATER SERVICE

102395 316 N OAKLAND AV..5-622 TROY J & MATTHEW A BUCHANAN \$0.00 \$2,700.00 Closed

[62-*** - repair/alter existing plumbing system] LEAD REPLACEMENT

102396 1421 DIVISION ST..6-86-E GRANT T & MARIE V KOMRO \$30.00 \$3,500.00 Withdrawn

[62-*** - repair/alter existing plumbing system] PIPELINE HAS DAMAGE IN STREET. ABANDON LATERAL AND HOOK UP TO ANOTHER AVAILABLE LATERAL.

102398 1610 HILLCREST DR..6H-824-7 BRAUN DALE A & MELISSA S A REVOCABLE TRUST \$30.00 \$3,500.00 Closed

[62-*** - repair/alter existing plumbing system] REPLACE 1 1/4 INCH WATER SERVICE FROM CURB TO METER

102424 1014 S CLAY ST..17-34 ANNA & ALLEN LEICHT \$30.00 \$3,000.00 Pending

[62-*** - repair/alter existing plumbing system] SPOT REPAIR 4" SANITARY SEWER BETWEEN CURB AND SIDEWALK

102425 2685 RADINZ RD..21-6177 STEVEN J GATEWOOD, ETAL \$30.00 \$3,500.00 Closed

[62-*** - repair/alter existing plumbing system] REPLACE LEAKING WATER SERVICE

102443 715 DOTY ST..14-450 MARY JO & RICHARD J GELLIN \$0.00 \$3,500.00 Closed

[62-*** - repair/alter existing plumbing system] REPLACE LEAKING LEAD WATER SERVICE

102462 1410 WIESNER ST..6-293-B-2 CASEY JAMES KEYSER \$30.00 \$1,000.00 Pending

[62-*** - repair/alter existing plumbing system] SEWER WATER REPAIR

102470 3499 NICOLET DR..22-46 FRANK J & TERRI A HANOLD \$30.00 \$4,000.00 Closed

[62-*** - repair/alter existing plumbing system] REPAIR SANITARY SEWER LATERAL, NO WORK IN ROW

102479	1446 CHICAGO ST..17-817	LYNN M VANDENBUSH BARRETT, ETAL	\$30.00	\$2,500.00	Closed
[62-*** - repair/alter existing plumbing system] SPOT REPAIR 4" SANITARY SEWER IN GRASS TERRACE					
102480	118 S WASHINGTON ST..12-341	CHUCK HAWKINS	\$70.00	\$9,570.00	Pending
[62-*** - repair/alter existing plumbing system] TUB TO SHOWER CONVERSION AND REPLACE MIXER VALVE					
101602	2200 NICOLET DR, UNIT 101-108..21-274-4	TSAGB LLC	\$9,554.14	\$835,000.00	Pending
[63-*** - new electrical system] 4 BUILDINGS 8 UNIT EACH ALL REVIEWED UNDER THIS PROJECT. SEPERATE PERMITS FOR EACH BUILDING. SEE ADDRESS DRG FILE FOR LAYOUT. EC Approval 7/27/20 ***SWB \$10000***					
101755	1014 WIRTZ AV..2-784	LISA S BELLEAU	\$50.00	\$700.00	Pending
[63-*** - new electrical system] ADDING ELECTRICAL TO GARAGE, LIGHTS & OUTLETS					
102026	2200 NICOLET DR , UNIT 301-308..21-274-4	TSAGB LLC	\$3,573.64	\$835,000.00	Pending
[63-*** - new electrical system] BLDG 3 - 8 unit apartment					
102028	2200 NICOLET DR , UNIT 401-408..21-274-4	TSAGB LLC	\$3,573.64	\$835,000.00	Pending
[63-*** - new electrical system] BLDG 4 - 8 unit apartment					
102436	1422 GRIGNON ST..17-624	AMANDA S & DANIEL M HATTON	\$125.00	\$4,743.00	Pending
[92-*** - solar panels- water or electric] install 34 soalr panels					
101846	700 PAR CT..6H-1181	GREEN BAY CITY OF	\$70.00	\$15,000.00	Pending
[94-*** - Alteration to existing cell tower] AT&T Antenna Modification					
102030	1814 ELIZABETH ST..21-5713	1814 ELIZABETH STREET LLC	\$70.00	\$15,000.00	Pending
[94-*** - Alteration to existing cell tower] AT&T Upgrade					
102390	1424 ADMIRAL CT..6-142	GREEN BAY HOUSING AUTHORITY	\$70.00	\$12,500.00	Pending
[94-*** - Alteration to existing cell tower] T-Mobile Antenna Upgrade					
102391	1424 ADMIRAL CT..6-142	GREEN BAY HOUSING AUTHORITY	\$70.00	\$40,000.00	Pending
[94-*** - Alteration to existing cell tower] AT&T Antenna Upgrades					
102175	1856 WESTERN AV..6-128-2	WC MAPLE LEAF TOWNHOMES LP	\$530.00	\$750.00	Pending
[200-*** - water service] MINI STORM CONNECTION OK'D BY PVC - NO BOND NEEDED NOT WORKING IN THE RIGHT-OF-WAY					
102239	1819 CHRISTIANA ST..6-1906	CHERYL A & JEFFREY L TYNDALL	\$530.00	\$1,475.00	Pending
[200-*** - water service] MINI STORM CONNECTION					
102366	1574 BIEMERET ST..6-303-Z	GREGORY F & THERESA A BARRETT	\$530.00	\$2,380.00	Closed
[200-*** - water service] STORM SEWER LATERAL TO PICKUP SUMP PUMP AND 2 DOWN SPOUTS AND TIE INTO MINI STORM SEWER.					
102393	1250 BERNER ST..20-44-23	KROLL PROPERTIES LLC	\$530.00	\$700.00	Closed
[200-*** - water service] MINI STORM SEWER					
102400	913 DOUSMAN ST..5-531	ELIJAH L & RACHELLE L HOFFMAN	\$0.00	\$3,600.00	Closed
[200-*** - water service] REPLACE PRIVATE LEAD WATER SERVICE					
102423	1165 CHERRY ST..14-103	FUE YANG, ETAL	\$0.00	\$2,800.00	Closed
[200-*** - water service] REPLACE LEAD WATER SERVICE					
102499	1517 SUE LN..1-2146	GARY & TOM KOZLOSKI, ETAL	\$530.00	\$1,000.00	Closed
[200-*** - water service] MINI STORM SEWER					

70424	1156 VELD AV..18-782-E	SAL BS SCRAP METALS ON VELD LLC	\$240.00	\$1.00	Closed
[301-*** - Change of Use] BUILDING ENDED UP BEING DEMOLISHED 70411					
102153	1640 W MASON ST, SUITE A..6-150-1	NEUFELD ENTERPRISES II LLC	\$9,387.75	\$910,000.00	Pending
[301-*** - Change of Use] PLANET FITNESS-NEW TENANT					
Totals: 303 projects			\$96,292.42	\$19,020,106.86	

Summary of Projects Issued

9/1/2020 to 9/30/2020

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
01 Single Family House, Detached	9	9	18	9	9	9	9	9	\$11,917.48	\$2,382,750.00
58 Site (Erosion Control, Fill, Excavating)	1	1	2	0	0	0	0	1	\$335.00	\$1,200.00
48 Electrical Wiring (Misc., Alteration, Repair)	15	1	2	2	15	0	0	0	\$905.00	\$49,440.00
46 Electrical Service Change	15	0	0	0	15	0	0	0	\$910.00	\$81,804.00
47 Electrical Service Repair	2	0	0	0	2	0	0	0	\$100.00	\$850.00
50 Heating Unit Replacement/ Air Conditioning	69	0	0	0	1	69	0	0	\$3,700.00	\$468,730.00
40 Sanitary Sewers	1	0	0	0	0	0	1	0	\$30.00	\$2,500.00
42 Mini Sewers	1	0	0	0	0	0	1	0	\$530.00	\$1,600.00
62 repair/alter existing plumbing system	15	0	1	0	0	0	15	0	\$595.00	\$59,770.00
16 Temporary Office or Trailer	2	0	0	2	0	0	0	0	\$140.00	\$701.00
08 5 or more family building(refer to 06-103)	1	0	0	1	1	1	1	1	\$3,573.64	\$835,000.00
22 Shed, Yard Building	7	1	1	7	1	0	0	0	\$450.00	\$29,839.89
301 Change of Use	2	2	2	2	2	1	1	0	\$9,627.75	\$910,001.00
11 Other Non-Residential Buildings (barns, storage garages, jails, silos, post offices, animal hospitals, reformatories).	3	2	7	3	2	2	2	3	\$19,633.46	\$7,900,000.00
11 Structures Other Than Buildings (parks, outdoor stadiums, marinas, outdoor swimming pools, outdoor theaters, boardwalks, wharves, docks).	1	0	1	1	0	0	0	0	\$70.00	\$192,657.00
03 Addition to Single-Multi Family Residential Units	1	1	1	1	1	1	1	1	\$892.31	\$420,869.00
02 Single-Family Residential Building, Alteration	18	0	11	18	14	6	8	0	\$2,832.99	\$283,650.00
10 Multi-Family Residential Building Alteration	3	0	0	3	3	2	2	0	\$1,737.25	\$399,000.00
12 Commercial, Non-Residence, Non-Housekeeping, Alteration	7	1	8	7	5	4	3	0	\$4,347.17	\$437,038.00
15 Raze Commercial Building or other Structure	1	0	0	1	0	0	1	0	\$240.00	\$12,000.00
21 Demolition of all Other Buildings or Structures	1	0	0	1	0	0	0	0	\$50.00	\$500.00
17 New Garage or Carport	8	8	8	8	4	0	0	0	\$1,118.64	\$151,740.00
18 Remodel Garage or carport or Shed	1	0	0	1	0	0	0	0	\$50.00	\$2,000.00
23 Deck, Porch, Patio	15	7	7	15	1	1	1	0	\$1,250.00	\$74,540.33
24 Siding	2	0	0	2	0	0	0	0	\$140.00	\$415,662.00
25 Swimming Pool	5	2	2	5	5	3	0	2	\$850.00	\$88,200.00
28 Foundation Repair	5	0	0	5	0	0	0	0	\$250.00	\$69,815.00
33 Roofing	5	0	0	5	0	0	0	0	\$425.70	\$96,865.00
34 Window, Door, Replacement	1	0	0	1	0	0	0	0	\$50.00	\$3,500.00
35 Driveway Expansion	22	1	0	22	0	0	0	0	\$1,125.00	\$107,256.00
36 Fence	29	0	0	29	0	0	0	0	\$1,520.00	\$115,969.64
37 Signs	8	6	0	8	0	0	0	0	\$2,702.91	\$75,301.00
43 Lawn Sprinklers	4	0	0	4	0	0	4	0	\$440.00	\$17,250.00
44 Water heaters/Appliances	1	0	0	0	0	0	1	0	\$30.00	\$800.00
53 Fire protection Sprinkler	1	0	0	1	0	0	0	0	\$200.00	\$175,000.00

57 Parking lot (New & Reconstruction)	2	0	0	2	0	0	1	0	\$170.00	\$14,160.00
11 Industrial buildings(factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)	1	1	3	1	1	0	1	1	\$2,267.00	\$365,000.00
11 Parking garages(garage buildings and open decked parking structures for transient parking)	1	0	0	1	1	0	0	0	\$1,179.70	\$160,000.00
63 new electrical system	4	1	4	3	4	3	3	3	\$16,751.42	\$2,505,700.00
200 water service	7	0	0	0	0	0	7	0	\$2,650.00	\$12,705.00
92 solar panels- water or electric	1	0	1	1	1	0	0	0	\$125.00	\$4,743.00
94 Alteration to existing cell tower	4	0	0	4	0	0	0	0	\$280.00	\$82,500.00
05 Raze Sungle-Family house(attached or detached)	1	0	0	1	0	0	1	0	\$100.00	\$11,500.00
Totals:	303	44	79	177	88	102	64	21	\$96,292.42	\$19,020,106.86



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year September 2020	
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.)		\$ 52,278.01	\$ 52,278.01		
Adjustment (if applicable)		\$.00	\$.00		
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)		\$ 18,854.58	\$ 16,343.20		\$ 2,511.38
Adjustment (if applicable)		\$.00	\$.00		\$.00
3. Penalty Surcharges (s. 757.05, Stats.)		\$ 14,053.92			\$ 14,053.92
Adjustment (if applicable)		\$.00			\$.00
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)		\$ 4,996.34		\$ 4,996.34	
Adjustment (if applicable)		\$.00		\$.00	
5. Driver Improvement Surcharges (s. 346.655, Stats.)		\$ 4,748.60		\$ 2,636.60	\$ 2,112.00
Adjustment (if applicable)		\$.00		\$.00	\$.00
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)		\$ 6,283.89			\$ 6,283.89
Adjustment (if applicable)		\$.00			\$.00
7. Domestic Abuse Surcharges (s. 973.055(2)(b), Stats.)		\$.00			\$.00
Adjustment (if applicable)		\$.00			\$.00
8. Truck Weight Restrictions (Municipal Ordinances in Conformity with Ch. 348, Stats., s. 66.12(3)(c))		\$.00	\$.00		\$.00
Adjustment (if applicable)		\$.00	\$.00		\$.00
9. Ignition Interlock Device Surcharge (s. 343.301(5), Stats.)		\$ 550.00		\$ 550.00	
Adjustment (if applicable)		\$.00		\$.00	
10. GPS Tracking Surcharge (for violations of ordinances conforming to s. 813.12 or s. 813.125, Stats.)		\$.00			\$.00
Adjustment (if applicable)		\$.00			\$.00
11. Safe Ride Program (s. 85.55, Stats.)		\$ 597.70			\$ 597.70
Adjustment (if applicable)		\$.00			\$.00
12. Totals		\$ 102,363.04	\$ 68,621.21	\$ 8,182.94	Pay This Amount \$ 25,558.89

Continue onto the next page.



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

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: 10-1-2020

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. Mader* Date: 10/7/20

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

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

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 1156 VELP AVENUE
(ZP 20-23)**

OCTOBER 20, 2020

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

That, pursuant to Zoning Petition 20-23 and the recommendation of the Plan Commission on October 12, 2020, the City of Green Bay does authorize a conditional-use permit for an automobile salvage/scrap yard on the following described property located at 1156 Velp Avenue, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner:

WHITNEY OR LAVENTURE CLAIM THAT PRT OF LAVENTURE
CLAIM AS DESC IN 598 R 361 EX 624 R 348 & EX PCL 112 OF
TPP 1450-04-21-4.15.

Tax Parcel No. 18-782-E

Said conditional-use permit shall be granted subject to:

1. Salvage operations are prohibited along the Velp Avenue frontage within an area encompassed by the Velp Avenue right-of-way/western property line on the south extending northeast 130' along the western property line and 200' along the Winford Avenue right-of-way / eastern property line;
2. Area prohibited for salvage uses (referenced in condition 1) shall have pavement, curb-cuts, and other improvements removed and the area returned to vegetative ground cover;
3. Unused curb-cuts along Winford Avenue be removed and replaced with appropriate curbing as regulated by the Department of Public Works;
4. Inclusion of a landscaped buffer/vegetative screen along the south side of the fence that is a minimum of six feet in height and not less than 90 percent opaque on a year-round basis;
5. No drop-off/pick-up or other business operations are permitted after 7:00 p.m. on Monday through Friday or ; after 1:00 p.m. on Saturdays; No business shall be conducted on Sunday's;
6. Area prohibited for salvage uses (referenced in condition 1) be brought forward for a zone change request from the General Industrial District designation to a Commercial District designation; and
7. All conditions shall be in place prior to establishment/occupancy of the auto salvage / scrap yard use.

Adopted _____

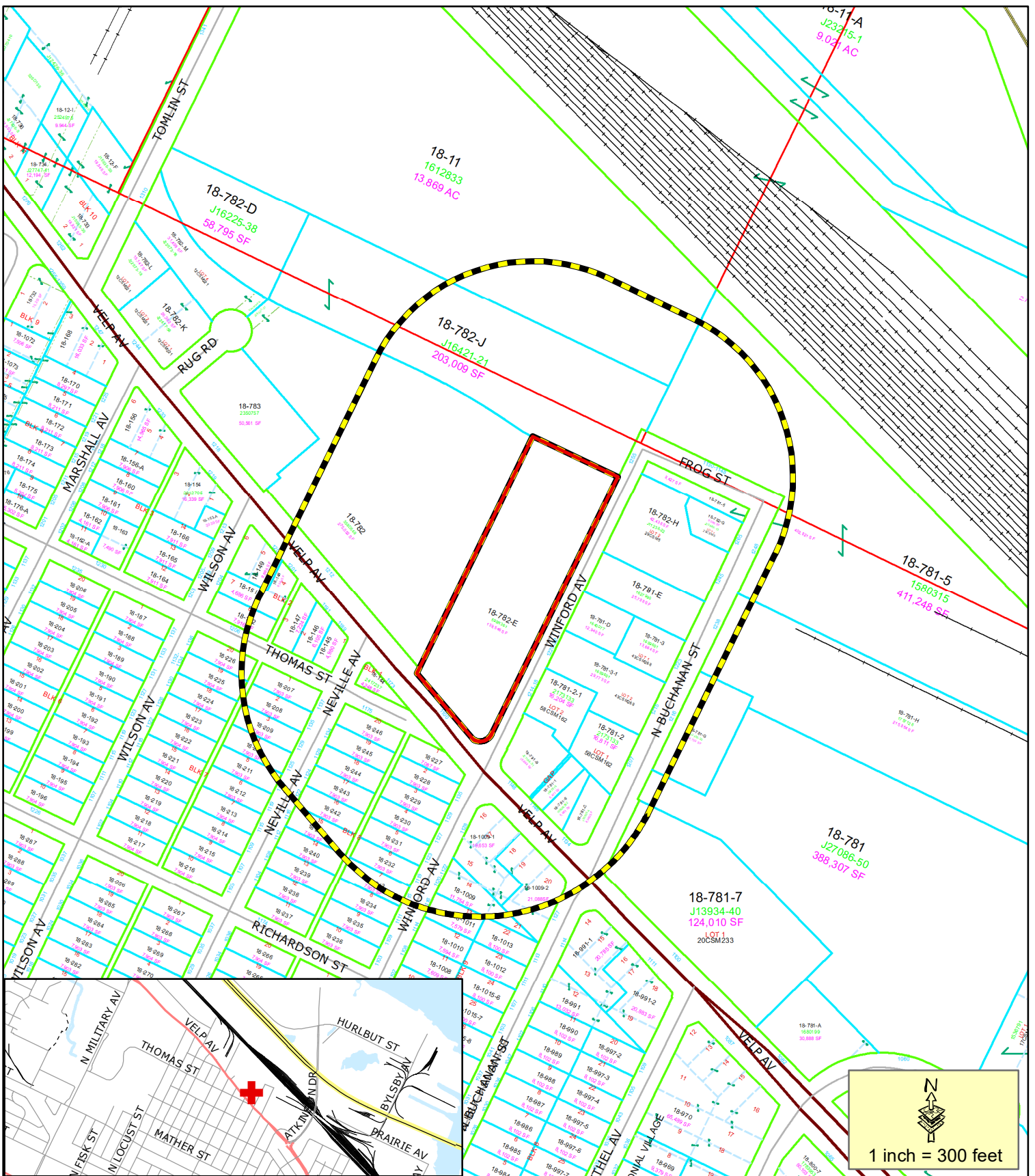
Approved _____

Mayor

Clerk

db

Attachment – Map



- Proposed CUP Site
- 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 DB

Zoning Petition (ZP 20-23)

Proposed Conditional Use

Permit (CUP) at

1156 Velp Avenue



For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1156 Velp Avenue
(ZP 20-23)**

The Green Bay Plan Commission will hold a public hearing on **Monday, August 31, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location; if you wish to participate in the Public Hearing you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Password: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Password: 483400

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a Material Recovery Facility (Salvage Operation) at 1156 Velp Ave, submitted by Burrows Midwest, LLC/dba Midwest Scrap Metal, property owner.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: David Buck

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact David Buck at (920) 448-3411 or david.buck@greenbaywi.gov.

Publication Dates: August 17, 2020 and August 24, 2020

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 114 SOUTH ASHLAND AVENUE
(ZP 20-27)**

OCTOBER 20, 2020

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

That, pursuant to Zoning Petition 20-27 and the recommendation of the Plan Commission on October 12, 2020, the City of Green Bay does authorize a conditional-use permit for a two-family dwelling on the following described property located at 114 South Ashland Avenue, submitted by Robert Clark, property owner:

ORIGINAL SURVEY LOT 80

Tax Parcel No. 3-70

Said conditional-use permit shall be granted subject to compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.

Adopted _____

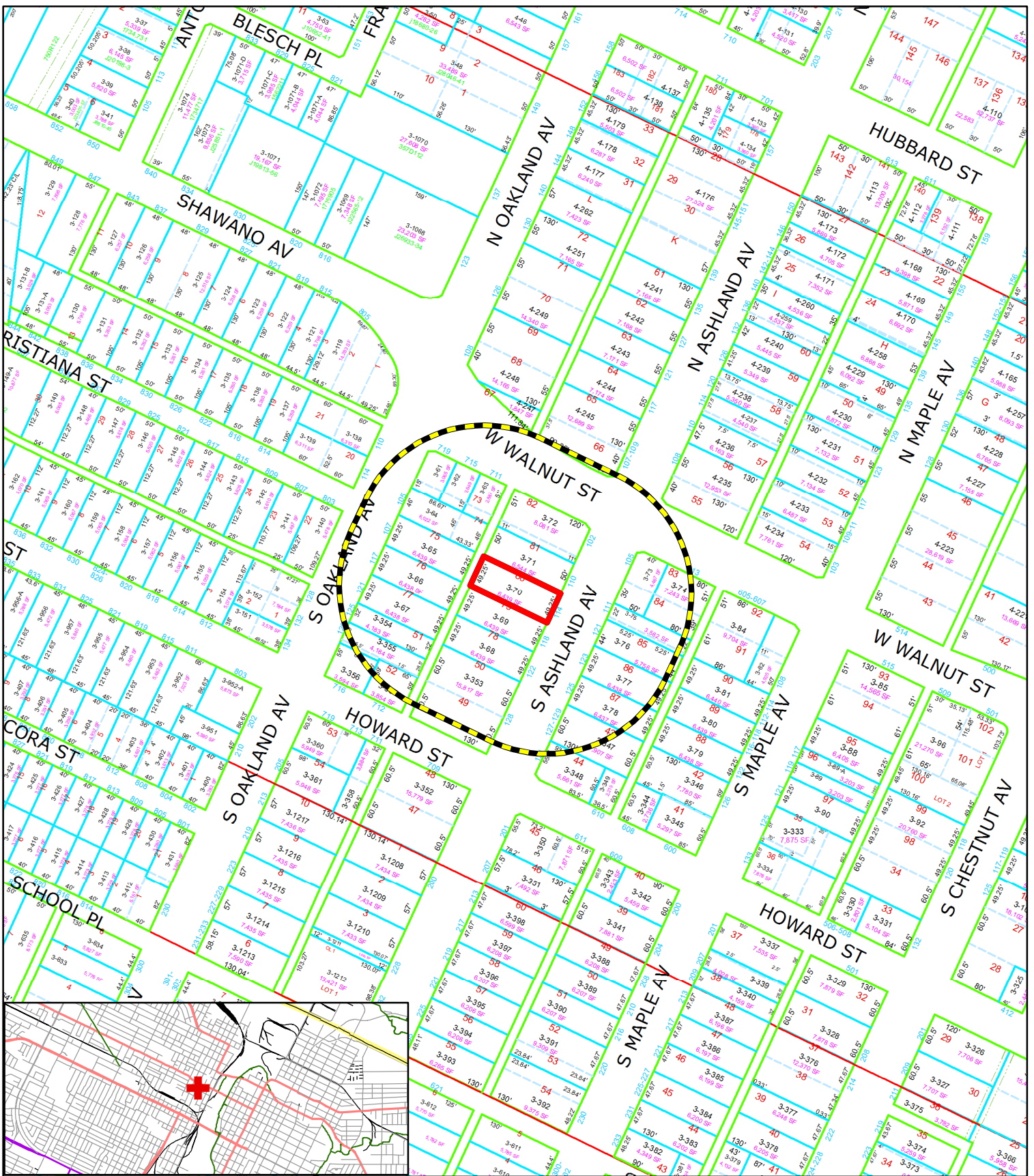
Approved _____

Mayor

Clerk

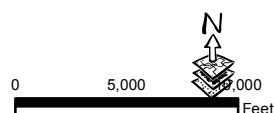
pn

Attachment – Map



Zoning Petition (ZP 20-27)
Proposed Conditional Use Permit (CUP)
114 South Ashland Avenue

- Subject Area
- 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

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
114 South Ashland Avenue
(ZP 20-27)**

The Green Bay Plan Commission will hold a public hearing on **Monday, October 12, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for two-family dwelling in an Office/Residential (OR) district at 114 South Ashland Avenue, submitted by Robert Clark, property owner. (Ald. B. Johnson, District 9)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or

paul.neumeyer@greenbaywi.gov.

Publication Dates: September 28, 2020 and October 5, 2020

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 1524-1526 NORTH IRWIN AVENUE
(ZP 20-28)**

OCTOBER 20, 2020

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

That, pursuant to Zoning Petition 20-28 and the recommendation of the Plan Commission on October 12, 2020, the City of Green Bay does authorize a conditional-use permit for a secondhand store on the following described property located at 1524-1526 North Irwin Avenue, submitted by Julio Fuentes, applicant.

EASTMANS ADDN LOTS 1,2 & 3 BLK 82 & PRT OF VAC ALLEY

Tax Parcel No. 21-1663

Said conditional-use permit shall be granted subject to:

- a. Compliance with all other regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit.
- b. A site plan shall be submitted per Chapter 13-1800, Green Bay Zoning Code.
- c. External display or sale of products is limited as required by Section 13-522(a)(7), Green Bay Zoning Code.

Adopted _____

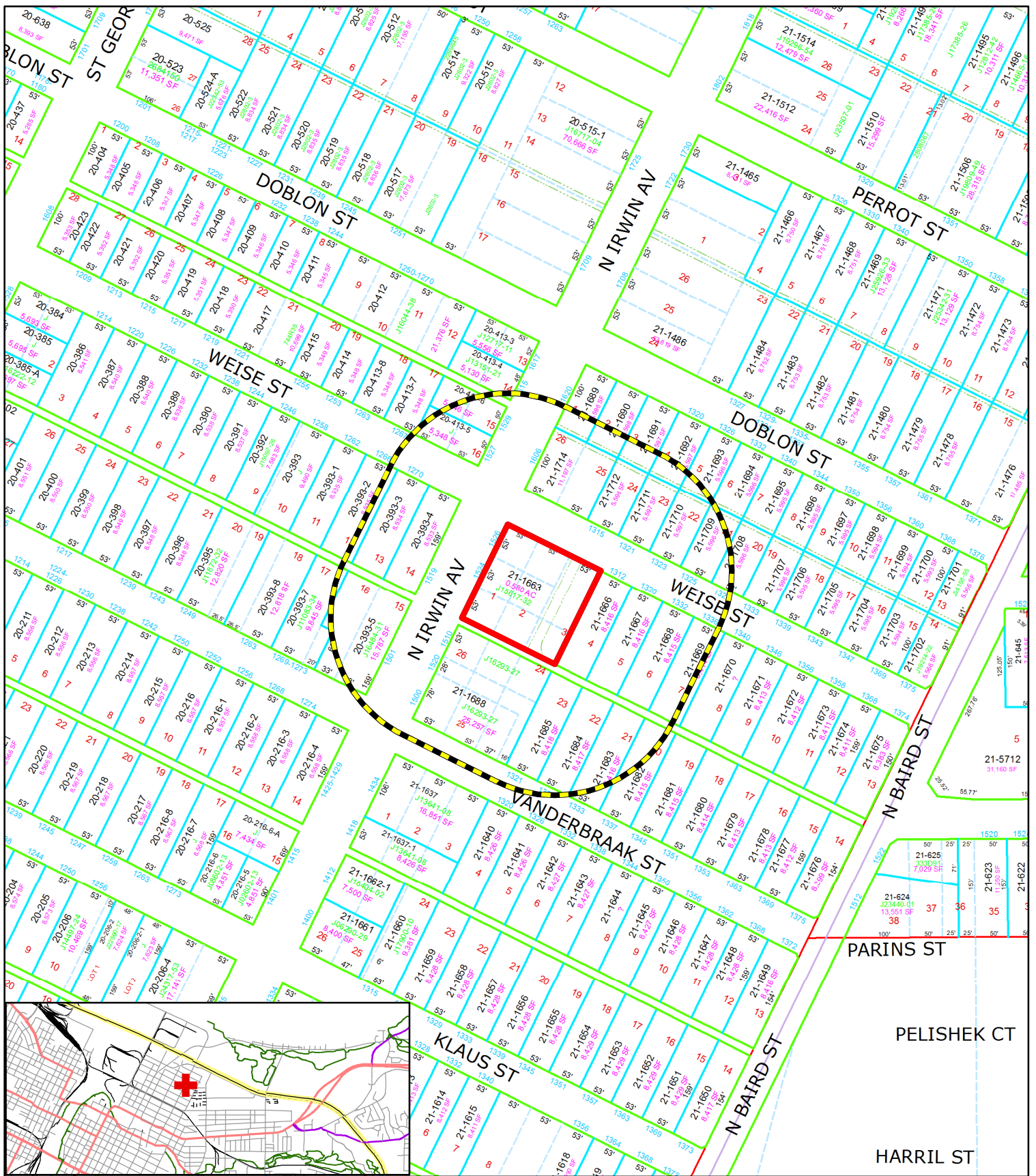
Approved _____

Mayor

Clerk

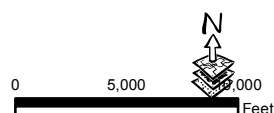
pn

Attachment – Map



Zoning Petition (ZP 20-28)
Proposed Conditional Use Permit (CUP)
1524-1526 North Irwin Avenue

- Subject Area
- 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

For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
1524-1526 North Irwin Avenue
(ZP 20-28)**

The Green Bay Plan Commission will hold a public hearing on **Monday, October 12, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a secondhand store located at 1524-1526 North Irwin Avenue, submitted by Julio Fuentes, applicant. (Ald. K. Lefebvre, District 6)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: Paul Neumeyer

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact Paul Neumeyer at (920) 448-3405 or

paul.neumeyer@greenbaywi.gov.

Publication Dates: September 28, 2020 and October 5, 2020

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 901 MAIN STREET
(ZP 20-30)**

OCTOBER 20, 2020

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

That, pursuant to Zoning Petition 20-30 and the recommendation of the Plan Commission on October 12, 2020, the City of Green Bay does authorize a conditional-use permit for a restaurant drive through facility on the following described property located at 901 Main Street, submitted by by Garritt Bader on behalf of GB 901 Main LLC, property owner:

NAVARINO PLAT LOTS 215 & S 90 FT OF LOT 216 & S 90 FT OF
E ½ OF VAC ST ADJ WLY & EX RD.

Tax Parcel No. 9-48

Said conditional-use permit shall be granted subject to:

1. No objections from the Green Bay Fire Chief regarding EMS and fire service.
2. Approval from the Zoning & Planning Board of Appeals for the variance request eliminating the need of an emergency exit lane.

Adopted _____

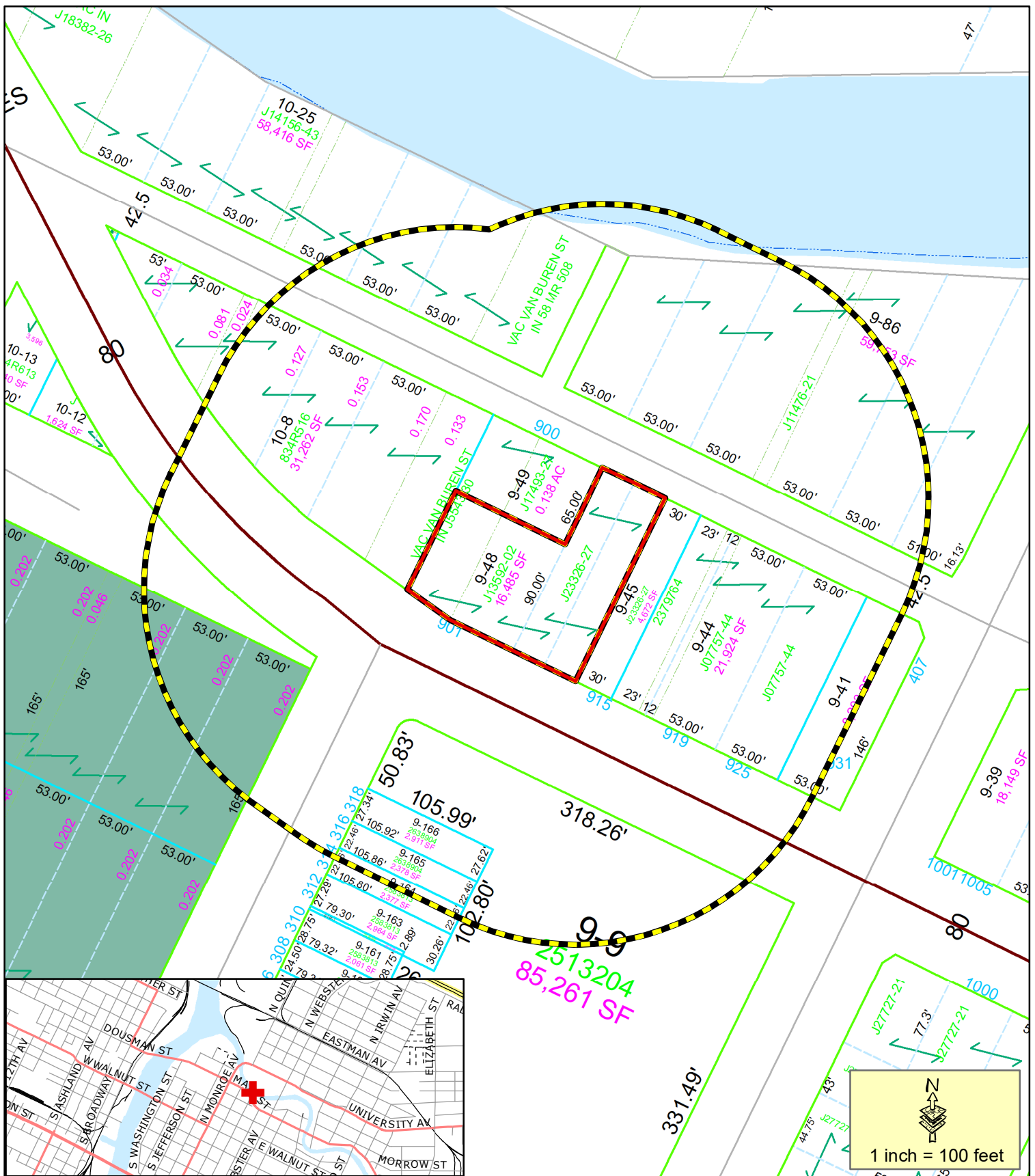
Approved _____

Mayor

Clerk

db

Attachment – Map



- 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 DB

Zoning Petition (ZP 19-30) Proposed Conditional Use Permit (CUP) at 901 S Main Street



For Official Notice:

**Public Notification
Proposed Conditional Use Permit (CUP)
901 Main Street
(ZP 20-30)**

The Green Bay Plan Commission will hold a public hearing on **Monday, October 12, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location; if you wish to participate in the Public Hearing you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmJpWnZlOEVnUT09>

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Passcode: 483400

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+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Find your local number: <https://us02web.zoom.us/j/kcTM6PWdqR>

The hearing is regarding the following:

A request to authorize a Conditional Use Permit (CUP) for a Drive-Through facility at 901 Main Street, submitted by GB Real Estate Investments LLC, property owner.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Department of Community and Economic Development

Attn: David Buck

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact David Buck at (920) 448-3411 or david.buck@greenbaywi.gov.

Publication Dates: September 28, 2020 and October 5, 2020



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # W.5

To approve an amended resolution authorizing 2020 transfer of \$17,081.60 from Contingency to Fire New Equipment account related to replacement tornado siren on Lombardi at Lambeau approved at Common Council meeting on 8/18/2020.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Resolution-transfer from Contingency for Siren at Lambeau 10-2020

**RESOLUTION AUTHORIZING
TRANSFER OF FUNDS**

October 20, 2020

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

Pursuant to the recommendation of the Finance Committee at its meeting of October 13, 2020, the following 2020 transfer of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
From:	101099-59001 Contingency	\$17,081.60
To:	101400 55150 41193 Fire – New Equipment	\$17,081.60

Replacement tornado siren on Lombardi at Lambeau approved at common council meeting 8/18/2020

Adopted _____

Approved _____

Mayor

Clerk



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

October 20, 2020

PREPARED BY

AGENDA ITEM # W.6

To approve a resolution authorizing 2020 transfer of \$4,542.70 from Contingency to Tax adjustment and Accounts Payable accounts related to payment of 2018 Omitted real estate property tax bill for 2884 Sussex Road approved at Common Council meeting on 1/14/2020.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Resolution-transfer from Contingency for Omitted taxes 10-2020

**RESOLUTION AUTHORIZING
TRANSFER OF FUNDS**

October 20, 2020

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

Pursuant to the recommendation of the Finance Committee at its meeting of October 13, 2020, the following 2020 transfer of funds is hereby authorized:

	<u>ACCOUNT</u>	<u>AMOUNT</u>
From:	101099-59001 Contingency	\$4,542.70
To:	101102 59003 Tax Adjustment	\$1,658.09
	101 21002 Accounts Payable to Taxing Jurisdictions	\$2,884.61

Common council approved payment of 2018 Omitted real estate property tax bill for 2884 Sussex Road at the meeting 1/14/2020.

Adopted _____

Approved _____

Mayor

Clerk

FINAL PAYMENTS RESOLUTION
October 20, 2020

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

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. PAVEMENT 4-19 HAVEN PLACE RESURFACING – 2019
MCC, INC.

TOTAL AMOUNT EARNED:	\$ 192,501.39
LESS AMOUNT RETAINED:	\$ 0.00
	<u>\$ 192,501.39</u>
LESS AMOUNT PREVIOUSLY PAID:	\$ 187,259.20
AMOUNT DUE THIS PAYMENT:	<u>\$ 5,242.19</u>

ACCOUNT NUMBERS
401500E-55303-61099: \$5,242.19
PO #1900107

2. PARKS 1-19 RED SMITH PARK SHELTER – 2019
MJI BUILDING SERVICES, LLC

TOTAL AMOUNT EARNED:	\$ 327,574.00
LESS AMOUNT RETAINED:	\$ 0.00
	<u>\$ 327,574.00</u>
LESS AMOUNT PREVIOUSLY PAID:	\$ 313,660.65
AMOUNT DUE THIS PAYMENT:	<u>\$ 13,913.35</u>

ACCOUNT NUMBERS
410600-53001-99502: \$13,913.35
PO #1900081

3. PAVEMENT 1-19 ERIE ROAD RECONSTRUCTION – 2019
PTS CONTRACTORS, INC.

TOTAL AMOUNT EARNED:	\$ 2,802,502.36
LESS AMOUNT RETAINED:	\$ 0.00
	<u>\$ 2,802,502.36</u>
LESS AMOUNT PREVIOUSLY PAID:	\$ 2,666,866.28
AMOUNT DUE THIS PAYMENT:	<u>\$ 135,636.08</u>

ACCOUNT NUMBERS
452500-55360-61069: \$0.00
452500-55355-61069: \$941.34
452500E-55355-61069: \$104,060.06
452500E-55305-61069: \$30,634.68
403500-55355-61069: \$0.00
PO #1900085

Adopted _____, 2020

Approved _____, 2020

Mayor

ATTEST:

City Clerk

MAM

**RESOLUTION PROHIBITING THE
POSSESSION OF WEAPONS AT POLLING PLACES**

October 20, 2020

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the City of Green Bay has authority to limit the possession of weapons in public buildings, including firearms pursuant to Wis. Stat. §§ 941.235 and 943.13(1m); and

WHEREAS, the City of Green Bay has elected to exercise that authority in order to promote public safety and the orderly administration of elections;

NOW, THEREFORE, BE IT RESOLVED that the possession of weapons, including firearms, is hereby prohibited at all polling locations within the City of Green Bay; and

BE IT FURTHER RESOLVED that signs at least five (5) inches by seven (7) inches in size shall be posted at the entrances to all polling places, which shall provide notice that weapons, including firearms, are prohibited inside and that no one shall enter or remain inside the building while carrying any weapon.

Adopted _____

Approved _____

Mayor

Clerk

ljm

ZONING ORDINANCE NO. 15-20

AN ORDINANCE REZONING A PORTION OF PROPERTY LOCATED AT 3200 FINGER ROAD FROM RURAL RESIDENTIAL (RR) DISTRICT TO HIGHWAY COMMERCIAL (C2) DISTRICT (ZP 20-29)

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 the following described property located at 3200 Finger Road from Rural Residential (RR) District to Highway Commercial (C2) District:

PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 11, T23N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 11, T23N-R21E; THENCE N89°04'40"W, 50.05 FEET ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S02°03'27"E, 677.33 FEET ALONG THE EXTENSION AND WEST RIGHT OF WAY OF SOUTH HURON ROAD (A.K.A. C.T.H. EA) TO THE POINT OF BEGINNING; THENCE CONTINUING S02°03'27"E, 150.00 FEET ALONG SAID LINE; THENCE N89°06'24"W, 327.01 FEET ALONG THE NORTH LINE OF LOT 1 OF VOLUME 40, CERTIFIED SURVEY MAPS, PAGE 99 (MAP #6062-DOCUMENT#1735903), BROWN COUNTY RECORDS; THENCE N02°03'27"W, 150.00 FEET; THENCE S89°06'24"E, 327.01 FEET TO THE POINT OF BEGINNING.

BOUNDARY CONTAINS 48,986 SQUARE FEET / 1.12 ACRES, MORE OR LESS.

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.

ZONING ORDINANCE NO. 15-20
PAGE 2

Dated at Green Bay, Wisconsin, this _____ day of _____, 2020.

APPROVED:

Mayor

ATTEST:

Clerk

sjh

Attachment – Map

For Official Notice:

**Public Notification
Proposed Rezoning
3200 Finger Road
(ZP 20-29)**

The Green Bay Plan Commission will hold a public hearing on **Monday, October 12, 2020**, at 6:00 p.m. The meeting will be conducted at a virtual location. If you wish to participate in a Public Hearing, you may access the meeting by the internet or telephone, using the access code below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,84137675822# US (Chicago)

+1 646 876 9923,,84137675822# US (New York)

Dial by your Location:

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to rezone a portion of 3200 Finger Road from Rural Residential (RR) to Commercial (C2), submitted by Joel Ehrfurth, Mach IV Engineering & Surveying.
(Ald. V. Corpus-Dax, District 2)

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay
Department of Community and Economic Development
Attn: Stephanie Hummel
100 N. Jefferson St., Rm. 608
Green Bay, WI 54301

For additional information, contact Stephanie Hummel at (920) 448-3424 or Stephanie.Hummel@greenbaywi.gov.

Publication Dates: September 28, 2020 and October 5, 2020

PLANNING ORDINANCE NO. 02-20

**AN ORDINANCE
AMENDING THE DEVELOPMENT DISTRICT MAP OF THE
CITY OF GREEN BAY TO REVISE THE BOUNDARIES OF THE URBAN RESERVE
AND URBAN EXPANSION DISTRICTS ALONG FINGER ROAD
(DDMA 20-01)**

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

SECTION 1. The Development District Map of the City of Green Bay, as created by Section 14.212, Green Bay Municipal Code, is hereby amended by revising the boundaries of the Urban Reserve District and Urban Expansion District located along Finger Road, as detailed in the attached map, and made a part of this ordinance as though fully set forth herein.

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2020.

APPROVED:

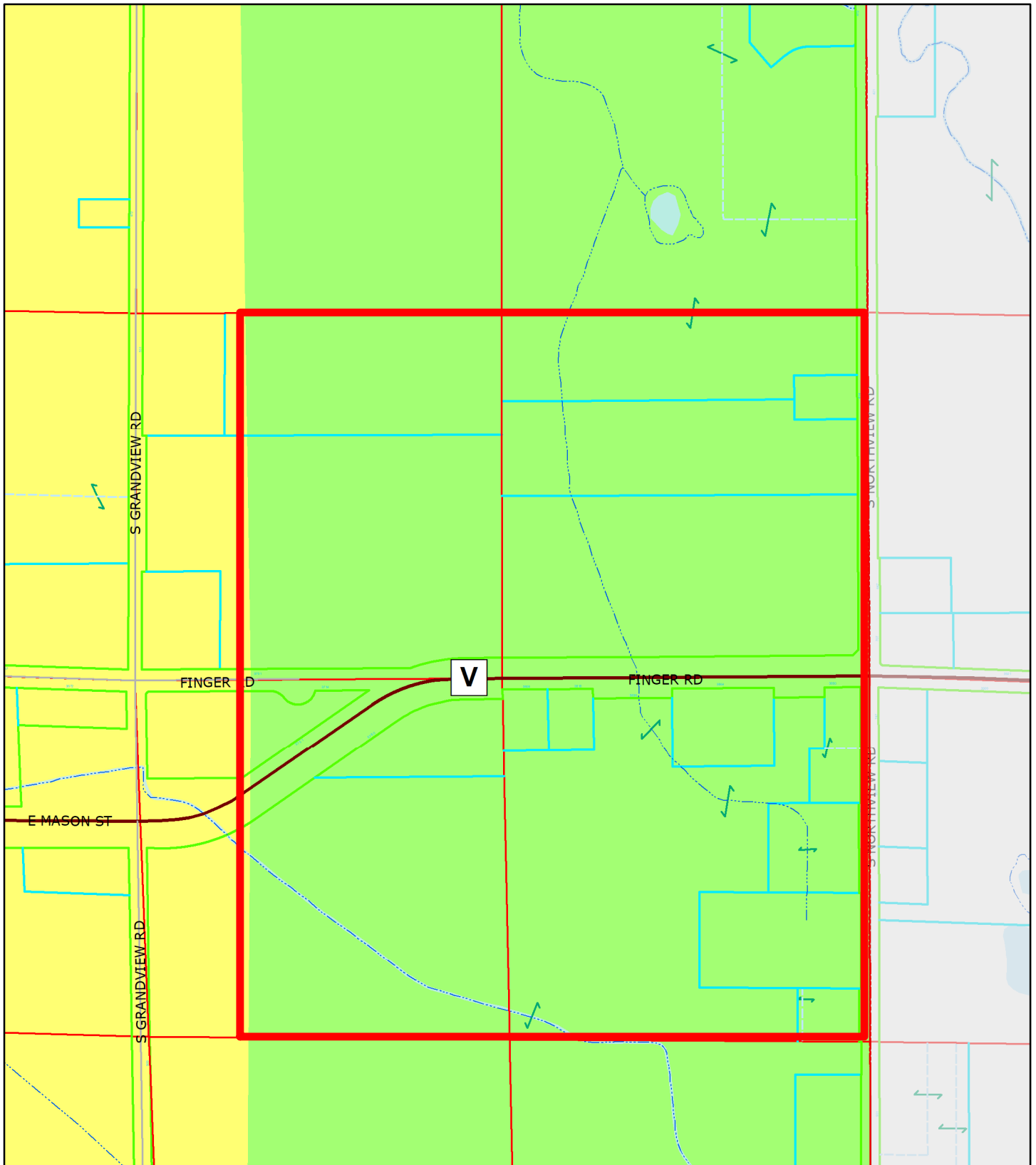
Mayor

ATTEST:

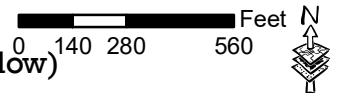
Clerk

sjh

Attachments –Map



**(DDMA 20-01) Amend Development District
from Urban Reserve (green) to Urban Expansion (yellow)
generally long Finger Road**



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 01 Oct 2020 X:\Planning\Basemaps\template_8.5x11.mxd

 **Subject Area**

PLANNING ORDINANCE NO. 03-20

**AN ORDINANCE
AMENDING THE DEVELOPMENT DISTRICT MAP OF THE
CITY OF GREEN BAY TO REVISE THE BOUNDARIES OF THE URBAN RESERVE
AND URBAN EXPANSION DISTRICTS ALONG NICOLET DRIVE
(DDMA 20-02)**

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

SECTION 1. The Development District Map of the City of Green Bay, as created by Section 14.212, Green Bay Municipal Code, is hereby amended by revising the boundaries of the Urban Reserve District and Urban Expansion District located along Nicolet Drive, as detailed in the attached map, and made a part of this ordinance as though fully set forth herein.

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2020.

APPROVED:

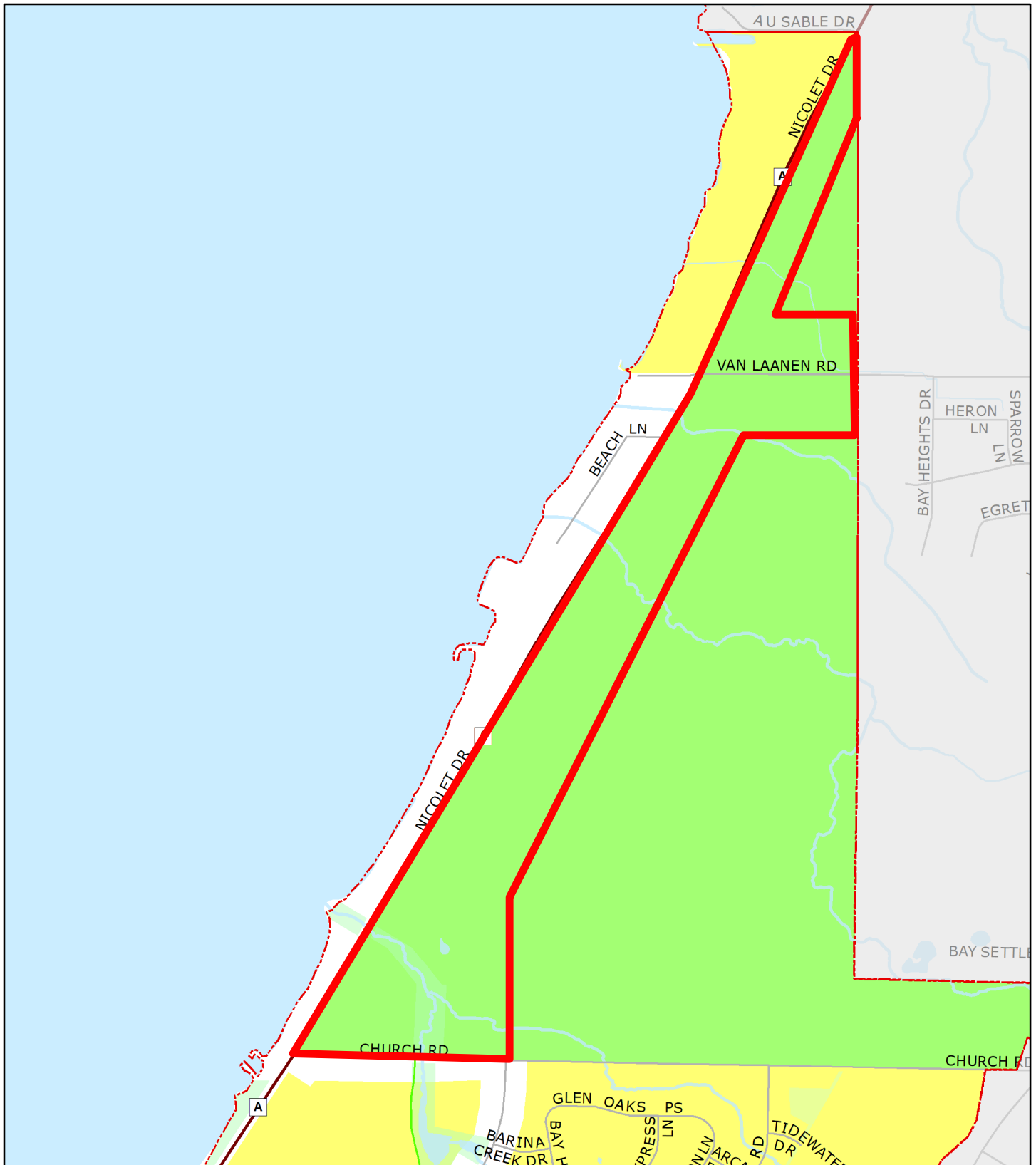
Mayor

ATTEST:

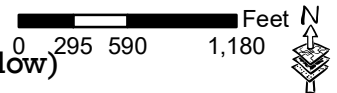
Clerk

sjh

Attachments –Map



**(DDMA 20-02) Amend Development District
from Urban Reserve (green) to Urban Expansion (yellow)
generally long Nicolet 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
01 Oct 2020 X:\Planning\Basemaps\template_8.5x11.mxd

 Subject Area

PLANNING ORDINANCE NO. 04-20

**AN ORDINANCE
AMENDING THE DEVELOPMENT DISTRICT MAP OF THE
CITY OF GREEN BAY TO REVISE THE BOUNDARIES OF THE URBAN RESERVE
AND URBAN EXPANSION DISTRICTS ALONG NORTHVIEW ROAD
AND LUXEMBURG ROAD
(DDMA 20-03)**

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

SECTION 1. The Development District Map of the City of Green Bay, as created by Section 14.212, Green Bay Municipal Code, is hereby amended by revising the boundaries of the Urban Reserve District and Urban Expansion District located along Northview Road and Luxemburg Road, as detailed in the attached map, and made a part of this ordinance as though fully set forth herein.

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2020.

APPROVED:

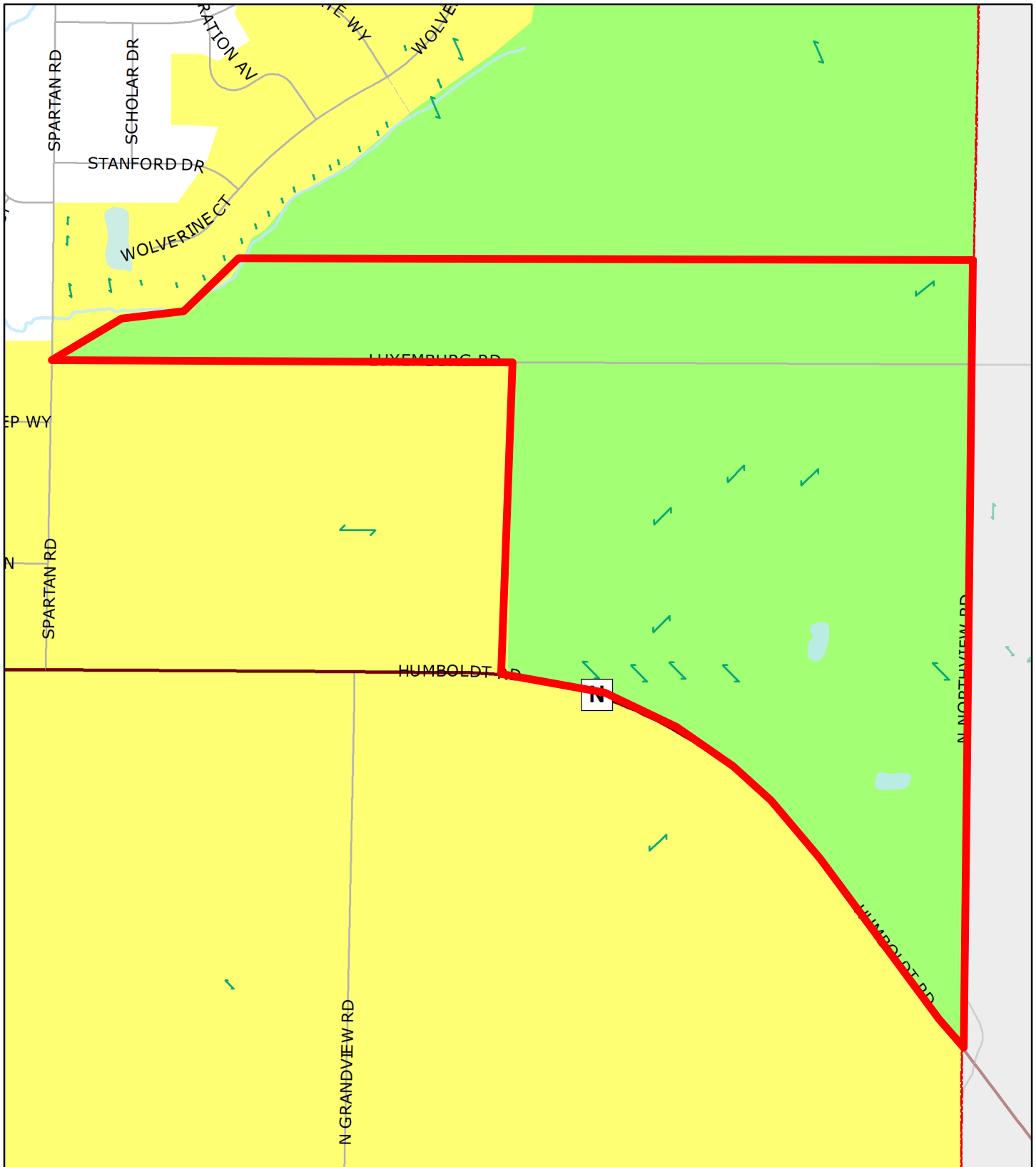
Mayor

ATTEST:

Clerk

sjh

Attachments –Map



**(DDMA 20-03) Amend Development District
from Urban Reserve (green) to Urban Expansion (yellow)
generally long Northview & Luxemburg Roads**

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 01 Oct 2020 X:\Planning\Basemaps\template_8.5x11.mxd

 **Subject Area**