



AGENDA OF THE COMMON COUNCIL

TUESDAY, APRIL 19, 2022, 6:00 PM

In person at City Hall Room 203--Council Chambers.

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

- I. This item contains information and instructions for the Zoom virtual meeting, as well as a comment form.

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

E. Alders Oath of Office

F. Election of Common Council President.

G. Election of the Common Council Vice President.

H. Approval of Minutes.

- I. Approval of minutes from 2/16/2022 (amended) and 3/15/2022.

I. Approval of the Agenda.

J. Report by the Mayor.

K. Announcements.

L. Appointments.

I. Reappointments:

Green Bay Area Room Tax Commission

Larry Vesely, 1715 E. Sonata Dr., Green Bay, WI 54311

Term to expire: April 1, 2023

Transit Commission

Kevin Kuehn, 2158 Charles St., De Pere, WI 54115

Term to expire: April 1, 2025

2. New Appointments:

Police and Fire Commission

John Laux, 1320 Gail Dr., Green Bay, WI 54311

Term to expire: April 1, 2027

Traffic, Bicycle and Pedestrian Commission

Daniel Teaters, 3530 Fayette Ln., Green Bay, WI 54311

Term to expire: April 1, 2025

Green Bay Public Arts Commission (Liaison)

Timothy Perlewitz, 812 Cass St., Green Bay, WI 54301

Term to expire: March 1, 2025

Zoning and Planning Board of Appeals

Barbara Dorff, 3375 Pebble Beach Ct., Green Bay, WI 54311

Term to expire: April 1, 2025

3. Standing Committees

Protection and Policy

Craig Stevens

Jennifer Grant

Randy Scannell

Bill Morgan

Personnel and Finance

William Galvin

Brian Johnson

Jesse Brunette

Jim Hutchison

Parks and Improvement & Services

Steven Campbell

Melinda Eck

Chris Wery

Mark Steuer

4. Boards and Commissions

Annexation Commission

Jennifer Grant

CDBG Revolving Loan Committee
Bill Morgan

Economic Development Authority
Bill Morgan

Ethics Board
William Galvin

Green Bay Plan Commission
Jim Hutchison

Green Bay Public Arts Commission
Brian Johnson

Landmarks Commission
Brian Johnson

Redevelopment Authority
Randy Scannell

Sustainability Commission
Mark Steuer

Traffic, Bicycle & Pedestrian Commission
Craig Stevens

Transit Commission
Randy Scannell

Water Commission
Craig Stevens

M. Ordinances - Second Reading for Adoption.

1. Zoning Ordinance No. 02-22
An ordinance amending Zoning Ordinance No. 13-21 for the planned unit development for the 2300-2400 Block of East Mason Street, East Town Mall.
2. Zoning Ordinance No. 03-22
An ordinance rezoning the property located at 2260 Main Street from General Commercial (C1) District to Highway Commercial (C2) District.
3. Zoning Ordinance No. 01-22
An ordinance rezoning property located at 1840 Bond Street from Low-Density Residential (R1) District to Public Institutional (PI) District.

N. Presentation

- I. Presentation on the Sustainability Commission's 2022 Work Plan (held from the 3/1/22 Council meeting).

O. Report of the Sustainability Commission (March 16, 2022).

- I. To approve the 2022 Sustainability Commission Work Plan as amended and to present the workplan to the Common Council (held from the 3/1/22 Council meeting).
2. Discussion of 2022 Sustainability Commission Work Plan and possible action to approve work plan.

P. Report of the Redevelopment Authority (April 12, 2022).

- I. To approve the locker room upgrade project at the KI Convention Center, funded by the Hyatt Regency.

Q. Report of the Improvement & Services Committee (March 23, 2022 and April 13, 2022).

- I. To approve the request by Randy Dufek, 1215 University Avenue, to rescind the invoice for snow/ice removal on the sidewalk at 1215 University Avenue. (March 23, 2022)
2. To approve the request by On Broadway, Inc. to enter into an agreement for perpetual care and maintenance of street furniture in the On Broadway, Inc. District subject to review by the Law Department and authorize the Director of Public Works to execute the agreement. (March 23, 2022)
3. To receive and place on file the request by Ald. Lefebvre for a street light study in the alley behind 1108 Reber Street. (March 23, 2022)
4. To approve the request by Department of Public Works that the City enter into a Memorandum Of Understanding (MOU) with Green Bay Packaging Inc. for their request to install a solar-powered Rectangular Rapid Flashing Beacon (RRFB) system at a midblock pedestrian crossing of Radisson Street at the Green Bay Packaging employee parking lot subject to approval by the Law Department and authorize the Mayor and Clerk to execute the agreement. (Ald. Lefebvre) (March 23, 2022)
5. To approve the request by Department of Public Works to approve the revised assessment report for the Roosevelt Street reconstruction and to order proposed pavement improvements and levy assessments for the Roosevelt Street reconstruction project. (March 23, 2022)
6. To approve the acquisition of rights-of-way for part of Tax Parcel 2-760 required for the reconstruction of Sixth Street from Gross Avenue to Marquette Avenue. (March 23, 2022)
7. To receive and place on file the report of actions taken by Department of Public Works.

A. Granting of Licenses

I. Sidewalk Builder

- a. In The Countryside Concrete
- b. KPC Concrete Contractors LLC
- c. Loch Construction Co., Inc.
- d. Tilson

(March 23, 2022)

- 8. To approve ordering in the improvements and levying the assessments for asphalt pavement for S. Van Buren Street.

Public Hearing 6:00 p.m.

ASPHALT PAVEMENT

S. VAN BUREN STREET – E. Mason Street to Stuart Street

(March 23, 2022)

- 9. To hold the contract PARKS I-22 GREEN BAY SHIPYARD REDEVELOPMENT PHASE I until the Wednesday, April 27, 2022 Improvement and Services Committee meeting.

To approve the award of the following contracts:

B. RESURFACING I-22 (INCLUDING SEWER & WATER) to the low responsive bidder, Dorner Inc., in the amount of \$2,237,863.42.

C. RESURFACING 2-22 (INCLUDING SEWER & WATER) to the low responsive bidder, Peters Concrete Co., in the amount of \$2,075,034.55.

(April 13, 2022)

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

A. Granting of Licenses

I. Sidewalk Builder

- a. Brian's Quality Concrete Inc.
- b. Christensen Concrete
- c. Delrar, Inc.
- d. E & I Concrete Construction
- e. Fischer Ulman Construction, Inc.
- f. Hendricks Concrete Construction LLC
- g. Josh Bailey Concrete
- h. Precision Flatwork
- i. Quinn and Sons Concrete Construction LLC
- j. Ramco Construction

(April 13, 2022)

R. Report of the Plan Commission (March 21, 2022 and April 12, 2022).

1. To deny the amendment to the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road, from a future commercial land use designation to light industry. (Public Hearing held 03/21/2022)
2. To partially rezone 2475 University Avenue from General Commercial (C1) to Highway Commercial (C2) subject to:
 - a. CSM dividing the area of the rezone be completed and recorded prior to the zoning being changed. (Public Hearing held 03/21/2022)
3. To approve Downtown Green Bay, Inc., 2021, year-end Business Improvement District (BID) report. (03/21/2022)
4. To approve the Olde Main Street, Inc., 2021, year-end Business Improvement District (BID) report. (03/21/2022)
5. To approve the On Broadway, Inc., 2021, year-end Business Improvement District (BID) report. (03/21/2022)
6. To approve the Military Avenue 2021, year-end Business Improvement District (BID) report. (03/21/2022)
7. To hold over the request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, until the next scheduled Plan Commission meeting. (Public Hearing held 03/21/2022)
8. To rezone the following:
627 Heyrman Street from Low Density Residential (R1) to General Commercial (C1)
645 Heyrman Street from Light Industrial (LI) and Low Density Residential (R1) to General Commercial (C1)
619 and 621 Heyrman Street from Low Density Residential (R1) to General Commercial (C1)
1643 and 1647 Cass Street from Light Industrial (LI) to General Commercial (C1)
1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (R1) to General Commercial (C1)
A portion of 1654 East Mason Street from Low Density Residential (R1) to Highway Commercial (C2)
(Public Hearing held 04/11/2022)
9. To create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, with the condition that all transportation services be conditional use. (Public hearing held 04/11/2022)

S. Report of the Finance Committee (April 12, 2022).

1. To approve the State of Wisconsin Emergency Management Urban Search and Rescue Emergency Response Services contract.
2. To receive and place on file a summary of the 2022 borrowing request approved at Council meeting February 16, 2022.
3. To approve an initial resolution authorizing the issuance of not to exceed \$6,040,000 general obligation bonds for street improvements.
4. To approve an Initial Resolution Authorizing the Issuance of Not to Exceed \$3,780,000 General Obligation Bonds for Sewerage Improvements.
5. To approve an Initial Resolution Authorizing the Issuance of Not to Exceed \$715,000 General Obligation Bonds for Parking Lots or Other Parking Facilities.
6. To approve an Initial Resolution Authorizing the Issuance of Not to Exceed \$1,635,000 General Obligation Bonds for Fire Engines and Other Equipment of the Fire Department.
7. To approve an Initial Resolution Authorizing the Issuance of Not to Exceed \$995,000 General Obligation Bonds for Parks and Public Grounds.
8. To approve an Initial Resolution Authorizing the Issuance of Not to Exceed \$1,310,000 General Obligation Bonds for Buildings for the Housing of Machinery and Equipment.
9. To approve a Resolution Authorizing and Directing the Publication of Notice of the Adoption of Initial Resolutions.
10. To approve a Resolution Authorizing and Providing for the Issuance of Not to Exceed \$14,475,000 General Obligation Corporate Purpose Bonds; Providing for the Notification and Sale of Said Bonds; and Other Related Details.
11. To approve an Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details. To approve and direct staff to come back to the next Finance Committee with several amortization schedule options for Council to consider.

T. Report of the Traffic, Bicycle, and Pedestrian Commission (March 21, 2022).

1. To receive and place on file the monthly Traffic Enforcement Unit Traffic Safety Plan.
2. To approve the draft letter of support to the Wisconsin Department of Transportation and Brown County Public Works from the Traffic, Bicycle, and Pedestrian Commission to fill the vacancy left by former Commissioner Matt Kuepers with a licensed traffic or transportation engineer.
3. To refer to the Improvement and Service Committee to install sidewalk on the north side of University Avenue from Peters Street to Clement Street.
4. To refer to the Improvement and Service Committee to install a pedestrian crosswalk crossing the west side of the University Avenue and Clement Street signalized intersection.

5. To install STOP sign and STOP AHEAD sign Brideside reflective post panels on all approaches to the Dousman Street and Gray Street intersection.
6. To refer to the Parks, Recreation & Forestry Department to trim any vegetation that may be obstructing street signs approaching the Dousman Street and Gray Street intersection.
7. *Information Only*: Report by GBPD on 2021 traffic enforcement activities and recognitions (traffic enforcement award to Sergeant Sean Hamill).

U. Report of the Protection and Policy Committee (March 7, 2022).

1. Report from the Protection and Policy committee granting Operator Licenses.
2. To deny an application for a "Class B" Combination license by KLC SMC LLC at 1911 University Ave. with a licensed premises description as "bar, kitchen, basement" (Currently licensed as SV2, LLC) based on prior judgments for no Licensed Operator on the Premises, 2018; no Licensed Operator on the Premises, 2013; serving an Intoxicated Person, 2012; and allowing Underage Person to Enter a Licensed Premises, 2012; which substantially relate to the licensed activity as they indicate a propensity for repeated unlawful behavior. This item was previously held from the Common Council meeting on March 15, 2022.

V. Report of the Equal Rights Commission (March 31, 2022)

1. Refer to staff to create a work plan to attain a score of 100 for the Municipality Equality Index, by 2024.
2. To receive and place on file to schedule the Equal Rights Commission meetings for the remainder of 2022.

W. Receive and Place on File.

1. Building Report for March 2022
2. Municipal Court Monthly Financial Report

X. Committee of the Whole

1. Consideration, with possible action, on a Resolution authorizing the execution of the Department of Natural Resources Principal Forgiveness Financial Assistance Agreement.

Y. Resolutions.

1. Resolution accepting dedication of right-of-way and public improvements in Bradley Estates subdivision.
2. Resolution approving acquisition of right-of-way for part of Tax Parcel No. 2-760.
3. Final resolution authorizing asphalt pavement improvements and levying special assessments against property.
4. Final resolution authorizing asphalt pavement improvements and levying special assessments against property.

5. An initial resolution authorizing the issuance of not to exceed \$6,040,000 general obligation bonds for street improvements.
6. An Initial Resolution Authorizing the Issuance of Not to Exceed \$3,780,000 General Obligation Bonds for Sewerage Improvements.
7. An Initial Resolution Authorizing the Issuance of Not to Exceed \$715,000 General Obligation Bonds for Parking Lots or Other Parking Facilities.
8. An Initial Resolution Authorizing the Issuance of Not to Exceed \$1,635,000 General Obligation Bonds for Fire Engines and Other Equipment of the Fire Department.
9. An Initial Resolution Authorizing the Issuance of Not to Exceed \$995,000 General Obligation Bonds for Parks and Public Grounds.
10. An Initial Resolution Authorizing the Issuance of Not to Exceed \$1,310,000 General Obligation Bonds for Buildings for the Housing of Machinery and Equipment.
11. A Resolution Authorizing and Directing the Publication of Notice of the Adoption of Initial Resolutions.
12. A Resolution Authorizing and Providing for the Issuance of Not to Exceed \$14,475,000 General Obligation Corporate Purpose Bonds; Providing for the Notification and Sale of Said Bonds; and Other Related Details.
13. An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details.
14. Resolution authorizing the execution of the Department of Natural Resources Principal Forgiveness Financial Assistance Agreement.

Z. Ordinances - First Reading.

1. Zoning Ordinance No. 05-22
An ordinance rezoning the property located at 2475 University Avenue from General Commercial (C1) District to Highway Commercial (C2) District.
2. Zoning Ordinance No. 06-22
An Ordinance rezoning properties located 600-650 Block Heyrman Street/1640-1650 Block Cass Street.
3. Zoning Ordinance No. 08-22
An Ordinance zoning certain property located at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street, and 3731 Finger Road as a planned unit development district for purposes of developing the Grandview Industrial Park.

AA. Referral of Petitions & Communications.

BB. 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



2022-04-19 Common Council

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/81900928945>

Meeting ID: 819 0092 8945

Passcode: 071058

One tap mobile

+19292056099,,81900928945#,,,,*071058# US (New York)

+13017158592,,81900928945#,,,,*071058# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+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: 819 0092 8945

Passcode: 071058

Find your local number: <https://us02web.zoom.us/j/kcv5zrqXkK>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

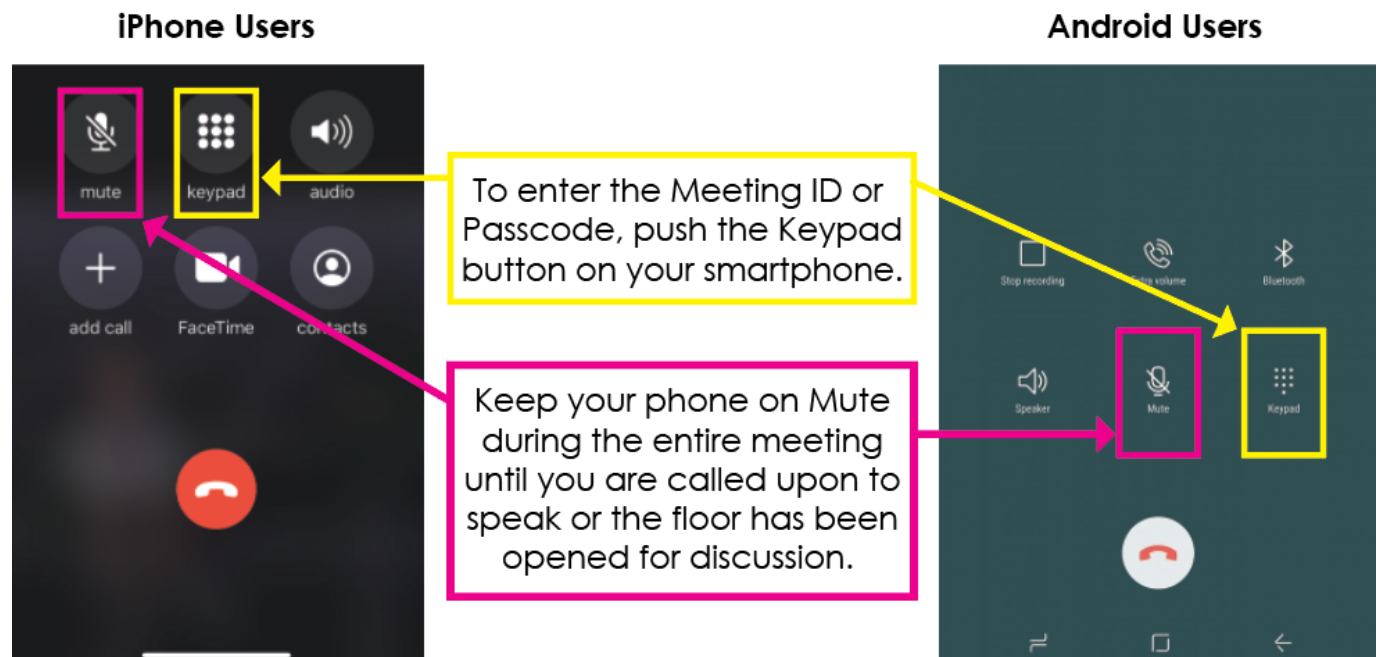
Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a "waiting room."
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. 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 be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the "raise your hand" tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the "raise your hand" tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to "open the floor for interested parties to speak." Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users—if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking 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 state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

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



ZONING ORDINANCE NO. 02-22

AN ORDINANCE AMENDING
ZONING ORDINANCE NO. 13-21 FOR THE
PLANNED UNIT DEVELOPMENT FOR THE
2300-2400 BLOCK EAST MASON STREET, EAST TOWN MALL
(ZP 22-04)

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

SECTION 1. Pursuant to Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, Section 3.D.1.c. of Zoning Ordinance No. 13-21, relating to the Planned Unit Development (PUD) for the 2300-2400 Block of East Mason Street, is hereby amended as follows:

- c. This PUD is only in effect if/when the semi-public roads detailed in Exhibit C are recorded with the Brown County Register of Deeds ~~on all adjacent parcels~~ as described in Section 3.D.1.a above. **A contiguous cross-access easement shall be created and recorded during the land division process for all future in-lot parcels. These easements shall be considered part of the semi-public road system.** This PUD ~~will be considered void if no recordation happens within twelve (12) months of the adoption of this PUD.~~
 1. **Parcel 21-126-7-2 is exempt from this requirement such that the easements described in this section are not required provided that an easement granting public access to a semi-public road connecting Mason Street to said parcel, as shown in Exhibit E, is created and recorded with the Brown County Register of Deeds.**
 2. **The exception for Parcel 21-126-7-2 shall be the only exception to the easement requirement described in this section.**

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 hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

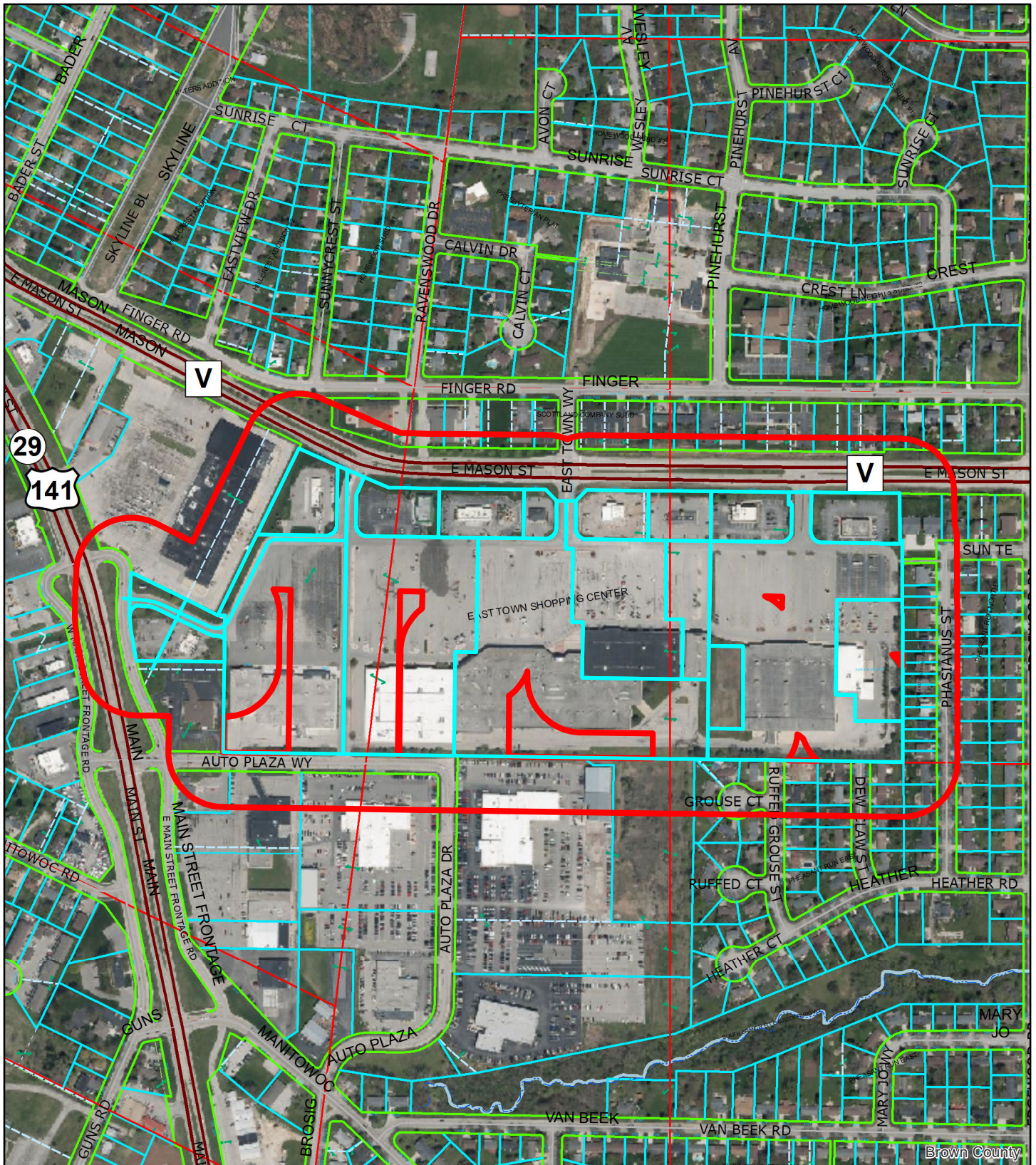
Mayor

ATTEST:

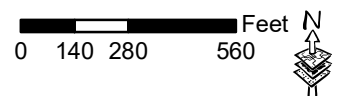
Clerk

ljm

Attachment: Exhibit E: Partial Easement Exhibit, Parcel 21-126-7-2
 Exhibit C



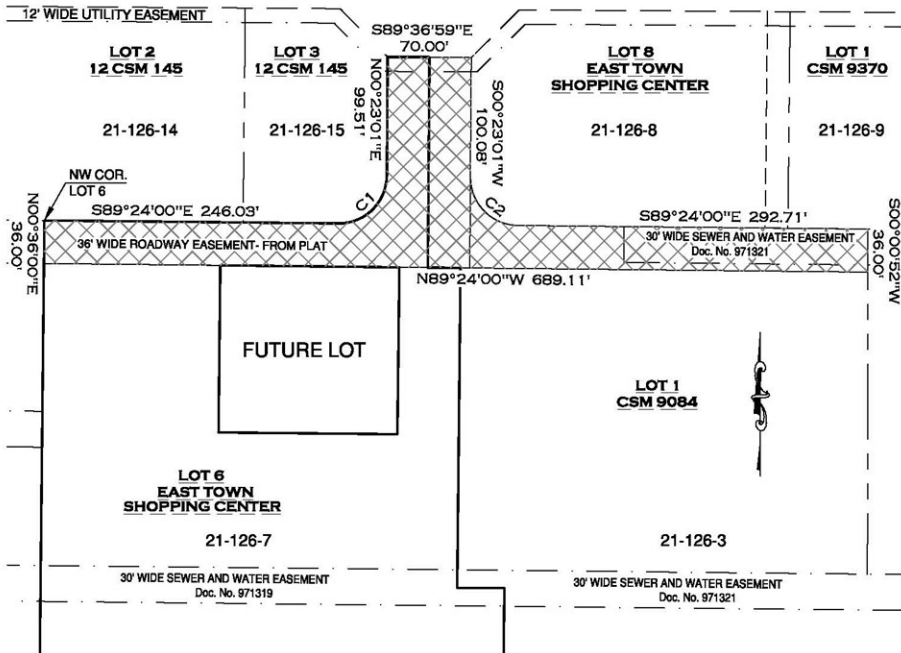
(ZP 22-04) Planned Unit Development East Town Mall

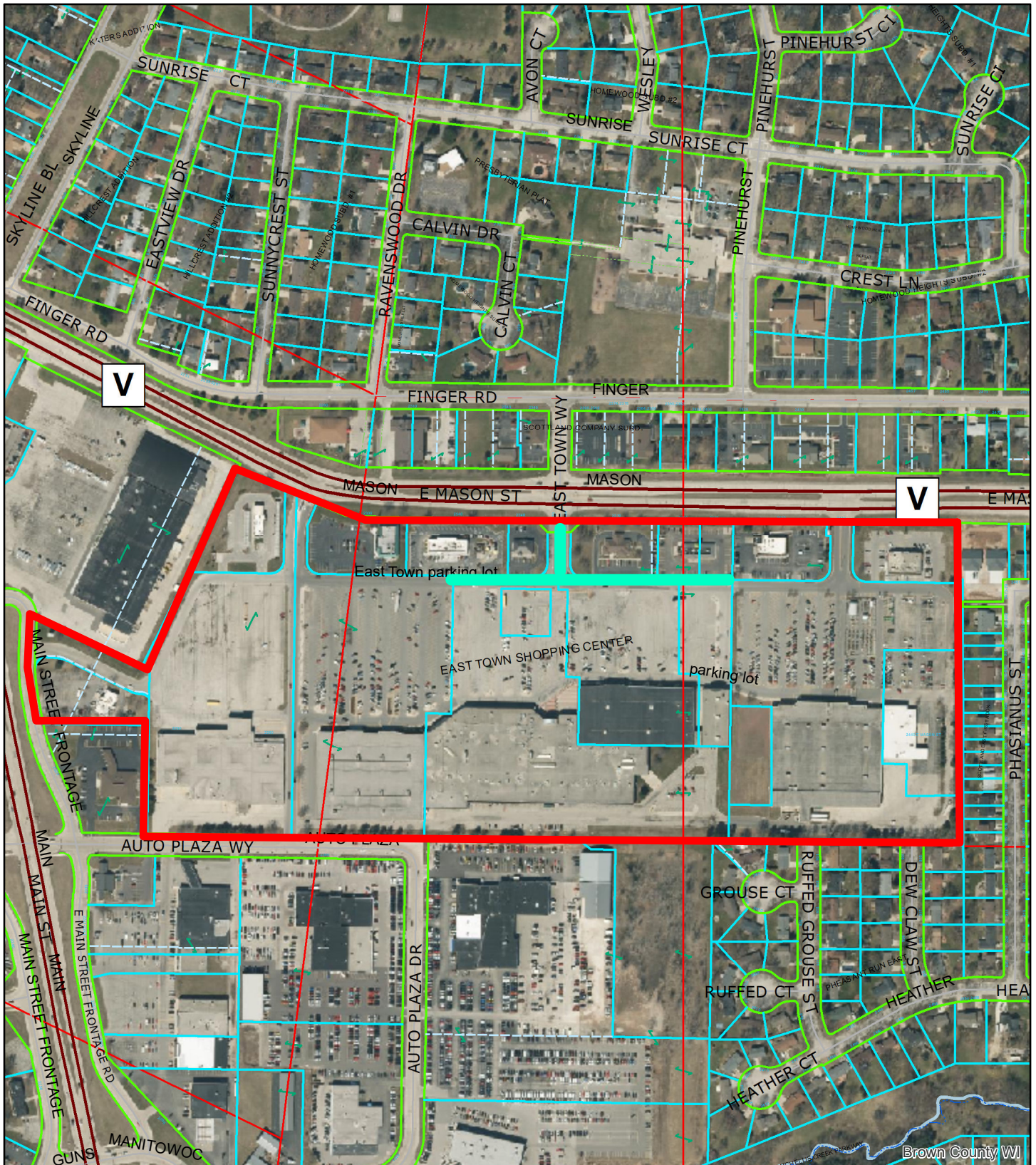


This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 08 Oct 2021 X:\Planning\Basemaps\template_8.5x11.mxd

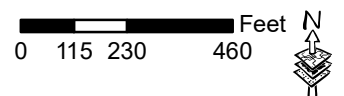
- Mall Properties
- 200-ft. Notification Area

EAST MASON STREET CTH V





(ZP 22-04) Exhibit C - Updated



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 08 Mar 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- Semi-Public Road
- Boundary

ZONING ORDINANCE NO. 03-22

**AN ORDINANCE REZONING THE PROPERTY
LOCATED AT 2260 MAIN STREET FROM
GENERAL COMMERCIAL (C1) DISTRICT TO
HIGHWAY COMMERCIAL (C2) DISTRICT
(ZP 22-05)**

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property located at 2260 Main Street from General Commercial (C1) District to Highway Commercial (C2) District:

22,812 SQ FT LOT 1 OF 9 CSM 175 MAP 2095 IN 944304 & PART
DESC IN J24302-30 BNG PART OF PC 8

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 hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

Mayor

ATTEST:

Clerk

sjh

Attachment – Map

ZONING ORDINANCE NO. 1-22

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 1840 BOND STREET FROM LOW-DENSITY RESIDENTIAL (R1) DISTRICT TO PUBLIC INSTITUTIONAL (PI) DISTRICT (ZP 22-06)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property located at 1840 Bond Street from Low-Density Residential (R1) District to Public Institutional (PI) District:

TAX PARCEL: 6-60-1

Lot 2, Brown County Certified Survey Map Number 1349 recorded in Volume 5 of Certified Survey Maps, Page 135 as Document Number 799310; and Lot 1, Brown County Certified Survey Map Number 1857 recorded in Volume 8 of Certified Survey Maps, Page 23 as Document Number 921441. EXCEPTING therefrom Lot 1, Brown County Certified Survey Map Number 4348 recorded in Volume 27 of Certified Survey Maps, Page 209 as Document Number 1302608.

AND

Lot 3, Brown County Certified Survey Map Number 4479 recorded in Volume 28 of Certified Survey Maps, Page 310 as Document Number 1333503. EXCEPTING therefrom all of the recorded plat of Imig Acres recorded in Volume 19 OF Plats, Page 127 as Document Number 1343741.

All located in Lot 88, Fort Howard Military Reserve, City of Green Bay, Brown County, Wisconsin.

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 hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

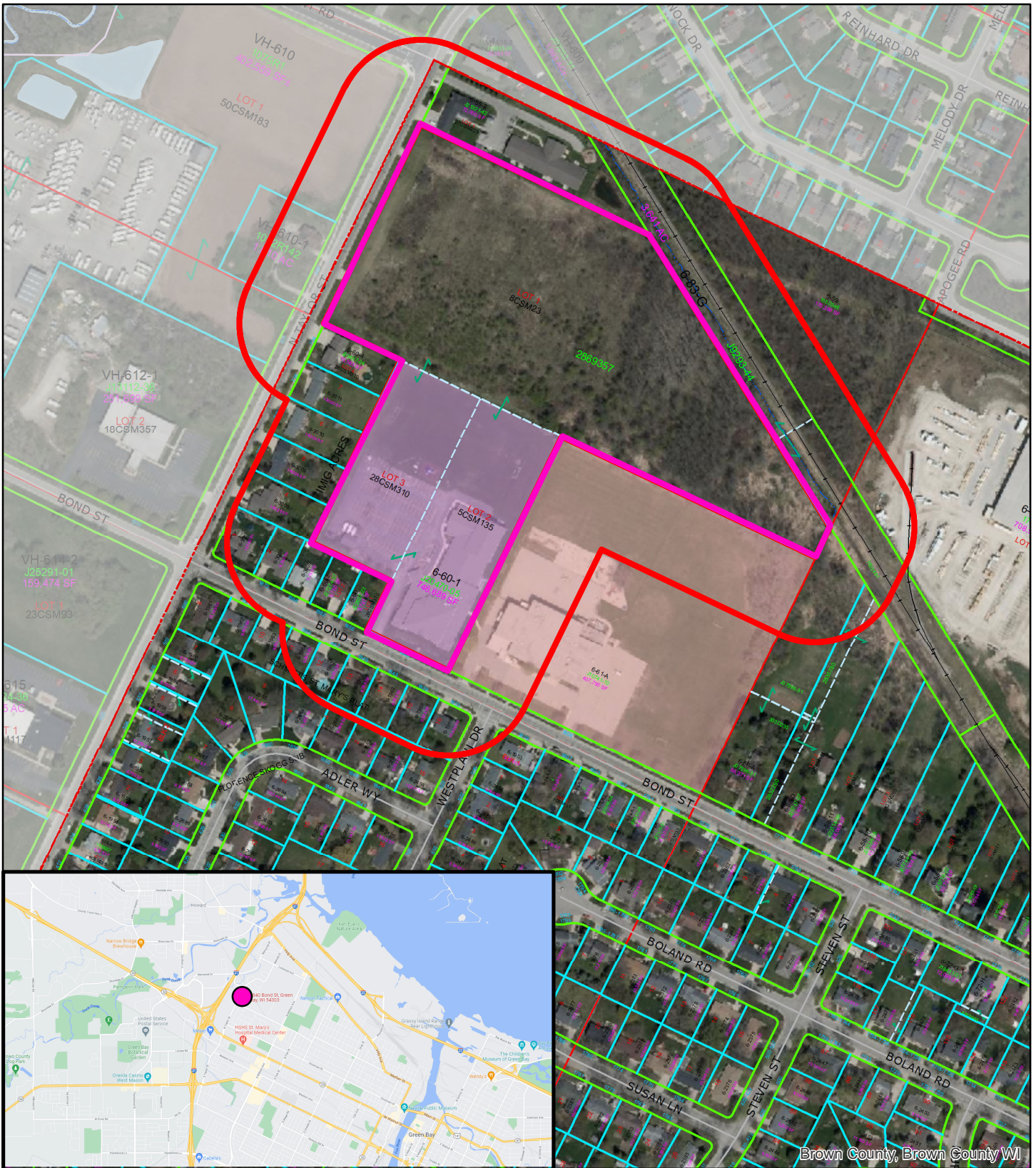
APPROVED:

Mayor, Eric Genrich

ATTEST:

Clerk, Celestine Jeffreys

Attachment – Map



Brown County, Brown County WI



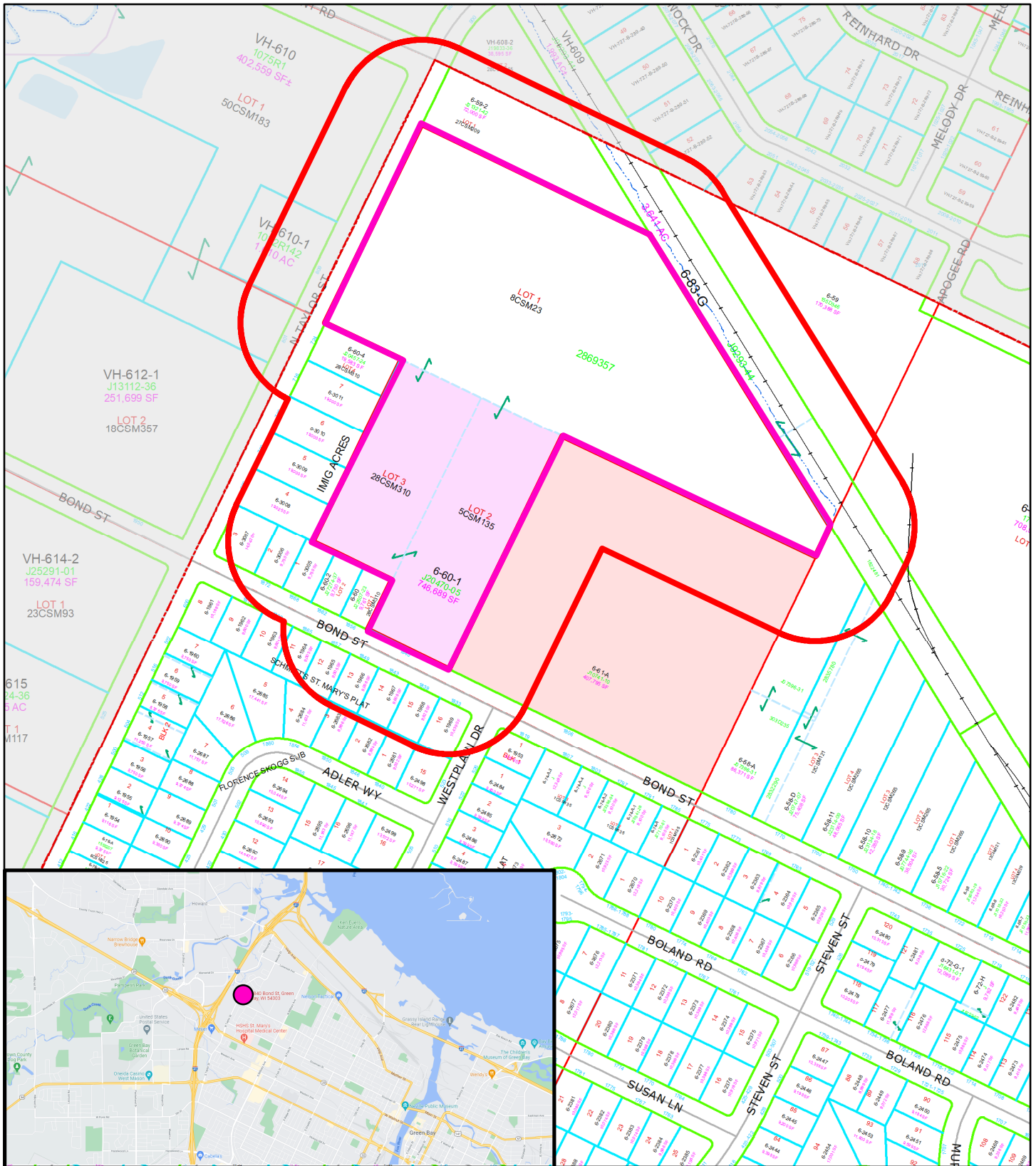
(ZP 22-06) Zoning Petition
Rezone 1840 Bond Street
Bay City Baptist Street
Green Bay, WI, 54303

0 90 180 360 Feet

- Subject Parcels
- Notification Area 200'

Parcel Numbers:
6-60-1

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



(ZP 22-06) Zoning Petition
Rezone 1840 Bond Street
Bay City Baptist Street
Green Bay, WI, 54303

0 90 180 360 Feet

- Subject Parcels
- Notification Area 200'

Parcel Numbers:
6-60-1

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



Sustainability Commission

2022 Work Plan

City of Green Bay

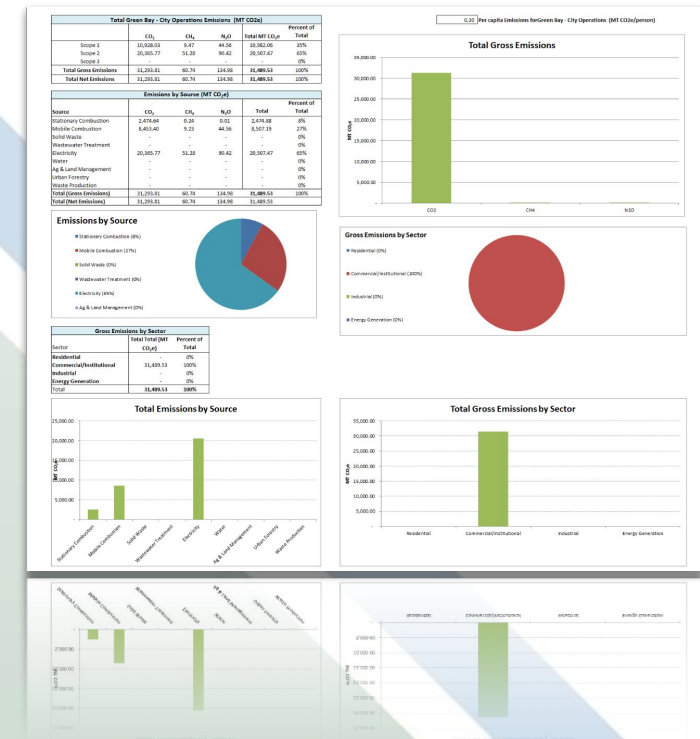
Green Bay, WI

Work Plan Overview

- Focus our work
- Provide transparency
- Realistic, attainable goals
- All proposals will go to necessary committee or staff before going to council
- Rely on community input and carefully consider new issues

Clean Energy

- Goals
 - City-wide: (2050) 100% Clean energy for operations
 - Community-wide: (2050) 100% Clean energy
- Research & Actions
 - Benchmarking city operations (Done-Oct.)
 - Benchmarking community energy use (in progress)
 - CAP developed (2023)
- Potential Funding
 - Office of Energy Innovation, State of WI
- Partners
 - City operations, Slipstream Consulting, UWGB, NWTC, Oneida Nation and others



Climate Resilience and Adaptation

- Strengthen resilience and adaptive capacity to climate -related hazards and natural disasters by 2030
- Outline local climate changes, projections and impacts (WICCI)
- Identify social, economic and environmental risks due to projected impacts
- Identify specific areas and residents at risk
- Develop Flood Resilience Plan
- Propose green infrastructure pilot projects

Healthy Habitat for All

- To create and preserve connected, productive, and safe habitat corridors in Green Bay's land, air and water by 2030.
- Create Native Plants First policy for the city.
- Establish No Mow May policy.
- Develop Dark Sky Ordinance.

Waste Reduction

- Goals
 - City-wide: (2030) 25% Reduction in Waste to Landfill
 - Community-wide: (2050) 100% Food Waste Diverted from Landfill
- Research & Actions
 - US EPA Food waste program; ReFED
 - City of Madison, Milwaukee programs
 - Establish Pilot Organics Collection Program (2023)
 - Food and Organic Waste Collection Citywide (2030)
- Potential Funding
 - US EPA
 - ARPA Infrastructure, recycling grants
- Partners
 - City operations, Brown County, UWGB, Greener Bay Compost, Compost hauler, Other municipalities

•

General Goals and Principles

- Community Involvement
- Public Outreach and Awareness
- Racial Justice, and Equity
- Data and Research Driven
- Fiscal Responsibility



Questions?



Report to the
Sustainability Commission
of the City of Green Bay

MEETING DATE

April 19, 2022

AGENDA ITEM # O.I

To approve the 2022 Sustainability Commission Work Plan as amended and to present the workplan to the Common Council (held from the 3/1/22 Council meeting).

BACKGROUND

RECOMMENDATION

To approve the 2022 Sustainability Commission workplan and for Sustainability Commission members to present the workplan to the Common Council.

FISCAL IMPACT

ATTACHMENTS

1. 2022 GB Sustainability Commission Annual Planning Matrix_amended 03 16 2022
2. Green Bay Sustainability Commission 2022 Workplan Presentation.pptx (1)

City of Green Bay Sustainability Commission 2022 Work Plan

Purpose of this Document: This work plan is intended to focus the work of the Sustainability Commission and to provide transparency to the common council, mayor, city staff, and citizens of Green Bay. While there are many sustainability issues that need addressing, we have limited our focus to these four categories and identified specific goals and actions that we as a city can tangibly address. This document is not a final product, but rather an overview of what we intend to take on. This document also outlines how we may consider new issues that are brought to our attention throughout the year, and general principles on how we will act on all of our goals. We will update our work plan at the beginning of every year.

Process: Once developed, all actions and proposals outlined in this work plan will go from the Sustainability Commission to the necessary committee or staff before making its way to common council for approval. We know that every action we propose must be rooted in data and make effective use of our limited financial and staff resources, while addressing environmental impacts, and improving the quality of life in Green Bay. Sustainability, after all, considers the long-term economic, social, and environmental costs of the impact of our actions as a community. Those unsure of the proven data that back our proposals are welcome to ask questions when it presented to them. This work plan is not a data-driven policy proposal but an internal tool to drive and provide transparency to our work.

Issue Area	Goal	Research, Data, or Evidence	Actions	Target Dates	Partners	Funding Sources	Point People	Additional Documents
Clean Energy	100% clean energy for city operations by 2050 100% clean energy for the community by 2050	Benchmarking of city energy use (completed) Benchmarking of community energy use (in progress)	Develop Climate Action Plan (CAP)	CAP completed by spring 2023	Green Bay Water Utility, Green Bay Transit Department, Slipstream Consulting, UW-Green Bay, NWTC, Wisconsin Public Service, Oneida Nation	Office of Energy Innovation, State of Wisconsin	Seth Hoffmeister, John Arendt	Wisconsin Clean Energy Toolkit, Renewable Energy Work Plan

Climate Resilience and Adaptation	Strengthen resilience and adaptive capacity to climate - related hazards and natural disasters by 2030	Outline local climate changes, projections and impacts (WICCI) Identify social, economic and environmental risks due to projected impacts Identify specific areas and residents at risk	Develop Flood Resilience Plan Propose green infrastructure pilot projects to council in collaboration with city staff		WI Coastal Management Program, East River Resilience Collaborative	WI Coastal Management Program, Fund for Lake MI	Julia Noordyk, Stephanie Dodge	
Healthy Habitat for All	To create and preserve connected, productive, and safe habitat corridors in Green Bay's land, air and water by 2030.	Maps of restored habitat and priority areas. Database of dark sky features.	Create Native Plants First policy for city. Establish No Mow May policy. Develop Dark Sky Ordinance	Native Plants: pass in 2022 to implement for 2023. No Mow May ready by May 2022. Dark Sky ordinance passed in 2022.	Dark Sky Organization, Wild Ones, Master Gardeners, Green Bay Conservation Corps., DNR, U.S. Fish and Wildlife Service, Green Bay Conservation Partners	Green Bay Conservation Corps, identify other grant opportunities	Ned Dorff, Kaurie Mihm	

Waste Reduction	Reduce amount of organic waste entering our landfill system	US EPA Food waste program; ReFED City of Madison, Milwaukee programs	Establish pilot collection program; identify end location and use for organic material; reduce contamination	Pilot set up by mid-2023	Greener Bay Compost; public works; organics facility/farm Compost hauler	US EPA,	Mark Walter	(USEPA) https://www.epa.gov/sustainable-management-food Keeping Food Out of the Landfill: https://furtherwithfood.org/resources/keeping-food-landfill-policy-ideas-states-localities/ Central Wisconsin Preliminary Food System Assessment https://www.uwsp.edu/cnr/ap/clue/Pages/Regional-Food-System-Assessment.aspx https://refed.org/about/who-we-are/
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Criteria for Taking on New Issues:

The Sustainability Commission will use these goals to guide our work in 2022, however we rely on input from community members to drive our work. Any ideas from council members, other city staff, or citizens will be considered with the following questions in mind:

- How does this fit in with our current goals?
- Can taking this on help further our mission and make an impact on sustainability in Green Bay?
- Who will be leading this effort? Commission members? Citizen? City staff? What is the capacity to take this on?
- What research is required to move forward on this?
- If we can't take this on now, can we revisit it in the future?
- Are we the most appropriate entity to address this? Is there a committee, commission, or department better suited to address it?

General Goals and Principles for Each Issue Area:

- Community Involvement: We know our work will be more effective when the public is not only informed, but involved in developing and implementing our work. We will strive to create pathways for involvement in all facets of our work, including but not limited to creating work groups, holding listening sessions, speaking to organizations, distributing surveys, and seeking the input of our fellow neighbors.
- Public Outreach and Awareness: We will strive to amplify our work to the community. Specifically, we will increase our social media and web presence, and update the Sustainability Commission webpage to include relevant information to our ongoing work.
- Racial Justice, and Equity: Often those most impacted by pollution are the most marginalized in our society. We see the intersections between race, class, and environmental impacts and will center that in our work. We will strive to have our neighbors most impacted by environmental injustice a part of the solutions we develop and implement.
- Data and Research Driven: There are volumes of peer-reviewed data and research on all of our issue areas. As such we know it is important to present reasons why our solutions will help, and will include detailed reasons why before any votes by common council. This commission has members with expertise in a variety of issue areas, and access to networks of experts outside of our skill sets.
- Fiscal Responsibility: Sustainability projects done right can save the city and community money in the long-term. Every policy proposal and action we bring forth will demonstrate that. Even with long-term cost savings, we are cognizant of the constraint with the up-front costs of implementing sustainability proposals. As such we will identify grant funding, volunteer experts, and present common council with the most fiscally responsible options with any possible policies.



Sustainability Commission

2022 Work Plan

City of Green Bay

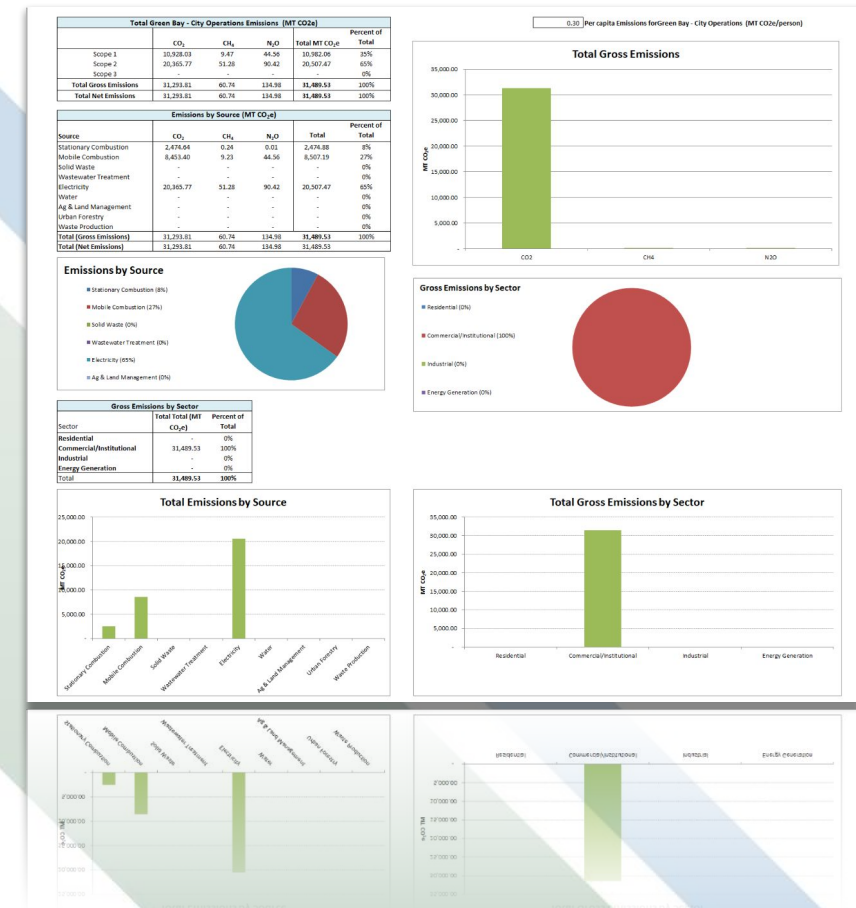
Green Bay, WI

Work Plan Overview

- Focus our work
- Provide transparency
- Realistic, attainable goals
- All proposals will go to necessary committee or staff before going to council
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Clean Energy

- Goals
 - City-wide: (2050) 100% Clean energy for operations
 - Community-wide: (2050) 100% Clean energy
- Research & Actions
 - Benchmarking city operations (Done-Oct.)
 - Benchmarking community energy use (in progress)
 - CAP developed (2023)
- Potential Funding
 - Office of Energy Innovation, State of WI
- Partners
 - City Departments, Transit, Water Utility, Slipstream, UWGB, NWTC, WPS, Oneida Nation, & others



Climate Resilience

Goal: *Strengthen community resilience and adaptive capacity to climate-related hazards and natural disasters by 2030*

2022 Work Plan

- Outline local climate changes, projections and impacts (Wisconsin Initiative on Climate Change Impacts)
- Identify social, economic and environmental risks due to projected impacts
- Identify specific areas and residents at risk
- Develop Flood Resilience Plan
- Propose green infrastructure pilot projects



Healthy Habitat for All

Goal: To create and preserve connected, productive, and safe habitat corridors in Green Bay's land, air and water by 2030.

Work Plan 2022

- Create Native Plants First policy for the city.
- Establish No Mow May policy.
- Develop Dark Sky Ordinance.



Waste Reduction

- Goals
 - City-wide: (2030) 25% Reduction in Waste to Landfill
 - Community-wide: (2050) 100% Food Waste Diverted from Landfill
- Research & Actions
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 - City of Madison, Milwaukee programs
 - Establish Pilot Organics Collection Program (2023)
 - Food and Organic Waste Collection Citywide (2030)
- Potential Funding
 - US EPA
 - ARPA Infrastructure, recycling grants
- Partners
 - City operations, Brown County, UWGB, Greener Bay Compost, Compost hauler, Other municipalities
-

General Goals and Principles

- Community Involvement
- Public Outreach and Awareness
- Racial Justice, and Equity
- Data and Research Driven
- Fiscal Responsibility



Questions?



Report to the
Sustainability Commission
of the City of Green Bay

MEETING DATE

April 19, 2022

AGENDA ITEM # O.2

Discussion of 2022 Sustainability Commission Work Plan and possible action to approve work plan.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 2022 GB Sustainability Commission Annual Planning Matrix

City of Green Bay Sustainability Commission 2022 Work Plan

Annual Planning Matrix

Category	Goal	Research or Evidence	Actions	Target Dates	Partners	Funding Sources	Point People	Additional Documents
Clean Energy	100% clean energy for city operations by 2050 100% clean energy for the community by 2050	Benchmarking of city energy use (completed) Establishing community energy use baseline	Develop Climate Action Plan (CAP)	CAP completed by spring 2023	Green Bay Water Utility, Green Bay Transit Department, Slipstream Consulting, UW-Green Bay, NWTC, Wisconsin Public Service, Oneida Nation	Office of Energy Innovation, State of Wisconsin	Seth Hoffmeister, John Arendt	Wisconsin Clean Energy Toolkit, Renewable Energy Work Plan
Climate Resilience/Water Resources			Develop Flood Resilience Plan				Julia Noordyk	
Ecological Restoration/Pollinator Working Group	Establish No Mow May policy						Ned Dorff, Kaurie Mihm	
Waste Reduction							Mark Walter	

Criteria for Taking on New Issues:

The Sustainability Commission will use these goals to guide our work in 2022, however we rely on input from community members to drive our work. Any ideas from council members, other city staff, or citizens will be considered with the following questions in mind:

- How does this fit in with our current goals?
- Can taking this on help further our mission and make an impact on sustainability in Green Bay?
- Who will be leading this effort? Commission members? Citizen? City staff? What is the capacity to take this on?
- What research is required to move forward on this?
- If we can't take this on now, can we revisit it in the future?



Report to the
**Redevelopment Authority
of the City of Green Bay**

MEETING DATE

April 19, 2022

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # P.I

To approve the locker room upgrade project at the KI Convention Center, funded by the Hyatt Regency.

BACKGROUND

The Hyatt Regency has made a formal request for approval from the RDA and City Council to replace the current locker rooms for employees located in the KICC. The Hyatt Regency would like to upgrade the current locker area, which will also provide more space for employees to change their clothes before their shifts. The current area is dated and small. The Hyatt has included an architectural drawing for review. The upgrade to the space is approximately \$70,000.00 and all work will be paid for by the Hyatt.

Public Works staff are reviewing the plans to make sure the project will not be a detriment to the KICC.

Staff is recommending approval of the Hyatt Regency Locker Room Upgrade Project contingent on Public Works engineering approval.

RECOMMENDATION

To approve the Locker Room Upgrade Project at the KICC funded by the Hyatt Regency contingent on Public Works engineering approval.

FISCAL IMPACT**ATTACHMENTS**

- I. KI Locker Room Plans AGI

LL3R

LOADING DOCK
D123

COMPACTOR ROOM
D124

COAT ROOM

MAINTENANCE
D128

EXTENT OF
MEZZANINE
ABOVE

EXISTING WALLS
TO BE REMOVED

SCALE
1/4" = 1'-0"

(144) 12W18X30H LOCKERS
STACKED 3 HIGH



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.I

To approve the request by Randy Dufek, 1215 University Avenue, to rescind the invoice for snow/ice removal on the sidewalk at 1215 University Avenue. (March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Dufek Letter
2. Photos

Steve Grenier,

I am Randy Dufek, Phone # (217) 850-2326

Date 01-18-2022

Invoice 151390

I am contesting invoice.

I have lived here for 6 years and never had any complaints of the sidewalk conditions.

The side walk at the time before the city came through was not slippery.

I had it cleaned, but with the long 12 Hour days I work, it is hard to keep it 100% clean especially with the warm and hard cold we had that month.

The median being small, the snow plows barrel the snow onto the side walk.

My Landlord called me from Arizona. He has been here and the side walks were never slippery and I walk around the house to get to my vehicle to go to work. After the city went through they cleaned off ice and made it worse. I had to salt ~~and~~

it to make it safe for the children to go to school. All the city did was to chew up the Lawn and expose ice for slips and falls!

which I fixed after! I have an expensive ~~so~~ snowblow. If I knew it would help I would have used it.

My Landlord called me. He trust me too! He is old an he knows it is kept up here and right so no one gets hurt.

Please reconsider and give me a call to talk about the issue? ~~or~~

Like I said, I have been here 6 years and had no issues.

Thank You,
Randy Dufek
Phone# (217) 850-2326

Address:

1215 University Avenue
Green Bay, Wis 54302



⚠ WARNING
HYDRA-RAIL
Get DEAD!
Keep 15 feet (5m)
away from machine
and attachment
when in use.

01.14.2022 08:19



01.14.2022 08:18



01.14.2022 08:20



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.2

To approve the request by On Broadway, Inc. to enter into an agreement for perpetual care and maintenance of street furniture in the On Broadway, Inc. District subject to review by the Law Department and authorize the Director of Public Works to execute the agreement. (March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.3

To receive and place on file the request by Ald. Lefebvre for a street light study in the alley behind 1108 Reber Street. (March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.4

To approve the request by Department of Public Works that the City enter into a Memorandum Of Understanding (MOU) with Green Bay Packaging Inc. for their request to install a solar-powered Rectangular Rapid Flashing Beacon (RRFB) system at a midblock pedestrian crossing of Radisson Street at the Green Bay Packaging employee parking lot subject to approval by the Law Department and authorize the Mayor and Clerk to execute the agreement. (Ald. Lefebvre) (March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Radisson St. Crossing MOU with the City --3-17-22

**AGREEMENT FOR RADISSON STREET
MIDBLOCK PEDESTRIAN CROSSING**

This Agreement is entered into this 17th day of March, 2022, by and between the CITY OF GREEN BAY, a municipal corporation (hereinafter CITY), and GREEN BAY PACKAGING INC. through its SHIPPING CONTAINER DIVISION (hereinafter GREEN BAY PACKAGING), collectively referred to as the Parties.

WHEREAS, GREEN BAY PACKAGING has requested the CITY to install a solar-powered Rectangular Rapid Flash Beacon system (hereinafter RRFB) at a midblock pedestrian crossing of Radisson Street at the GREEN BAY PACKAGING employee parking lot, Green Bay, Wisconsin.

NOW THEREFORE, in exchange for the mutual obligations and covenants contained herein, together with other good and valuable consideration, the exchange of which is acknowledged, IT IS HEREBY AGREED AS FOLLOWS:

1. The CITY shall construct a RRFB at the midblock crosswalk of Radisson Street at the GREEN BAY PACKAGING employee parking lot, located in the City of Green Bay, Wisconsin.
2. GREEN BAY PACKAGING shall reimburse the CITY for all costs associated with overhead RRFB construction.
3. The CITY shall install and pay for all costs associated with underground RRFB construction.
4. The CITY shall perform all maintenance and repair to, and replacement of, the RRFB equipment as becomes necessary from time to time.
5. GREEN BAY PACKAGING shall reimburse the CITY for all such maintenance, repair, or replacement costs.
6. GREEN BAY PACKAGING shall assume responsibility for all electrical utility bills associated with the RRFB, if ever it is converted from solar to electric utility provided power.
7. GREEN BAY PACKAGING further agrees that all reimbursement to the CITY shall be made in a timely manner. Failure to timely remit reimbursement to the CITY may result in termination of this Agreement. As used in this Agreement, "timely" means within thirty (30) days of invoice receipt by GREEN BAY PACKAGING.
8. GREEN BAY PACKAGING hereby agrees to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages,

liabilities, interest, attorneys' fees, costs and expenses of whatsoever kind or nature asserted by a third party in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of GREEN BAY PACKAGING or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable except to the extent that liability results from the negligence of the CITY, its elected or appointed officials, officers, employees, agents, representatives or volunteers. GREEN BAY PACKAGING shall reimburse the CITY, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection with matters subject to the indemnification obligations above, or in enforcing the indemnity herein provided. In the event that GREEN BAY PACKAGING employs other persons, firms, corporations or entities (sub-contractor) as part of the work covered by this Agreement, it shall be GREEN BAY PACKAGING'S responsibility to require and confirm that each sub-contractor enters into an Indemnity Agreement in favor of the CITY, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement. This indemnity provision shall survive the termination or expiration of this Agreement.

9. GREEN BAY PACKAGING shall provide the City of Green Bay with a certificate of insurance on a form approved by the City of Green Bay showing that GREEN BAY PACKAGING has adequate liability insurance as required by City of Green Bay. The certificate of insurance shall give evidence of General Liability insurance with bodily injury limits of at least \$1,000,000 per occurrence and \$1,000,000 aggregate, and proof of Workers Compensation and Employers Liability insurance with limits meeting statutory requirements. The workers' compensation policy is to be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of the policy that arises from the work performed by the named insured for or on behalf of the City of Green Bay. Such insurance shall name the City of Green Bay as additionally insured and shall not be cancelled or reduced without 30 days prior written notice thereof to the City Clerk. Such notice shall suspend the Agreement until a new certificate complying with this subsection has been filed with the City Clerk. The insurance limits stated herein may be updated from time to time by the City of Green Bay Common Council without approval of the ST VINCENT. Cancellation or reduction of insurance shall automatically terminate this agreement.
10. CITY or GREEN BAY PACKAGING may terminate this Agreement for any reason upon written notice to the other party. Upon termination of this agreement for any reason, GREEN BAY PACKAGING shall at their sole cost and expense, remove the OBJECT(S) and restore the right-of-way to the satisfaction of the Department of Public Works Director or his/her designee.

11. This Agreement will be constructed and interpreted in accordance with the laws of the State of Wisconsin, notwithstanding any conflicts of laws provisions.
12. This Agreement constitutes the Parties' complete agreement and may only be modified, amended, or added after the date of this Agreement by a written instrument executed by both Parties, except as otherwise provided herein.
13. Neither Party may assign its rights or delegate its obligations under this Agreement without the prior written consent of the other Party.
14. If any provision of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, then the remainder of this Agreement of the application of such provision, or portion thereof, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
15. Nothing of this Agreement is intended nor may be construed to create between CITY and GREEN BAY PACKAGING either an employer/employee, joint venture, landlord/tenant, or any other similar relationship. No agent, employee or representative of either Party shall be deemed to be an agent, employee or representative of the other Party. Neither Party shall have the authority to act for or on behalf of the other Party to bind the other Party without the express written approval of the other Party.
16. Any and all notices which either Party may give hereunder shall be in writing and delivered by registered or certified mail, return receipt requested, or by personal delivery, or by first class mail postage prepaid. In the case of first class mail, postage prepaid, delivery shall be deemed to have been accomplished two (2) days after deposit of the notice in the mail. Until written notice is delivered to the other party of a change in address, the addresses set forth below shall be presumed to be current:

If to City of Green Bay: Director of Public Works

100 North Jefferson Street-Room 300 Green Bay, WI 54301-5026

If to Green Bay Packaging -
Shipping Container Division:

VICE PRESIDENT / GENERAL MANAGER
831 RAABSON ST GREEN BAY, WI 54307

IN WITNESS WHEREOF, the CITY OF GREEN BAY and GREEN BAY PACKAGING have executed this agreement this 17th day of MARCH 2022, and hereby agrees to become bound by all provisions hereof.

GREEN BAY PACKAGING – SHIPPING CONTAINER DIVISION

x *Roy Schneider*
ROY SCHNEIDER
Print or type name and title above

x _____

Print or type name and title above

STATE OF WISCONSIN)

) SS.

BROWN COUNTY)
Personally came before me this 17th day of March, 2022, the above named Roy Schneider, to me known to be the person who executed the forgoing instrument and acknowledge the same.

x *Jodene L. Thomson*
Jodene L. Thomson

(Print or Type name of notary above)

Notary Public, Brown County, Wisconsin

My Commission Expires: 4-3-2024

CITY OF GREEN BAY

x _____
Eric Genrich - Mayor

x _____
Celestine Jeffreys - Clerk

STATE OF WISCONSIN)

) SS.

BROWN COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Eric Genrich – Mayor and Celestine Jeffreys – Clerk, to me known to be the person who executed the forgoing instrument and acknowledge the same.

x _____

(Print or Type name of notary above)

Notary Public, _____ County, Wisconsin

My Commission Expires: _____

This instrument drafted by:

Thomas H. Giese – R/W Specialist

EXHIBIT A

Looking west



Looking east





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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.5

To approve the request by Department of Public Works to approve the revised assessment report for the Roosevelt Street reconstruction and to order proposed pavement improvements and levy assessments for the Roosevelt Street reconstruction project. (March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Roosevelt Street

CITY OF GREEN BAY SPECIAL ASSESSMENTS
STREET IMPROVEMENTS

Contract #:
Contract Type: Reconstruction

SBClient Project ID/ RoboCity Project ID
0/12137

Roosevelt Street

Hear Code	Project ID	Parcel	Name & Legal Description	Zone	Assess Footage	Exempt Footage	Taxable Footage	Rate Per FT	Assess Amount	Total Assessment
	12137	14-27	318 N ROOSEVELT LLC 312 N ROOSEVELT ST PLAT OF NAVARINO S 53 FT OF LOT 435 & ALL OF LOT 436 318 N ROOSEVELT LLC 318 N ROOSEVELT ST GREEN BAY WI 54301	COMM ERCIAL	111.43	0.00	111.43	50.40	5616.07	0.00
	12137	14-270	MIRHASHEMI INC 1176 E WALNUT ST PLAT OF NAVARINO N 154 FT OF LOTS 808 & 809 MIRHASHEMI INC 1498 UNIVERSITY AV GREEN BAY WI 54302	OR	149.20	57.38	91.82	50.40	4627.73	0.00
	12137	14-338	A & J INVESTMENT PROPERTIES LLC 324 N ROOSEVELT ST SUBD OF LOTS 192-434 & N 2 FT OF LOT 435 PLAT OF NAVARINO LOTS 1,2,3,4 & 5 & VAC ALLEY ADJ DESC IN 99 M 354 A & J INVESTMENT PROPERTIES LLC 1111 CORMIER RD GREEN BAY WI 54304	COMM ERCIAL	116.34	51.20	65.14	50.40	3283.06	0.00
36411		3	Project Total		376.97	108.58	268.39		13526.86	0.00
		3	Total of All Projects		376.97	108.58	268.39		13526.86	0.00



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.6

To approve the acquisition of rights-of-way for part of Tax Parcel 2-760 required for the reconstruction of Sixth Street from Gross Avenue to Marquette Avenue. (March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Sixth St - IS Agenda

I&S Agenda March 23, 2022

Consideration with possible action on the acquisition of rights-of-way required for the reconstruction of Sixth Street from Gross Avenue to Marquette Avenue

<u>Part of tax parcel number</u>	<u>Interest Required</u>	<u>Owners Name</u>	<u>Amount</u>
2-760	Fee	Laurie E. Johnson	\$250.00

WARRANTY DEED

Document No.

[COPY]

THIS INDENTURE, made by LAURIE E. JOHNSON, grantor, conveys and warrants the property described below to THE CITY OF GREEN BAY, a Wisconsin Municipal Corporation, grantee, for the sum of Two Hundred Fifty and no/100 dollars (\$250.00).

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Legal Description

That part of Lot 15 of the recorded plat of Cady and Warren's Subdivision of Private Claim No. Four, West of Fox River, as recorded in Volume 2 of Plats, Page 129, as Document Number 22571, City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at the southeast corner of said Lot 15;
thence N25°-50'-46"E, 7.00 feet, along the east line of said Lot 15;
thence S70°-50'-28"W, 9.90 feet, to the south line of said Lot 15;
thence S64°-09'-32"E, 7.00 feet, to the point of beginning.

Return to:

City of Green Bay – Clerk
100 N. Jefferson Street
Green Bay, WI 54301-5026

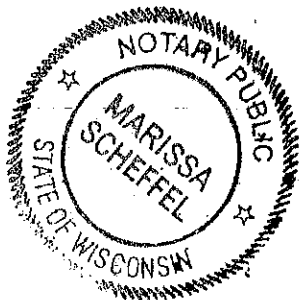
Part of tax parcel number: 2-760.

EXEMPT S.77.25(2r)

Laurie E. Johnson
(Signature)

Laurie E. Johnson - Owner
(Print Name and Title)

3-8-22
(Date)



State of Wisconsin)

Brown)SS.
County)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

Marissa Scheffel
(Signature, Notary Public, State of Wisconsin)

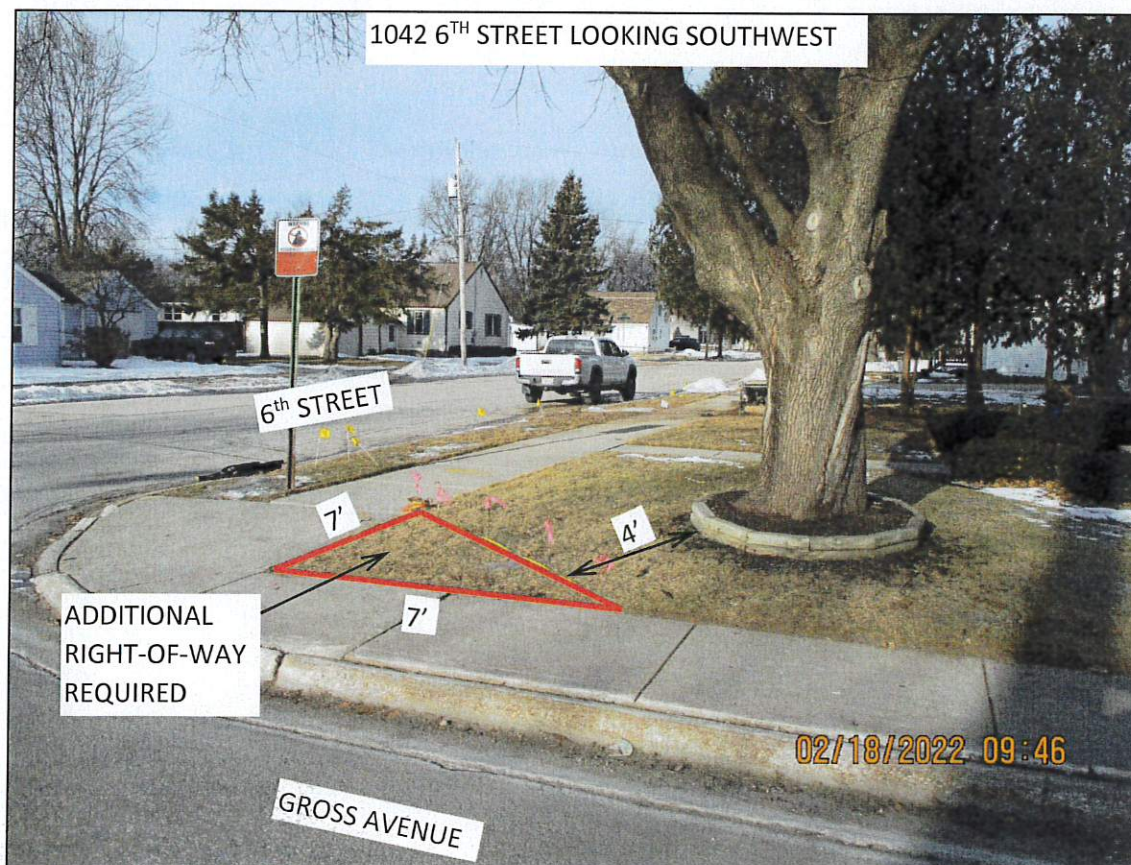
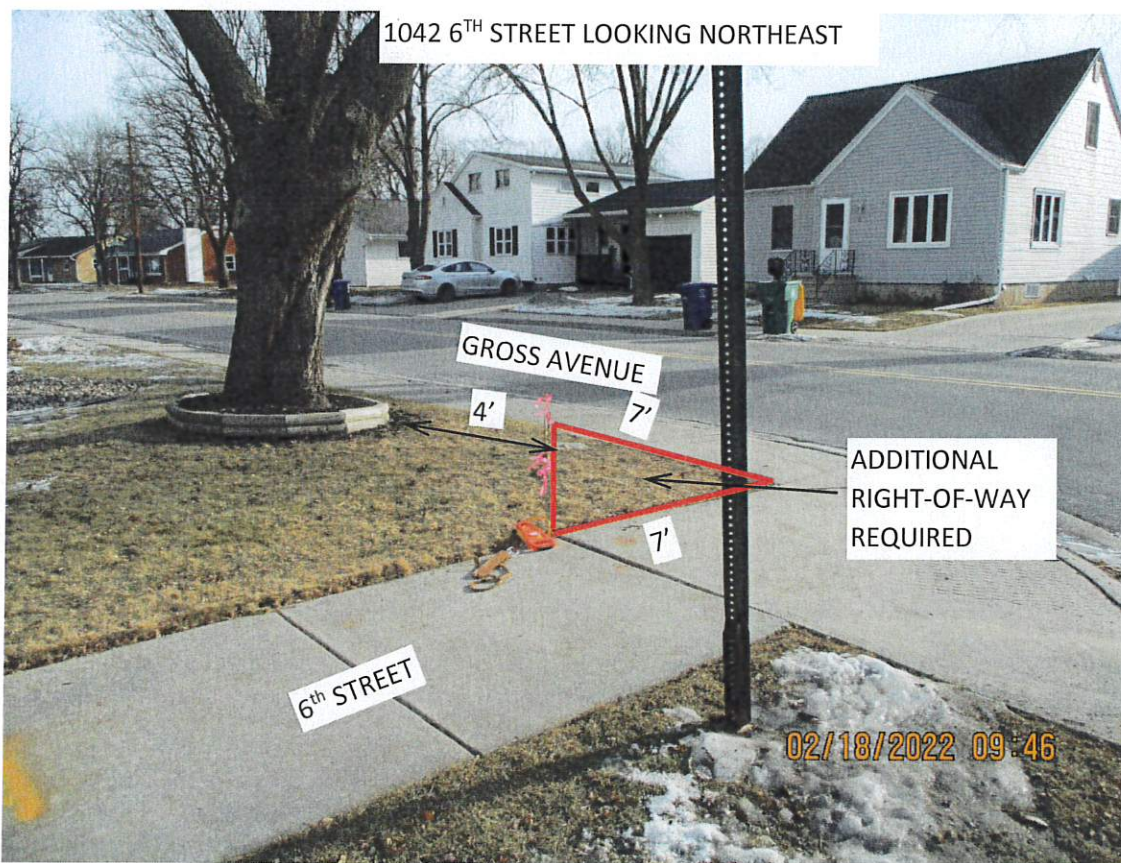
Marissa Scheffel
(Print or Type Name, Notary Public, State of Wisconsin)

3/12/2013
(Date Commission Expires)

THIS INSTRUMENT DRAFTED BY:
Thomas H. Giese – R/W Specialist

Project: Sixth Street at Gross Avenue.

Part of tax parcel number 2-760.



ST. PAUL ST

CADY AND
WARREN'S
SUBDIVISION

40'

LOT 12-762

2-761

2-760-A

LOT 1

LOT 16

LOT 15

LOT 14

LOT 13

GROSS AV

2-760

7.00'
S64°09'32"E
7.00'
S70°50'28"W
9.90'
4'
N25°50'46"E

DETAIL
NOT TO SCALE

60'

SIXTH ST

50'

DISCLAIMER

This Computer Aided Drafting and Design (CADD) drawing is a compilation of records and data located in various Public and Private offices. Bearings and distances on this map are based on Brown County basemap. A field survey has not been completed. Brown County and/or City of Green Bay are not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

0 15' 30' 60'



CITY OF GREEN BAY, WISCONSIN
DEPT. OF PUBLIC WORKS— ENGINEERING DIVISION

R/W REQUIRED FOR A.D.A.COMPLIANT
PEDESTRIAN RAMP

DATE	BY	DATE
3/27/2022	YH	
REVIEW		
APPROVE		
DATE		



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.7

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

A. Granting of Licenses

I. Sidewalk Builder

- a. In The Countryside Concrete
- b. KPC Concrete Contractors LLC
- c. Loch Construction Co., Inc.
- d. Tilson

(March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



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

MEETING DATE

April 19, 2022

AGENDA ITEM # Q.8

To approve ordering in the improvements and levying the assessments for asphalt pavement for S. Van Buren Street.

Public Hearing 6:00 p.m.

ASPHALT PAVEMENT

S. VAN BUREN STREET – E. Mason Street to Stuart Street

(March 23, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Benefits Report - Asphalt Pavement - S. Van Buren Street
2. Clerks Memo - Asphalt Pavement - S. Van Buren Street
3. Director's Report - Asphalt Pavement - S. Van Buren Street
4. Estimated Cost - Asphalt Pavement - S. Van Buren Street
5. NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR ASPHALT PAVEMENT_S. VAN BUREN STREET
6. SPASStreetImprovements (10)

**REPORT OF THE DIRECTOR OF PUBLIC WORKS
ON BENEFITS OF IMPROVEMENTS TO THE ABUTTING PROPERTY
March 2022**

I hereby certify that I am familiar with the proposed public improvements on:

ASPHALT PAVEMENT

S. VAN BUREN STREET – E. Mason Street to Stuart Street

and have reviewed the plans for the proposed asphalt pavement improvements, and in my opinion, these improvements benefit the abutting property for the following reasons:

1. Improves the riding quality of the street by constructing a new smooth pavement to the proper vertical alignment. (New construction replaces worn and deteriorated pavement surface and provides adequate base to support the pavement).
2. Reduces noise levels and motorists cost by providing a smoother roadway.
3. Eliminates standing water and icing problems by constructing a new pavement to the correct vertical alignment for proper drainage.
4. Provides an improved appearance for the neighborhood by construction of a new pavement.
5. Increases the value of the abutting property.
6. And other benefits occasioned by the increase in marketability caused by said public improvements to the properties.

Dated this 2nd day of March 2022

Steven M. Grenier, PE
Director of Public Works

Russ Schwandt
Assessor

Inter-Office Memo

Date: March 2, 2022
To: Jaime Fuge
From: Steve Grenier
CC: Celestine Jeffreys

Attached are the "Report of the Director of Public Works on Proposed Improvements and Assessments" and estimated cost for the following streets:

ASPHALT PAVEMENT

S. VAN BUREN STREET – E. Mason Street to Stuart Street

The public hearing for these improvements is scheduled for Wednesday, March 23, 2022, at 6:00 p.m. before the Improvement & Services Committee. The hearing will be held virtually.

jld

Attachments

**PUBLIC HEARING TO BE HELD VIRTUALLY ON WEDNESDAY, MARCH 23, 2022,
AT 6:00 P.M. BEFORE THE IMPROVEMENT & SERVICES COMMITTEE.**

Green Bay, Wisconsin
March 2, 2022

**REPORT OF THE DIRECTOR OF PUBLIC WORKS ON
PROPOSED IMPROVEMENTS AND ASSESSMENTS**

In accordance with the preliminary resolution(s) of the Common Council adopted March 1, 2022, I herewith submit my report on improvements to be made in streets, alleys or easements in accordance with Section 66.0703, Wisconsin Statutes, consisting of the following:

1. Plans and specifications on file in the Office of the Director of Public Works.
2. Estimate of the entire cost of the proposed improvements.
3. Assessment roll(s) showing the proposed assessments against each property fronting or abutting the proposed improvements.
4. Report of the Director of Public Works on benefits of improvements to the abutting property.

Steven M. Grenier, PE
Director of Public Works

jld

ESTIMATED COST OF ASPHALT PAVEMENT

The estimated cost of improving the streets, or portions thereof, by the installation of asphalt pavement in accordance with the plans and specifications is as follows:

ASPHALT PAVEMENT

S. VAN BUREN STREET – E. Mason Street to Stuart Street

ESTIMATED COST \$427,000

Steven M. Grenier, P.E.
Director of Public Works

jld

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS FOR ASPHALT PAVEMENT

That the Common Council of the City of Green Bay has declared its intention of exercising its power under Section 66.0703, Wisconsin Statutes, to levy special assessments for street improvements on property fronting or abutting the following street:

ASPHALT PAVEMENT

S. VAN BUREN STREET – E. Mason Street to Stuart Street

The proposed assessments are on file in my office and may be inspected there on any business day between the hours of 8:00 a.m. and 4:30 p.m.

Plans and specification for these projects are on file in the Director of Public Works. Contact the office of the Director of Public Works, Room 300, City Hall, (920) 448-3100, on any business day between 8:00 am and 4:30 p.m. with any questions you may have regarding the assessments or design concepts of the projects.

You are further notified that the Improvement and Service Committee will hear all interested property owners concerning matters contained in the preliminary resolution authorizing such assessment and the report, including proposed assessments, under the police power of the Common Council on **Wednesday, March 23, 2022 at 6:00 p.m.**, before the Improvement & Service Committee virtually. All objections will be considered at said hearing and thereafter the amount of the assessments will be finally determined. 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/82206544400?pwd=NDd1bmszNUhBWW9XRvU5ck1zMjZ2QT09>

Meeting ID: 822 0654 4400

Passcode: 635662

One tap mobile

+13126266799,,82206544400#,,,*635662# US (Chicago)

+19292056099,,82206544400#,,,*635662# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 822 0654 4400

Passcode: 635662

Find your local number: <https://us02web.zoom.us/j/kc7RtLdfPZ>

Said assessments can be paid in cash within thirty (30) days of the date of billing or can be paid in five (5) annual installments with interest thereon at the rate of three and seventy-five hundredths percent (3.75%) per annum. The annual installments would be added to your real estate tax bill.

Dated this 4th day of March, 2022.

Celestine Jeffreys
City Clerk

CITY OF GREEN BAY SPECIAL ASSESSMENTS
STREET IMPROVEMENTS

Contract #:
Contract Type: Reconstruction

SBClient Project ID/ RoboCity Project ID
0/12136

S Van Buren Street

Hear Code	Project ID	Parcel	Name & Legal Description	Zone	Assess Footage	Exempt Footage	Taxable Footage	Rate Per FT	Assess Amount	Total Assessment
	12136	14-764	KAN RENTALS LLC 301 S VAN BUREN ST PLAT OF ASTOR W 115 FT OF LOT 16 & W 10 FT OF E 60 FT OF LOT 15 BLK 56 KAN RENTALS LLC 726 N HURON ST DE PERE WI 54115-2621	RESIDE NTIA	60.00	30.00	30.00	50.40	1512.00	0.00
	12136	14-781	GRANT M HOLDINGS LLC 401 S VAN BUREN ST PLAT OF ASTOR W 2/3 OF LOTS 15 & 16 BLK 57 GRANT M HOLDINGS LLC 1520 RIVER PINES DR GREEN BAY WI 54313	RESIDE NTIA	108.14	47.02	61.12	50.40	3080.45	0.00
	12136	14-801	RANKIN GB HOLDINGS LLC 505 S VAN BUREN ST PLAT OF ASTOR LOTS 14-15-16 & W 45 FT OF LOTS 2 & 3 BLK 58 RANKIN GB HOLDINGS LLC 518 MAIN ST STE 346 WRIGHTSTOWN WI 54180	R3	180.00	52.17	127.83	50.40	6442.63	0.00
36408		3	Project Total		348.14	129.19	218.95		11035.08	0.00
		3	Total of All Projects		348.14	129.19	218.95		11035.08	0.00



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.9

To hold the contract PARKS I-22 GREEN BAY SHIPYARD REDEVELOPMENT PHASE I until the Wednesday, April 27, 2022 Improvement and Services Committee meeting.

To approve the award of the following contracts:

B. RESURFACING I-22 (INCLUDING SEWER & WATER) to the low responsive bidder, Dorner Inc., in the amount of \$2,237,863.42.

C. RESURFACING 2-22 (INCLUDING SEWER & WATER) to the low responsive bidder, Peters Concrete Co., in the amount of \$2,075,034.55.

(April 13, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. QUESTCDN_ Project Bid Results - PARKS I-22 GREEN BAY SHIPYARD REDEVELOPMENT PHASE I
2. QUESTCDN_ Project Bid Results - RESURFACING I-22 (INCLUDING SEWER & WATER)
3. QUESTCDN_ Project Bid Results - RESURFACING 2-22 (INCLUDING SEWER & WATER)

[Previous](#) [Next](#) [Close Window](#)
[Print Results](#)

Project Bid Results

PARKS 1-22 GREEN BAY SHIPYARD REDEVELOPMENT PHASE I (Quest project #8147925)

owner: Green Bay WI, City of
 100 N Jefferson Street
 Room 300
 Green Bay , WI 54301
 ph: 920-448-3100
 fax: 920-448-3102
 contact: Steven Grenier, P.E.
 e-mail: steven.grenier@greenbaywi.gov

soliciting agent: Green Bay WI, City of

contact: Trista Hobbs

phone: 920-448-3114

e-mail: trista.hobbs@greenbaywi.gov

bid date: 04/12/2022 02:00 PM CDT

award date:

comments:

award status: Pending

bid result/award information: (no information presently available)

letting bid tabulation: [view](#)

Company/Contact	Phone/e-mail	Amount	Awarded
Advance Construction Inc. Paul Kultgen	920-434-3978 pkultgen@advconst.net	\$6,010,526.30	
Peters Concrete Company Duke Peters	920-494-3700 quote@petersconcrete.com	\$6,074,388.75	
Vinton Construction Company Estimating at Vinton Construction	920-682-0375 quotes@vintonwis.com	\$6,142,226.83	
Michels Construction, Inc. Brian Ring	9205449439 bring@michels.us	\$6,531,512.97	
Northeast Asphalt, Inc. Kim Bosman	920-494-0543 kbosman@neasphalt.com	\$6,718,349.71	
Janke General Contractors Estimating	715-257-7901 bids@jankegeneral.com	\$7,295,246.39	

[Previous](#) [Next](#) [Close Window](#)
[Print Results](#)

Project Bid Results

RESURFACING 1-22 (INCLUDING SEWER & WATER) (Quest project #8158810)

owner: Green Bay WI, City of
 100 N Jefferson Street
 Room 300
 Green Bay , WI 54301
 ph: 920-448-3100
 fax: 920-448-3102
 contact: Steven Grenier, P.E.
 e-mail: steven.grenier@greenbaywi.gov

soliciting agent: Green Bay WI, City of

contact: Kyle Vander Loop

phone: 920-448-3110

e-mail: kyle.vanderloop@greenbaywi.gov

bid date: 04/05/2022 02:00 PM CDT

award date:

comments:

award status: Pending

bid

result/award information: (no information presently available)

letting bid tabulation: [view](#)

Company/Contact	Phone/e-mail	Amount	Awarded
Dorner Inc. Tina Aschenbrenner	920-845-2442 tina.asch@dornerinc.com	\$2,237,863.42	
DE GROOT, INC. MARK DE GROOT	920-866-2348 mark@degrootinc.com	\$2,441,467.05	
Advance Construction Inc. Paul Kultgen	920-434-3978 pkultgen@advconst.net	\$2,453,139.50	
Jossart Brothers, Inc. Jason Hermesen	920-339-8500 jasonh@jossartbrothers.com	\$2,645,356.90	
PTS Contractors, Inc Jeannie Petasek	920-468-5217 JPetasek@PTSCcontractors.net	\$2,736,024.00	

[Previous](#) [Next](#) [Close Window](#)
[Print Results](#)

Project Bid Results

RESURFACING 2-22 (INCLUDING SEWER & WATER) (Quest project #8164212)

owner: Green Bay WI, City of
 100 N Jefferson Street
 Room 300
 Green Bay , WI 54301
 ph: 920-448-3100
 fax: 920-448-3102
 contact: Steven Grenier, P.E.
 e-mail: stevengr@greenbaywi.gov

soliciting agent: Green Bay WI, City of
 contact: Jeffrey Bodoh
 phone: 920-448-3096
 e-mail: jeff.bodoh@greenbaywi.gov
 bid date: 04/12/2022 02:00 PM CDT

award date:

comments:

award status: Pending

bid result/award information: (no information presently available)

letting bid tabulation: [view](#)

Company/Contact	Phone/e-mail	Amount	Awarded
Peters Concrete Company Duke Peters	920-494-3700 quote@petersconcrete.com	\$2,075,034.55	
David Tenor Corporation David Tenor	920-360-9246 david.tenor.dtc@gmail.com	\$2,149,408.32	
Dorner Inc. Tina Aschenbrenner	920-845-2442 tina.asch@dornerinc.com	\$2,238,939.42	
Jossart Brothers, Inc. Jason Hermsen	920-339-8500 jasonh@jossartbrothers.com	\$2,282,865.95	
PTS Contractors, Inc Jeannie Petasek	920-468-5217 JPetasek@PTSCContractors.net	\$2,328,026.00	
DE GROOT, INC. MARK DE GROOT	920-866-2348 mark@degrootinc.com	\$2,335,194.73	



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

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Q.10

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

A. Granting of Licenses

I. Sidewalk Builder

- a. Brian's Quality Concrete Inc.
- b. Christensen Concrete
- c. Delrar, Inc.
- d. E & I Concrete Construction
- e. Fischer Ulman Construction, Inc.
- f. Hendricks Concrete Construction LLC
- g. Josh Bailey Concrete
- h. Precision Flatwork
- i. Quinn and Sons Concrete Construction LLC
- j. Ramco Construction

(April 13, 2022)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # R.1

To deny the amendment to the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road, from a future commercial land use designation to light industry. (Public Hearing held 03/21/2022)

BACKGROUND

This comprehensive plan amendment request was reviewed at the February 21, 2022, Plan Commission meeting. It received a recommendation for approval which was forwarded to the Common Council as a report of the Plan Commission on March 1, 2022. The Common Council referred the item back to the Plan Commission for additional consideration but did not specify any particular topic(s).

The request and associated plans have not changed from the original submittal. The City has received seven additional comments since February 21, 2022. They are attached to the agenda packet as "Post PC Comments". Below is the original staff report.

Primary Address: 4000 Block Champeau Road (Parcel No. 22-SC490)

Aldersperson/District: Ald. Barb Dorff / District 1

Reason for Request: The proposed comprehensive plan amendment would allow for the future rezoning of the property for light manufacturing uses. Petitioners goal is to develop self-service storage/warehousing use.

Surrounding Zoning and Land Uses:

SUBJECT: Planned Unit Development (PUD) - Mixed Use (Undeveloped)

NORTH: Planned Unit Development (PUD) - Medical Center

SOUTH: A-1 Agriculture & B-1 Community Business (T of Scott) - Wholesale commercial & Agriculture, Commercial

EAST: Planned Unit Development (PUD)-Mixed Use - Single-Family Residential

WEST: B-2 General Business (T of Scott) - Hwy 54/57

Comprehensive Plan: The Green Bay Smart Growth Comprehensive Plan recommends commercial land-use for the subject property as well as all adjoining lands.

Analysis: The 10.8 acre subject parcel is located at the 4000 Block of Champeau Road, adjacent to the east side of northbound State Trunk Highway 54/57. A watercourse runs along the north end of the property. Land located within the City of Green Bay, to the north and northeast, is the University Heights Commerce Center, currently developed as a medical center. Zoning regulations for the University Height Commerce Center are regulated through a Planned Unit Development that is attached to the agenda packet (land use map on page 43). Land located within the Town of Scott, to the south, includes Tillman Wholesale and

Nursery along the highway, a sign company, multi-tenant commercial and residential homes along the southwest corner of Maloney Road and Champeau Road.

Staff has evaluated the request and believe the Comprehensive Plan land-use change from commercial to light industrial is likely to create a detriment to the surrounding neighborhood as a “spot” land use change is not consistent with surrounding land uses and existing or future zoning. We would like to stress that the Plan Commission should not simply consider the proposed mini/maxi warehousing use, but all uses allowed in the Light Manufacturing district. The University Heights Commerce Center Light Manufacturing zoning permits much more intense land-use (see page 33 of the attached University heights Covenants) than the Mixed-Use zoning (see page 17 of the attached University Heights Covenants) and changing categories for this parcel isolates a light industrial use that is not consistent with the envisioned future development in this area of the University Heights Commerce Center. Additionally, the Mixed-Use district allows far greater flexibility for future uses, including a wide variety of residential and commercial uses. The proposed amendment is not consistent with the current or intended future uses in the area and does not provide a transition to existing and proposed uses.

The petitioner has stated that there is currently water service running to the site, for which the property owner is being assessed, but not sanitary sewer. The argument has been made that the only use suitable for the property is one that does not utilize sanitary sewer, such as the proposed warehousing. While it is true that there are not currently full utilities that the property may access, this site is essentially no different than other Greenfield and farm sites found on the far eastern side of the city. Though they have a specific zoning classification within the city, uses are limited until roads, utilities, fire service, etc. are available. Taxes are based on use not zoning, and these types of properties most often remain in some state of agricultural use until ready for appropriate urban development, as it is not feasible to run roads and full utilities to all vacant lands.

The roadway network (Algoma to Maloney then Champeau) is not designed for higher volume or heavy truck traffic, which could be part of the various light manufacturing land-uses allowed. Additionally, the subject property is large enough to support a plethora of commercial or residential activities and has high visibility with substantial highway frontage. Staff feel that manufacturing/warehousing uses are not the highest and best uses of the property.

The City of Green Bay-Town of Scott Joint Plan Commission held a meeting on February 3, 2022, to discuss the amendment request and recommended denial with a vote of 3-1 (minutes attached and video can be reviewed at: <https://greenbaywi.civicclerk.com/Web/Player.aspx?id=8139&key=-1&mod=-1&mk=-1&nov=0>). The notification for the Comprehensive Plan amendment request includes a Class I Public Hearing Notice published in the Green Bay Press Gazette. Neighborhood notice letters have been sent to property owners within 400 ft. of the property both in the City of Green Bay and Town of Scott and Ald. Barb Dorff has been notified of the request. As of the drafting of this report, staff received communication of support from Frank & Doris Arcuri, adjacent property owners to the east at 4083 Champeau Road and a call from Nicole Goral, property owner of 4050 Champeau Road (Image Advantage Sign Co.) and homeowner at 2479 Maloney Road.

RECOMMENDATION

Denial of the Comprehensive Plan amendment request.

FISCAL IMPACT

ATTACHMENTS

- I. CPA 21-03 Application

2. Champeau Rd concept site plan
3. Champeau Rd concept FacadeElevations
4. Application Supplement 2.14.21
5. CPA 21-03 PropMap
6. JPC Minutes 020322
7. Pre-PC Comments
8. Post PC Comments
9. Post Packet Comments Combined



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): ICS Properties LLC / Seth Lenss Date: 10-7-21
Email: sethlenss@gmail.com Phone Number: 920-660-6925
Address: 1833 Morrow St City: Green Bay State: WI Zip Code: 54302
Property Owner: Joe Moore, Owners agent Phone Number: 920-328-7885
Parcel Numbers (required): 22-SC490
Location of Property: University Heights

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, ICS Properties LLC / Seth Lenss, 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): Amendment to the City's Comprehensive Plan

Petitioner Signature(s): [Signature] 10-7-21
Review Fee: \$200 Receipt No.: 2789328-0025 Zoning Petition No.: CPA 21-03

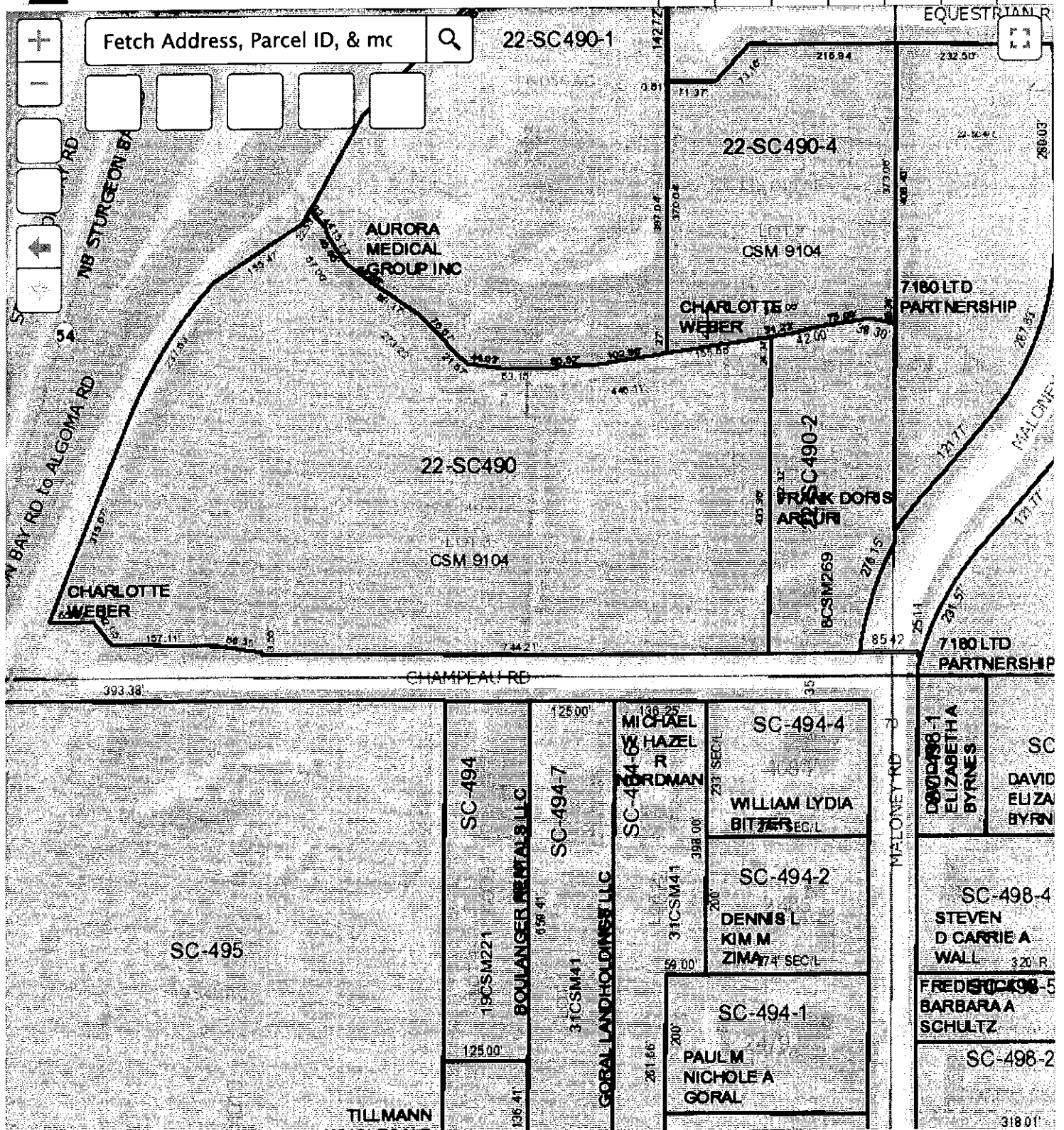
Briefly describe action desired, noting the property affected and all other pertinent information.

Attach maps and legal descriptions (required).

Request for an amendment to the City's Comprehensive Plan from the current commercial land use category to a light industrial land use.

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

Rec'd 10/8/2021

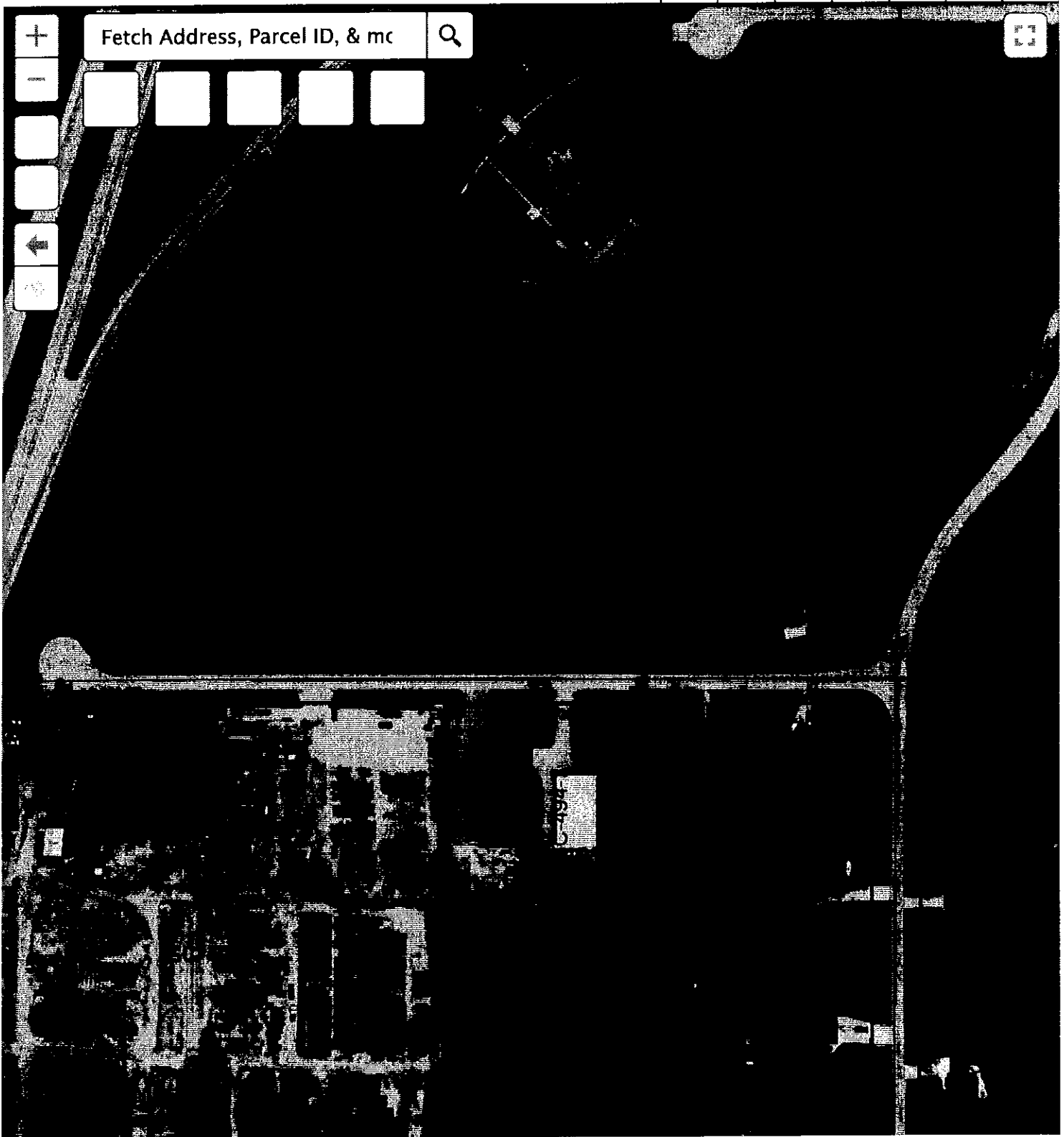




BrownDog

Official GIS map of Brown County, WI

More

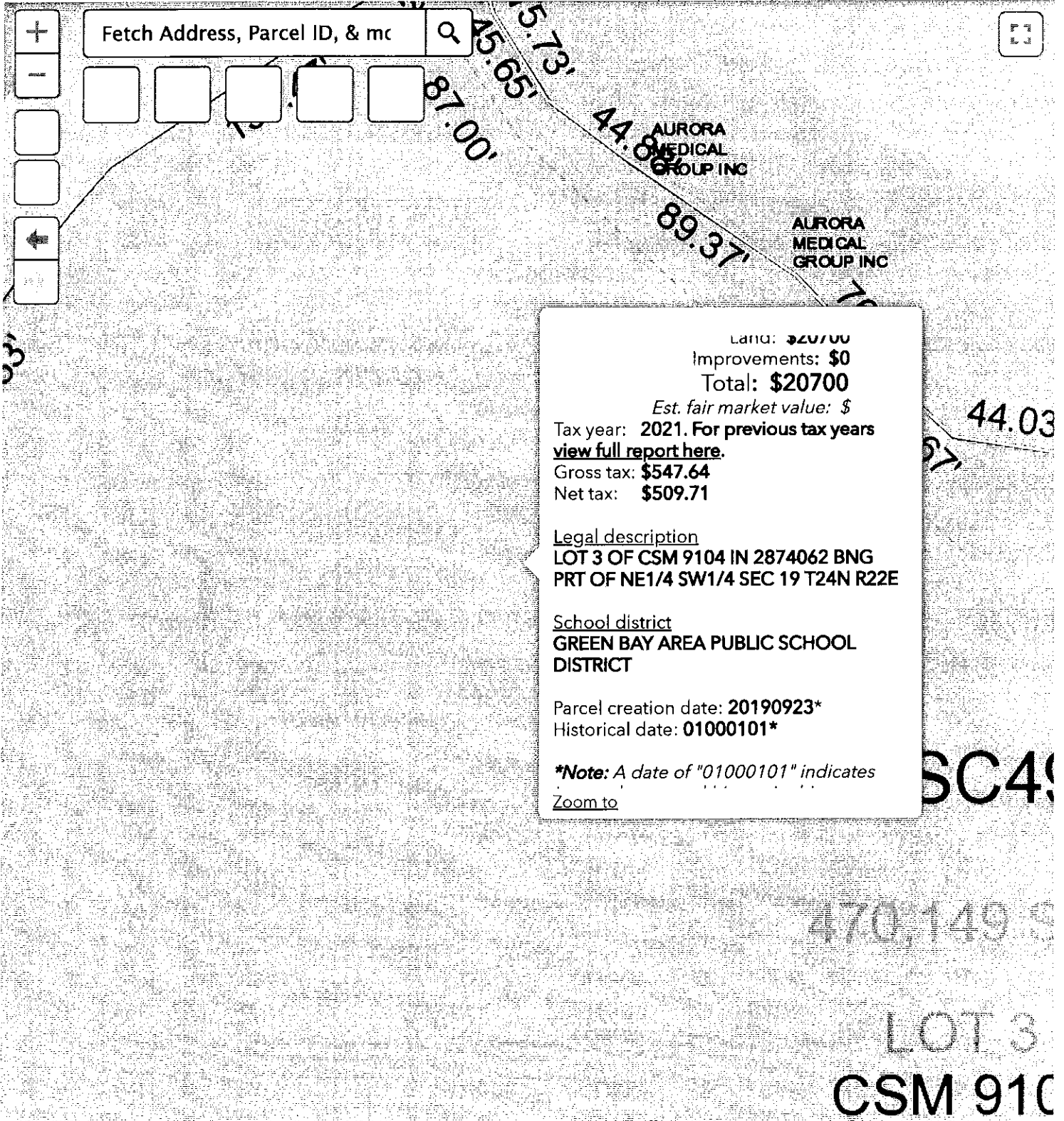


Fetch Address, Parcel ID, & mc



0 100 200ft

137,514.46 575,552.79 Feet



0 30 60ft

134,938.62 574,991.33 Feet

Concept Plan

Lot 3, Certified Survey Map No. 9104, Document No. 2874062, Brown County Records, being located in part of the Northeast 1/4 of the Southwest 1/4 of Section 19, T24N-R22E, City of Green Bay, Brown County, Wisconsin.

Graphic Scale

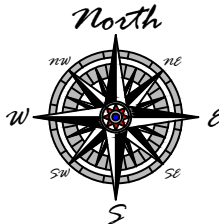


Site Statistics

Total area: 470,149 sq. ft.
Ponds: 36,664 sq. ft. 7.8%
Green Space: 142,254 sq. ft. 30.3%
Impervious Surface: 291,231 sq. ft. 61.9%

Storage Unit Count

TO BE DETERMINED



Scale: 1" = 80'

Client: Seth Lenss

Tax Parcel: 22-SC490

Drafted By: MRA

File: Border CSM 021213.dwg

Data File: X####.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of One

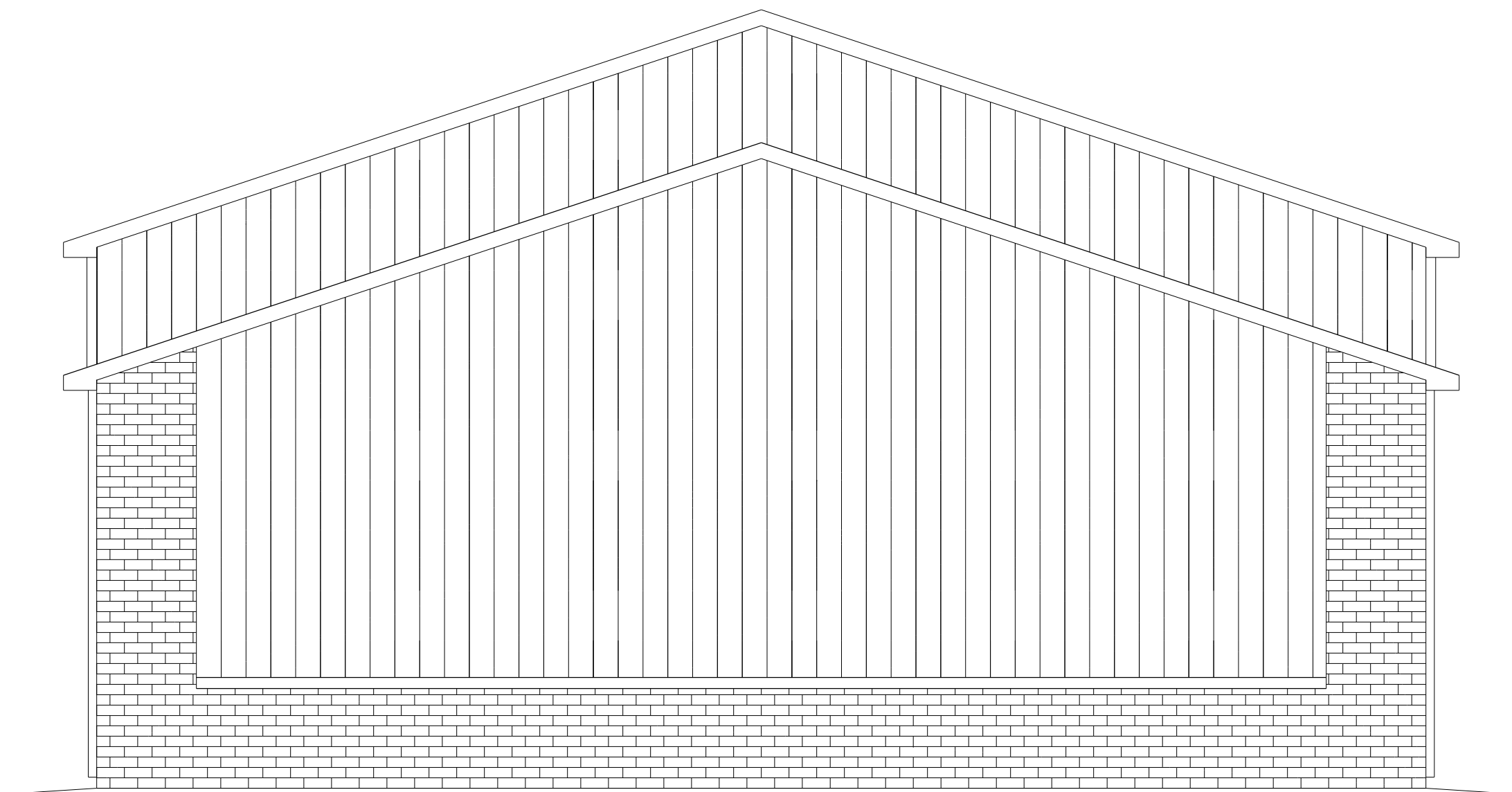
Project No.: L-822

Drawing No.: X-1229

Fieldwork Completed: xx/xx/xx



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



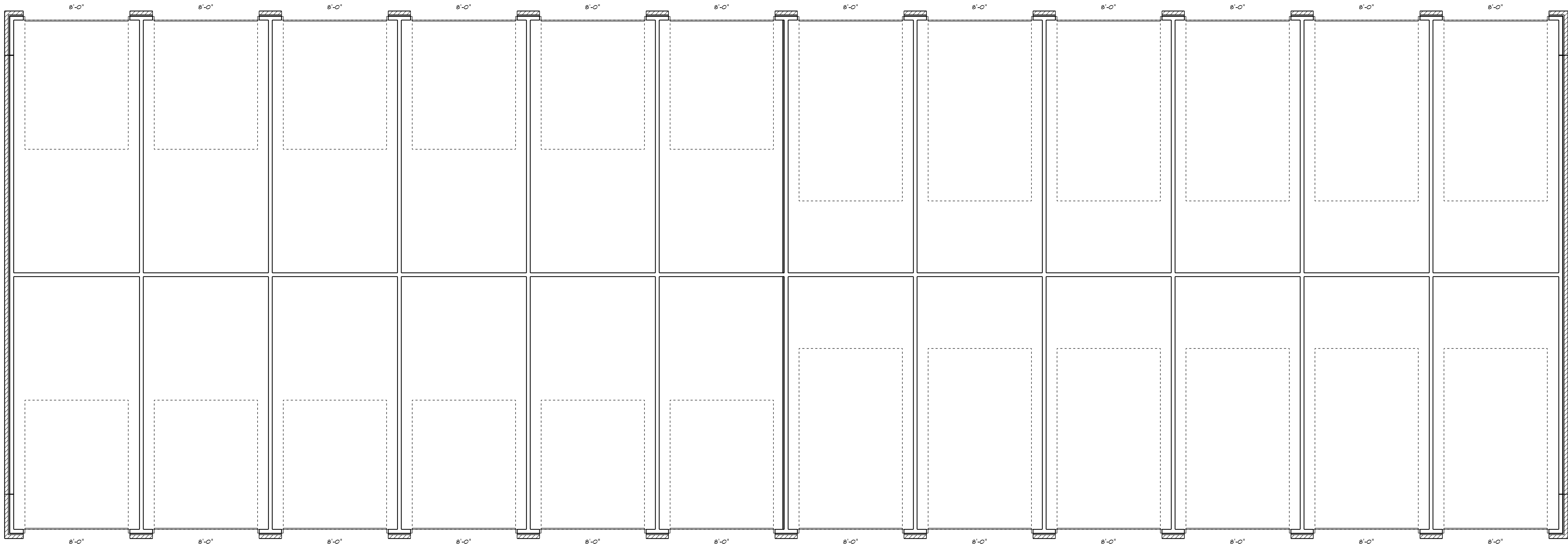
ROAD ELEVATION
SCALE: 1/4" = 1'-0"



STEEL COLOR



BRICK COLOR



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

FIELD VERIFY ALL GIVEN DATA
BEFORE PREPARATION OF
SHOP DRAWINGS,
CONSTRUCTION AND
INSTALLATION

PROPOSED NEW PROJECT FOR:
SELF STORAGE UNITS
GREEN BAY, WI

PRELIMINARY

REVISION DATES:

- △ 1/20/22 (1.5)
- △ 1/30/22 (5)
- △
- △
- △
- △
- △

PROJECT NUMBER

G22-009

SHEET NUMBER

A1



PROPOSED VEGETATION

FIELD VERIFY ALL GIVEN DATA
BEFORE PREPARATION OF
SHOP DRAWINGS,
CONSTRUCTION AND
INSTALLATION

PROPOSED NEW PROJECT FOR:
SELF STORAGE UNITS
GREEN BAY, WI

PRELIMINARY	
REVISION DATES:	
Δ	1/20/22 (1.5)
Δ	1/30/22 (5)
Δ	
Δ	
Δ	
Δ	
Δ	

PROJECT NUMBER
G22-009

SHEET NUMBER
A2

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

			Setting/Location		
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.84		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Betting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.93		
444	Movie Theater	1,000 SF GFA	8.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.28		
488	Soccer Complex	Fields	16.43		
490	Tennis Courts	Courts	4.21		
491	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

				Setting/Location	
Code	Description	Unit of Measure	Trips Per Unit	General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL					
810	Hospital	1,000 SF GFA	0.97		
820	Nursing Home	1,000 SF GFA	0.59		
830	Clinic	1,000 SF GFA	→	3.28	5.18
840	Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
850	Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE					
710	General Office Building	1,000 SF GFA	→	1.15	0.87
712	Small Office Building	1,000 SF GFA	2.45		
714	Corporate Headquarters Building	1,000 SF GFA	0.80		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.48		
730	Government Office Building	1,000 SF GFA	1.71		
731	State Motor Vehicles Department	1,000 SF GFA	5.20		
732	United States Post Office	1,000 SF GFA	11.21		
733	Government Office Complex	1,000 SF GFA	2.82		
750	Office Park	1,000 SF GFA	1.07		
760	Research and Development Center	1,000 SF GFA	0.49		
770	Business Park	1,000 SF GFA	0.42		
RETAIL					
810	Tractor Supply Store	1,000 SF GFA	1.40		
811	Construction Equipment Rental Store	1,000 SF GFA	0.99		
812	Building Materials and Lumber Store	1,000 SF GFA	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
815	Free Standing Discount Store	1,000 SF GFA	4.83		
816	Hardware / Paint Store	1,000 SF GFA	2.88		
817	Nursery (Garden Center)	1,000 SF GFA	6.94		
818	Nursery (Wholesale)	1,000 SF GFA	5.18		
820	Shopping Center	1,000 SF GFA	3.81	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.29		
840	Automobile Sales (New)	1,000 SF GFA	2.43		
841	Automobile Sales (Used)	1,000 SF GFA	3.75		
842	Recreational Vehicle Sales	1,000 SF GFA	0.77		
843	Automobile Parts Sales	1,000 SF GFA	4.91		
848	Tire Store	1,000 SF GFA	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	9.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.85
862	Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863	Electronics Superstore	1,000 SF GFA	4.26		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
864	Toy/Children's Superstore	1,000 SF GFA	5.00		
865	Baby Superstore	1,000 SF GFA	1.82		
866	Pet Supply Superstore	1,000 SF GFA	3.55		
867	Office Supply Superstore	1,000 SF GFA	2.77		
868	Book Superstore	1,000 SF GFA	15.83		
869	Discount Home Furnishing Superstore	1,000 SF GFA	1.57		
872	Bed and Linen Superstore	1,000 SF GFA	2.22		
875	Department Store	1,000 SF GFA	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
879	Arts and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
899	Liquor Store	1,000 SF GFA	16.37		
SERVICES					
911	Walk-In Bank	1,000 SF GFA	12.13		
912	Drive-In Bank	1,000 SF GFA	20.45		
918	Hair Salon	1,000 SF GFA	1.45		
920	Copy, Print, and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
926	Food Cart Pod	Food Carts	3.08		
930	Fast Casual Restaurant	1,000 SF GFA	14.13		
931	Quality Restaurant	1,000 SF GFA	7.80		
932	High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	9.77	9.80
933	Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934	Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935	Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.65		
936	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937	Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939	Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941	Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942	Automobile Care Center	1,000 SF GFA	3.11		
943	Automobile Parts and Service Center	1,000 SF GFA	2.26		
944	Gasoline / Service Station	1,000 SF GFA	109.27		
945	Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947	Self Service Car Wash	Wash Stalls	5.54		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.80		
950	Truck Stop	1,000 SF GFA	22.73		
980	Super Convenience Market/Gas Station	1,000 SF GFA	69.28		
970	Winery	1,000 SF GFA	7.31		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000 ft².

*From 9th edition, no PM peak hour in 10th

An area designated as **General Urban/Suburban** in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as **Dense Multi-Use Urban** in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

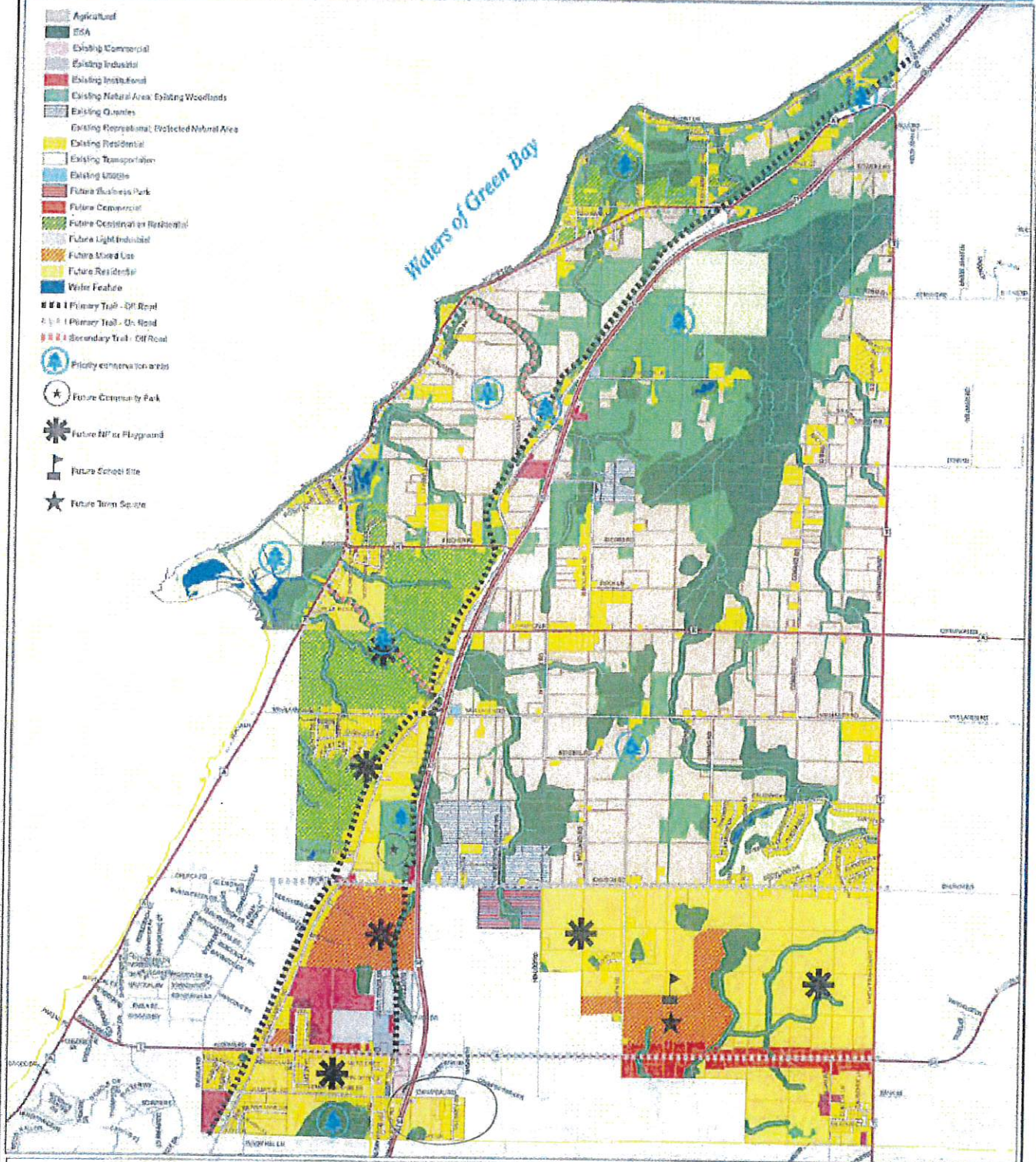
The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.



Future Land Use

Town of Scott, Brown County, Wisconsin



Source: Brown County
Planning Commission worksheet 10/2017

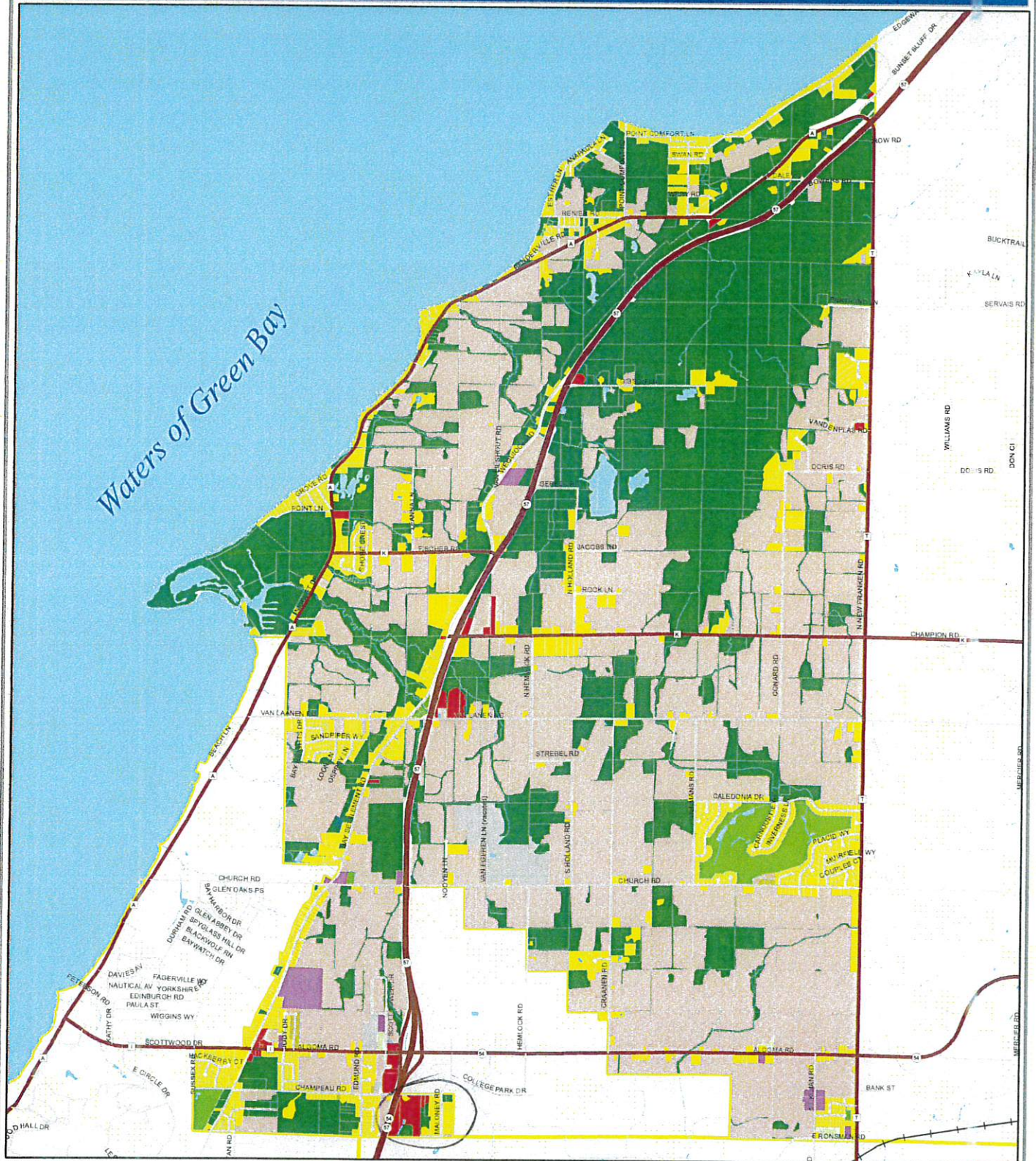




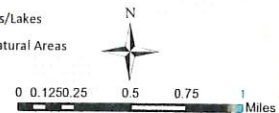
Figure 2-2

Existing Land Use

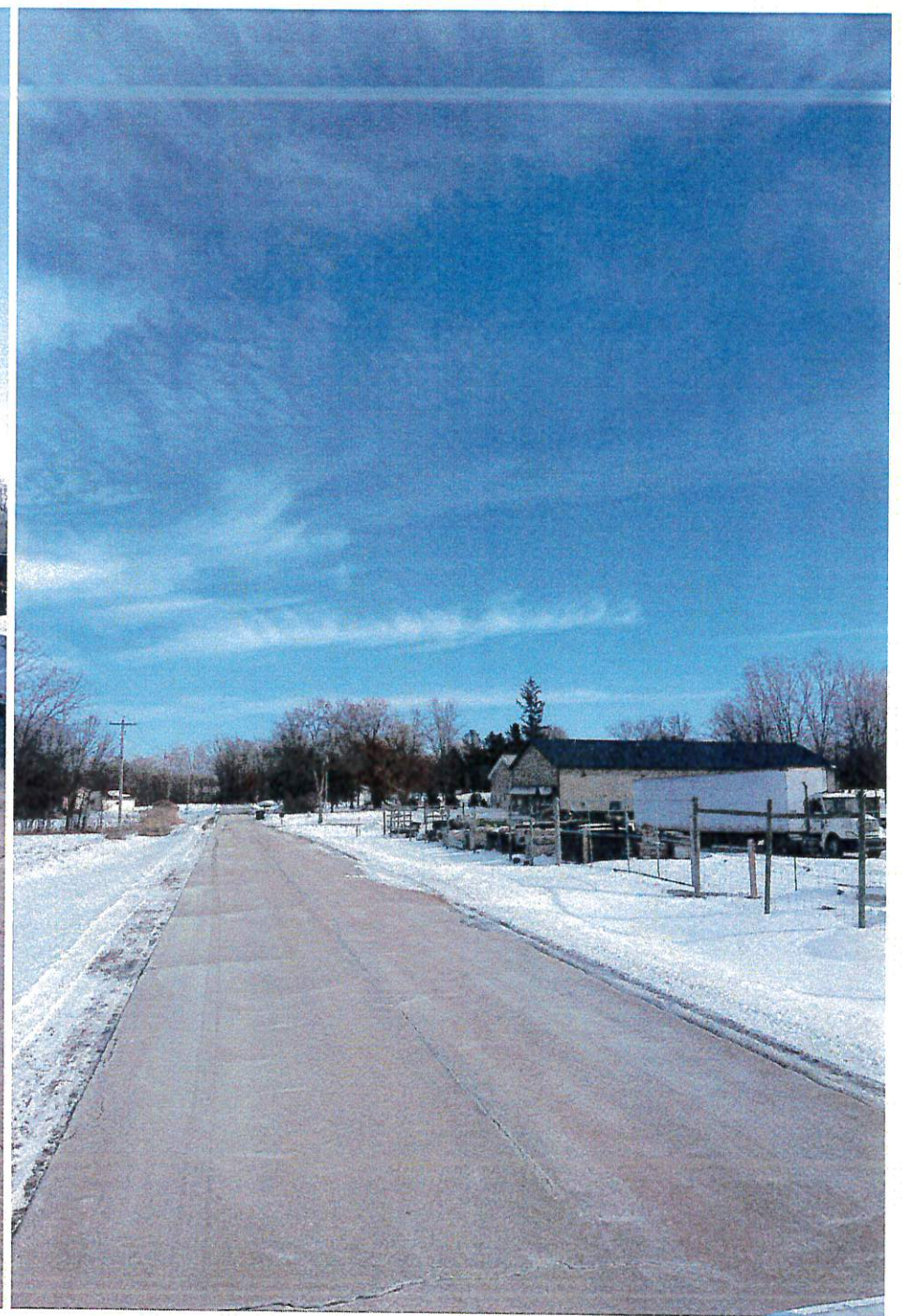
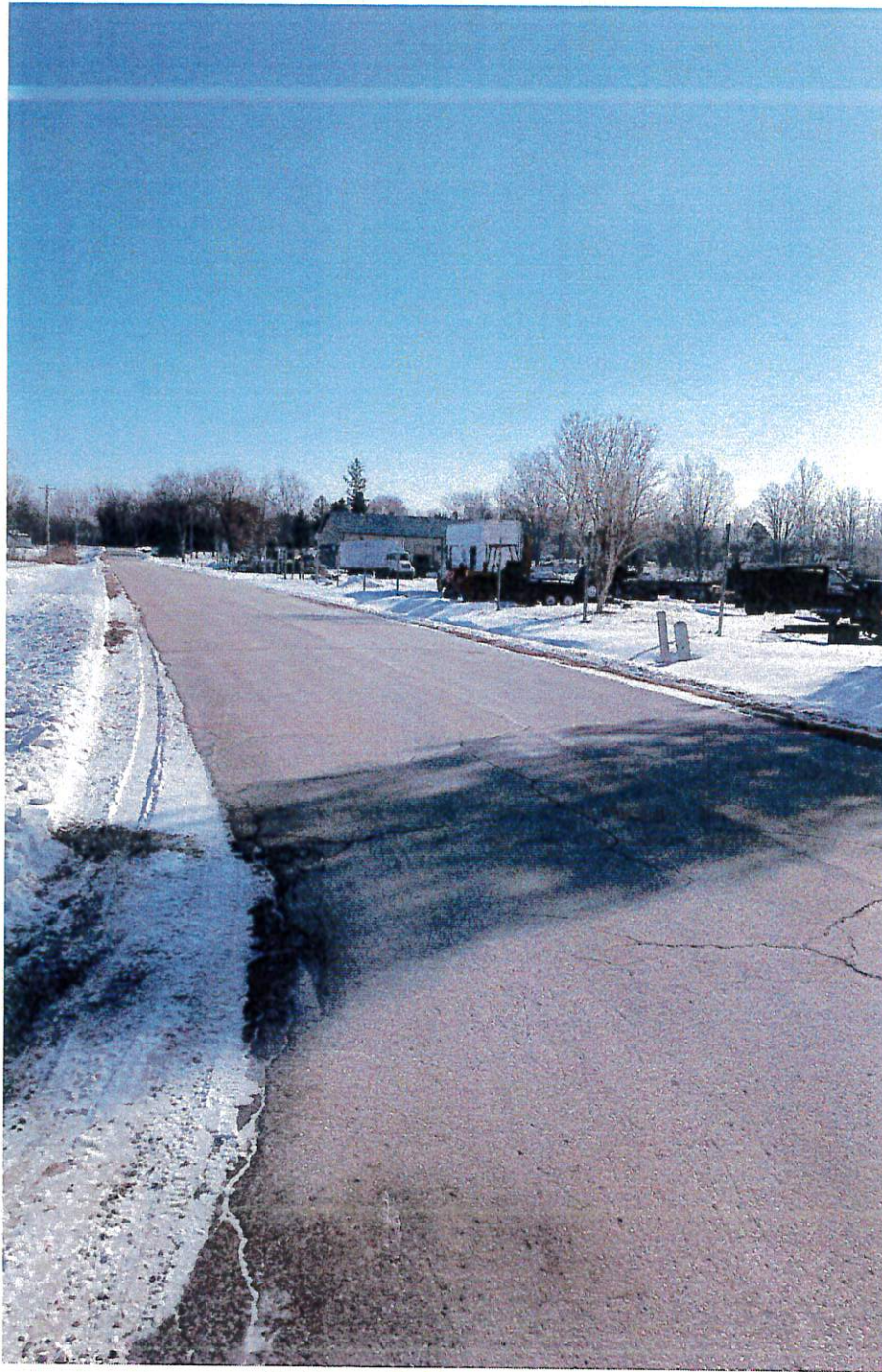
Town of Scott, Brown County, Wisconsin



Source: Brown County
Planning Commission 1/2017







MINUTES
GREEN BAY-SCOTT JOINT PLAN COMMISSION
Wednesday, February 20, 2019
Scott Town Hall
5:00 p.m.

MEMBERS PRESENT: Ed Dorff, Eric Rakers, Jerry Hruska and Ken Rovinski.

MEMBERS EXCUSED: Dale Herold

OTHERS PRESENT: Dave Cerny (Town of Scott Staff), Dave Buck (City of Green Bay Staff), Seth Lenss, Joe Moore (via Zoom)

APPROVAL OF AGENDA:

A motion was made by K. Rovinski and seconded by E. Rakers to approve the Agenda of February 3, 2022. Motion carried 4-0.

APPROVAL OF MINUTES:

Approval of the minutes from the February 19, 2019, Green Bay-Scott Joint Plan Commission meeting.

A motion was made by E. Rakers and seconded by J. Hruska to approve the minutes of the February 20, 2019, Green Bay-Scott Joint Plan Commission meeting. Motion carried 4-0.

REGULAR BUSINESS:

- 1. Discussion and action on the annual election of officers on the Joint Plan Commission per Exhibit C of the Boundary Agreement between the City of Green Bay and the Town of Scott - Chair, Vice-Chair, and Secretary.**

A motion was made by E. Rakers seconded by J. Hruska to elect D. Herold as Chair. Motion carried 4-0.

A motion was made by Hruska seconded by E. Dorff to elect E. Rakers as Vice-Chair. Motion carried 4-0.

Secretary position to remain vacant.

- 2. Consideration with possible action of a request to amend the City of Green Bay's Comprehensive Plan for property located in the 4000 Block of Champeau Road (Parcel No. 22-SC490) from commercial to light industry, submitted by Seth Lenss, ICS Properties, LLC, petitioner, on behalf of Joe Moore, agent for the property owners.**

Excerpt from Staff Report:

The proposed comprehensive plan amendment would allow for the future rezoning of the property for light manufacturing uses. Petitioners overall goal is to develop self-service storage/warehousing use.

The Green Bay Smart Growth Comprehensive Plan recommends commercial land- use for the subject property as well as all adjoining lands.

The subject 10.8 acre parcel is located at the 4000 Block of Champeau Road adjacent on the east side of northbound State Trunk Highway 54/57. Wequiock Creek runs along the north end of the property. Lands located within the City of Green Bay to the north and northeast is the University Heights Commerce Center currently developed with a medical center. Lands located within the Town of Scott to the south include Tillman Wholesale and Nursery along the highway, a sign company, multi-tenant commercial and residential homes along the southwest corner of Maloney Road and Champeau Road.

City and Town staff have evaluated the request and collectively believe the Comprehensive Plan land-use change from commercial to light industrial may create a detriment for the surrounding neighborhood as a “spot” land use change is not consistent with surrounding land uses and existing or future zoning. We would like to stress that the Joint Plan Commission should not simply consider just the proposed warehousing use but all the uses allowed in the district. The University Heights Commerce Center Light Manufacturing zoning permits much more intense land-uses than the Mixed-Use zoning and changing categories for this parcel isolates a light industrial use that is not consistent with the envisioned future development in this area of the University Heights Commerce Center. The proposed amendment is not consistent and does not provide a transition to existing and proposed uses.

The roadway network (Maloney then Champeau) is not designed for higher volume or heavy truck traffic, which could be part of the various light manufacturing land-uses allowed. Additionally, the subject property is large enough to support a plethora of commercial or residential activities and has extremely high visibility with substantial highway frontage and staff feels that manufacturing/warehousing uses are not the highest and best uses of the property.

Applicant: Seth Lenss & Joe Moore

S. Lenss explained that he is proposing self-storage development. He explained:

~ that the 10 acre parcel change would not be significant impact on the area.

~ the Town had changed 2 of the parcels to Commercial.

~ his proposal would not create significant traffic.

~ The site has water available but does not have access to the sewer line, without significant cost.

~ his proposal of self-storage would not require sewer lines.

In closing he is asking

Neighbor provided an e-mail comment:

Hello, we are the neighbors to the East of the property and would be most affected by the project.

We support the development!

Sincerely,

Frank and Doris

Arcuri

Joe Moore, (Realtor listing the property): Explained how, as the Real Estate Listing Agent there have been no willing buyers due to the cost of extending the sewer line. He provided other examples of developments in the area.

Discussion by JPC:

Rakers: asked staff if they feel there is already too much commercial in the area, and what is the best future land use.

Buck explained that the plan should be updated.....

Cerny explained the historic process of including the neighbors with the original planning maps and proposed uses. A change and re-visit to these plans should include the residents and the land owners.

Dorff: asked about stormwater management due to the large amount of proposed impervious surfaces.

Buck: explained that it is a conceptual plan and that level of detail has not yet been developed.

Rovinski: asked if the Town and the City had discussed how to improve the area with Sewer (and water) and he asked if there is Federal money that would be available.

Buck: explained that originally the City was going to improve the area thru the use of TIF monies.

Cerny: The Town has been researching some of the same questions about Federal money and infrastructure improvements and is interested in further discussing.

Dorff: Asked for clarification on the process; if this were approved would it go to the Plan Commission. Staff responded yes.

A motion was made by E. Rakers and seconded by Rovinski to deny the request to amend the City of Green Bay's Comprehensive Plan.

Discussion:

Moore addressed the JPC stating that a development like this would be a catalyst for future development, and provide an example of what land values should actually be priced at (being purchased for \$35,000 per acre).

Dorff: Started this meeting looking to have questions answered, which he felt were answered, he would be in favor of the request.

Motion carried 3-1.

INFORMATIONAL

1. Joint Plan Commission background discussion

D. Buck and D. Cerny summarized the background of the Joint Plan Commission, its roles, and its duties. The formation of the Joint Plan Commission is tied to the Boundary Agreement between the City and the Town. That Agreement was approved by the City and the Town on March 3, 2003, and the Joint Plan Commission had their first meeting on October 1, 2003.

Rakers: emphasizes that the Joint Planning Commission has had a good working relationship and the City and the Town has worked together throughout the parcel.

ADJOURNMENT:

A motion was made by Rovinski and seconded by Hroska to adjourn the meeting. Motion carried 4-0.

Meeting adjourned at 6:13 p.m.

From: [Tim Beyer](#)
To: [David Buck](#)
Subject: Storage units on champeau rd
Date: Wednesday, February 16, 2022 7:31:52 PM

I am NOT in favor of this happening here. I bought my house & property here because of the location & the quiet area . Rezoning to put up those storage units is going to bring alot of extra traffic here , the roads here aren't built for that not to mention all the young kids that ride bikes on the road here too. We have the park & ride here which is enough for us out here !!!!! Thank you for your time !!

From: [Nikki Goral](#)
To: [David Buck](#)
Subject: Letter regarding rezoning request for the 4000 block of Champeau Road
Date: Thursday, February 17, 2022 3:21:33 PM

Feb 17, 2022

Mr. David Buck,

My name is Nichole Goral and my husband and I own the Community Business Zoned building in the Town of Scott at 4050 Champeau Road. I operate the Graphic Design and Sign Business, Image Advantage, located within the building. We also live in the neighborhood at 2479 Maloney Road. We received the notice of rezoning for the (10) acre parcel in the City across the road from our building in the Town of Green Bay.

According to the comprehensive/development plan that the City of Green Bay has for the University Heights Commerce Center, (to be referred to as UHCC,) the request to rezone the parcel in question does not align with those concepts. The parcel is currently zoned for Commercial development, which does not include Self-Storage units as being proposed. University Heights does have zoning developed to meet this need and request on Hemlock Road just a mile away. As such, according to the Light Manufacturing Permitted uses on page 33 of the UHCC, it appears that even in this permitted zoning and use, a Conditional Use permit would also be required. If these conditions are correct, then not only would the property in question require rezoning (prior to the purchase of said property by Mr. Lenss,) it would also need to be approved for a Conditional Use Permit as well. The impetus for this amount of requests for a parcel must only be driven by the purchase price for the ten acre parcel of \$35,000 per acre, which is significantly lower than the other available, currently correctly zoned parcels.

Upon a possible approval of rezoning by the City, there are no guarantees that Mr. Lenss will in fact, purchase said parcel. It is possible he could re-sell to a Light Industrial user that would not fit with the current mixed-use thought process of bounding residential with small community business uses.

The Smart Growth 2022 Concept Plan emphasizes that "Rural Character" should be maintained along with water quality and wildlife habitat. The amount of impervious surface Mr. Lenss would create is significant and with the ESA abutting the entirety of the northern edge of the parcel, his proposal is not suited for this property. This speaks directly to water quality as this "creek" drains to the Bay. Retention type ponds shown on the proposed plan, are a concern due to the impact of creating those reservoirs within 75 feet of a navigable waterway. They do not align with the natural contour of the parcel. This is concerning as there is a residence abutting the proposed plan that is already lower than Champeau Road

and significantly lower in elevation from the highest point of the property near the exit ramp to highway 54. The drainage that crosses Champeau Road between 4030 and 4050 Champeau was not addressed on the site plan. This drainage services the entire Maloney Road/Champeau Road neighborhood. The residents pay an assessment for this drainage annually on their taxes and as such, is a point to address. A significant amount of water drains naturally through this area and any impediment of this flow on the north side of the road will cause catastrophic issues not only for the businesses but the residents as well.

The neighborhood is a quiet mix of Community Businesses, as the Town refers to the commercial buildings at 4030 and 4050 Champeau. Tillmann's Landscape Nursery is a fixture in the Town, and even though they do generate some commercial type traffic, it generally does not impact the neighborhood to the extent that a transient population associated with Self-Storage units, which according to the proposed site plan could number around 600 units at completion, would.

Security is also an issue for the existing businesses. Although the companies here have security systems, lighting, cameras and fences, they have all been cognisant of the residents who live in the neighborhood and communicate regularly if there is suspicious activity. There would be an added burden to maintain a secure working environment for the livelihoods of the business owners and a safe, peaceful neighborhood for the residents. The added transient traffic, the lighting and the 24/7 nature of the Self-Storage industry is not acceptable to the above groups.

In addition to the above mentioned issue is to address how many jobs would be created with this type of use? The goal with any business developments is to create new economic opportunities (jobs) within the community.

Finally, in my position as the Zoning Board of Appeals Chair for the Town of Scott, I reviewed the YouTube footage from the February 3rd meeting of the Joint Plan Commission. The JPC reviewed the materials and input from the applicant at the meeting and voted to recommend denial of the rezoning application. Appreciating that the JPC approached the application from many angles and had relevant discussion items brought forward, I am in agreement with their decision. The Zoning of cities and towns is in place for many years of future development in order to make the area attractive to live, work and play in. Considering the City already has earmarked property for this specific use, pending other conditional permits as needed, less than one mile away, would go against the Comprehensive Plan and the UHCC plan for future development. Also, to be noted, that development does not exist in a vacuum. We must look at development of an area as a whole, regardless if it is in the City or the Town. The Town of Scott recently opened an industrial area of its own on Algoma Road which currently is under construction with business condo warehousing units. The distance between the units in that compliant and zoned area and Mr. Lenss' proposed project is 1.2 miles following the Industrial Park roads

in the Town of Scott, east on Algoma Road, south on Maloney and west to the edge of the parcel in question or similarly approximately 2600 feet in a straight line. As a whole, this would not be an appealing decision to make.

For these reasons mentioned and the current denial recommendation by the Joint Plan Commission, I would respectfully request this application be denied.

Thank you very much for your time.

Nikki Goral
Owner Goral Landholdings
4050 Champeau Road
New Franken, WI 54229
920.465.4500

--

Nikki Goral
Owner, Image Advantage Signs
4050 Champeau Road
New Franken, WI 54229
920-465-4500
www.image-advantage.com

From: [MARK HERMANS](#)
To: [David Buck](#)
Subject: (CPA 21-03) Comprehensive Plan Amendment-4000 Block Champeau Road
Date: Thursday, February 17, 2022 8:32:45 AM

Dear Mr. Buck

My name is Mark J. Hermans and I live in the vicinity of the request for amendment to the Comprehensive Plan - 4000 Block Champeau Road. My address is 4090 Leland Rd. I feel that the Comprehensive Plan that was developed years ago for this area should NOT be amended.

Sincerely,

Mark J Hermans

From: [Madison Hansen](#)
To: [David Buck](#)
Subject: CPA 21-03
Date: Wednesday, February 16, 2022 9:37:36 PM

>> Dear Mr. Buck,

>>

>> My name is Madison Hansen and my family resides at 4067 Leland Road in New Franken. I am contacting you because I strongly oppose the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road.

>>

>> My parents built our family home in this neighborhood before I was born because it was a secluded, safe environment for me, my sisters, and our dogs to grow up. Since then, traffic has increased in our neighborhood due to the addition of both the Park and Ride and the Aurora Clinic. Over the years, a multitude of questionable activities and individuals have been noted at the Park and Ride, making my family, especially my sisters and I being young women, feel less safe to go walking or running near our home.

>>

>> Building 600 storage units will make our peaceful, family-friendly, residential neighborhood more industrialized and bring in many transient, unfamiliar tenants and vehicles. Increased traffic to the area will make it even less safe to exercise, especially independently as a young woman. Enhanced traffic to the neighborhood will inevitably result in more unfamiliar vehicles arriving in our driveway (the dead end of the road is where our home sits), putting my family on higher alert for stranger danger and giving our home unwelcomed and much unwanted visibility. Please help us keep our little corner of the world secluded and peaceful.

>>

>> I respectfully request that you consider the best interests of my family and my neighbors by denying the rezoning request, and proceed with the original Comprehensive Plan instead.

>>

>> Sincerely,

>> Madison Hansen

From: [Mackenzie Hansen](#)
To: [David Buck](#)
Subject: CPA 21-03
Date: Wednesday, February 16, 2022 9:12:10 PM

> Dear Mr. Buck,

>

> My name is Mackenzie Hansen and my family resides at 4067 Leland Road in New Franken. I am contacting you because I strongly oppose the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road.

>

> My parents built our family home in this neighborhood when I was 1 year old because it was a secluded, safe environment for me, my sisters, and our dogs to grow up. Since then, traffic has increased in our neighborhood due to the addition of both the Park and Ride and the Aurora Clinic. Over the years, a multitude of questionable activities and individuals have been noted at the Park and Ride, making my family, especially my sisters and I being young women, feel less safe to go walking or running near our home.

>

> Building 600 storage units will make our family-friendly, residential neighborhood more industrialized and bring in many transient, unfamiliar tenants and vehicles. Increased traffic to the area will make it even less safe to exercise, especially independently as a young woman. Enhanced traffic to the neighborhood will inevitably result in more unfamiliar vehicles arriving in our driveway (the dead end of the road is where our home sits), putting my family and I on higher alert for stranger danger and giving our home unwelcomed visibility.

>

> I respectfully request that you consider the best interests of my family and the others in our community by denying the rezoning request, and proceed with the original Comprehensive Plan instead.

>

> Many thanks for your consideration.

>

> Sincerely,

> Dr. Mackenzie Hansen

From: kzima55@aol.com
To: [David Buck](#)
Subject: Rezoning request for 4000 block of Champeau Rd
Date: Thursday, February 17, 2022 3:47:16 PM

David,

My name is Kim Zima and I live at 2485 Maloney Road. I received a letter of the rezoning request by Mr. Seth Lenss for the ten acres in the 4000 block of Champeau Road. I have lived at my home for over 35 years and moved to the country to not have to deal with City type issues.

The amount of traffic, the questionable activities and individuals that this type of development would bring to our neighborhood is unacceptable. As I am aware, the City does not have this type of construction in it's plan for this area but it does less than a mile away off Hemlock Road.

Mr. Lenss recently stopped at my home to convince me his plan was better than having apartments and asked me which I would prefer to have. My response was that I would prefer to have neither! I did not appreciate his implication and threat of other development if I didn't support his plan.

I live in a very family oriented neighborhood with several sets of family members living on Maloney and Champeau. Our neighbors look out for each other and the neighborhood and we enjoy a sense of peace, safety and community because of that. Bringing a demographic that is transient into our neighborhood will remove that sense of safety and security. Along with that, the amount of traffic and the lighting will impact the residents who live here.

For these above reasons, I oppose the rezoning request.

Thank you for your time.

Kim Zima

[Sent from the all new AOL app for Android](#)

From: [STEVEN HANSEN](#)
To: [David Buck](#)
Subject: CPA 21-03
Date: Wednesday, February 16, 2022 8:05:13 PM

Dear Mr. Buck,

My name is Holly Hansen and I reside at 4067 Leland Road New Franken. I am contacting you regarding the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road. I am highly opposed to this proposal.

My family moved to this neighborhood because it was secluded with very little traffic and a safe environment for our children and pets. Since then, both the Park and Ride and the Aurora Clinic have come into our neighborhood. Traffic has increased as a result, not to mention that many questionable activities and individuals have been noted at the Park and Ride.

The addition of 600 storage units will bring in as many tenants. Traffic will increase significantly making it less safe to walk and bike in our neighborhood. I would also expect more traffic will be venturing down our road (our driveway is the dead end) and there will be an increased awareness of our secluded neighborhood. We have experienced no crime to date in this location and we do not want that to change.

Please deny the rezoning request, let's keep with the original Comprehensive Plan.

Thank you,
Holly Hansen

Sent from my iPhone

From: [Doris Arcuri](#)
To: [David Buck](#)
Subject: Property on Champeau Rd
Date: Thursday, February 3, 2022 12:45:44 PM

Hello, we are the neighbors to the East of the property and would be most affected by the project.

We support the development!

Sincerely,
Frank and Doris
Arcuri

From: [Barbara Popp](#)
To: [David Buck](#)
Subject: zoning on 4000 block Champeau Rd
Date: Wednesday, February 16, 2022 7:08:37 PM

David,

I am against changing the zoning on Champeau Rd from lite commercial to industrial. This area is zoned residential and lite commercial now. I think it is a terrible idea to 'spot' zone industrial here next to residents.

If storage units are built and each rented out to different clientele, that would be a lot of traffic for the road. I think more than the area should have to handle.

I moved out here knowing there was lite commercial near the residential zone and I am not happy to have that changed. So to repeat myself I am **against** changing the zoning to industrial.

Barbara Popp
Homeowner on Maloney Road



2621 Jody Drive - New Franken, WI - 54229
Ph. (920) 406-9380 www.townofscott.com fax: (920) 406-9381

To: Mayor Genrich
100 N. Jefferson Street
Green Bay City Hall
Green Bay, WI 54301

Re: Request to amend the City's Comprehensive Plan for property located in the
4000 Block of Champeau Road, from a future commercial land use designation to light industrial.

Date: March 1, 2022

Mayor Genrich,

Please accept this letter as official correspondence from the Town of Scott; as stating our opposition to the City of Green Bay's consideration to amend the Comprehensive Plan for property along the 4000 Block of Champeau Road.

The City of Green Bay and the Town of Scott has had a good working relationship through our Joint Planning Agreement and the Joint Planning Area. Since 2003 the two communities have worked together cooperatively to develop land use plans in this area. Those cooperative plans were developed to consider both sides the municipal boundaries. This was accomplished with the input from property owners throughout the Joint Planning Area. That community involvement, built consensus, and that consensus was used to develop the future land use plans, which guided this portion of the City's Comprehensive Plan.

It was with great disappointment that the Town of Scott learned of the City Plan Commission's willingness to disregard the citizen input and consensus building that the two communities have built. For almost 20 years the two communities relied on citizens input to guide land use based decision making for over 4,000 acres divided by the two communities. If a change to a Comprehensive Plan is to be considered, it should be done with sound planning principals, and community involvement; not based on individual gain, and to the detriment of the community.

I would like to thank you in advance for helping to rectify this situation and to help guide the City in getting it re-aligned with our shared communities' vision.

Sincerely,

Mike Van Lanen

Mike Van Lanen, Chairman
Town of Scott

From: [Mary Goral](#)
To: [David Buck](#)
Subject: (CPA-21-03) Comprehensive Plan Amendment-4000 Block Champeau Road
Date: Friday, February 18, 2022 1:18:35 PM

Mr. Buck,

We are Wayne and Mary Goral and live at 2470 Maloney Road and have for over 30 years. We moved to this area to be in the country, down a dead end road to enjoy living in a family oriented, safe neighborhood where the neighbors look out for each other. Finding out about the rezoning proposal for the property on the 4000 block of Champeau Road, has caused us great distress.

The area was zoned to be transitional from the neighborhood, buffered by locally owned, community minded businesses and kept as such. To change the zoning from Commercial to Industrial, and for the use that Mr. Lenss is proposing is unacceptable.

First, the neighborhood already has issues with the Park and Ride and the random comings and goings of unsavory individuals there. Adding a significant transient population of mini-warehousing to our neighborhood will only increase the safety risk to the neighborhood. The families in this neighborhood use the roads on Maloney, Champeau and Equestrian to spend time together biking, running and walking in groups. The added traffic and the safety issues with unknown people at all times of the day or night would impact us severely.

Secondly, the added wear and tear on the road, the light pollution and vehicle noise are not something we moved here to deal with. We moved here to get AWAY from these issues.

Third, there is industrial zoning that allows this over by the substation on Hemlock. Why would this individual require this specific parcel to be changed when there are already parcels allotted for this use? I would guess there is some other reason driving this parcel, which he does not own yet. With that, we will have no guarantee if it is rezoned that Mr. Lenss will actually follow through on his proposal. He could re-sell the property, if he purchases it when this is all done and we could have a series of businesses that would be even more detrimental to the welfare of the neighborhood.

Fourth, we are also concerned about our property values. This type of zoning does not make it attractive for families to purchase in this area. Well-maintained office style buildings like the Aurora Clinic are what would fit best for this area.

Finally, if we had moved into this neighborhood and this use was already happening on the parcel, we would have no right to complain. We are not opposed to progress, but plans are put in place to ensure the communities are SAFE, well suited for the use and individuals

who want to live there. For all these reasons, we are opposed to the proposed rezoning.

Thank you.

Wayne and Mary Goral

Sent from my iPad

From: [Chuck Servi](#)
To: [David Buck](#)
Cc: [District One](#)
Subject: CPA 21-03 Comprehensive Plan Amendment - 4000 Block Champeau Road
Date: Monday, February 28, 2022 9:24:31 PM

Dear Mr. Buck,

The purpose of this letter is to register our **opposition** to the amendment to the City's Comprehensive Plan for property located in the 4000 Block of Champeau Road from commercial to light industry. As an owner of Scott Holdings and University Heights LLC (approximately 150 acres on the corner of Highway 54/57. We are concerned for the following reasons:

1. A joint planning commission was put in place to promote and allow for cooperation between two municipalities (City of Green Bay and Town of Scott)
2. They met recently and **unanimously disagreed** with this spot zoning. A development plan was put in place for the property that was annexed to the City to discourage spot zoning and to ensure a benefits for the City and property owners.
3. This is the last major interchange that serves as the gateway to Door County. The City representatives, along with property owners put a plan in place to ensure business and population growth. The plan also considered required amenities for **commercial businesses**.
4. The corner properties are zoned commercial to avoid the numerous calls we received for storage buildings. In our planning discussions the City and property owners agreed it is not in the best interest of the City, nor the property owners to build storage buildings. Storage building will not bring tax increment to this area to assist in paying down infrastructure costs.
5. Last year, Seth Lenss, ICS Properties, LLC tried to have the Town of Humboldt rezone property for storage buildings on the other side of the highway. The Town of Scott, Town of Humboldt and the City of Green Bay expressed in writing their disagreement with this rezoning. At least 50 area residents (from both sides of the highway) were at the meeting to register their opposition to storage building. All of the reasons for denial of this request are still valid and apply to this second request.
6. All adjacent property owners to the property requesting the rezoning are in opposition except for one. It is my understanding, the one party not opposed is a family relative.

Recently, land owners in this business park have begun new conversations with the City Planners, Public Work and the Economic Development Director. It is not the appropriate time to make a decision that would result in spot zoning while these discussion are occurring.

Until these concerns can be addressed it is important that a final decision is **NOT** made at the City Council Meeting of Tuesday, March 1, 2022 at 6:00 PM. We implore you to support this effort.

I will contact you tomorrow morning to further discuss. Thank you for consideration of this issue. I can be reached at 920-621-2549.

Chuck Servi

Scott Holdings LLC
University Heights LLC

Chuck Servi

Vice President/Manufacturing Manager



Phone: 920.468.1000

Direct: 920.406.6152

Web: FEECO.com

This message and any attachments are confidential and are intended for the personal attention of the addressee. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited. See disclaimer.

From: [Mike Nordman](#)
To: [District One](#); [David Buck](#)
Cc: Seth@lensscustombuilders.com
Subject: (CPA 21-03) Comprehensive Plan Amendment - 4000 Block Champeau Road
Date: Sunday, February 20, 2022 2:50:16 PM

Hello Planners (Ald. Barb Dorf, David Buck, AICP),

My name is Michael Nordman. My wife and I live at 4072 Champeau Road.

We support the request that Seth Lenss is asking for; to amend the City's Comprehensive Plan future land use for the property located in the 4000 Block of Champeau Road and rezone that property.

We think our planners should support the aspirations of our own citizens. If we treat our neighbors and citizens like strangers and then do not give them kindness, compassion, and understanding would that be considered xenophobic?

Let Seth live the American dream and don't let some sort of maybe potential future planning squelch his actual real and present dream.

Let's give our own people a leg up!

Would you please let me know that you have received this email?

Thank you,

Michael W. Nordman
(920) 857-7675



From: [Paul](#)
To: [David Buck](#)
Cc: [Paul](#)
Subject: Rezoning 4000 block of Champeau Road
Date: Thursday, February 17, 2022 10:03:10 PM

Mr. Buck,

My name is Paul Goral. I live at 2479 Maloney Road, New Franken, WI. I am writing regarding the requested rezoning of approximately 10 acres on the north side of the 4000 block of Champeau Road. I am a homeowner at 2479 Maloney Road, which is right around the corner of the mentioned rezoning. We built our home on Maloney Road in 1999 and have enjoyed this location ever since. We had selected this neighborhood for our family because of its rural feel, low traffic quiet dead end road and safe neighborhood. All of these qualities literally disappear with the proposed rezoning of this Champeau Road parcel to light industrial and then proceeding to fill it with mini warehouses.

I understand and can accept future development around our neighborhood but am against any granting exceptions based solely on the convenience of the proposed buyer. There was a joint comprehensive plan developed for a reason between the city and the town so new development could be properly transitioned to the already established areas, including residential areas. Because a proposed buyer feels they should be given an exception does not warrant a right to carry out their plan. In addition, spot rezoning directly next to an established residential area is simply POOR planning.

In closing, I will state again, I am adamantly against rezoning the Champeau Road parcel to industrial. If you consider what both the town and city have already planned for this area in addition to the concerns of the entire adjoining neighborhood, I also see you can not support this type of rezoning request at this location.

Please confirm receipt of this email.

Thanks you,

Paul Goral
2479 Maloney Road
New Franken, WI 54229

From: [Shannon Sorensen](#)
To: [District One](#)
Cc: [David Buck](#); [Dan Madigan](#)
Subject: Opposition to Spot Zoning 4000 Block of Champeau Rd Parcel
Date: Tuesday, March 1, 2022 10:48:27 AM

Good Morning Barb,

On behalf of 7180, LTD (landowners in the area) we are writing in opposition of rezoning land in the 4000 block of Champeau Road. We ask that the decision be delayed until a further date when the University Heights Business District as a whole has been reviewed.

Recently land owners had a joint meeting with members from Community & Economic Development (Neil Stechschulte & Wendy Townsend), Planning & Projects (David Buck) and Public Works (Steve Grenier). They are currently working on changes to the Master Plan that would include rezoning the land as well as looking at sewer, water and traffic patterns for the area. All of these changes would greatly impact the community in a positive way. What can negatively impact the community though, is making a decision on spot zoning without looking at the big picture; like what is being requested with the 4000 Block of Champeau Rd.

We also feel that the opinions of those in City planning, who best understand the consequences of these changes, should be taken more seriously. Although the land is in Green Bay, it falls into an area that affects both the Town of Scott and the City of Green Bay. A joint planning meeting with both municipalities voted unanimously against the rezoning. David Buck and the City Planning Department recommended against the rezoning. The Planning Commission sent it to the City Council with only a 3/2 vote.

It should also be taken into consideration that the 4000 block of Champeau Rd. is on an intersection that affects not just the City of Green Bay & Town of Scott but the Town of Humboldt as well. Last year the same Developer looked to purchase the Champeau Rd. parcel, tried to purchase a parcel on the same intersection but in the Town of Humboldt. The Town of Humboldt voted unanimously against storage units being put on the land.

Highway 54/57 is the last major intersection for the City of Green Bay and one that is highly traveled by people going to Door County. Traffic driving North will look into the property and give a horrible image to the corner if it is zoned industrial; which will hinder future development.

For all the above reasons we are in opposition of spot zoning the land and ask that the decision be delayed until members of Economic Development and Planning can review the area as a whole.

Shannon Sorensen
7180, LTD

Cell: (920)655-2587

From: [William Bitter](#)
To: [David Buck](#)
Subject: 4000 Block Champeau Rd.
Date: Monday, March 14, 2022 11:58:27 AM

Attention Mr.Buck,

I would like to bring my wife and I our opinion of changing the code on Champeau Rd.

We are the newest members of this neighborhood. We have lived here going on three years. We moved here to be outside of the city limits and are afraid of what could happen to our quite neighborhood if the code changes to industrial use. Not only the increase traffic that could come along with a change but take away from the natural beauty and smell of country living. We strongly oppose the amendment to this parcel of land.

If Mr.Lenss did get his way, how close to Dodi and Frank's house would he build his storage buildings? It gives us great pain to think that this could happen right across the street from our home.

Vote No,
William Bitter
4084 Champeau Rd
New Franken

Sent from [Mail](#) for Windows

March 17, 2022

Mr. Paul Neumeyer, Mr. Dave Buck and Ms. Stephanie Hummel,

As a concerned and affected citizen, in a business and resident capacity and as the Town of Scott Zoning Board of Appeals Chair, I urge the City Planning Department and Plan Commission of the City of Green Bay to deny the request by Seth Lenss to change the zoning designation of Brown County, WI Parcel #22 SC-490 in the 4000 Block of Champeau Road, to Light Industrial from Commercial for the reasons listed below. Documentation and verification of information follows each bolded section.

- 1. The area in question is a transitional area between the Town of Scott and the City of Green Bay as indicated in the Border Agreement of June 9, 2003 and as such, does not comply with the agreement to be rezoned ONLY by the City of Green Bay.**

The Joint Plan Commission on February 2, 2022, voted to DENY the request as it does not fit the Comprehensive Plan for this area. The Border Agreement also confirms that ALL planning and issuing of permits etc is to be handled by BOTH the City and Town per #4, #5, #10, #12, Exhibit C, Map B <https://mds.wi.gov/View/BoundaryAgreement?ID=96>

- 2. Current zoning is in compliance with the City of Green Bay Comprehensive Plan, University Heights Commerce Center Protective Covenants and the Smart Growth Plan.**

<https://greenbaywi.gov/DocumentCenter/View/1442/University-Height-Protective-Covenants-PDF>

<https://greenbaywi.gov/DocumentCenter/View/1298/Neighborhood-and-Districts-Plan-PDF>

The Mixed Use designation, section 1 “Purpose” (page 17) clearly delineates this area as “a transitional area between more intensive commercial and light manufacturing districts and the future residential uses in the Town of Scott.” To allow industrial zoning in a residential area would be devastating to the homeowners who would face extreme challenges selling their properties at a fair value. If the proposed use, allowed by a conditional use permit process above and beyond the zoning request, would be constructed, the crime, safety, traffic, light and noise pollution concerns would increase exponentially.

- 3. ALL services including fire protection (hydrants), natural gas, water and high speed internet (Spectrum) ARE IN PLACE and are CURRENTLY BEING USED**

with the exception of a sewerage system. Sewer can be installed as a POWTS (Personal On Site Wastewater Treatment System) as much of the Town is on these systems, ie mound systems or holding tanks. The 57 BP on the corner of Champion Road and Hwy 57 utilizes a mound system for it’s entire car wash operation. POWTS estimates are significantly less costly than the argument the developer and agent are claiming for the costs of sewer. One of the

largest sewer and water contractors in the state provided estimates significantly less than the developer and agent provided.



High speed internet



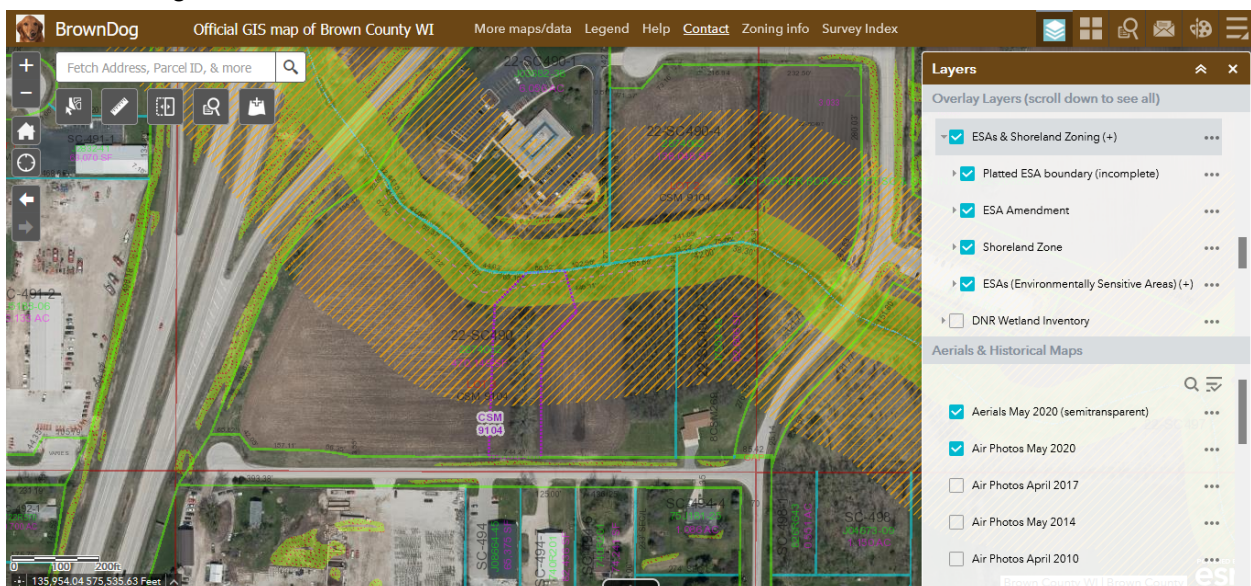
Natural gas



Municipal Water/ Fire protection service

4. The parcel is in an ESA (Environmentally Sensitive Area) and would require extensive planning and approval to move forward.

As shown on the map below from the Brown County GIS with all layers shown regarding ESA's, this parcel abuts a creek that flows to the Bay of Green Bay. The University of Wisconsin Green Bay has undertaken an ecological study in this area for the past few years as part of the Wequiock Creek Watershed. The amount of impervious surface shown in the plan would be challenging to manage even with retention plans due to the amount of run-off from roof surfaces, asphaltting and the residues from vehicular traffic (ie oil and fuel) and storage/use in the self-storage units.



The consideration of the foliage for a “buffer” is not accurate as the majority of the trees in the ESA zone are Ash trees and susceptible to rot, deterioration and the Emerald Ash Borer Beetle. These mature trees would need to be replaced if used as a “selling point” for a buffer between the Aurora Clinic and the storage units.

5. The parcel is a high-visibility lot, on highway 54/57 at the interchange and would be a draw for new commercial development in this highly traveled tourism corridor. This is not an "end of plan" parcel, but rather a parcel which will influence the balance of the development in the 1100+ acre University Heights area.

A project is not begun by conceding to the last possible use of a property. This is not the end of a project and needs to find a use for the last parcel available. Proper and ethical planning pursues the best possible outcomes, not settling for the lowest possible outcome at the beginning.

6. Depiction of the neighborhood by the applicant was not complete. See photos below.

As an established neighborhood with long-term residents, this area has accepted change with the annexation of the Town of Scott areas nearby, the construction of the 54/57 interchange and the construction of the Aurora Clinic and the Park and Ride. It is a family neighborhood mainly designated with the creek being the boundary between the "neighborhood" and the commercial areas for development. Photos below show seven immediate residential properties out of the 14 homes in the neighborhood that would be affected by traffic, light and sound pollution on a 24 hour basis of these units being constructed. An additional property on Leland Lane would be in the direct path of light pollution from this project. A site visit by the Plan Commission would place this rezoning into a more complete picture of why there is much opposition.



Corner of Maloney & Champeau-3 homes ON Champeau. Additional 4 homes in line of sight.



Home directly next to subject parcel with a 10-20' side setback. Storage units could be placed where the small pine tree is located in the photo. Property line is 10' from westernmost corner of residence.

7. An additional concern the residents have is that the clientele of a self-storage unit so close to a major highway system will not only introduce additional crime, like has been experienced in the nearby Park and Ride, but will make crossing the Hwy 54 traffic nearly impossible.

The crossing is within 1000' of the interchange ramp and at the point of convergence from two lanes to one to the east. With the added traffic, and the only inlet/outlet being Hwy 54 and Maloney Road, the likelihood of accidents from clients removing boats, RV's and trailers of outdoor equipment attempting to cross Hwy 54 will be exponential. A resident is a First Responder for County Rescue and the amount of accidents at high traffic, uncontrolled (no traffic light) intersections is extremely high. In fact, the intersection at Champion Road (Hwy K) and Hwy 57, previously mentioned for the 57 BP station, is undergoing reconstruction this year to close off cross traffic due to the number of severe accidents. A 600 unit storage facility will provide far too much exiting traffic and result in more accidents.

8. The Town of Scott has communicated its opposition to this plan via a letter to Mayor Genrich on 3.1.2022.

9. The Town of Humboldt was approached by Mr. Lenss for a similar proposal in 2019 on the west side of 54/57 and was denied August 1, 2019.

Information on this proceeding is found in this link

<https://humboldt-wi.gov/wp-content/uploads/2019/05/2019-06-11-Plan-Comm-agenda-1.pdf>

By stating ones' position as an authority without facts is deceptive. As is claiming that the only use for this parcel is self-storage or a parking lot!

Of special note in the Humboldt case, are the developer's statements that there is bedrock and is unsuitable to build. This is a false statement. The area in question has a lower bedrock level than the nearby escarpment areas and none of the residences in that area required blasting for their basements. The access to the area in question was through a residential, dead-end neighborhood, and by installing 600+ units of transient traffic to be accessed through a neighborhood, to provide income for a single individual is absurd. This position was held by the Town of Scott as well due to the access route would affect the neighborhood located in the Town of Scott.

10. Attached is a petition of concerned individuals opposed to this rezoning including a Town resident who was affected by the Humboldt rezoning attempt.

11. Mr. Lenss currently has a rezoning request in the Town of Red River to rezone Parcel 310182 ASR 33 from RS Single Family Residential to B-1 Business/Commercial.

It is unknown at this time what the use for rezoning this parcel is for. Notice is from the Town of Red River at www.townofredriver.org.

12. Mr. Lenss lives in the Dyckesville area, not the Luxemburg area, on a bay shore property at N8877 Wellers Lane.

<https://www.google.com/search?client=firefox-b-1-d&q=N8877+Wellers+lane+54217>

The post office zip code is Luxemburg, but the physical location is a bay front home in Dyckesville. Rezoning an adjacent parcel for commercial use in this residential area would not be recommended. Moving from a residential zoning to commercial must be carefully considered as would be placing industrial zoning in a neighborhood area.

Conclusion:

The applicant does not currently own the property he is requesting rezoning for, nor did he own the property in the Town of Humboldt. The general theme is that Mr. Lenss is attempting to find a reasonably priced parcel and rezone for his own personal gain without regard to the individuals he will be affecting. Rezoning a parcel for the gain of only one individual and the immense burden and impact around said "plan" does not fit any ethical, moral or planned uses for properties in the City or the Town. Upon rezoning a Conditional Use permit would need to be filed on top of the issue. If the use is violated, the "use" is halted and the City now has a brownfield site, attracting crime, disrepair and inability to reuse the site for many years, until it truly becomes the "last use site." Please carefully consider the above facts, the input from the neighborhood and community and the past requests that have been denied by both the Joint Planning Commission and the Town of Humboldt.

Thank you for your time and consideration.

Nikki Goral

Homeowner, 2479 Maloney Road, New Franken, 54229

Business Owner, 4050 Champeau Road, New Franken, 54229

Petition attachments.

**Petition to Request Denial of Zoning Change to the City of Green Bay Comprehensive Plan
Regarding the 400 Block of Champeau Road (CPA 21-03)**

Request to the City of Green Bay, WI, and the Town of Scott, WI, both in Brown County in regards to the Joint Plan Commission Meeting on February 3, 2022, the City of Green Bay Plan Commission Meeting on February 21, 2022, the Green Bay City Council meeting on March 1, 2022 and the upcoming City of Green Bay Plan Commission Meeting on March 21, 2022.

We, the undersigned, are concerned and affected citizens of the Town of Scott, who urge the City of Green Bay Plan Commission as well as the City of Green Bay Common Council to **act now to deny the request by Seth Lenss** to change the zoning designation of Brown County, WI Parcel #22 SC-490 in the 4000 Block of Champeau Road, to Light Industrial from Commercial for the reasons including, but not limited to:

1. Current zoning is in compliance with the City of Green Bay Comprehensive Plan and the 6.9.2003 Border Agreement with the Town of Scott as a Transitional Boundary Area.
2. The Joint Plan Commission DENIED the original request at their level. The Town of Humboldt was approached by Mr. Lenss for a similar proposal in 2019 on the west side of 54/57 and was DENIED. Following these precedents, we are asking for denial from the Plan Commission and City Council.
3. The shared road, Champeau, will be impacted significantly by the additional traffic the proposed 600 shed units will produce.
4. The area is an established residential neighborhood and will negatively impact the resident's quality of life by introducing Industrial uses next to residential.

Printed Name	Signature	Address	Date
Nichole Goral	<i>Nichole Goral</i>	2479 Maloney Rd.	3-15-22
Paul Goral	<i>Paul Goral</i>	2479 Maloney Rd	3-15-22
Barbara Schultz	<i>Barbara Schultz</i>	2478 Maloney Rd	3-15-22
Kim Zima	<i>Kim Zima</i>	2485 Maloney Rd	3-15-22
Frederick Schultz	<i>Frederick Schultz</i>	2478 Maloney Rd	3-15-22
Lydia Bitter	<i>Lydia Bitter</i>	4084 Champeau Rd.	3-16-22
William Bitter	<i>William Bitter</i>	" "	3-16-22
Ashley York	<i>Ashley York</i>	2473 Maloney Rd	3-16-22
Barbara Popp	<i>Barbara Popp</i>	2466 Maloney Rd	3-16-22
Mary Goral	<i>Mary Goral</i>	2470 Maloney Rd	3-16-22
Mary Goral	<i>Mary Goral</i>		

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4. The area is an established residential neighborhood and will negatively impact the resident's quality of life by introducing Industrial uses next to residential.

Printed Name	Signature	Address	Date
WAYNE GORAL	Wayne Goral	2470 Maloney Rd.	3/16/22
HOLLY HANSEN	Holly Hansen	4067 Leland Rd	3/16/22
Steve Hansen	Steve Hansen	4067 Leland Rd	3/16/22
Judy Marcuse	Judy Marcuse	4171 Algoma Rd	3/16/22
Darrell Marcuse	Darrell Marcuse	4171 Algoma Rd	3/16/22
Steve Deppay JR	Steve Deppay JR	2584 Bay Settlement Rd	3-16-22
STEVE DEPPAY SR.	Steve Deppay Sr	3866 Algoma Rd	3-16-22
Tina Beyer	Tina Beyer	2466 Maloney RD	3/16/22
Brian York	Brian York	2473 Maloney RD	3/16/22
Sharon Kridt	Sharon Kridt	2469 Edmund Rd	3-16-22

From: FSCHULTZ2@new.rr.com
To: [David Buck](#)
Subject: Zoning opposition letter
Date: Wednesday, March 16, 2022 9:02:03 PM

Good Morning David,
We are Barb and Fred Schultz and we have resided at 2478 Maloney Road for the last 50 years. We have become aware of the rezoning request for the 4000 block of Champeau Road from Commercial to Light Industrial. We are opposed to the request as it does not follow the Comprehensive Plan the City has set forth for this area. There is currently Light Industrial Zoning off of Hemlock Road, less than a mile away, where this purposed use of mini-warehousing would be allowed.

The location of the parcel in question is a mixed use area with residential parcels across the street in the town of Scott. Champeau Road is a rural road and the added traffic for as many as 600 units will deteriorate not only the road but the neighborhood with a varied, transient population. Neighborhood safety, pollution and water run-off from nearly ten acres of "parking lot" is not acceptable. Property values will go down. This project will also create major problems for the intersection of Maloney Road and State Highway 54. Also where will all of the water runoff from the snow in the winter and the rain during the other seasons go? Down to the creek that flows into Wequiock Falls and then to the bay, we will have excess flowage and a lot of garbage besides. I've never seen a storage facility that didn't have trash from people and garbage left behind. Also who will be monitoring the questionable activities going on at all hours.

For the reasons described, we oppose the rezoning request.

Thank you for your time.
Barb and Fred Schultz

From: [Barbara Popp](#)
To: [David Buck](#)
Subject: Zoning on 4000 Champeau Road
Date: Thursday, March 17, 2022 11:46:07 AM

To Whom It May Concern:

I am against the change of zoning on Champeau Road. I sent an email for the February meeting stating that. I am against "spot" zoning. I don't like the added traffic this will bring to our neighborhood. We deal with some 'riff raff' from the Park and Ride and I think this will add to that. Will people be running a small business out of their rented unit?

I was very disappointed with the meeting in February. I do not think it was ran very well. I thought when an item was motioned and then seconded that the vote was to follow immediately after. I did not think it was proper for the person heading the meeting putting his own spin on the matter before the vote. It was like he knew they were not voting according to his own so he needed to confuse people. Speak of confused! It looked to me that at least two people did not do their homework before attending. I don't think they were very informed on what the issue was. I would not be surprised if not everyone knew the area if they had to drive out here. It is upsetting to know that they are voting on something they know little about. I would be very embarrassed if that was me on that board.

I think it is wrong that lies can be told to make your side look good. Does anyone on that board know they were lied to? That property can be used for more than just a parking lot. Tillman's truck only goes out in the morning and returns late in the afternoon, they do not run in and out all day. And when everyone is told that they have 3 minutes to talk and then let one side continue far beyond that. So wrong! This was a circus!

My question is how many of you would like to have **a very large number** of storage units a block from your home? Do you want the added traffic? Speaking of added traffic, who is going to pay for road repairs because of the extra traffic?

Please send the Zoom connection for the meeting. thank you

Barbara Popp
Homeowner on Maloney Road

From: [Sijhansen](#)
To: [David Buck](#)
Subject: Proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road
Date: Wednesday, March 16, 2022 12:25:42 PM

Dear Mr. Buck,

My name is Holly Hansen and I reside at 4067 Leland Road New Franken. I am contacting you regarding the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road. I am opposed to this proposal.

My family moved to this neighborhood because it was secluded with very little traffic and a safe environment for our children and pets. Since then, both the Park and Ride and the Aurora Clinic have come into our neighborhood. Traffic has increased as a result, not to mention that many questionable activities and individuals have been noted at the Park and Ride.

The addition of 600 storage units will bring in as many tenants. Traffic will increase significantly making it less safe to walk and bike in our neighborhood. I would also expect more traffic will be venturing down our road (our driveway is the dead end) and there will be an increased awareness of our neighborhood. We have experienced no crime to date in this location and we do not want that to change.

Please deny the rezoning request, let's keep with the original Comprehensive Plan.

Thank you,
Holly Hansen

From: kzima55@aol.com
To: [David Buck](#)
Subject: Rezoning of 4000 Block Champeau Rd
Date: Wednesday, March 16, 2022 2:05:17 PM

Dear Mr. Buck,

My name is Kim Zima and I live at 2485 Maloney Rd. I have received the letters regarding the rezoning request by Mr. Seth Lenss for the rezoning of the 4000 block of Champeau Rd from commercial land use to light industrial land use. I am writing to express my opposition to this zoning request.

The proposed change does not follow the Comprehensive Plan previously set in place for this area. There have been multiple storage buildings going up in this area recently. None of them have been approved along Highway 54/57. I believe the proposed site with 600 storage units would be an eyesore to the multiple tourists traveling this stretch of highway. Also the amount of traffic going down Maloney Rd and Champeau Rd 24/7, the questionable activities, and the individuals that this type of development would bring is unacceptable and very concerning to me.

I moved to this area over 35 years ago to be in a rural setting and I feel safe here. The neighborhood includes families with small children who walk and bike these roads without the worry of high traffic. My neighbors look out for each other. Bringing a 600 unit storage facility into this area will remove this sense of security and safety.

I also have environmental concerns on how this proposed project will affect Wequiock Creek that runs adjacent to this plot of land. Wequiock Creek flows to the Wequiock Falls. Have the possible adverse effects to the creek been investigated? This large development will add increased light pollution to this rural area as well.

Therefore I respectfully request that the requested rezoning be denied.

Thank you for your attention to this matter.

Sincerely,

Kim Zima

[Sent from the all new AOL app for Android](#)

From: [Mackenzie Hansen](#)
To: [David Buck](#)
Subject: CPA 21-03
Date: Wednesday, March 16, 2022 12:17:05 PM

>

> Dear Mr. Buck,

>

> My name is Mackenzie Hansen and my family resides at 4067 Leland Road in New Franken. I am contacting you because I strongly oppose the proposed Comprehensive Plan Amendment and rezoning request on the 4000 block of Champeau Road.

>

> My parents built our family home in this neighborhood when I was 1 year old because it was a secluded, safe environment for me, my sisters, and our dogs to grow up. Since then, traffic has increased in our neighborhood due to the addition of both the Park and Ride and the Aurora Clinic. Over the years, a multitude of questionable activities and individuals have been noted at the Park and Ride, making my family, especially my sisters and I being young women, feel less safe to go walking or running near our home.

>

> Building 600 storage units will make our family-friendly, residential neighborhood more industrialized and bring in many transient, unfamiliar tenants and vehicles. Increased traffic to the area will make it even less safe to exercise, especially independently as a young woman. Enhanced traffic to the neighborhood will inevitably result in more unfamiliar vehicles arriving in our driveway (the dead end of the road is where our home sits), putting my family and I on higher alert for stranger danger and giving our home unwelcomed visibility.

>

> I respectfully request that you consider the best interests of my family and the others in our community by denying the rezoning request, and proceed with the original Comprehensive Plan instead.

>

> Many thanks for your consideration.

>

> Sincerely,

> Dr. Mackenzie Hansen

March 16, 2022

Mr. Buck and to whom this may concern:

Re: (CPA 21-03) Comprehensive Plan Amendment – 4000 Block Champeau Rd

My name is Mary Goral, 2470 Maloney Road and I have lived here for 30 years.

The meeting held on February 22, 2022 was very disappointing. I did not feel it was run by law in the proper manner.

- First question for the members of the Planning Committee: Did you take the time and come and look at this parcel that is being proposed so you can make a wise informative decision that would benefit everyone concerned not just ONE person, Mr. Lenss. His representatives can twist his request any way they want, but do they have the information to back up what they say? Does Aurora want 600 storage units in their front yard? I would think they would want something that would enhance their investment. Does the neighborhood want this?
- Mr. Lenss is requesting that his parcel on Champeau Road be rezoned from commercial to light industrial. The proposal to add 600 + storage units is NOT what this area needs. The proposed drawings may look pretty on paper, but it is another thing to maintain and supervise these units.
- Let me ask you this question: Would you want this in your neighborhood, by YOUR HOME? The traffic, noise, pollution as you are trying sleep, walk or bike with your family. No sidewalks here. This is a dead end road in which the cars would come in and out the same way. The traffic from these 600 units would be 24 hours a day, 7 days a week. Not regular business hours. We already have the park and ride down our road that causes issues.
- What is the percentage of existing businesses and home owners in the surrounding area that approve this rezoning besides the people selling the property??
- I am not against progress, but put these storage units where there is existing industrial zoning down on Hemlock where it would benefit everyone! The almighty dollar is talking here, NOT common sense. Six hundred storage units, down a dead end road, in an existing neighborhood.
- I want to continue to feel safe with my family.
- I am AGAINST this request / proposal 100%. I have signed a petition requesting this proposal not to go through.

Thank you.
Mary Goral

From: [Paul](#)
To: [David Buck](#)
Cc: [Paul](#)
Subject: Re: Rezoning 4000 block of Champeau Road
Date: Wednesday, March 16, 2022 5:50:09 PM

Mr. Buck,

My name is Paul Goral. I live at 2479 Maloney Road. I am also an owner of Goral Landholdings, which owns a community business building located at 4050 Champeau Road, across the street from the petitioned parcel. I am writing to state my continued strong objection to the rezoning request at the 4000 block of Champeau Road.

Throughout my career, I have led the planning of large multisite masterplans for a Fortune 100 company and managed large expansion and infrastructure projects. I would like to comment on a few areas of concern. Community planning is done for several main reasons; to ensure consistency with agreed upon zoning, to identifying transition zones and ultimately prevent inconsistencies in zoning. Going back to planning 101, this rezoning request is an immediate fail. It doesn't provide any alignment with the town and the city joint plans. The joint plan commission has already reviewed the request and recommended the denial of this rezoning request.

I would also like to note, during the last Plan Commission meeting held on 2/21/2022, the petitioner claimed the parcel was not economical for other uses and underscored it as a wasteland. I want to make it very clear the subject property is indeed a viable commercial property with high speed internet, city water, natural gas, fire protection hydrant service, and 3phase power (required for large HVAC systems) all at the property line. Sanitary sewer service is available on Maloney Road and also west of Hwy 54/57 on Chapeau Road. Both locations could be available to this parcel owner at less than half the cost claimed by the petitioner. The other option is an onsite septic service (mound system or holding tank) that can be obtained just like all the businesses (including my business building) in the surrounding area. In fact, a car wash on Hwy 57 recently installed a private mound system for waste water treatment. All these options are viable and still economical for a new owner. I know, because I put in a private septic system at my business on Champeau Road. I also enjoy the high speed internet, reasonably priced natural gas heat and reduced rate building insurance because there is a hydrant across the road.

I have spoken to all my neighbors, who have all adamantly objected to this rezoning. During the last rezoning meeting on 2/21/2022, the petitioner claimed support from the resident directly east of the parcel, except he did not tell the whole story. The petitioner failed to mention the homeowner will directly benefit from the sale because it is an immediate family property that is being sold. The corner of their house garage is 10 feet from the proposed rezoned parcel. I wonder how this resident will ever be able to sell their house if this rezoning was completed?

In summary, this rezoning request is inconsistent with the Town of Scott and the City of Green Bay's joint plan who have worked cooperatively to develop the right plan for this transition area. Solely benefitting this petitioner at the expense of the public is not a valid consideration.

Also, please include the below letter of rezoning objection from the 2/21/2022 Planning

meeting. I missed the original cut off date and did not make it into the package for that meeting.

Thank you,
Paul Goral

Sent from my iPhone

On Feb 18, 2022, at 2:13 PM, David Buck <David.Buck@greenbaywi.gov> wrote:

Thank you for your comment Paul.

The packet for the Plan Commission was published yesterday so I am unable to add your comment to the packet however I will share the details of your e-mail with them at the meeting itself. The City encourages you to attend the virtual meeting to express your opinion "in person" but rest assure it will be shared if you are in attendance or not. I have attached a copy of the notice letter with link for your convenience.

David Buck, AICP

Principal Planner

City of Green Bay

Department of Community & Economic Development

920.448.3411

david.buck@greenbaywi.gov

<image001.jpg>

www.greenbaywi.gov

-----Original Message-----

From: Paul <paulgoral@msn.com>

Sent: Thursday, February 17, 2022 10:03 PM

To: David Buck <David.Buck@greenbaywi.gov>

Cc: Paul <paulgoral@msn.com>

Subject: Rezoning 4000 block of Champeau Road

Mr. Buck,

My name is Paul Goral. I live at 2479 Maloney Road, New Franken, WI. I am writing regarding the requested rezoning of approximately 10 acres on the north side of the 4000 block of Champeau Road. I am a homeowner at 2479 Maloney Road, which is right around the corner of the mentioned rezoning. We built our home on Maloney Road in 1999 and have enjoyed this location ever since. We had selected this

neighborhood for our family because of its rural feel, low traffic quiet dead end road and safe neighborhood. All of these qualities literally disappear with the proposed rezoning of this Champeau Road parcel to light industrial and then proceeding to fill it with mini warehouses.

I understand and can accept future development around our neighborhood but am against any granting exceptions based solely on the convenience of the proposed buyer. There was a joint comprehensive plan developed for a reason between the city and the town so new development could be properly transitioned to the already established areas, including residential areas. Because a proposed buyer feels they should be given an exception does not warrant a right to carry out their plan. In addition, spot rezoning directly next to an established residential area is simply POOR planning.

In closing, I will state again, I am adamantly against rezoning the Champeau Road parcel to industrial. If you consider what both the town and city have already planned for this area in addition to the concerns of the entire adjoining neighborhood, I also see you can not support this type of rezoning request at this location.

Please confirm receipt of this email.

Thanks you,

Paul Goral
2479 Maloney Road
New Franken, WI 54229

<CPA 21-03 Property Ltr_2.pdf>

March 16, 2022

Mr. Buck and to whom this may concern:

Re: (CPA 21-03) Comprehensive Plan Amendment – 4000 Block Champeau Rd

My name is Wayne Goral and I live at 2470 Maloney Road.

I can't believe it!

I can't believe that this issue has gotten this far.

I can't believe the city is looking to put 600 sheds in a 10 acre site. The site is a beautiful parcel with a nice slope and a creek in the back. The site would be awesome for a something that would need a beautiful few such as a business and or condos.

When the city annexed this area, I attended the meetings. I can remember when I spoke with the city planners, I said, I hope you are not going to put any sheds in this area. One of the planners replied that would never happen. It would be an upscale park.

Where is the consideration for Aurora Clinic, the pillar of the park? The trees that border this property are mostly ash trees, so in time there would be no division of the properties. Do you think Aurora would have built there if there was 600 sheds in there front yard? You would not want to lose Aurora in this park with your proposal.

We have lived here for 30 years, it is an awesome area to raise a family. The families all work together in this area to keep it safe. Having 600 sheds would be dangerous for our neighborhood and make the park unsightly.

When I give directions to someone coming to our home, I tell them to take the exit by Aurora and then take another right. I do not want to say take the exit by the unsightly sheds!

Thank you.
Wayne Goral



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # R.2

To partially rezone 2475 University Avenue from General Commercial (C1) to Highway Commercial (C2) subject to:

a. CSM dividing the area of the rezone be completed and recorded prior to the zoning being changed. (Public Hearing held 03/21/2022)

BACKGROUND

Primary Address: 2475 University Avenue

Alderson/District: Ald. K. Lefebvre / District 6

Reason for Request: The proposed rezoning would allow for the development of any allowed use within the C2 zoning district, with the applicant specifically requesting a car wash on a portion of this site.

Surrounding Zoning and Land Uses:

SUBJECT: General Commercial (C1); Commercial- Mall

NORTH: Right-of-Way & Varied-Density Residential (R3); University Avenue & Multi-Family Apartments

SOUTH: Highway Commercial (C2); Commercial- Car Sales

EAST: Varied-Density Residential (R3) & General Commercial (C1); Single-Family Homes & Apartments, Commercial- Car Sales

WEST: Community Center Commercial (C3); Commercial- Grocery and Food Services

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Commercial uses.

Report: The subject parcel, 2475 University Avenue, is a 3.405-acre corner lot with street frontage along University Way and University Avenue. The applicant is requesting a rezone for the northwest portion of this lot, with a Certified Survey Map (CSM) being completed to divide this portion into a separate lot. The CSM is required to be completed before approval of this rezoning to avoid split-zoning on the existing lot. The new lot is proposed to be 1.28 acres. It is currently zoned General Commercial (C1) which does not allow auto-focus uses, including car washes. The applicant is requesting a rezoning to Highway Commercial (C2), which allows car washes as a permitted use. Standard site plan review will be required for this use, as well as the enforcement of the following land development standards:

Section 44-1584(j):Carwash.

- 1. The carwash shall be completely enclosed when not in operation.*
- 2. Any access drive shall be located at least 30 feet from any public street intersection, measured from the interior curbline commencing at the intersection of the street.*
- 3. Any carwash line exit shall be at least 30 feet distant from any street line.*
- 4. Sound from any speakers used on the premises shall not be audible at the boundary of any surrounding residential district or on any residential property.*
- 5. Water from the carwash shall not drain across any sidewalk or into a public right-of-way.*

The rezoning to C2 is consistent with the Comprehensive Plan. Staff believes this rezoning and allowable uses within the C2 district are appropriate given the location of the proposed parcel on the corner of the site. Because of the wide adjacent right-of-way and nearby highway interchange, there would be limited new driveway access to this site (if any), which is positive for traffic control with C2 zoning and associated uses, as well as queuing for the proposed car wash use.

Ald. Kathy Lefebvre and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff had received no inquiries regarding the request.

RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-08 Map
2. ZP 22-08 Street View
3. ZP 22-08 Site Plan
4. ZP 22-08 Applicant Narrative



SHEET NO
1



Robert E. Lee & Associates, Inc.
Engineering • Surveying • Environmental Services

1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-662-9641 • www.releeinc.com

February 25, 2022

Mr. Paul Neumeyer, Zoning Administrator
CITY OF GREEN BAY
100 N Jefferson St
Green Bay, WI 54301

RE: Club Carwash ▲ University Ave ▲ Rezoning Permit Application

Dear Mr. Neumeyer:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the attached Rezoning Permit application and associated documentation for the proposed car wash development on parcel number 21-1251-1 (2475 University Ave). The request is to rezone this property from C1 to C2. The rezoning is only being requested for the far southwest corner of this parcel. See the attached legal description and exhibit illustrating this portion of the parcel being requested for rezone. A Certified Survey Map is currently being drafted and will be submitted shortly for City review which formally creates this area as a separate parcel.

The proposed project includes the construction of a 6,044 square foot automated car wash building and the associated paved parking lot, driveways, and vacuum stations. A concept site plan is also included with this submittal. As can be seen on the concept plan, the overall project also includes extending Jenny Lane to University Ave and creating 2 additional future commercial lots that will remain zoned C1 at this time. The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on site during all hours of operation. The vacuum stalls will be self-serve but the carwash will be staffed at all times.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Aaron Breitenfeldt, P.E.
Project Manager

AJB

ENC.



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # R.3

To approve Downtown Green Bay, Inc., 2021, year-end Business Improvement District (BID) report. (03/21/2022)

BACKGROUND

The Planning Commission is required to review the year-end financial reports of each Business Improvement Districts (BID) as stated in the BID handbook.

RECOMMENDATION

Staff is recommending approval of the annual financial report(s) as submitted for 2021.

FISCAL IMPACT

ATTACHMENTS

1. DGBI and Charities 2021 Budget vs. Actual Summary
2. 2021 DGBI & Charities Budget vs. Actual

Downtown Green Bay and Charities, Inc. 2021 Budget vs. Actual Notes

- The total Special Events Revenue and Sponsorships came in much lower than anticipated (\$48,216 less) for the 2nd year in a row due to the strain on business sponsorships and ability to hold some events due to Covid-19.
- Covid-19 relief funds were received from the CARES funding through the City of GB (\$28,750) and two PPP loans were forgiven (\$134,540). This funding has helped us retain our employees during the uncertainty of '20 and '21 and will continue to be used in '22.
- Staffing Expenses were lower than budgeted due to the turnover and restructuring of the Marketing Manager, Assistant Director, Event Manager, and Farmers Market Manager positions.
- The Physical Improvements budget is off mainly because the downtown planter expenses were originally placed here, but then actually paid for by Grown and Glow restricted funds. This change is reflected in the '22 budget.
- Marketing expenses were less than budgeted. One reason is that we printed one edition of Year in the City Guides instead of the three that would have happened if not for the uncertainty of Covid-19.

DGBI & Charities 2021 Budget vs. Actual						
					2021 Budget in Operating Plan	2021 Final
Income						
				4030 · Contributions Income		
				4071 · OMSI Administrative Fees	\$59,782	\$59,782
				4072A - Special Events Revenue/Sponsorships (Charities)	\$287,390	\$239,174
				4077 · Stadium Tax \$ Reimbursement-DGBI	\$0	\$0
				7010 Interest Income (Money Market Account) & Misc.	\$50	\$52
				CARES Funding from the City of Green Bay	\$0	\$28,750
				PPP Funding	\$67,270	\$134,540
				SBA EIDL Advance Received in 2020	\$7,000	
				4740 · BID Revenue	\$266,698	\$265,862
				Total Income	\$688,190	\$728,159
Expense						
				Total 5800 · Administrative Expense		
				DGBI Staff	\$129,860	\$125,302
				OMSI Staff	\$59,693	\$56,056
				Charities Staff	\$157,581	\$148,384
				SEP Contribution	\$8,831	\$8,604
				Payroll Taxes	\$27,000	\$26,136
				Workmen's Comp	\$1,300	\$1,927
				Employee Health Insurance	\$3,000	\$4,500
				*Gray columns to be paid 41% by OMSI & Charities		
				Total Admin including DGBI, OMSI & Charities Staffing	\$387,265	\$370,909
				6000 · Operating Expense		
				6020 · Building Rent & Utilities	\$26,400	\$25,863
				6060 · Telephone & Internet	\$3,320	\$3,364
				6084 · Business Insurance	\$8,000	\$4,932
				6100 · Office Supplies	\$1,600	\$1,426
				6120 · Postage	\$250	\$213
				6140 · Dues and Subscriptions	\$1,600	\$2,007
				6150 · Banking Charges	\$180	\$220
				6160 · Non-Profit Licenses/Fees/Personal Prop. Taxes	\$100	\$87
				6220 · Accounting (Audit)	\$12,000	\$10,315
				6240 · Training/Education/Staff Search/Recruitment	\$1,500	\$960
				6300 · Business Expense/Travel/Meetings/Parking/Misc.	\$2,000	\$3,092
				6420 · Repairs & Maintenance	\$1,200	\$613
				6490 · Equipment, Copy Machine, Technology	\$2,500	\$1,235
				6490A-Office 365	\$700	\$698
				Total 6000 · Operating Expense	\$61,350	\$55,025
				6800 · Program Expense		
				6830 · Physical Improvements	\$100	\$1,688
				· Holiday Wreath Lighting & Décor, Window Décor	\$2,000	\$2,453
				· Clean Team and Adopt-a-Block for litter and weeds	\$2,000	\$1,747
				· Banner Repair and Maintenance	\$500	\$163
				· Public Art	\$2,000	\$1,573
				· Planters *Most Planter and Hanging Basket expenses will be paid for through Grow and Glow Restricted Funds	\$11,600	\$722
				6840 · Business Development	\$12,650	\$5,891
				6860 · Marketing & Public Relations	\$26,730	\$16,080
				Special Event Expenses	\$158,095	\$181,400
				Total Program & Special Event Expenses	\$215,675	\$211,717
				Total Expense	\$664,290	\$637,651
				Net Income	\$23,901	\$90,508



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # R.4

To approve the Olde Main Street, Inc., 2021, year-end Business Improvement District (BID) report.
(03/21/2022)

BACKGROUND

The Planning Commission is required to review the year-end financial reports of each Business Improvement District's (BID) as stated in the BID handbook.

RECOMMENDATION

Staff is recommending approval of the annual financial report(s) as submitted for 2021.

FISCAL IMPACT

ATTACHMENTS

1. OMSI 2021 Budget vs. Actual Notes
2. 2021 OMSI Budget vs. Actual

OMSI 2021 Budget vs. Actual Notes

- The Contributions and Sponsorship totals are \$20,000 short of what was budgeted for. This is due to the continued strain on businesses for Corporate Sponsorships, and the fact that we were not able to hold as many events due to Covid-19 and the construction around Whitney Park.
- Overall, we show a budget shortfall of \$1,825 which was a result of keeping expenses in check when we knew revenues would be lower, and not incurring expenses on the events that we are unable to hold.
- Business Insurance pricing is higher because we switched our carrier mid-year and had a more thorough evaluation of our insurance coverage.
- \$2672 was spent on 20 new banners to replace ones that were torn/worn out.
- WPS increased their billing on the light poles used for the holiday wreaths.
- Art on Main are restricted funds to be used only towards Public Art initiatives in the Arts District. These funds are not included on the annual budget. In 2021, Olde Main received \$12,200 in fundraising, mainly from Give Big Green Bay. \$5958.00 was spent in 2021 and \$6242.00 remains available for use in 2022.

OMSI 2021 Budget vs. Actual		
	2021 Budget	2021 Final
Revenues		
BID Assessments	\$58,071	\$59,885
Contributions & Sponsorships*	\$47,225	\$27,418
Planter Program Revenue	\$8,550	\$8,100
Total Revenue	\$113,846	\$95,403
Expenses		
Administrative Fees	\$59,782	\$59,782
Operating		
Insurance	\$2,300	\$4,683
Postage & Meetings & Misc.	\$300	\$109
Legal/Accounting/Audit	\$7,800	\$6,560
Training/Education/Mileage/Dues & Subs.	\$500	\$589
Equipment/Office Supplies	\$700	\$158
Total Admin & Operating Expense	\$71,382	\$71,881
Programs		
Physical Improvements		
Greenspace/Planter Program	\$10,800	\$11,128
District Appearance	\$500	\$95
Three Corner Marker Flag	\$250	\$532
Holiday Decorations and Banner Maint.	\$100	\$4,182
Public Art Contribution	\$2,000	\$0
<i>Total Physical Improvements</i>	<i>\$13,650</i>	<i>\$15,937</i>
Business Development		
Business Recruitment & Retention	\$2,000	\$267
<i>Total Business Development</i>	<i>\$2,000</i>	<i>\$267</i>
Marketing & Events		
Website	\$804	\$808
Branding/Guides/Public Awareness	\$3,179	\$2,746
Gallery Nite/Artisan Nite on Cedar	\$3,000	\$2,539
ArtMainia		
Summer in the Park		\$0
Theater / Comedy in the Park	\$3,000	\$2,536
Annual Meeting-Year in Review	\$1,000	\$0
Small Business Saturday	\$400	\$514
Summer Solstice		\$0
Galentines Day	\$400	\$0
New Events/Music	\$5,000	
<i>Total Marketing and Events</i>	<i>\$16,783</i>	<i>\$9,144</i>
Total Programs	\$32,433	\$25,347
Total Expense	\$103,815	\$97,228
Net Income	\$ 10,032	\$ (1,825)



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # R.5

To approve the On Broadway, Inc., 2021, year-end Business Improvement District (BID) report.
(03/21/2022)

BACKGROUND

The Planning Commission is required to review the year-end financial reports of each Business Improvement District's (BID) as stated in the BID handbook.

RECOMMENDATION

Staff is recommending approval of the annual financial report(s) as submitted for 2021.

FISCAL IMPACT

ATTACHMENTS

- I. BID Report 2021

2021 Broadway BID

	Budget	Actual
<u>Administrative</u>		
Admin Allocation		
To assist with payment of administrative expenses including but not limited to rent, telephones, internet, office supplies, utilities, and salaries necessary to execute the proposed activities.		
	\$ 66,628.00	\$ 74,466.00
BBID Annual Audit		
2020 audit	\$ 2,000.00	\$ 2,000.00
Total Administrative	<u>\$ 68,628.00</u>	<u>\$ 76,466.00</u>
<u>Total</u>	<u><u>\$ 68,628.00</u></u>	<u><u>\$ 76,466.00</u></u>

Actual BID Proceeds

2/25/2021 2021 BID Proceeds	\$ 73,389.00
2/25/2021 2020 Delinquent Collection	\$ 794.00
6/2/2021 2020 Delinquent Collection	\$ 1,781.00
9/30/2021 2020 Delinquent Collection	\$ 502.00
	<u><u>\$ 76,466.00</u></u>



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # R.6

To approve the Military Avenue 2021, year-end Business Improvement District (BID) report. (03/21/2022)

BACKGROUND

The Planning Commission is required to review the year-end financial reports of each Business Improvement District's (BID) as stated in the BID handbook.

RECOMMENDATION

Staff is recommending approval of the annual financial report(s) as submitted for 2021.

FISCAL IMPACT

ATTACHMENTS

I. SKM_C3320i22031713510

Military Avenue Business Inc.			Budget for 2021 vs Actual			
Revenue			2021 Budget	Totals	Actual	Difference
301	BID Assessments		99,388		99,124	-264
302	Donations/Pd. Partnerships		2,000			
303	Grants-restricted income		5,000			
310	Event Funds/Sponsorships		5,000		25,402	20,402
		<i>Large increase in EBT food program, and market success</i>				
380	Interest Income		1,000		158	-842
390	Projected delinquent		-6,957			
Total Revenue			105,431		124,684	19,253
		<i>Took in 19,253 over budget</i>				
	Carry over		74,952		93,904	18,952
		<i>Larger carry over per audit/review</i>				
			180,383		218,588	
Expenses						
	Personnel			47,528	45,534	-1,994
	Operating Expenses			15,400	15,542	142
	Technology			2,400	3,260	860
	Direct Program Expenses					
	DESIGN			45,136	15,442	-29,694
	ECONOMIC DEVELOPMENT			31,000	7,500	-23,500
		<i>Part of the plan done in 2021, more in 2022 to 2024- three yr plan</i>				
	EVENTS			10,200	27,047	16,847
		<i>Output for increase in EBT food program</i>				
	ORGANIZATION			3,100	6,685	3,585
		<i>Extra security due to website hack and more advertising</i>				
Total Expenses				154,764	121,010	-33,754
	BALANCE		25,619		97,578	



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # R.7

To hold over the request to amend Zoning Ordinance No. 09-15, a Planned Unit Development (PUD), to permit a drive-through restaurant at 1567 E. Mason Street, until the next scheduled Plan Commission meeting. (Public Hearing held 03/21/2022)

BACKGROUND

PrimaryAddress: 1567 E. Mason Street

Aldersperson/District: Ald. Bill Galvin / District 4

Reason for Request: The applicant would like to develop the subject parcel for a drive-through restaurant.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI) - Vacant

NORTH: Low Density Residential (RI) - Single Family

SOUTH: Low Density Residential (RI) - Single & Two Family Dwellings

EAST: Planned Unit Development (CI) - Gas Station/Convenience Store/restaurant

WEST: Low Density Residential (RI) - Single & Two Family Dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Commercial, updated in 2015.

Report: This request is to facilitate the construction of a Starbucks drive-through restaurant. The vacant site is the western counterpart to the Grand Central Station Convenience Store and restaurant developments to the east on the adjoining site. The current site was the former location of six (6) residential parcels that have since been consolidated into one tax parcel. The total square footage of the vacant lot is approximately 37,858 sq. ft. or roughly 0.87 acres in size. A previous alley vacation, under AV 22-01, was reviewed and recommended for approval at the March 7, 2022, Plan Commission meeting.

It was a condition of approval under CPA 15-03 that the development of the subject site be included in the existing Planned Unit Development (PUD) for the convenience store, fuel station and car wash. The properties along Kimball Street, north of the subject area, and properties along the west side of John Street are comprised of single and two-family homes zoned RI. South along E. Mason Street, are single-family homes zoned RI.

A Planned Unit Development (PUD) was initially created under ZP 15-08, for the convenience store and adjoining restaurants, Zoning Ordinance 06-15. An amendment was made to Zoning Ordinance 06-15, later under ZP 15-08A, Zoning Ordinance 09-15 to permit the expansion of the car wash.

A copy of the draft PUD and Exhibits are attached within this agenda packet. It includes an extension of the landscape buffer along Kimball Street and a smaller setback of 8 ft. along John Street which includes the same

screening requirements. The PUD also includes the latest drive-through requirements referenced in the Zoning Code.

Access is provided through a shared drive along E. Mason Street and one driveway off of John Street. The City's Traffic Engineer has been working with the applicant on traffic concerns and, as a result, the applicant has provided a Traffic Impact Analysis (TIA) for review by the Department of Public Works-Engineering.

Based on the proposed request, staff feels the expansion of the commercial land use designation would be compliant with the previously approved Comprehensive Plan Amendment and would serve as a neighborhood commercial node. The expanded commercial land use would be an extension of the commercial corridor south of E. Mason Street and an expansion of the existing commercial land use east of the subject area. The amendment is also compatible with highway commercial zoning on the south side of E. Mason Street.

Ald. Bill Galvin and adjacent property owners within 200 ft. of the site have been notified of the request. As of the drafting of this report, staff has received no objections and one call regarding this request.

RECOMMENDATION

Approval of the request, subject to:

1. A site plan and applicable permit applications are submitted to the Community and Economic Development Department (CEDD) for review and approval.
2. Approval of the Traffic Impact Analysis (TIA) by the City Traffic Engineer.
3. Approval of the draft Planned Unit Development (PUD)

FISCAL IMPACT

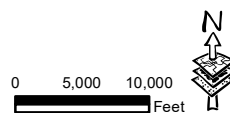
ATTACHMENTS

1. ZP 22-07 letter
2. Draft ZO 04-22 - Amend ZO 9-15 PUD 1567 East Mason St w_ Exhibits



Zoning Petition (ZP 22-07)
Planned Unit Development (PUD) Amendment
1567 East Mason Street

- 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

ZONING ORDINANCE NO. 04-22

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 9-15
FOR THE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
1567 EAST MASON STREET
(ZP 22-07)

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

SECTION 1. Pursuant to Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, the Planned Unit Development Overlay District for 1567 East Mason Street is hereby amended on the following described property:

GUESNIERS 4TH ADDN LOT 9 & S 27 FT OF LOT 8 EX ST IN 1038 R 239 BLK 1,
8,155 SQ FT

Tax Parcel: 8-475

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as applicable, the following conditions are imposed:

- A. Purpose and Intent. To permit the construction of a free-standing drive-through restaurant compatible with existing commercial development on the adjoining site. The proposed uses shall be consistent with both Exhibits A & B attached.
- B. Permitted Uses. The land uses which may be established and/or maintained on the subject property are as follows:
 - 1. Drive-through restaurant
 - 2. Other uses as permitted within the General Commercial (C1) District.
 - 3. Accessory uses and structures as allowed in Chapter 44, Article VIII, Division 3, Green Bay Municipal Code.
- C. Dimensional and Area Requirements. Dimensional and area requirements for principle and accessory structures on the subject property shall be as follows:
 - 1. Front yard setback (East Mason Street): Fifteen (15) feet.
 - 2. Corner Side yard setback (John Street): Eight (8) feet.
 - 3. Interior side yard: Zero (0) feet.
 - 4. Rear yard setback (Kimball Street): Fifteen (15) feet.
 - 5. The height of all structures shall not exceed twenty-five (25) feet.
 - 6. Floor Area Ratio (F.A.R) shall not be less than 0.06 for drive-through facilities.
 - 7. The site impervious coverage shall not exceed 70%.
 - 8. Setback areas shall exclude paving and buildings.

- D. Lighting. All lighting on the subject property shall be regulated as set forth in Chapter 44, Article V, Division 8, Green Bay Municipal Code. All canopy lighting shall be recessed.
- E. Signage. All signage for the current project shall be regulated as required in Section 30-36, Green Bay Municipal Code, for the Highway Commercial (C2) district. No signage shall face north to Kimball Street and west to John Street except for direction signage approved by staff.
- F. Site Plan Review & Standards
1. A site plan shall be submitted for review in accordance with Section 44-1889, Green Bay Municipal Code.
 2. Any ground-mounted and/or roof-mounted mechanicals shall be screened in accordance with Section 44-1919, Green Bay Municipal Code.
 3. Service, loading and storage areas shall comply with Section 44-1917, Green Bay Municipal Code.
 4. The site shall be complaint with the drive-through requirements found in Section 44-1584(l), Green Bay Municipal Code.
 5. An all-weather ADA compliant pedestrian connection shall be provided from the East Mason Street right-of-way to the entrance of the restaurant.
- G. Landscaping/Transitional Yard
1. A detailed landscape plan shall be submitted identifying the type and placement of all plant materials.
 2. An impervious fence that is minimum 4' high but not to exceed 6' high is required within the setback along Kimball Street, excluding the vision triangle. A 4' to 6' high impervious fence is required along John Street and shall taper to no higher than 3 feet at the entrance of the proposed drive.
 3. Additional landscaping shall be placed between the Kimball Street and John Street rights-of-way and the proposed fence. Such landscaping shall include shrubs and plant material to soften the fence edge.
 4. All street terrace areas shall be vegetated and/or covered with a natural material.

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

SECTION 4. This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

Mayor Eric Genrich

ATTEST:

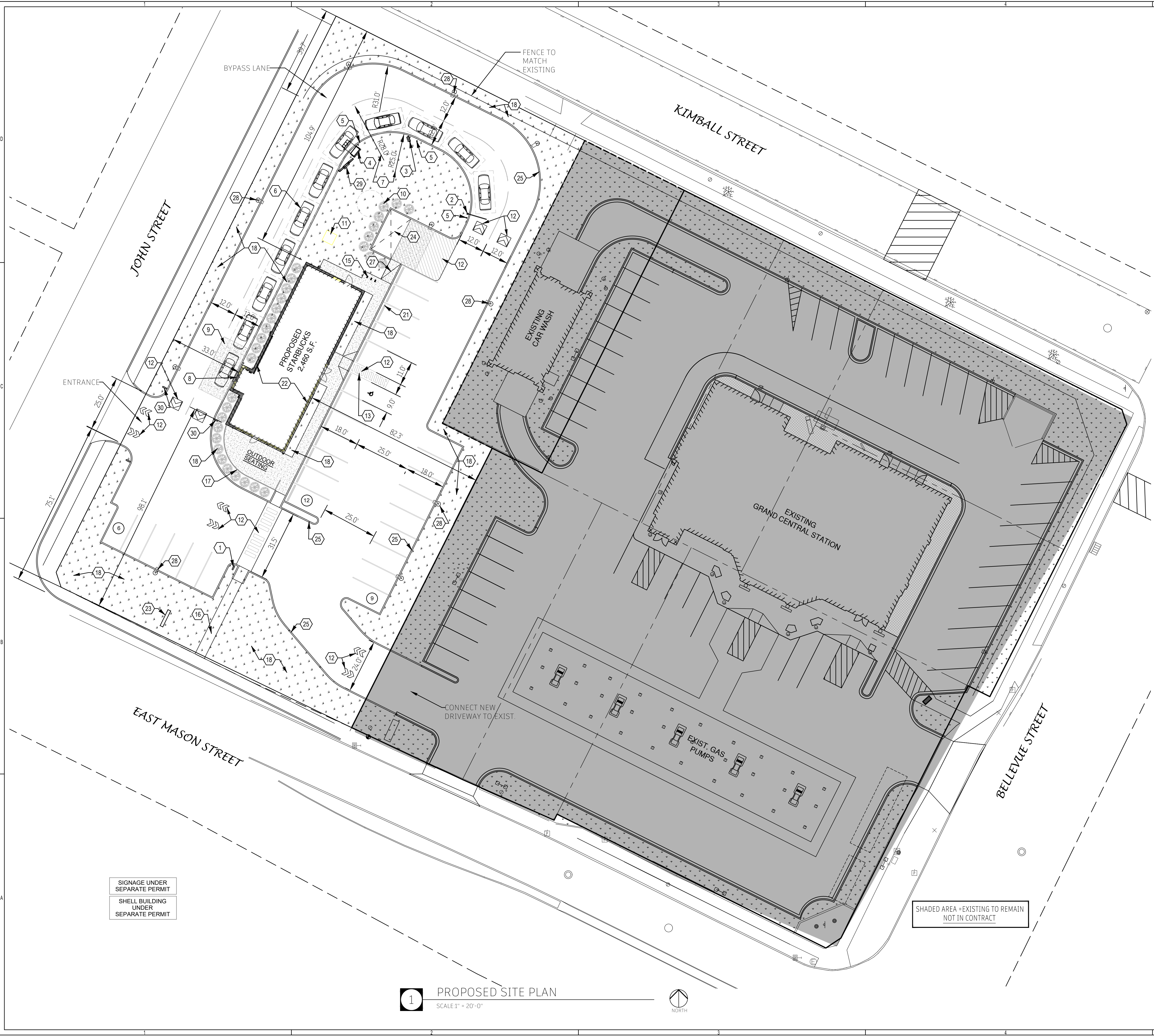
Clerk

Attachments:

Exhibit A – Site Plan

Exhibit B – Building Elevations

DRAFT



PROPOSED SITE STATISTICS	
SITE:	39,026 SF OR 100%
BUILDING:	2,460 SF OR 6.3%
SITE CONCRETE:	1,515 SF OR 3.9%
GREEN SPACE:	13,576 SF OR 34.8%
PAVING SURFACE:	21,475 SF OR 55%
OUTDOOR SEATING AREA: 462 SF	
TOTAL DRIVE-THRU STACK: 11	
TOTAL PARKING SPACES: 27* (2) ADA	
*Shared access easement agreement required for connection.	
CODED SITE NOTES	
(All notes to be verified with L.O.I prior to const.)	

- DIRECTIONAL SIGN ("THANK YOU" / "EXIT ONLY") - FOOTING AND CONDUIT (BY LL), SIGN (BY SB).
- DTE CLEARANCE BAR - FOOTING (BY LL), SIGN (BY SB).
- DTE PRE-MENU BOARD - FOOTING AND CONDUIT (BY LL).
- DTE DIGITAL ORDER SCREEN W/ CANOPY, 5-PANEL MENU BOARD (BY LL) - FOOTING AND CONDUIT (BY LL), SIGN (BY SB).
- NEW BOLLARDS (BY LL).
- (MODIFIED) 11-CAR STACK FROM CENTER OF DT WINDOW TO OVERHEAD CLEARANCE BAR
- LL TO PROVIDE 25'-0" MIN. INSIDE AND 28'-0" MIN. OUTSIDE TURNING RADIUS AT DRIVE-THRU LANE.
- DT WINDOW, AIR CURTAIN, SHELF, DETECTOR LOOP AND BOLLARD PER STARBUCKS' SPECIFICATIONS (BY LL).
- 12'-0" MIN. WIDE DRIVE-THRU LANE W/ REINFORCED CONCRETE (BY LL), LANE TO START 10'-0" MIN. AFTER THE CENTERLINE OF THE DRIVE THRU WINDOW AND END 12'-0" BEHIND THE DT WINDOW.
- GREASE INTERCEPTOR TO BE FURNISHED AND INSTALLED PER WORK LETTER (BY LL). FINAL LOCATION TO BE DETERMINED BY PLUMBING CODE & LATERAL PLACEMENT.
- ELECTRICAL TRANSFORMER LOCATION (IF REQUIRED)
- ALL PAVEMENT MARKINGS AND DIRECTIONAL ARROWS (BY LL).
- ADA PARKING LOCATION AND RAMP (BY LL).
- DIRECTIONAL SIGN - FOOTING AND CONDUIT (BY LL), SIGN (BY SB).
- BIKE RACK LOCATION PER STARBUCKS' SPECIFICATIONS.
- CONCRETE WALK TO EXISTING CITY WALK.
- OUTDOOR SEATING AREA AND CONCRETE SCREENING WALL PER STARBUCKS' SPECIFICATIONS.
- LANDSCAPE AREA (BY LL). SEE LANDSCAPE PLAN FOR DETAIL.
- NOT USED
- NOT USED
- WHEEL STOP (BY LL).
- SHELL BUILDING (BY LL).
- PROPOSED MONUMENT SIGN - NEW SIGN PANELS (BY SB). DESIGN TO BE SUBMITTED FOR APPROVAL AT LATER DATE- PRIOR TO CONSTRUCTION.
- DUMPSTER ENCLOSURE WITH GATES AND CONCRETE PAD (BY LL). SEE DETAILS
- CONCRETE CURB.
- NOT USED
- CONCRETE ACCESS PATH FROM REAR DOOR TO DUMPSTER ENCLOSURE.
- SITE LIGHT POLE- FINAL LOCATIONS AND DESIGN TO BE DETERMINED & MEET LOCAL ORDINANCE.
- 5 PANEL DIGITAL MENU BOARD. LOCATE ADJACENT TO THE DOS.
- "DO NOT ENTER" & STOP SIGNS AT EACH LANE.

- | GENERAL SITE NOTES | |
|--------------------|--|
| A. | REFER TO EXTERIOR ELEVATIONS ON SHEET A201 FOR BUILDING SIGNAGE LOCATION AND DESIGN ID. REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS. |
| B. | LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS. SEE PLAN FOR DETAILS AND INFORMATION. |
| C. | DRIVE-THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE COORDINATED BY STARBUCKS CONSTRUCTION MANAGER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. |
| D. | PROVIDE 6" (150MM) THICK CONCRETE PAVING THE LENGTH OF THE DRIVE-THRU LANE. EXTENT TO INCLUDE DRIVE-THRU ENTRY POINT THROUGH WINDOW STANDING PAD. |
| E. | GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES |
| F. | GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. |
| G. | PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE. |
| H. | ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS. |
| I. | REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL WORK. |
| J. | PROVIDE PROTECTIVE BOLLARDS ON BOTH SIDES OF EXTERIOR ELECTRICAL/UTILITY SERVICE ADJACENT TO VEHICULAR TRAFFIC. EXAMPLES INCLUDE FIRE TAND PIPE, GAS AND ELECTRICAL METERS, SITE TRANSFORMERS, ETC. |

SIGNAGE UNDER SEPARATE PERMIT
SHELL BUILDING UNDER SEPARATE PERMIT

SHADED AREA = EXISTING TO REMAIN NOT IN CONTRACT

MIDWEST

EXPANSION

companies

2300 Lineville Road Suite 200
Green Bay, Wisconsin 54313
920.434.7707 ph 920.434.7717 fax
www.midwestexpansion.com

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:

PROPOSED BUILDING FOR:
STARBUCKS
EAST MASON STREET
GREEN BAY, WISCONSIN

PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

ISSUED DATE:

2-14-22

SHEET TITLE:

PROPOSED
SITE PLAN

SHEET NUMBER:

C101

PRELIMINARY - NOT FOR CONSTRUCTION

REGIONAL CRITERIA

TYPICAL SINGLE
TENANT BUILDING
ELEVATIONS -

PALETTE A

- 1 RUNNING BOND BRICK, NO
DECORATIVE SOLDIER
COURSES
- 2 MODERN EXTERIOR WALL
SCONCES PER STARBUCKS
DESIGNER
- 3 LIGHT NEUTRAL TEXTURED
BRICK
- 4 WARM VERTICAL WOOD
PLANKS
- 5 LIGHT GRAY PAINTED EIFS



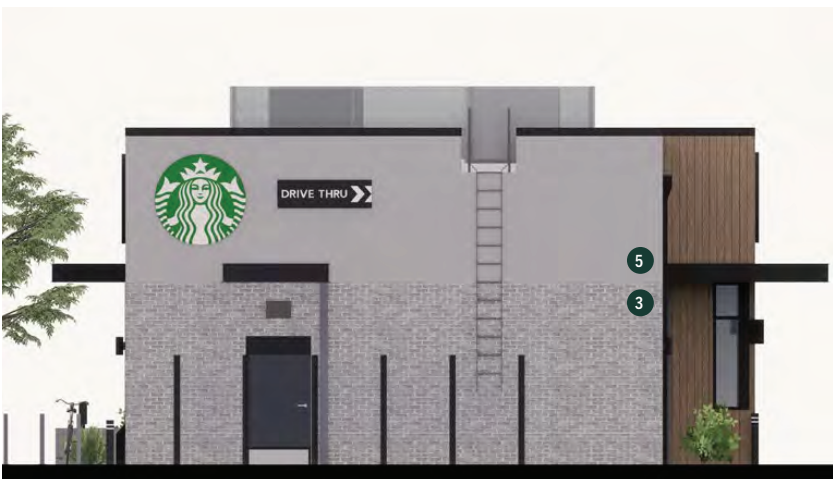
Main Entrance Elevation



Patio Elevation



Drive Thru Elevation



Rear Elevation



Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

Paul Neumeyer, Staff

AGENDA ITEM # R.8

To rezone the following:

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI)

645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI)

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI)

1643 and 1647 Cass Street from Light Industrial (LI) to General Commercial (CI)

1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI)

A portion of 1654 East Mason Street from Low Density Residential (RI) to Highway Commercial (C2)
(Public Hearing held 04/11/2022)

BACKGROUND

Primary Address: 600-650 Block Heyrman Street/1640-1650 Block Cass Street

Alderson/District: Ald. B. Galvin, District 4

Reason for Request: Clean-up the current zoning to be compliant with the City's Comprehensive Plan and to permit expansion of an existing commercial use.

Surrounding Zoning and Land Uses:

SUBJECT: Low Density Residential (RI)/Light Industrial (LI)/Highway Commercial (C2) - Vacant/residential and commercial uses

NORTH: Low Density Residential (R3)/Varied Density Residential (R3) - Low to Medium density residential

SOUTH: Light Industrial (LI) - Auto/light industrial uses

EAST: General Commercial (CI) - Restaurant/auto related uses

WEST: General Commercial (CI) - Funeral home

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Commercial.

Report: This is a two-part request. The initial request is to rezone 627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI) and 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner. R&R Properties, LLP, owns additional parcels on the east side of Heyrman Street which include the corner of East Mason Street and Heyrman Street as well as 627 and 645 Heyrman Street, the location of the original request for the expansion of the crematory at 645 Heyrman Street.

The second portion of the request is from the Community and Economic Development Department to rezone the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI)

1643 and 1647 Cass Street from Light Industrial (LI) to General Commercial (CI)

1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI)

A portion of 1654 East Mason Street from Low Density Residential to Highway Commercial (C2)

The entire area consists of eight (8) parcels with a combined area of 2.6 acres. The following address each parcel and the impact of the proposed rezoning.

627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI).

Part of the original request is a vacant lot owned by the applicant and is to be consolidated with 645 Heyrman Street for one parcel for the pet crematory expansion.

645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI).

This is the location of the current crematory, known as Forever Friends Funeral Home and Crematory and is part of the original application by the property owner. A rezoning will permit the expansion of the crematory and consolidation of the parcel to the north at 627 Heyrman Street.

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI).

619 Heyrman Street contains a garage and is owned by R&R Properties, LLP, the applicant. This parcel was included as part of the Planning Department's request to match the zoning to the future land use in the area. The existing garage is considered nonconforming and a rezoning to CI will not change the zoning status of the property. 621 Heyrman Street is a single-family home. A rezoning will make the current use nonconforming, but allow a higher and better future commercial use of the property consistent with the Comprehensive Plan.

1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI).

1643 Cass Street is a vacant single-family home which currently has condemnation orders on the property. The use is considered nonconforming and rezoning of the property to CI will not affect the status of the property but does make it compliant with the future land use found in the Comprehensive Plan. 1647 Cass Street is a bar and grill known as The Job Site and a rezoning will make the current use permitted.

1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI).

1649-1651 Cass Street is a former daycare/commercial property and a rezoning would make the former uses permitted and will allow future commercial uses under the permitted use found in the CI district.

A portion of 1654 East Mason Street from Low Density Residential to Highway Commercial (C2).

This site is the location of Timsan's Japanese Steakhouse and currently has a Highway Commercial Zoning. The very far northwest corner of the property contains a small portion of RI zoning and a rezoning would adjust the current C2 zoning to the property line to match the balance of the property.

Ald. Bill Galvin and adjacent property owners within 200 ft. have been notified of the request. As of the drafting of this report, staff had received no inquiries regarding the request.

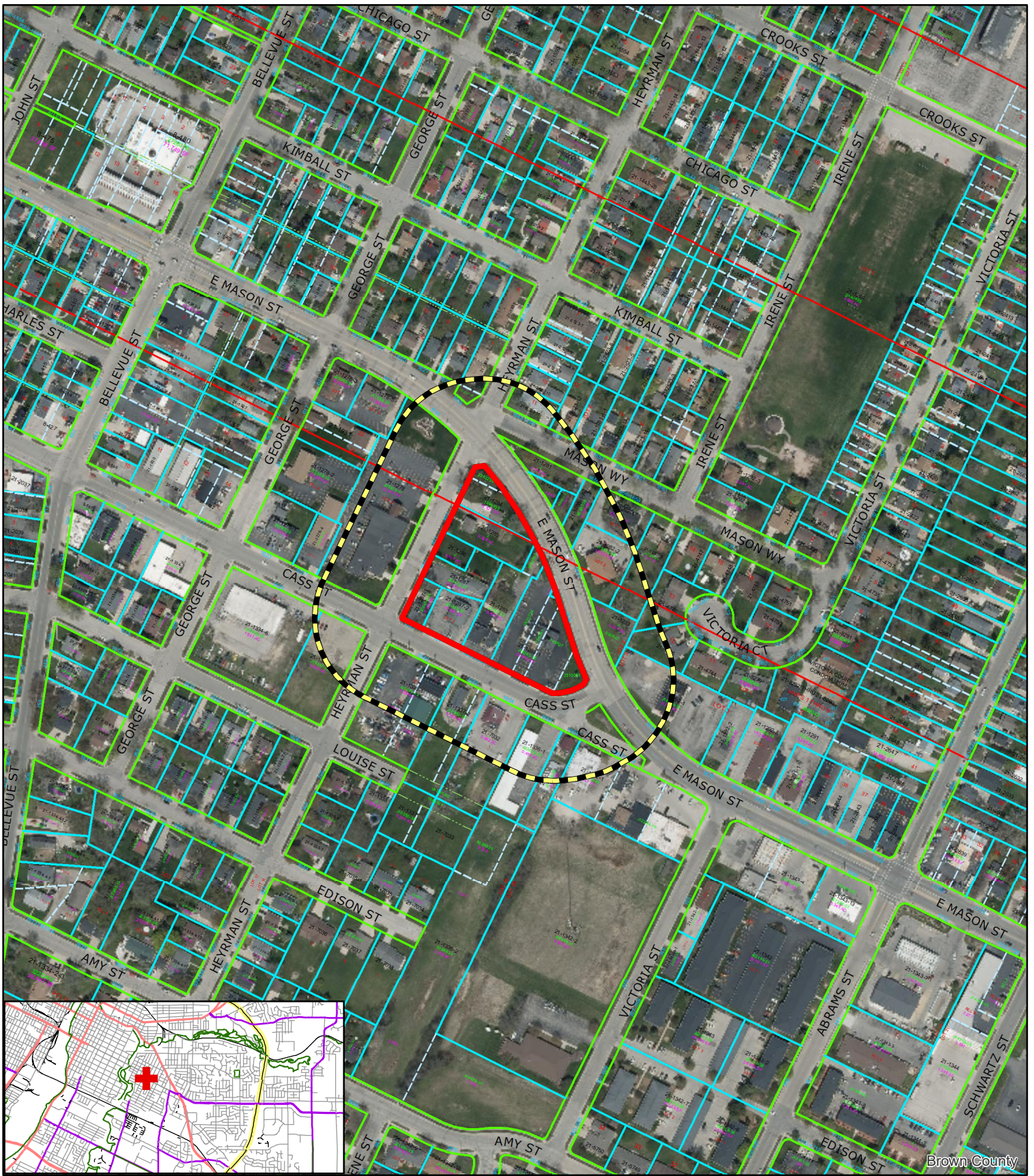
RECOMMENDATION

Staff is recommending approval of the requests.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 22-11 letter



Zoning Petition (ZP 22-11) Proposed Rezoning 600-650 Block Heyrman St/1640-1650 Block Cass St

Subject Area

627 Heyrman Street R1 to C1
 645 Heyrman Street LI and R1 to C1
 619 and 621 Heyrman Street R1 to C1
 1643, 1647 Cass Street LI to C1
 1649-1651 Cass Street LI and R1 to C1
 A portion of 1654 East Mason Street R1 to C2

200' Property Owner Notice

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 Map prepared by PN

0 5,000 10,000
 Feet





Report to the Green Bay Plan Commission

MEETING DATE

April 19, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # R.9

To create a Planned Unit Development (PUD) overlay to establish regulations associated with Phase I development of a new industrial park at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road, with the condition that all transportation services be conditional use. (Public hearing held 04/11/2022)

BACKGROUND

Primary Addresses: 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street and 3731 Finger Road

Aldersperson/District: Ald. Barb Dorff & incoming Ald. Jennifer Grant / District I

Reason for Request: To provide a location for and promote the efficient and effective growth of light-medium industrial businesses within the greater Green Bay market while also integrating land area suitable for supportive commercial retail and service uses.

Surrounding Zoning and Land Uses: Subject property is currently zoned Low Density Residential Zoning District (R-1). It is currently the location of a Green Bay Water Utility Plant and undeveloped green space.

North: Planned Unit Development (PUD)/High Density Residential - Undeveloped

South: Low Density & Rural Residential (R-1 & RR) - Undeveloped & Single -Family homes

East: Town of Humboldt - Undeveloped & Single -Family homes

West: Planned Unit Development (PUD) - Undeveloped & Single -Family homes

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as business/industrial park along with a considerable area to the south and southwest. Traditional Neighborhood Development is recommended for property to the west and low/medium density to the north. A planned unit development has been approved for the Traditional Neighborhood Development to the north and west of the subject properties. The proposed Planned Unit Development overlay district is consistent with the recommendation of the 2022 Smart Growth Comprehensive Plan.

Analysis: Except for the large scale water supply facility (Green Bay Water Utility), the subject properties are currently undeveloped land that was formerly a farm. Adjacent lands are primarily agricultural with extremely low-density residential development.

History: The Smart Growth 2022 Comprehensive Plan has indicated business/industrial park uses for this area for the past 20 years. Staff began its development at the end of 2018, with a meeting of property

owners. The meeting was first to engage and educate them on what the future land-use plans for the city are. To begin determining the feasibility of an industrial park in the area identified in the comprehensive plan, a wetland study was necessary and owners provided permission for the city's contract consultant to access their individual properties. The wetland study was completed in the summer of 2019 (<https://greenbaywi.gov/DocumentCenter/View/4751/Final-Wetland-Investigation-Report-2019?bidId=>). Results were shared with land owners and the boundaries of the future park adjusted based partially on buildable land areas. This information was shared with the Economic Development Authority (EDA) in late 2019 and early 2020. Though the EDA was supportive and they requested the city analyze the commercial and industrial real estate market to help gauge the regions need for and potential success of an industrial park. The city contracted with real estate firm NAI Pfefferle and a market study was finalized in spring of 2021, (<https://greenbaywi.gov/DocumentCenter/View/7298/Commercial-Real-Estate-Market-Study-Final-32921?bidId=>) and shared with the EDA. Among other data, the study indicated a significant need for industrial lands within the greater Green Bay market and in the fall of 2021, the EDA looked at and provided direction to staff on potential land-uses with the charge to create either a phased or overall approach to the industrial parks establishment.

In late 2021 and early 2022, staff began the development of the attached draft Planned Unit Development (PUD) as a set of regulations and began discussion on whether a phased or overall approach would be employed. A request by a manufacturing user for the availability of approximately 25 acres of land owned by the city at the corner of Finger Road and Grandview Road was fielded by the Economic Development Division. In response to their tight timeline and competition from other municipalities for the use, the City determined that a phased approach was the best option to "kick-start" the park. Phase I consists of approximately 50 acres of land owned exclusively by the City with little need for infrastructure improvements. It is felt that the property owners of the greater area identified for the industrial park will need to be introduced to the PUD prior to applying them to their lands and a meeting is anticipated to be conducted later this spring/early summer along with internal discussions on infrastructure needs and the ability and desire for potential land purchase. Application of the PUD over future land phases will need to come back to the Plan Commission.

PUD: The draft PUD contains full regulations associated with the future industrial park, called Grandview Industrial Park (GIP). They include an overview of the park's intent and objectives, permitted and conditional land-uses, site design regulations (lot size, setbacks, access, landscaping, etc.), and structural design regulations (architectural standards), all of which can be reviewed in the attached. Essentially, the proposed industrial park regulations are crafted to create primarily a light to medium intensity industrial park supporting production, processing, storage, distribution and transportation uses. Select commercial and workforce-oriented support uses such as restaurants, business and personal services and vehicle-oriented businesses are also permitted along arterial roadways. Dimensional regulations are focused on a "greener" industrial park with greater landscaping, buffering and architectural standards than the zoning ordinances for current industrial districts while also encouraging/incentivizing green infrastructure practices. The draft regulations were vetted by two private engineering/construction companies to identify suitability and adjusted based on feedback.

The Economic Development Authority will be meeting directly before the Plan Commission to determine their recommendation on selling the city-owned property and assisting in the business's development. If it receives a positive recommendation, a conceptual plan will likely be shared with the Plan Commission. However, staff wants to emphasize that the PUD, though applied to this particular business, is for a much greater industrial park and will ultimately be applied to an area approximately eight times greater in future phases.

Ald. Barb Dorff, Ald. Veronica Corpus-Dax, adjacent property owners within 400 ft. and all property owners associated with future phases of the industrial park have been notified of the request. Staff received three inquiries regarding this request as of the drafting of this report with one in support and inquiring when their

property could also receive said zoning and two objecting citing loss of rural character and noise/traffic as major concerns. They were encouraged to attend the Plan Commission.

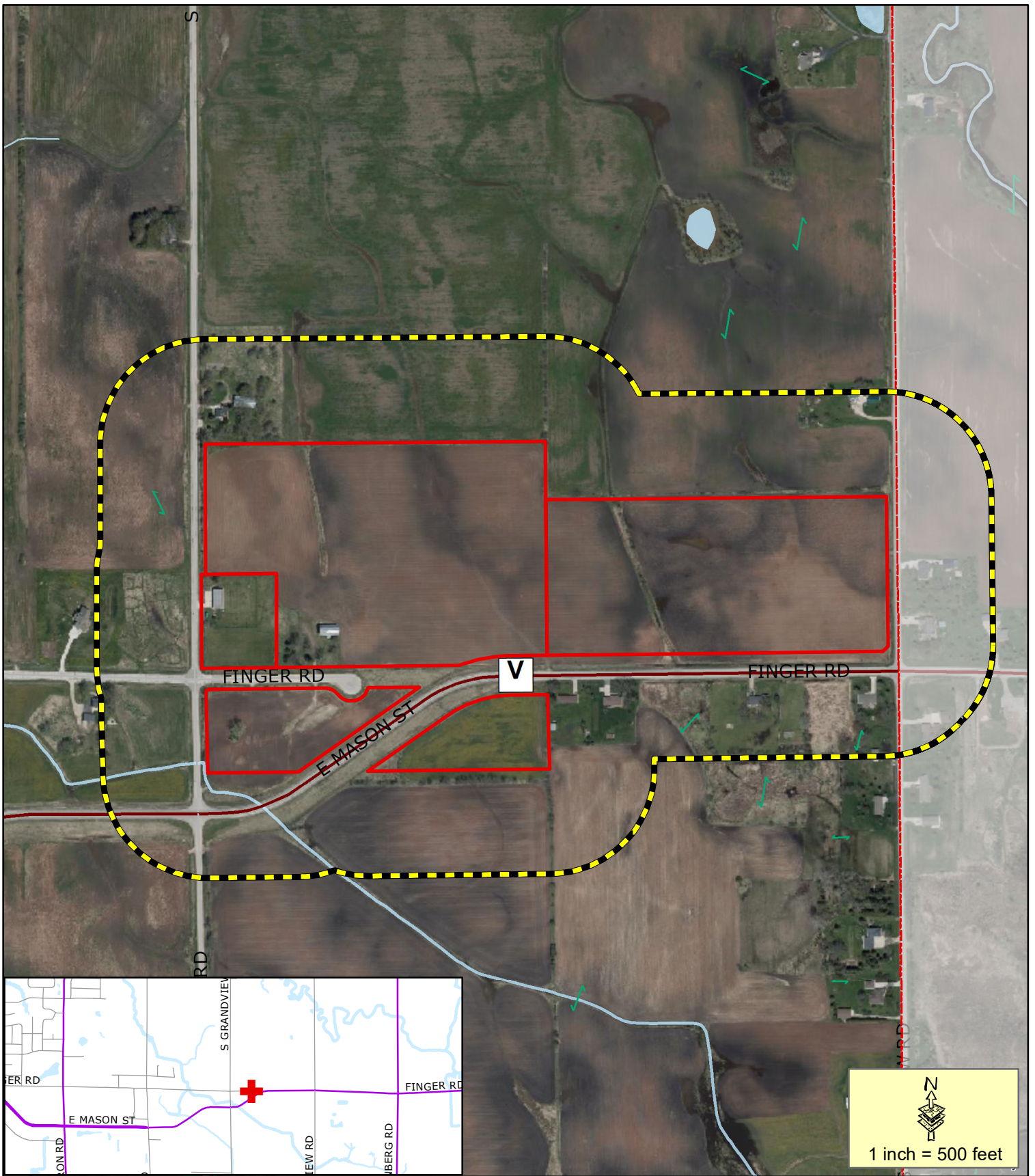
RECOMMENDATION

Approval of the industrial park Planned Unit Development (PUD) overlay request, subject to the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-10 PropMap_Color
2. Grandview Industrial Park PUD_Final Draft 4.5.22



Proposed CUP



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 22-10)
Proposed Planned Unit Development
for Industrial Park (Phase I) at
641 Grandview Rd, 3714 E Mason St,
3760 E Mason St, and 3731 Finger Rd



ZONING ORDINANCE NO. XX-22

AN ORDINANCE ZONING CERTAIN PROPERTY LOCATED AT 641 GRANDVIEW ROAD, 3714 EAST MASON STREET, 3760 EAST MASON STREET, AND 3731 FINGER ROAD AS A PLANNED UNIT DEVELOPMENT DISTRICT FOR PURPOSES OF DEVELOPING THE GRANDVIEW INDUSTRIAL PARK (ZP 22-10)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the properties listed below and as depicted as Phase I on Exhibit A - Location Map and described below:

Parcel ID	Address	Legal description
21-189	3714 E Mason St	LOT 4 OF 53 CSM 232 BNG PRT OF NW1/4 NE1/4 SEC 12 T23N R21E
21-189-1	33760 E Mason St	LOT 3 OF 53 CSM 232 BNG PRT OF NW1/4 NE1/4 SEC 12 T23N R21E
21-22	3731 Finger Rd	LOT 1 OF 53 CSM 232 BNG PRT OF SW1/4 SE1/4 SEC 1 T23N R21E
21-22-1	641 S Grandview Rd	W 310 FT OF S 399 FT OF SW1/4 SE1/4 SEC 1 T23N R21E EX RDS
21-24	3731 Finger Rd	LOT 2 OF 53 CSM 232 BNG PRT OF SE1/4 SE1/4 SEC 1 T23N R21E

Planned Unit Development Phase I area contains 2,187,669 sq ft/50.22 acres, more or less.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. INDUSTRIAL PARK OVERVIEW. The Grandview Industrial Park (GIP) is a planned development designed to provide a high-quality location for and promote the efficient and effective growth of light-medium industrial businesses within the greater Green Bay market while also integrating land area suitable for supportive commercial retail and service uses.

GIP will initially consist of five parcels totally approximately 50 acres of land areas but is the first phase of a larger industrial park that will ultimately include approximately 30 parcels comprising approximately 375 acres of land. It is located on the east side of the city on both sides of the 3700-3800 Blocks of East Mason Street approximately one and a half miles east of Interstate 43, nine and a half miles from Interstate 41 and about 11 miles from the Green Bay Austin Straubel International Airport.

Through appropriate land use regulation, supportive infrastructure, proximity to the interstate highway system and nearness of work force, the City has set the stage for a regional industrial “campus” that has been identified as a necessity in the Green Bay

Smart Growth Comprehensive Plan and 2021 Commercial Market Study.

GIP is intended to be primarily a light to medium intensity industrial park supporting production, processing, storage, distribution, and transportation uses. Select commercial and workforce-oriented support uses such as restaurants, business and personal services, and vehicle-oriented businesses are also permitted along arterial roadways. It is important to note that regulation within this PUD may be differentiated based on the industrial or commercial nature of the use

- B. **LAND-USE REGULATIONS.** The only permitted or conditional uses that may be established and/or maintained within the PUD area shall be those uses listed below. All other uses shall be specifically prohibited within the PUD area.

Table I-1. Principal Uses in the PUD

Use	GIP	Development Standards	Location limited
Production, Processing, and Storage			
Agricultural Uses	P		
Limited production and processing	P	X	
Light industrial uses	P		
General industrial uses	C		
Heavy industrial uses	C		
Contractor yard	C		
Dry cleaning establishment, commercial laundry	P		
Research and development facility	P		
Warehousing (not including self-service)	P		
Wholesale and distribution facility	P		
Transportation Uses			
Ground transportation service	C		
Motor freight terminal	C	X	
Package delivery service	P		
Public Service and Utility Uses			
Public safety/service facility	P		
Telecommunication tower, wireless communication facility	C	X	
Substation/distribution equipment	C		
Solar or Wind Energy Systems	C		
Office and Mixed Uses			
General office	P		
Government office	P		
Bank or other financial institution	P		Arterial Road
Clinic, healthcare facility	P		Arterial Road
Commercial Uses			
Accommodation and Food Service Uses			
Restaurant,* not including drive-through	P		Arterial Road
Restaurant* with drive-through	P		Arterial Road

Service Businesses			
Business service**	P		
Building maintenance, janitorial service	P		
Catering service	P		
Printing and publishing establishment	P		
Small appliance repair service	P		
Tool/equipment rental facility	P		
Animal hospital, veterinary clinic	C	X	Arterial Road
Animal grooming establishment	C		
Animal boarding facility, kennel	C	X	Arterial Road
Retail Sales			
General retail sales**	C		Arterial Road
Building material sales	P	X	
Contractor showroom	P		
Greenhouse, garden supply store	C		
Commercial Recreation and Entertainment			
Health clubs, fitness centers	C	X	Arterial Road
Vehicle Services			
Automobile rental	C	X	Arterial Road
Convenience store	P		Arterial Road
Fuel/gas/service station	P	X	Arterial Road
Motor vehicle repair, major	C		
Motor vehicle repair, minor	P		Arterial Road
Drive-through facility	C	X	Arterial Road
Educational Uses (Amd. GO 10-18)			
School, specialty or personal instruction, etc.	C	X	
Group daycare center, preschool (9 or more children)	C	X	Arterial Road

Note: P = Permitted Use; C = Conditional Use

- * Any establishment at which primarily alcoholic beverages are served must also meet the requirements of Green Bay Municipal Code, Chapter 4 – Alcohol Beverages.
- ** See Land Use Definitions section of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code for complete list of uses.

Table I-2. Accessory Uses in the PUD:

Use	GIP	Development Standards	Location Limited
Antennas, satellite dishes, and similar equipment	P	X	
Carwash	C	X	
Music (outdoor live or amplified music)	C		Arterial Road
Off-street loading docks	P		
Outdoor display of vehicles	C	X	
Outdoor commercial recreation	C	X	Arterial Road
Outdoor sales, display, and storage	P	X	
Parking (surface)	P		
Parking (structured)	P		
Parking and storage of vehicles licensed to a business	P	X	

Signs, as regulated by Chapter 30	P		
Small wind energy systems	P	X	
Solar energy systems	P	X	
Telecommunication facilities	C	X	
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building	P	X	Arterial Road
Waste and recycling storage	P	X	

Note: P = Permitted Use; C = Conditional Use

1. Table 1-1 and 1-2 above lists all permitted and conditional uses allowed in the PUD.
 - a. Permitted uses. Uses specified with a "P" are permitted in the PUD or districts where designated, provided that the use complies with all other applicable provisions of this PUD.
 - b. Conditional uses. Uses specified with a "C" are allowed as a conditional use in the PUD where designated, provided that the use complies with all other applicable provisions of this PUD.
 - c. Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in the PUD.
 - d. Specific development standards. Permitted and conditional uses specified with an "x" under the development standards column shall be subject to the standards identified in Article XVI of the Green Bay Zoning Code, Chapter 44, the City of Green Bay Municipal Code and below.
 - e. Specific uses are only permitted on parcels with arterial roadway frontage as listed in the use tables and depicted on Exhibit B.
2. Accessory Structures: An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:
 - a. The structure shall meet the required yard setbacks for a principal structure, as established for the PUD.
 - b. For Commercial uses, the total floor area of an accessory structure shall not exceed the ground floor area of the principal building located on the same lot.
 - c. The structure shall not exceed the height of the principal building to which it is attached.
3. Outdoor storage and Display:
 - a. Outdoor storage areas shall not exceed 35 percent of the lot area and shall be contiguous to the principal use on the site.
 - b. Solid or a minimum of a 90 percent screen is required for outdoor storage and loading/service bays unless the loading/service bay doors are an integral and necessary component of the principal building and operation of the use, as determined by the Zoning Administrator. The fence shall be at least six feet in

overall height and shall consist of wood, vinyl, or masonry material.

- c. All outdoor storage, outdoor display, employee and customer parking, drives and other facilities are required to be surfaced as regulated in Section 44-1694 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code.
- d. No material/product may be stored higher than the screening.
- e. No outdoor storage shall encroach within a required setback.
- f. Outdoor storage shall be completely screened in compliance with Section 44-1964 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code and the Landscape Section of this PUD.
- g. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918 of the City of Green Bay Zoning Code Chapter 44, Green Bay Municipal Code.

C. SITE RELATED REGULATIONS. The purpose of this section is to regulate the development of land in an integrated and innovative fashion; allow for flexibility in site design; and to encourage development that is sensitive to environmental, cultural, and economic considerations.

I. Dimensional and area requirements. Dimensional and area requirements shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:

- a. Lot(s). Minimum lot width and lot area shall be regulated as follows:
 - (1) Minimum lot area: 10,000 sq. ft. for commercially used lots and 40,000 sq. ft. for industrially used lots.
 - (2) Minimum frontage: 75 feet for commercially used lots and 200 feet for industrially used lots.
- b. Floor area ratio (FAR): Minimum is 0.25 for both commercially used lots and industrially used lots.
- c. Setbacks:
 - (1) Front yard setback, principal structures. Minimum 25 feet.
 - (2) Front yard setback, accessory and/or ancillary structures. Minimum 100 feet. Additionally, no accessory and/or ancillary structures shall be closer to the right-of-way than the principal structure(s) on the site.
 - (3) Side yard Setback. 10 feet.
 - (4) Rear yard setback. 15 feet.
 - (5) The side façade of a corner building adjoining a public street shall maintain the minimum front yard setback for both the front and side facades.
 - (6) When a side or rear yard adjoins a residential use, the side yard or rear yard setback is 25 feet with screening as regulated by the landscaping standards of this PUD (see Section 2.C.3.d.).
 - (7) Special setbacks. No detached accessory structure shall be located closer than three (3) feet from the principal structure. Distance between structures shall be measured from wall to wall.

- d. Impervious Surface. Impervious surfaces shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:
 - (1) Maximum impervious surface. 70% in both the commercially used lots and industrially used lots.
 - (2) Special Considerations. The maximum impervious surface requirement may be increased to 80% if green infrastructure elements such as bioretention areas/ rain gardens, bioswales, green roofs, etc. are installed at a 1.5 to 1 (impervious to green infrastructure) ratio.
2. Access, Circulation and Parking. Access, circulation, parking and outdoor storage or display areas on lots throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
 - a. Industrial use drives. If possible, separate individual drives shall be established for customer/employee parking lot access and commercial truck traffic access.
 - b. Areas used for permanent screened outdoor storage:
 - (1) Interior Landscaping. Permanent screened outdoor storage areas are exempt from the interior landscaping and island requirements of Section 2.C.3.e.
 - (2) Pedestrian and Bicycle access and Parking. Permanent screened outdoor storage areas are exempt from the pedestrian and bicycle access and parking regulations of the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code.
3. Landscaping. Landscaping for any development site within the PUD area shall meet the standards as set forth below:
 - a. All undeveloped areas of a development site shall at a minimum be covered in vegetative ground cover as well as:
 - (1) One (1) tree and three (3) shrubs per 7,500 square feet of total lot area for a commercial use and one (1) tree and two (3) shrubs per 10,000 square feet of total lot area for Industrial uses.
 - (2) Required trees and shrubs are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plant species. The use of native plants is ideal.
 - (3) All landscape material shall be installed to current industry standards.
 - (4) All ground cover, landscaping and screening features shall be kept free of refuse and debris.
 - (5) Maintenance and replacement of landscape materials on the site shall be the responsibility of the occupant/landowner. Replacement of dead or dying plants shall be required to take place within no more than one planting season.
 - (6) Landscaping required within subsection b-f below may count towards satisfying this tree/shrub requirement.

- b. Frontage Landscaping. In addition to the requirements of Section 2.C.3.a, all land area located along a public right-of-way shall contain:
 - (1) A minimum of one (1) deciduous, ornamental, or evergreen tree for every 30 linear feet of right-of-way/street frontage.
 - (2) Required frontage trees are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species.
 - c. Buffering Outdoor Storage. All permanent outdoor storage areas shall be screened from view and include:
 - (1) A solid fence or wall that is impervious to sight.
 - (2) Fence or wall shall be a minimum of eight (8) feet of in height.
 - d. Buffer from Residential. Property lines adjacent to lands currently zoned residential or that have future residential land use designation in the City's Comprehensive Plan shall include:
 - (1) A screening element such as a fence, berm or evergreen trees/shrubs that is 80% impervious to sight year-round running the length of the property line adjacency.
 - (2) Screening shall be a minimum of 8 feet high at installation if a fence/berm or at plant maturity.
 - e. Interior Parking Facility Landscaping. Interior parking lot landscaping regulations apply to all parking facilities containing 25 or more parking stalls designed/intended to be used by visitors, customers, and employees. The goal is to minimize the expansive appearance of hard surface areas and provide shade trees that reduce the "heat island" affect associated with such development. Internal parking facility landscaping shall consist of:
 - (1) Landscaped islands shall be provided at the end of all parking rows and within the rows of parking spaces so that there are no more than 15 consecutive parking spaces without an island.
 - (2) Landscape islands shall have a minimum interior dimension of at least 10 feet in width and 15 feet in length.
 - (3) Landscape islands shall be planted with vegetative ground cover and a minimum of 1 shade or deciduous tree that is hardy and salt resistant.
 - f. Building Foundation Landscaping. Landscaping required around customer and office areas shall be regulated as follows:
 - (1) A minimum of 5 feet of landscaped area shall be provided around a minimum of 60% of a structure's foundation, excluding areas utilized for loading/service.
 - (2) Plant material shall be decorative such as ornamental trees, flowering shrubs and perennials.
- 4. Stormwater Management and Grading. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits. The purpose of these standards to promote the use of green infrastructure or vegetated stormwater management

measures, where suitable, to manage stormwater runoff volumes and quality.

- a. Scope. Storm water management and grading shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A.
 - (1) A regional stormwater management approach may be utilized for any and all new developments; if so, the site may be required to buy in and be a part of the regional plan. This will be required upon approval of the Department of Public Works.
 - b. Additional Function.
 - (1) Human-scale interest and native planting should be included.
 - (2) Stormwater management facilities shall function not only as a utility but also as site amenity. This applies to both regional and site specific.
 - a) Site amenities include but not limited to walking paths, sitting areas, art, educational/interpretive signage, etc.
 - (3) It is encouraged to include suitable green infrastructure practices in streetscapes (tree boxes, sidewalk bioretention areas, curb bump-outs).
 - (4) In areas where infiltration is needed to manage stormwater or where soils are highly erodible, these areas shall be identified on erosion control plans and specifically protected from disturbance during and after development.
 - (5) Stormwater management areas such as bioretention areas, rain gardens, stormwater trees, or other plantings may count toward required landscape minimums.
5. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX-Division 3 of the Green Bay Municipal Code, and as modified as follows:
- a. Refuse storage and ground mechanical equipment shall not be located closer to the right-of-way than the front façade of the principal structure located on the same lot, regardless of minimum setbacks.
 - b. Wall or roof mounted mechanical equipment is regulated by Architectural Standards Section 2.D.2.h.
6. Lighting. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V-Division 8 of the Green Bay Municipal Code and further regulated as follows:
- a. Pedestrian oriented lighting is required for all walkways/trails and building entrances.
 - b. Wall or roof-mounted lighting shall be integrated into overall building design/architecture. Fixtures shall be consistent for either the entire building or alternatively for each of the building's individual units.
7. Signage throughout the PUD area shall be regulated as follows:
- a. Signage shall meet the standards for the Business Park District (BP) as set

forth in Chapter 30, Article II of the Green Bay Municipal Code with the following addition.

- b. Industrial Park Identity Signage. Signs identifying the industrial park itself as well as identifying uses located within the PUD boundaries, though they may not be on the parcel for which the use is located.
 - (1) Must be located as depicted on Exhibit B. These are highly visible locations on arterial roads near entrances to the industrial park boundaries.
 - (2) Industrial Park identity signage shall be limited to the monument style of signage no greater than 300 square feet in area (per side) and no greater than 10 feet in height.

D. STRUCTURAL DESIGN REGULATIONS. The purpose of this section is to regulate the design and materials used for buildings within the PUD area to maintain and enhance the aesthetic, function, and values of property within the greater area.

1. Applicability. Architectural design of new construction, additions to existing buildings, and alterations to existing buildings within the PUD area shall meet the standards as set forth below:

- a. New Construction. The requirements of this Section shall apply to all structures and buildings within the PUD area constructed after the effective date of its adoption. Future expansions of structures shall be compatible with the existing structures.
- b. Exceptions and Appeals. Exceptions to the Architectural Design Standards may be granted by the Director of Community and Economic Development. Exceptions can include: 1. permission to substitute building materials; 2. construction of comparable quality or design; or 3. to enable unique and inventive architectural concepts within the PUD.
 - (1) Denial by the Director of Community and Economic Development of the requested exception may be appealed to the Plan Commission.

2. Architectural Design Standards.

- a. Orientation.
 - (1) Front façades shall face the street right-of-way, land area dedicated to pedestrian ways or internal drive aisle (if building does not front the right-of-way).
 - (2) Service or loading areas shall not be permitted between the building and the street right-of-way.
- b. Height. The maximum height on commercially used lots shall be thirty-five (35) feet, including screening for rooftop mechanicals. The maximum height in industrially used lots shall be fifty (50) feet, including screening for rooftop mechanicals.
 - (1) Smokestacks, water towers, and similar structures associated with industrial uses may exceed the maximum height limit as specified by conditional use in Chapter 44, Article IX and Article II, Section 44-83 of

- the Municipal Code.
- (2) Heights of structures may be increased with a conditional use permit as specified by conditional use in Chapter 44, Article II, Section 44-83 of the Municipal Code.
- c. Exterior Materials. Building materials should be durable and appropriate for the district.
- (1) Commercial structures.
- a) Exterior building façades shall be predominately:
- Brick or brick veneer.
 - Stone or stone veneer.
 - Glass (curtain/storefront).
 - Windows and doors.
- b) The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 40% of the front and side façades or 75% of the rear façade.
- Concrete panels.
 - Decorative or split-face block.
 - Architectural/decorative metals.
 - Wood or wood composite.
 - Cementitious panels/siding.
 - Stucco or exterior insulation and finish system (EIFS).
- c) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.
- Vertical vinyl or corrugated metal siding.
 - Concealed fastener metal panels.
- d) The following materials are prohibited exterior building façade materials.
- Smooth face or non-decorative block.
 - Asphaltic or fiberglass siding.
 - Non-decorative metal panels or corrugated metal.
 - Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
 - Imitation/"fake" brick or stone and gravel aggregates.
- (2) Industrial structures.
- a) Exterior building façades shall be predominately:
- Brick or brick veneer.
 - Stone or stone veneer.
 - Concrete panels.
 - Cementitious panels/siding.
 - Concealed fastener metal panels.
 - Windows and doors.
- b) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.

- i. Vinyl or corrugated metal siding.
 - ii. Decorative or split-face block.
 - iii. Architectural/decorative metals.
 - iv. Wood or wood composite.
 - v. Stucco or exterior insulation and finish system (EIFS).
- c) The following materials are prohibited exterior building façade materials:
 - i. Smooth face or non-decorative block.
 - ii. Asphaltic or fiberglass siding.
 - iii. Non-decorative metal panels or corrugated metal.
 - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
 - v. Imitation/"fake" brick or stone and gravel aggregates.
- (3) Material substitutions may be permitted as an exception per Section 2.D.1.a. of this PUD.
- d. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided.
 - (1) Façade lengths for industrially used structures shall not be greater than one hundred (100) feet without articulation, and façade lengths for commercially used structures shall not be greater than fifty (50) feet without articulation. Articulation includes, but is not limited to:
 - a) Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b) Recesses or projections of the main façade plane.
 - c) Recesses or projections of upper floors from the ground floor façade plane.
 - d) Vertical division using different materials and textures.
 - e) Roof form variation such as the change in roof lines or roof types.
 - (2) Minimum fenestration. Facades facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) shall consist of a minimum percentage of windows and doors to promote a visual connection. The principal structure on a corner property that faces two public rights-of-way shall be treated as two front facades. Mirrored, smoked, or heavily tinted glass is discouraged. Windows should be proportional with doors in height and design. The minimum percentage of windows and doors are based on floor and use as follows:
 - a) Ground floor, industrial use. Total area of windows and doors shall comprise no less than ten (10) percent of the ground floor customer and office areas.
 - b) Ground floor, commercial use. Total area of windows and doors shall comprise no less than ten (20) percent of the ground floor façade area.
 - c) Upper floors, all uses. Total area of windows and doors shall

- comprise no less than ten (10) percent of the total façade area above the ground floor.
- e. Building Entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses, or another comparable element.
 - (1) Main entrances are defined as those regularly used by employees, customers, and/or the public.
 - (2) Main entrances shall be visible from the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way).
 - f. Patios, Decks and Balconies.
 - (1) Ground level patios and decks facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) should be bordered with treatment such as landscaping.
 - (2) Exterior stairs leading to a deck or balcony shall not be permitted on the front or right-of-way side of buildings
 - g. Accessory structures. Accessory structures shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.
 - h. Mechanical and Exterior Building Systems. Mechanical and exterior building systems should be integrated into the overall building design.
 - (1) Roof-mounted equipment shall be screened, preferably by parapet walls. Screening shall be architecturally compatible with the structure which it is attached, be of identical or substantially similar materials used on the nearest building façade and designed as an integral part of the building.
 - (2) Wall mounted equipment are not permitted on the front or any right-of-way facing side of the building.
 - (3) Refer to Section 2.C.5 of the PUD.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

db:
3.25.22

Attachments:

Exhibit A - Location Map

Exhibit B – Land-Use Map

EXHIBIT A: LOCATION MAP

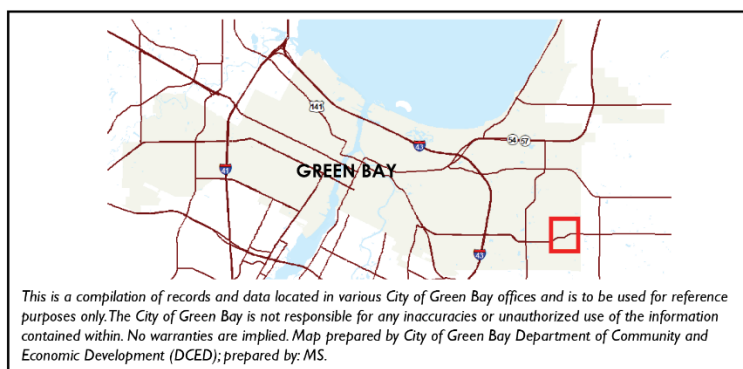
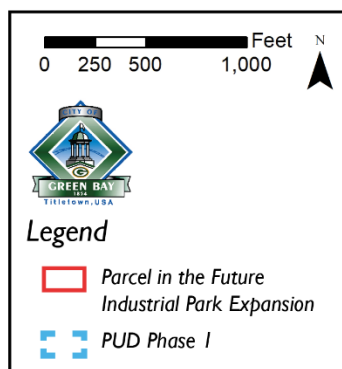
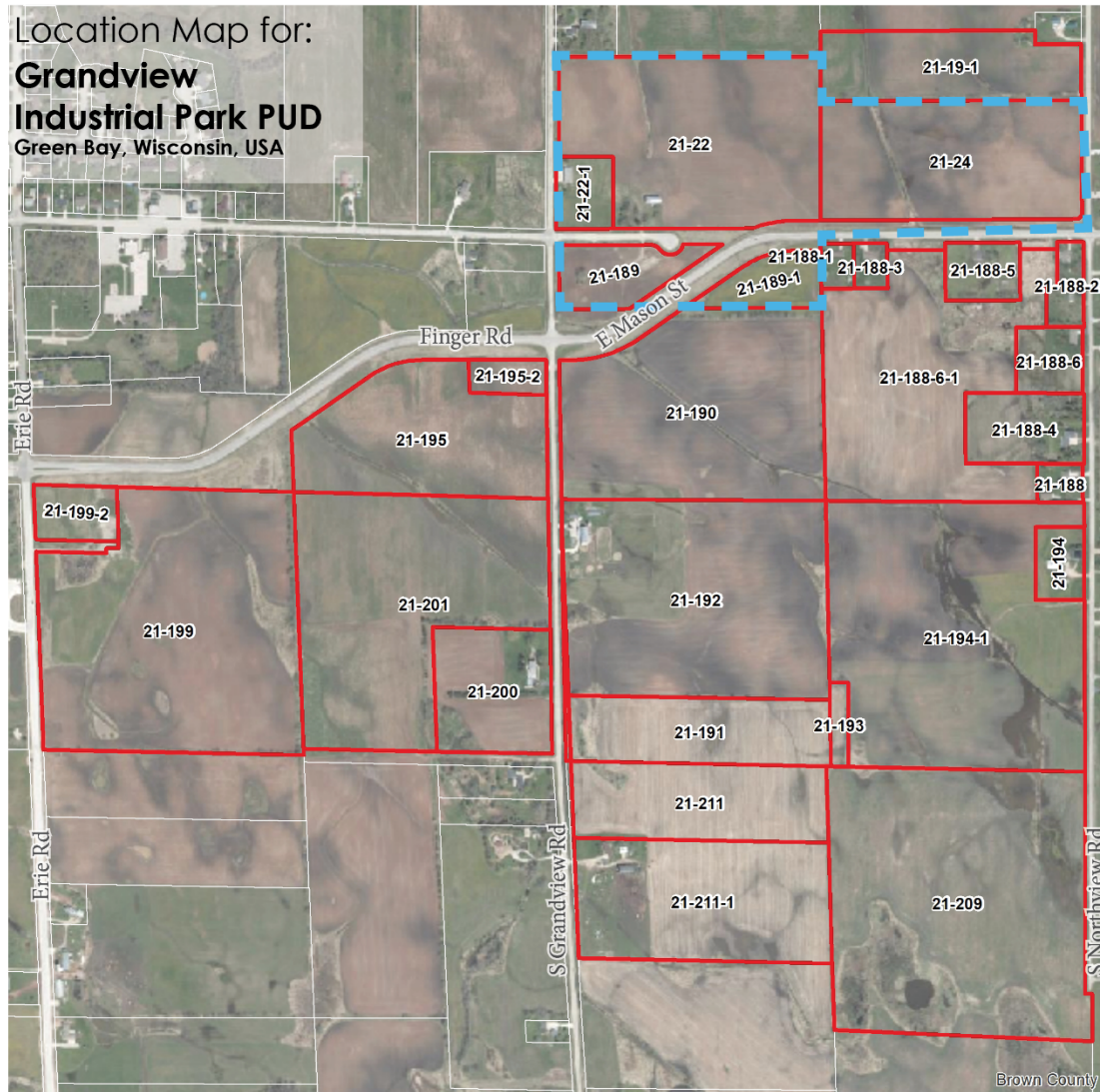


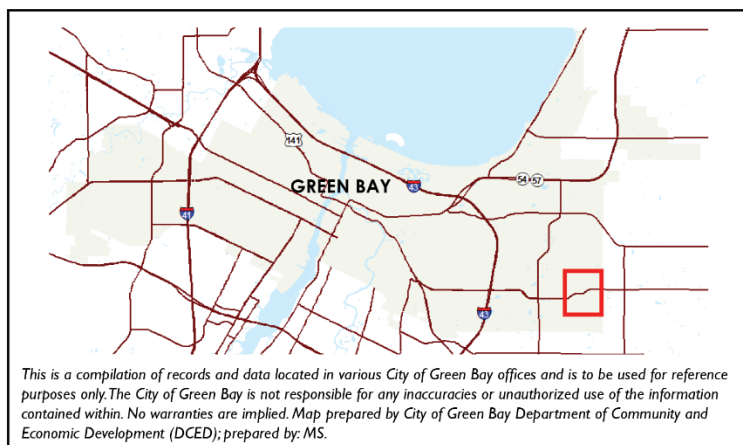
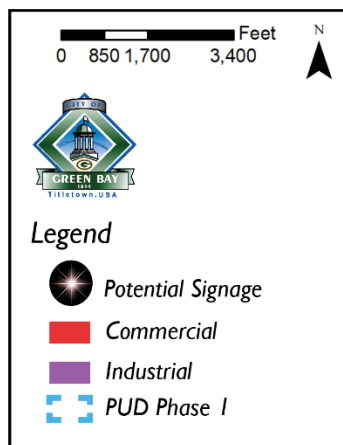
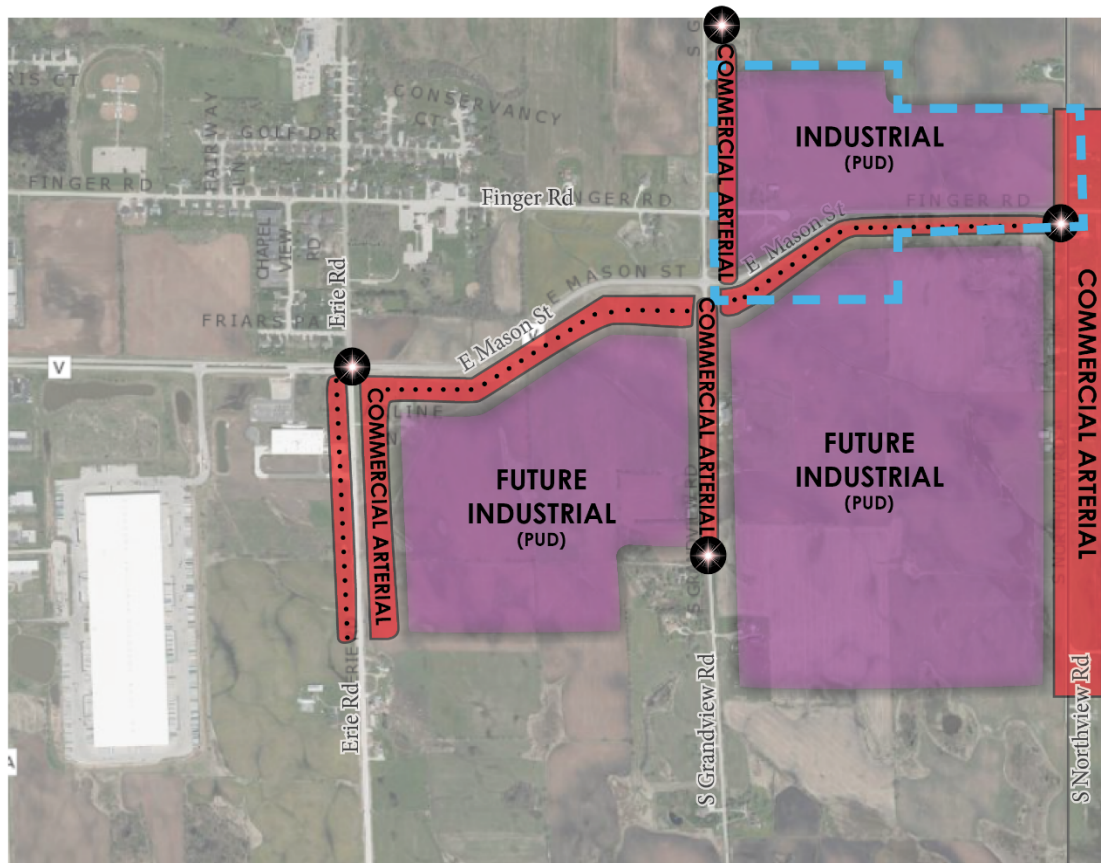
EXHIBIT B: LAND-USE MAP

Land-Use Composition for:

Grandview

Industrial Park PUD

Green Bay, Wisconsin, USA





Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # S.I

To approve the State of Wisconsin Emergency Management Urban Search and Rescue Emergency Response Services contract.

BACKGROUND

RECOMMENDATION

Approve.

FISCAL IMPACT

ATTACHMENTS

1. WI-TF I Contract 2022
2. Urban Search and Rescue 2022-2024 Agreement (final) (002)



Green Bay Metro Fire Department
501 South Washington Street
Green Bay, Wisconsin 54301-4218
www.greenbaywi.gov/fire

Phone 920.448.3280

David Litton
Fire Chief

MEMORANDUM

To: Barb Dorff, Chairperson
Finance Committee

From: David Litton, Fire Chief

Date: April 7, 2022

Re: Wisconsin Task Force 1 Contract with the State

Attached is the renewal contract between the State of Wisconsin Department of Military Affairs/ Wisconsin Emergency Management and the City of Green Bay for the technical rescue team. The original contract for the team was signed in 2009. In 2018, the 11 municipalities that comprise the team identified 4 major issues in the contract. These issues were: timely reimbursement for deployments, funding, disability/line of duty death provisions and the scope or definition of the team's mission.

Act 104, signed into law on December 3, 2021 by Governor Evers amended the attached contract to address the concerns that are noted above. As such, I'm requesting that the Finance Committee, approve the contract, for consideration by the full council. I've attached a copy of the Act for your reference.

By way of explanation, Wisconsin Task Force 1 (WI-TF 1) provides technical rescue services for the State. These services include confined space, trench, high angle, building collapse, swift water, and other technical kinds of emergency response. Each municipality that is involved in the team provides personnel who receive approximately 300 hours of initial and countless hours of on-going training in the various disciplines. All our expenses related to the training and deployments are reimbursed by the State. Furthermore, and just as important, this training gives our city trained personnel who are experts in these types of incidents.

Proudly serving the communities of Allouez, Bellevue, and Green Bay





**AGREEMENT FOR URBAN
SEARCH AND RESCUE EMERGENCY
RESPONSE SERVICES**

April 1, 2022, through June 30, 2024

Between

**STATE OF WISCONSIN
DEPARTMENT OF MILITARY AFFAIRS
DIVISION OF EMERGENCY MANAGEMENT**

And

City of Green Bay

This agreement (Agreement) is by and between the State of Wisconsin through the Department of Military Affairs (the Department), Division of Emergency Management (the Division) and City of Green Bay, Wisconsin (Participating Agency), a Local Agency, regarding the provision of personnel by Participating Agency to a statewide urban search and rescue team created pursuant to Wis. Stat. § 323.72(1). The Division and Participating Agency are each a Party and, collectively, the Parties.

RECITALS

- 1.0 To protect life and property against the dangers of emergencies, the Division has, pursuant to Wis. Stat. § 323.72(1), established a US&R team that can be deployed to provide Services in response to Emergencies.
- 2.0 The Division desires to enter into this Agreement with Participating Agency for the purpose of having Participating Agency supply qualified employees to serve on such a team and Participating Agency desires to provide such employees.

NOW THEREFORE, for the mutual promises set forth below, the Parties agree as follows:

TERMS AND CONDITIONS

- 1.0 **Recitals:** The Recitals are incorporated by reference.
- 2.0 **Definitions:** The following definitions are used throughout this Agreement:
 - 2.1 “Advisory Committee” means the WI-TF1 Advisory Committee established by this Agreement and consisting of five or seven members appointed by the Board of Directors of the Wisconsin State Fire Chiefs’ Association.
 - 2.2 “All-Hazards” means the grouping classification encompassing all conditions, environmental or man-made, that have the potential to cause injury, illness or death or damage to or loss of equipment, infrastructure services or property or, alternatively, causing functional degradation to societal, economic, or environmental aspects.
 - 2.3 “Certification” means an affirmation that a candidate has successfully met the requirements of a standard or level of a standard through a valid and reliable assessment as approved by the National Board on Fire Service Professional Qualifications.
 - 2.4 “Emergency” or “Emergencies” means an incident(s) or event(s) for which, in the sole determination of the Division, Services are needed to supplement state and local efforts and capabilities to save lives and protect property and public health and safety or to lessen or avert the threat of a catastrophe.
 - 2.5 “Harm” means, at a minimum, human casualties, destruction of property, adverse economic impact and/or damage to natural resources.

- 2.6 “Incident” means any natural, technological, or human-caused occurrence that may cause Harm and that may require action. Incidents may include major disasters, terrorist attacks, wildland and urban fires, floods, hazardous materials, explosions, nuclear accidents, aircraft accidents, earthquakes, cyberattacks, hurricanes, tornadoes, tropical storms, public health and medical emergencies, law enforcement encounters, service calls, mutual aid, false alarms, and other occurrences requiring an emergency response.
- 2.7 “Local Agency,” pursuant to Wis. Stat. §§ 323.70(1)(b) and 323.72(1), means an agency of a county, city, village, or town, including a municipal police or fire department, a municipal health organization, a county office of emergency management, a county sheriff, an emergency medical service, a local emergency response team, or a public works department.
- 2.8 “REACT Center” means the Regional Emergency All-Climate Training Center, which is a training facility owned and operated by the State of Wisconsin, Department of Military Affairs and operated by the Division.
- 2.9 “Services” means US&R emergency response services as described in Wis. Stat. § 323.72(1) and any subsequent amendments to that statute, which include services involving search, rescue and recovery in the technical rescue disciplines including structural collapse, rope rescue, vehicle extrication, machinery extrication, confined space, trench, excavation, and water operations in an US&R environment.
- 2.10 “US&R” means urban search and rescue, which involves the location, rescue (extrication), and initial medical stabilization of victims trapped in confined spaces. Structural collapse is most often the cause of victims being trapped, but victims may also be trapped in transportation accidents, mines and collapsed trenches. US&R is considered an all-hazards discipline, as it may be needed for a variety of emergencies or disasters, including earthquakes, hurricanes, typhoons, storms and tornadoes, floods, dam failures, technological accidents, terrorist activities, and hazardous materials releases.
- 2.11 “WI-TF1” means the all-hazards US&R team authorized by Wis. Stat. § 323.72(1) made up of firefighters, engineers, medical professionals, canine handlers, incident managers, and others that is a core component of a Search and Rescue Essential Support Function mission, including a Type 1 US&R task force, Type 3 US&R task force or any component thereof, as designated by the Federal Emergency Management Agency National Incident Management System Search and Rescue resource typing system. See Wis. Stat. § 323.72(7).

3.0 Participating Agency Obligations:

- 3.1. Recognizing that many of Participating Agency’s employees who are potential candidates for appointment to WI-TF1 may not have all required training as of the date this Agreement begins, the Parties agree to proceed as follows within 90 days after the Agreement begins.
- 3.1.1 After individuals selected for training have successfully completed the training, Participating Agency shall provide, on a form prescribed by the Division, a list of trained individuals that it deems to be good candidates for appointment to WI-TF1

but for the need for up-to-date training. The Division shall select individuals from list for initial and/or refresher training required by Section 4.0 of this Agreement.

- 3.2 Once the employees Participating Agency proposed to be appointed to WI-TF1 have successfully completed the required training, Participating Agency shall provide to the Division for Division approval a list on a form prescribed by the Division of one or more employees fully trained as set forth in Section 4.0 of this Agreement who Participating Agency proposes be a WI-TF1 member for Division approval, along with a description of the anticipated role the employee would have on WI-TF1 (e.g., Medical Specialist, Structural Collapse Search Technician, etc.). Only those employees who Participating Agency can demonstrate to the Division's satisfaction meet the following criteria at the time Participating Agency submits the list may be included on the list:
 - 3.2.1 Possess all required training and certifications necessary to perform Services in the specific role the employee would fill on WI-TF1, based on the training, competency, and job performance requirement standards for an US&R task force issued by the National Fire Protection Association (NFPA), the most current version of the urban search and rescue standards issued by the Emergency Management Accreditation program, and any training standards required by law, rule or regulation.
 - 3.2.2 Are employees in good standing.
 - 3.2.3 Are not probationary employees.
 - 3.2.4 Have been subjected to a background check by Participating Agency or the Division.
 - 3.2.5 Meet any medical or fitness standards agreed upon by the WI-TF1 Advisory Committee and the Division.
 - 3.2.6 Have been instructed on and, as required by the State of Wisconsin, are able to meet the then-current COVID-19 standards set by the State of Wisconsin, for its employees, including vaccination, testing, and mask-wearing requirements.
- 3.3 The Division, in consultation with the Advisory Committee established pursuant to Section 3.7 below, may appoint one or more of the employees on the list to the WI-TF1. Inclusion on the list or proposed WI-TF1 members does not guarantee appointment.
- 3.4 Upon receipt of an emergency response request by the Division pursuant to the Standard Operating Procedures, Participating Agency shall direct employees who have been appointed to WI-TF1 and designated for mobilization to travel to the REACT Center or such other location as designated by the Division to be deployed to provide Services in response to an Emergency.
- 3.5 Participating Agency may not self-deploy WI-TF1 members. This prohibition does not prevent Participating Agency from deploying its employees to respond to emergencies where urban search and rescue services are needed or responding with urban search and rescue vehicles, equipment and supplies under local authority, mutual aid agreements or

other contracts entered into under local authority. Participating Agency recognizes that it is not entitled to reimbursement by the Division for such response costs and that the Division will not supply equipment or vehicles for such responses.

- 3.6 Participating Agency shall comply with all requirements of any grants which provide funding for WI-TF1.
- 3.7 An Advisory Committee has been established, the duties of which will be defined by the WI-TF1 Standard Operating Procedures.
- 3.8 The Division, in consultation with the Advisory Committee, has the authority to immediately suspend or terminate a WI-TF1 member from participation on the task force.

4.0 Required Training and Exercises:

- 4.1 All required training and exercises must be done at the REACT Center or at a location pre-approved in writing by the Division in consultation with the Advisory Committee. Refresher training shall be a minimum of eighteen (18) hours per WI-TF1 member per year. Additional specialty training may be made available at REACT upon written pre-approval by the Division. Participation in required training and exercises will be in accordance with the WI-TF1 Attendance Policy approved by the Division in consultation with the Advisory Committee.
- 4.2 Non-Duty Status: All individuals attending training or exercises at the REACT Center shall be in a non-duty status with Participating Agency.
- 4.3 Training and Exercise Schedule: To facilitate planning for required training and exercises, the REACT Center shall post the relevant schedule a minimum of twelve months in advance of the start date of the training, except that specialized training may be made available with less advance notice. Changes may be made to the training and exercise schedule for unforeseen circumstances by notification of Participating Agencies. The Division will provide as much advanced notice of any changes as possible.

5.0 Response Procedures and Limitations:

- 5.1 Participating Agency recognizes that its obligations under this Agreement are paramount to the State of Wisconsin. Participating Agency agrees that, if local fire response obligations in Participating Agency's own jurisdiction would limit necessary resources necessary to provide Services in response to an Emergency or make such resources unavailable, Participating Agency will seek aid from local jurisdictions to assist in local fire response obligations in Participating Agency's own jurisdiction to ensure availability of resources for the performance of Services.
- 5.2 Participating Agency and the Division agree that WI-TF1 or components of it may be used for any Emergency for which WI-TF1 members are trained and qualified.
- 5.3 Participating Agency's obligation to provide services under this Agreement shall arise, with respect to specific Emergency response actions, upon receipt of an Emergency response

request pursuant to the Standard Operating Procedures. See Section 7 below.

6.0 Right of Refusal:

If, on occasion, a response under this Agreement would temporarily place a verifiable undue burden on the Participating Agency because Participating Agency's resources are otherwise inadequate or unavailable and mutual aid is unavailable, then if notice has been provided to the Division, the Participating Agency may decline a request for personnel to staff WI-TF1 and/or for response equipment.

7.0 Standard Operating Procedures:

Participating Agency and Division agree that WI-TF1 operations will be conducted in accordance with Standard Operating Procedures and a "Call-Out Procedure" that will be mutually approved by the Parties and other Local Agencies providing WI-TF1 members. Participating Agency agrees that it shall ensure that any of its employees appointed to WI-TF1 comply with these procedures.

8.0 Reimbursement of Costs

There are three types of Participating Agency costs that shall be reimbursed under this Agreement: (1) costs related to providing requested Services and (2) required training and exercise costs; and (3) costs related to an increase in duty-disability benefit premiums due to an injury a WI-TF1 member sustained while performing under this Agreement. In seeking reimbursement for those costs, Participating Agency shall comply with all Division-approved procedures and any relevant administrative rules.

9.0 Reimbursement for Response Costs:

9.1 Pursuant to Wis. Stat. § 323.72(2), the Division shall reimburse Participating Agency for costs incurred by Participating Agency in responding to an Emergency and providing Services at the request of the Division within 60 days after receiving a complete application for reimbursement on a form prescribed by the Division but only if (1) the Division determines that the provision of Services was necessary; and (2) Participating Agency applies for reimbursement within 45 days after the conclusion of that deployment of WI-TF1 for that particular Emergency.

9.2 Recoverable costs include but are not limited to the use of vehicles and apparatus, personnel expenses, backfill expenses and emergency expenses. The amount of reimbursement for the enumerated costs are as follows:

9.2.1 Reimbursement for use of Vehicle(s) and Apparatus: Participating Agency shall be reimbursed for the approved use of its vehicles and equipment in providing Services at FEMA-established rates.

9.2.2 Personnel Expenses: Reasonable personnel expenses relating to WI-TF1 members deployed at the direction of the Division to provide Services which are reimbursable at \$55.00 per hour per deployed employee. During a deployment, this

shall be calculated as portal to portal.

9.2.3 Backfill expenses: Participating Agency's reasonable personnel expenses incurred to cover the duties of employees deployed to provide Services as part of WI-TF1 are reimbursable at the Participating Agency's actual cost.

9.2.4 Emergency Expenses: Participating Agency's necessary and reasonable emergency expenses related to deploying employees to provide Services, which expenses must be based on actual expenditures and fully documented by the Participating Agency. The Division reserves the right to deny any reimbursement of Participating Agency expenditures it deems to be unreasonable or unjustifiable.

9.3 Participating Agency agrees to make reasonable and good faith efforts to minimize its costs related to providing personnel and equipment to perform Services in response to an Emergency.

10.0 Payment for Training and Exercise Costs:

10.1 In any given fiscal year, Participating Agency shall be paid for any training and participation in exercises of employees who the Division has appointed to WI-TF1 that is pre-authorized in writing by the Division at a rate of \$55 per hour per appointed employee consistent with the Attendance Policy.

10.2 Such payment will be made on a quarterly basis as determined by reference to the state's fiscal year. For example, the first quarter will be from July 1 through September 30 and so forth.

10.3 The Division will not pay for Participating Agency's personnel backfill expenses to cover team members who are traveling to and from or participating in training or exercises.

11.0 Reimbursement of Increased Duty Disability Costs:

11.1 The Division shall reimburse Participating Agency for costs incurred by Participating Agency for any increase in contributions for duty disability premiums under Wis. Stat. § 40.05(2)(aw) for its employees who are WI-TF1 members and who receive duty disability benefits under Wis. Stat. § 40.65 because of an injury that occurred while performing duties as a member of WI-TF1.

11.2 Application for reimbursement under this Section shall be made after the close of the State's fiscal year and shall seek reimbursement for any cost due to increased premiums referred to above imposed in the prior fiscal year.

11.3 Payment under this Section shall be made within 60 days of receipt of documentation of the following:

11.3.1 That the WI-TF1 member was injured while performing WI-TF1 duties after being deployed pursuant to a Division order.

11.3.2 That the member is receiving duty disability benefits because of such injury.

11.3.3 The amount of increase in premium for duty disability benefits to the Participating Agency that can be directly attributed to the receipt of such benefits by the member during the preceding fiscal year.

12.0 Employer-Employee Relationship and Obligations Maintained:

Except as provided in this Agreement, Participating Agency employees who are WI-TF1 members remain employees of Participating Agency and are not employees of the State of Wisconsin. This means, in part, that Participating Agency's employees are not entitled to Division contribution for any Public Employees Retirement Withholding System benefit(s), nor to any other benefits or any wage provided by the State of Wisconsin to its employees. Participating Agency shall be responsible for payment/withholding of any applicable federal, Social Security and State taxes from any wages paid or benefits provided to its employees.

13.0 Worker's Compensation:

A WI-TF1 member acting under this Agreement is an employee of the state for purposes of worker's compensation pursuant to Wis. Stat. § 323.72(4).

14.0 Dual Payment:

Participating Agency shall not be compensated for work performed under this Agreement both by the Division and any other state agency or person(s) responsible for causing an Emergency except as approved and authorized under this Agreement.

15.0 Reasonable Efforts:

Participating Agency shall make reasonable and good-faith efforts to minimize its costs related to its employees' participation in WI-TF1 training, exercise, and Emergency response Services.

16.0 Liability and Indemnity

16.1 Scope:

During operations authorized by this Agreement, WI-TF1 members supplied by Participating Agency are agents of the state for purposes of Wis. Stat. § 895.46(1). For the purposes of this Section, operations means activities, including travel, directly related to providing Services. Operations also include training activities provided under this Agreement to WI-TF1 members but does not include travel to and from any training required or permitted under this Agreement.

16.2 Civil liability exemption; regional emergency response teams and their sponsoring agencies:

Pursuant to Wis. Stat. § 895.483(4), Participating Agency and its employees who are

members of WI-TF1 are immune from civil liability for acts or omissions related to carrying out the Services.

16.3 Participating Agency Indemnification of State:

When acting as other than an agent of the State of Wisconsin under this Agreement, and when using the State's or Division's vehicles or equipment, Participating Agency shall indemnify, defend and hold harmless the State, which includes the Department, the Division and all state agencies, and its officers, officials, agents, employees, and members from all claims, suits or actions of any nature, including actions for attorneys' fees, arising out of the activities or omissions of Participating Agency, its officers, officials, subcontractors, agents or employees.

17.0 Insurance Obligations:

17.1 Insurance obligations are set forth in the Standard Terms and Conditions attached as Exhibit A. Prior to commencement of this Agreement, Participating Agency must either provide to the Division a certificate of insurance or, if Participating Agency is self-insured or uninsured, a certificate of protection in lieu of insurance certifying that Participating Agency is protected by a self-funded liability and property program or alternative funding source(s). Such certification must be provided on an annual basis.

17.2 Participating Agency agrees that it shall not cancel or make a material change to the insurance required by this Agreement without 30 days written notice to the Division.

18.0 Standard Terms and Conditions: The Wisconsin Standard Terms and Conditions are attached as Exhibit A and are incorporated into this Agreement by reference.

19.0 Miscellaneous

19.1 Disclosure of Independence and Relationship: Participating Agency certifies that no relationship exists between it, the State of Wisconsin or the Division that interferes with fair competition or is a conflict of interest, and no relationship exists between the team and another person or organization that constitutes a conflict of interest with respect to a state contract. The Department of Administration may waive this provision, in writing, if those activities of the Participating Agency will not be adverse to the interest of the State.

Participating Agency agrees as part of this Agreement that, during performance of the terms of this Agreement, they will neither provide contractual services nor enter into any agreement to provide services to a person or entity that is regulated or funded by the Department or has interests that are adverse to the Department. The Department of Administration may waive this provision, in writing, if those activities of the Participating Agency will not be adverse to the interests of the state.

19.2 Dual Employment: Wis. Stat. § 16.417 prohibits an individual who is a state employee or who is retained as a consultant full-time by a state agency from being retained as a consultant by the same or another agency where the individual receives more than \$5,000 as compensation. This prohibition applies only to individuals and does not include

corporations or partnerships.

- 19.3 Employment: Participating Agency will not engage the service of any person or persons now employed by the state, including any department, commission, or board thereof, to provide services relating to this Agreement without the written consent of the employer of such person or persons and the Department and Division.
- 19.4 Conflict of interest: Private and non-profit corporations are bound by Wis. Stat. §§ 180.0831 and 181.225 regarding conflicts of interest by directors in the conduct of state contracts.
- 19.5 Recordkeeping and Record Retention: The Participating Agency shall establish and maintain adequate records of all expenditures incurred under the Agreement. All records must be kept in accordance with generally accepted accounting principles and be consistent with federal and state laws and local ordinances. The Division, the federal government, and their duly authorized representatives shall have the right to audit, review, examine, copy, and transcribe any pertinent records or documents relating to any contract resulting from this Agreement held by Participating Agency. The Participating Agency shall retain all documents applicable to the Agreement for a period of not less than three (3) years after the final payment is made or longer where required by law.
- 19.6 Indemnification Regarding Employment Disputes: Participating Agency shall indemnify, defend, and hold harmless the State of Wisconsin, including the Division and the Department, with respect any disputes Participating Agency may have with its employees. Such disputes include but are not limited to charges of discrimination, harassment, improper wage payment, and discharge without just cause.
- 19.7 Term, Termination and Review of Agreement:
- 19.7.1 Term: This Agreement shall begin on April 1, 2022, and terminate on June 30, 2024, unless terminated earlier pursuant to Section 19.7.2.
- 19.7.2 Termination:
- 19.7.2.1 The Division and/or Participating Agency may terminate this Agreement at any time upon one hundred twenty (120) days written notice to the other Party.
- 19.7.2.2 The Division may also terminate this Agreement at will effective upon delivery of written notice to the Participating Agency under any of the following conditions:
- 19.7.2.2.1 Funding from federal, state, or other sources is not obtained and/or continued at levels sufficient to allow for training.
- 19.7.2.2.2 Federal or state laws, rules, regulations, or guidelines are modified, changed, or interpreted in

such a way that the services are no longer allowable or appropriate for purchase under this Agreement or are no longer eligible for the funding proposed for payments by this Agreement.

19.7.2.2.3 Any license or certification required by law or regulation to be held by the Participating Agency to provide the services required by this Agreement is for any reason denied, revoked, lapses, or not renewed.

19.7.2.3 Any termination of the Agreement shall be without prejudice to any obligations or liabilities of either party already accrued prior to such termination. Upon termination, the Division's liability under Sections 8-11 will be limited to events occurring during the term of this Agreement.

19.7.3 Review: The Agreement shall be reviewed by the Parties and other participating agencies no later than six (6) months prior to the expiration of this Agreement.

19.8 Entire Agreement: The contents of the Agreement including its Exhibits shall constitute the entire agreement between the Parties relating to the subject matter of the Agreement. The Agreement supersedes any and all prior agreements, whether expressed orally or in writing, relating to the subject matter of the Agreement.

19.9 Applicable Law: This Agreement shall be governed by the laws of the State of Wisconsin. The Participating Agency and State shall at all times comply with and observe all federal and state laws and regulations, the federal and state constitutions, and local ordinances and regulations in effect during the period of this Agreement and which may in any manner affect its performance of its obligations under this Agreement, including the provision of Services.

19.10 Assignment: No right or duty of the Participating Agency under this Agreement, whole or in part, may be assigned or delegated without the prior written consent of the State of Wisconsin.

19.11 Successors in Interest: The provisions of the Agreement shall be binding upon and shall inure to the benefit of the parties to the Agreement and their respective successors and permitted assigns.

19.12 Force Majeure: Neither party to this Agreement shall be held responsible for delay or default caused by fire, riots, acts of God and/or war or for other reasons beyond that Party's reasonable control.

19.13 Notifications: Participating Agency shall immediately report by telephone and in writing any demand, request, or occurrence that reasonably may give rise to a claim against the State, its officers, Divisions, agents, employees, and members. Such reports shall be directed to:

ATTN: Administrator

Division of Emergency Management
DMA Wisconsin
PO Box 7865
Madison, WI 53707-7865
Telephone #: (608) 242-3232
FAX #: (608) 242-3247

Copies of such written reports shall also be sent to:

ATTN: Office of the Department of Military Affairs General Counsel
Wisconsin Department of Military Affairs
2400 Wright Street
Madison, WI 53704

- 19.14 Severability: If any provision of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.
- 19.15 Amendments: The terms of this Agreement shall not be waived, altered, modified, supplemented, or amended in any manner whatsoever without prior written approval of Division and Participating Agency.
- 19.16 Approval Authority: Participating Agency's representative(s) certify by their signature herein that he or she has the necessary and lawful authority to enter into contracts and agreements on behalf of Participating Agency.
- 19.17 No Waiver: No failure to exercise, and no delay in exercising, any right, power or remedy, including payment, hereunder, on the part of the Division, state, or Participating Agency shall operate as a waiver of the same, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise of the same or the exercise of any other right, power or remedy created by the Agreement. No express waiver shall affect any event or default other than the event or default specified in such waiver, and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly provided in the written waiver. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.
- 19.18 Construction of Agreement: This Agreement is intended to be solely between the Parties. No part of the Agreement shall be construed to add, supplement, amend, abridge, or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the Parties.

The Division and Participating Agency make no representations to third parties with regard to the ultimate outcome of the provision of Services.

Approving Signatures:

ON BEHALF OF THE WISCONSIN EMERGENCY MANAGEMENT DIVISION

Dated this ____ day of _____, 2022

Greg Engle, Acting Division Administrator

[SIGNATURE PAGE]

EXHIBIT A

EXHIBIT A TO AGREEMENT FOR URBAN SEARCH AND RESCUE EMERGENCY RESPONSE SERVICES AGREEMENT (the Agreement)

STATE OF WISCONSIN STANDARD TERMS AND CONDITIONS

ANTITRUST ASSIGNMENT: The Participating Agency and the State of Wisconsin recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by the State of Wisconsin (purchaser). Therefore, the Participating Agency hereby assigns to the State of Wisconsin any and all claims for such overcharges as to goods, materials or services purchased in connection with this Agreement.

APPLICABLE LAW AND COMPLIANCE: This Agreement shall be governed under the laws of the State of Wisconsin. The Participating Agency shall at all times comply with and observe all federal and state laws, local laws, ordinances, and regulations which are in effect during the period of this Agreement and which in any manner affect the work or its conduct. The State of Wisconsin reserves the right to cancel this Agreement if the Participating Agency fails to follow the requirements of s. 77.66, Wis. Stats. and related statutes regarding certification for collection of sales and use tax. The State of Wisconsin also reserves the right to cancel this Agreement with any federally debarred Participating Agency or a Participating Agency that is presently identified on the list of parties excluded from federal procurement and non-procurement Agreements.

CANCELLATION: The State of Wisconsin reserves the right to cancel any Agreement in whole or in part without penalty due to nonappropriation, unavailability or insufficiency of funds or for failure of the Participating Agency to comply with terms, conditions, and specifications of this Agreement.

WORK CENTER CRITERIA: A work center must be certified under s.16.752, Wis. Stats., and must ensure that when engaged in the production of materials, supplies or equipment or the performance of contractual services, not less than seventy-five percent (75%) of the total hours of direct labor are performed by severely handicapped.

INSURANCE RESPONSIBILITY: The Participating Agency performing services for the State of Wisconsin shall:

Maintain worker's compensation insurance as required by Wisconsin Statutes, for all employees engaged in the work.

Maintain commercial liability, bodily injury and property damage insurance against any claim(s) which might occur in carrying out this agreement/Agreement. Minimum coverage shall be one million (\$1,000,000) liability for bodily injury and property damage including products liability and completed operations. Provide motor vehicle insurance for all owned, non-owned and hired vehicles that are used in carrying out this Agreement. Minimum coverage shall be one million (\$1,000,000) per occurrence combined single limit for automobile liability and property damage.

The state reserves the right to require higher or lower limits where warranted.

NONDISCRIMINATION / AFFIRMATIVE ACTION: In connection with the performance of work under this Agreement, the Participating Agency agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s.51.01(5), Wis. Stats., sexual orientation as defined in s.111.32(13m), Wis. Stats., or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, the Participating Agency further agrees to take affirmative action to ensure equal employment opportunities.

Contracts estimated to be over fifty thousand dollars (\$50,000) require the submission of a written affirmative action plan by the Participating Agency. An exemption occurs from this requirement if the Participating Agency has a workforce of less than fifty (50) employees. Within fifteen (15) working days after the Agreement is awarded, the Participating Agency must submit the plan to the contracting state agency for approval. Instructions on preparing the plan and technical assistance regarding this clause are available from the contracting state agency.

The Participating Agency agrees to post in conspicuous places, available for employees and applicants for employment, a notice to be provided by the contracting state agency that sets forth the provisions of the State of Wisconsin's nondiscrimination law.

Failure to comply with the conditions of this clause may result in the Participating Agency's becoming declared an "ineligible" Participating Agency, termination of the Agreement, or withholding of payment.

Pursuant to 2019 Wisconsin Executive Order 1, Participating Agency agrees it will hire only on the basis of merit and will not discriminate against any persons performing a contract, subcontract or grant because of military or veteran status, gender identity or expression, marital or familial status, genetic information or political affiliation.

Pursuant to s. 16.75(10p), Wis. Stats., Participating Agency agrees it is not, and will not for the duration of the Agreement, engage in a prohibited boycott of the State of Israel as defined in s. 20.931(1)(b). State agencies and authorities may not execute a contract and reserve the right to terminate an existing contract with a company that is not compliant with this provision. This provision applies to contracts valued \$100,000 or over.

PUBLIC RECORDS. Upon receipt of notice from the State of Wisconsin of a public records request for records produced or collected under this Agreement, the Participating Agency shall provide the requested records to the contracting agency in order to ensure compliance with s. 19.36(3), Wis. Stats. Participating Agency, following final payment under this Agreement, shall retain all records produced or collected under this Agreement for six (6) years. Participating Agency is also considered a contractor for the purposes of Wis. Stat. § 19.36(3) and must comply with its provisions.

TAXES: The State of Wisconsin, including all its agencies, is required to pay the Wisconsin excise or occupation tax on its purchase of beer, liquor, wine, cigarettes, tobacco products, motor vehicle fuel and general aviation fuel. However, it is exempt from payment of Wisconsin sales or use tax on its purchases. The State of Wisconsin may be subject to other states' taxes on its purchases in that state depending on the laws of that state.

VENDOR TAX DELINQUENCY: Vendors who have a delinquent Wisconsin tax liability may have their payments offset by the State of Wisconsin.



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # S.2

To receive and place on file a summary of the 2022 borrowing request approved at Council meeting February 16, 2022.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. City bonding support items
2. 2022A Bonds and 2022B Notes_Options Overview

CITY OF GREEN BAY - 2022 BONDING FOR CAPITAL ITEMS

	ITEM	CATEGORY	QTY	COST PER	TOTAL	DESCRIPTION/JUSTIFICATION
Police	Mobile (squad) radios	Equipment	5	\$4,800	\$ 24,000	Annual replacement schedule (5/year)
Police	Hand held radios	Equipment	20	\$3,800	\$ 76,000	Annual replacement schedule (20/year)
Police	Officer Helmets	Equipment	180	\$400	\$ 72,000	Officer Safety
Police	Squad #42	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #43	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #45	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #46	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #58	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #65	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #73	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #74	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #75	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #76	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #77	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #80	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #81	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #82	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	Squad #83	Fleet	1	\$34,500	\$ 34,500	Replacement schedule. Repair costs.
Police	GBPD S. Adam & N. Irwin CP Ctr roof repairs	Maj Capital	1	\$240,000	\$ 240,000	Replace 25+ year old roof membrane
Parks	Baird Creek Skills Park (Parks)	Maj Capital	1	\$100,000	\$ 100,000	ADD - per Dir. Ditscheit due to timing of 2023 bonding
Parks	Colburn Park - 9th Street Parking Lot Replacement	Maj Capital	1	\$200,000	\$ 200,000	There are several parking lots throughout the park system that are in need of total replacement. This lot was installed over 30 years ago and is in need of a total replacement.
Parks	Fisk - Tennis Court Colorcoating	Maj Capital	1	\$70,000	\$ 70,000	This facility was constructed in 2006. The color coating surface is in need of replacement in order to keep it usable as a tournament facility for West High School. It is estimated to cost a total of \$140,000 with the School District funding ½ of the cost.
Parks	Park Shop - Old Park Shop Roof Replacement	Maj Capital	1	\$100,000	\$ 100,000	The shingles and rubber membrane on this roof has reached its lifespan. If the roofing is not replaced there is the possibility of water damage to the building structure, which will in turn add to the cost to repair these roofs in future years. There are currently leaks that we are not able to patch.
Parks	Perkins - New Baseball Field	Maj Capital	1	\$450,000	\$ 450,000	With the development of the Phase 1 ballfield development at Colburn Park, one baseball field was removed at Colburn. There is now a shortage of baseball fields in the City. This funding will convert one little league field to a baseball field, which will give us a 2 baseball field complex at Perkins Park. This will accommodate adult and/or sanctioned leagues. In addition this will move the hockey rinks that will be affected by this update to the facility.
Parks	Wildlife Sanctuary - ADA Ramp Construction	Maj Capital	1	\$30,000	\$ 30,000	This proposed ADA accessible walk will connect the proposed parking lot expansion to the Dick Resch & Family Learning and Conservation Center. This walk will allow for a safer route to the new addition from the parking lot, which will be used primarily by the 4k families for pick up and drop off to access the Oak Learning Center
Parks - Forestry	33,000 GVW Truck w/Dump Body - Unit 11	Fleet	1	\$15,576	\$ 15,576	Unit is no longer serviceable. This vehicle is used in the daily operations of our forestry department. With the continued increase to storm damage and the additional anticipated removal of EAB trees throughout the City of Green Bay this vehicle must be replaced this year.
Parks	72" Kubota Deck Mower - Unit 126	Equipment	1	\$23,000	\$ 23,000	72" Deck Mower replacing unit 126, 72" Kubota Mower bought in 2009 with a useful life expectancy of 2023. Unit is no longer serviceable.
Parks	Skidsteer - Unit 155	Equipment	1	\$59,000	\$ 59,000	Skidsteer with 2050# lift cap with cab and grapple bucket replacing unit 155, loader with snowblower bought in 1999 with a useful life expectancy of 2013. Unit is no longer serviceable
Parks	Toolcat w/Broom and Snowblower - Unit 233	Equipment	1	\$86,000	\$ 86,000	Toolcat with broom and snowblower replacing unit 233, Bobcat bought in 2008 with a useful life expectancy of 2022. Unit is no longer serviceable.

Parks - WLS	Wildlife Sanctuary - Walk In Freezer Replacements	Equipment	1	\$30,000	\$ 30,000	There are several walk in freezers that are used to store feed for the animals at the facility. One of which is in need of replacement. This funding will cover the cost of the freezer and the installation of it.
IT	Replace network switches at City Hall	Equipment	1	\$50,000	\$ 50,000	Replace of network switches that connect devices on the network together that are over 10 years old.
Fire	56 Dual Band Portable Radios	Equipment	56	\$8,357	\$ 468,000	Replacing aged, high technological equipment, transition o multiband necessary
Fire	Ambulance MED 431	Fleet	1	\$318,000	\$ 318,000	This ambulance will be moved in to reserve status. The standard replacement cycle for an ambulance is 4 years front line, then 5 to 6 years as a reserve ambulance. Reserve ambulances are put in service when a front line ambulance breaks down or requires routine maintenance. After the 10 year life span, the ambulance is often in poor condition, accounting for the low salvage value.
Fire	Ambulance MED 451	Fleet	1	\$318,000	\$ 318,000	This ambulance will be moved in to reserve status.
Fire	Engine 431	Fleet	1	\$688,135	\$ 688,135	The current fire engine will be moved in to reserve status. The standard replacement cycle for a fire engine is 12 years front line, then approximately 5 years as a reserve. Reserve fire engines are put in service when a front line vehicle breaks down or requires routine maintenance. After the 17 year life span, the vehicle is often in poor condition, accounting for the low salvage value.
Fire	Remount Engine 4	Fleet	1	\$460,000	\$ 460,000	Remounting the rear compartmentation on a new chassis and replacing all other emergency equipment, and refurbishing the pump will save a significant amount of money. This will allow for additional years of service as a front-line apparatus before being placed as a serviceable reserve. This is possible because the rear compartmentation was manufactured using stainless steel.
Fire	Remount Engine 7	Fleet	1	\$460,000	\$ 460,000	Remounting the rear compartmentation on a new chassis
Fire	Roof station 4	Maj Capital	1	\$30,200	\$ 30,200	Roof has reached expected life span. The replacement is normal preventative maintenance.
DPW	Refuse truck, automated	Fleet	1	\$335,000	\$ 335,000	New to fleet (keeping old unit for spare)
DPW	Refuse truck, automated	Fleet	1	\$335,000	\$ 335,000	New to fleet (keeping old unit for spare)
DPW	bucket	Fleet	1	\$210,000	\$ 210,000	(800) Loader/wing/plow/grapple bucket
DPW	Dump truck, tandem axle w/plow & wing	Fleet	1	\$235,000	\$ 235,000	(52) 6X6 tandem axle dump/wing plow
DPW	Infrared asphalt repair truck	Fleet	1	\$190,000	\$ 190,000	New to fleet
DPW	Sidewalk tractor	Fleet	1	\$70,000	\$ 70,000	(753) sidewalk tractor
DPW	Various Pavement Projects	Maj Capital	1	\$5,945,000	\$ 5,945,000	See DPW CIP program
DPW	DPW Garage Repairs	Maj Capital	1	\$1,260,000	\$ 1,260,000	See DPW CIP program
TOTAL GENERAL FUND					\$ 13,465,411	
Parking	Parking ramp repairs	Maj Capital	1	\$700,000	\$ 700,000	See DPW CIP program
Sanitary	Various Sanitary Projects	Maj Capital	1	\$1,980,000	\$ 1,980,000	See DPW CIP program
Stormwater	Various Stormwater Projects	Maj Capital	1	\$1,740,000	\$ 1,740,000	See DPW CIP program
Stormwater - Forestry	33,000 GVW Truck w/Dump Body - Unit 11	Fleet	1	\$114,224	\$ 114,224	Unit is no longer serviceable. This vehicle is used in the daily operations of our forestry department. With the continued increase to storm damage and the additional anticipated removal of EAB trees throughout the City of Green Bay this vehicle must be replaced this year.
TOTAL SANITARY, STORM & PARKING					\$ 4,534,224	
TOTAL 2022 BONDING REQUEST					\$ 17,999,635	
Issuance costs					\$ 300,365	
Total borrowing					\$ 18,300,000	

2022 Debt Outstanding Payoff		2022 REQUESTS
General Fund	\$ 8,474,337	\$ 13,465,411
Sanitary	\$ 1,162,625	\$ 1,980,000
Storm	\$ 917,926	\$ 1,854,224
Parking	\$ 70,000	\$ 700,000
TIDs	\$ 4,427,112	\$ -
	\$ 15,052,000	\$ 17,999,635

City of Green Bay
2022 Bonding Request-Finance Committee 4/12/2022

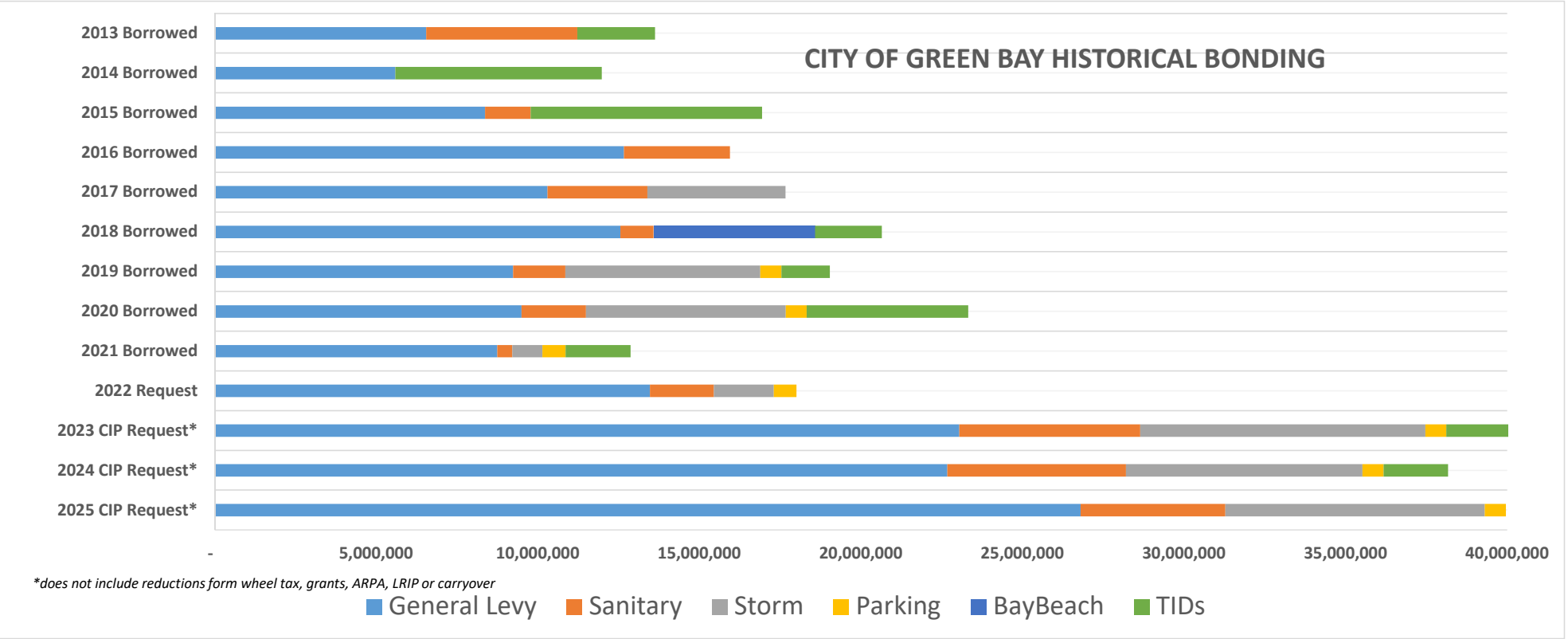
	<u># Years</u>	<u>Amount</u>
2022A-Tax Exempt Bonds	20	
Street Improvements	\$	5,945,000
Parking Facilities		700,000
PRF-Baird Creek, Colburn, Fisk, Park Shop, Perkins, WLS		950,000
Fire Engines		1,608,135
Sanitary Sewer		1,980,000
Storm Sewer		1,740,000
Buildings repair		1,290,200
Issuance costs		261,665
TOTAL OF 2022A		14,475,000

2022BC - Tax Exempt Notes	10	
DPW-west shop-building D & H		-
DPW-Fleet garbage trucks		670,000
DPW-Fleet & equipment		705,000
Parks- equipment replacement		183,576
Forestry- equipment replacement		114,224
Parks- fleet		-
Fire - Ambulance 431 replacement		318,000
Fire - Ambulance 451 replacement		318,000
Fire - radios		468,000
Police-equipment		172,000
Police - squads		517,500
Police - roof replacement		240,000
IT - network switches		50,000
Issuance costs		68,700
TOTAL OF 2022B		3,825,000
TOTAL 2022 BORROWING		18,300,000

Annual Borrowing Summary

	<u>2025 CIP</u>	<u>2024 CIP</u>	<u>2023 CIP</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
	<u>Request*</u>	<u>Request*</u>	<u>Request*</u>	<u>Request</u>	<u>Borrowed</u>	<u>Borrowed</u>	<u>Borrowed</u>	<u>Borrowed</u>	<u>Borrowed</u>	<u>Borrowed</u>	<u>Borrowed</u>	<u>Borrowed</u>	<u>Borrowed</u>
General Levy	26,793,664	22,672,319	23,039,811	13,465,411	8,745,000	9,490,000	9,230,000	12,550,000	10,295,000	12,665,000	8,365,000	5,585,000	6,540,000
Sanitary	4,485,000	5,530,000	5,602,000	1,980,000	462,000	2,000,000	1,620,000	1,030,000	3,095,000	3,280,000	1,410,000	-	4,680,000
Storm	8,030,000	7,321,000	8,824,000	1,854,224	933,000	6,180,000	6,035,000	-	4,270,000	-	-	-	-
Parking	650,000	650,000	650,000	700,000	715,000	650,000	650,000	-	-	-	-	-	-
BayBeach	-	-	-	-	-	-	-	5,000,000	-	-	-	-	-
TIDs	-	2,000,000	2,500,000	-	2,010,000	5,000,000	1,500,000	2,060,000	-	-	7,160,000	6,390,000	2,400,000
TOTAL	39,958,664	38,173,319	40,615,811	17,999,635	12,865,000	23,320,000	19,035,000	20,640,000	17,660,000	15,945,000	16,935,000	11,975,000	13,620,000

*this is the expense side prior to reduction from Wheel tax, grants, ARPA, LRIP, and carryover fund balances are applied



April 12, 2022

DEBT ISSUANCE & MANAGEMENT:

City of Green Bay, WI

2022 Financing Plan Options



Prepared by:

Ehlers
N21W23350 Ridgeview Parkway West,
Suite 100
Waukesha, Wisconsin 53188

Todd Taves, Senior Municipal Advisor
Jonathan Schatz, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Table 01
Capital Improvements Financing Plan
City of Green Bay, WI

		2022A							2022B
		G.O. Bonds	Streets	Sewerage	Parking	Fire	Parks	Buildings	G.O. Notes
CIP Projects¹									
LEVY SUPPORTED									
Police	Police Squads (x15)	-							517,500
	Mobile (squad) radios (x5)	-							24,000
	Hand held radios (x20)	-							76,000
	Officer Helmets (x180)	-							72,000
	GBPD S. Adam & N. Irwin CP Ctr roof repairs	-							240,000
Parks	Baird Creek Skills Park	100,000					100,000		
	Colburn Park - 9th Street Parking Lot Replacement	200,000					200,000		
	Fisk - Tennis Court Colorcoating	70,000					70,000		
	Park Shop - Old Park Shop Roof Replacement	100,000					100,000		
	Perkins - New Baseball Field	450,000					450,000		
	Wildlife Sanctuary - ADA Ramp Construction	30,000					30,000		
	33,000 GVW Truck w/Dump Body - Unit 11	-							15,576
	72" Kubota Deck Mower - Unit 126	-							23,000
	Skidsteer - Unit 155	-							59,000
	Toolcat w/Broom and Snowblower - Unit 233	-							86,000
	Wildlife Sanctuary - Walk In Freezer Replacements	30,000					30,000		
IT	Replace network switches at City Hall	-							50,000
Fire	56 Dual Band Portable Radios (x56)	-							468,000
	Ambulances (x2)	-							636,000
	Fire Engines	688,135				688,135			
	Remounting Engines	920,000				920,000			
	Roof Station #4	30,200						30,200	
DPW	Refuse truck, automated (x2)	-							670,000
	Loader with plow, wing & grapple bucket	-							210,000
	Dump truck, tandem axle w/plow & wing	-							235,000
	Infrared asphalt repair truck	-							190,000
	Sidewalk tractor	-							70,000
	Various Pavement Project	5,945,000	5,945,000						
	DPW Garage Repairs	1,260,000						1,260,000	
OTHER (NON-LEVY)									
Parking	Parking ramp repairs	700,000			700,000				
Sanitary Sewer	Various Sanitary Projects	1,980,000		1,980,000					
Stormwater	Various Stormwater Projects	1,740,000		1,740,000					
	33,000 GVW Truck w/Dump Body - Unit 11								114,224
Subtotal Project Costs		14,243,335	5,945,000	3,720,000	700,000	1,608,135	980,000	1,290,200	3,756,300
CIP Projects¹		14,243,335							3,756,300
Estimated Issuance Expenses		231,263							66,100
	Municipal Advisor (Ehlers)	20,000	8,345	5,223	988	2,259	1,375	1,810	10,000
	Bond Counsel (Foley & Lardner)	14,475	6,040	3,780	715	1,635	995	1,310	7,000
	Rating Fee (Moody's)	15,000	6,259	3,917	741	1,694	1,031	1,358	10,000
	Maximum Underwriter's Discount	12.50 180,938	75,500	47,250	8,938	20,438	12,438	16,375	10.00 38,250
	Paying Agent (Associated Trust)	850	355	222	42	96	58	77	850
	Subtotal Issuance Expenses	231,263	96,499	60,392	11,423	26,122	15,897	20,929	66,100
TOTAL TO BE FINANCED		14,474,598	6,041,499	3,780,392	711,423	1,634,257	995,897	1,311,129	3,822,400
Estimated Interest Earnings		0.00% 0	0	0	0	0	0	0	0.00% 0
Assumed spend down (months)		6.00							3.00
Rounding		403	(1,499)	(392)	3,577	743	(897)	(1,129)	2,600
NET BOND SIZE		14,475,000	6,040,000	3,780,000	715,000	1,635,000	995,000	1,310,000	3,825,000

Notes:
1) Project Total Estimates

Table 02

Allocation of Debt Service - 2022A and 2022B (Structured Payments)

City of Green Bay, WI

Year Ending	2022A G.O. Bonds - Streets				NON-LEVY				2022A G.O. Bonds - Parking				2022A G.O. Bonds - Fire			
	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total
2022																
2023	30,000	2.25%	255,011	285,011	105,000	2.25%	154,079	259,079	20,000	2.25%	29,147	49,147		2.25%	67,829	67,829
2024	30,000	2.45%	193,715	223,715	145,000	2.45%	114,280	259,280	25,000	2.45%	21,646	46,646	45,000	2.45%	51,183	96,183
2025	50,000	2.75%	192,660	242,660	150,000	2.75%	110,442	260,442	30,000	2.75%	20,927	50,927	55,000	2.75%	49,875	104,875
2026	30,000	2.75%	191,560	221,560	155,000	2.75%	106,248	261,248	30,000	2.75%	20,102	50,102	75,000	2.75%	48,088	123,088
2027	30,000	2.90%	190,712	220,712	160,000	2.90%	101,797	261,797	30,000	2.90%	19,255	49,255	75,000	2.90%	45,969	120,969
2028	230,000	2.90%	186,942	416,942	160,000	2.90%	97,157	257,157	30,000	2.90%	18,385	48,385	80,000	2.90%	43,722	123,722
2029	300,000	3.00%	179,107	479,107	165,000	3.00%	92,362	257,362	30,000	3.00%	17,500	47,500	80,000	3.00%	41,362	121,362
2030	385,000	3.00%	168,832	553,832	170,000	3.00%	87,337	257,337	35,000	3.00%	16,525	51,525	80,000	3.00%	38,962	118,962
2031	390,000	3.10%	157,012	547,012	180,000	3.10%	81,997	261,997	35,000	3.10%	15,457	50,457	85,000	3.10%	36,444	121,444
2032	395,000	3.10%	144,845	539,845	185,000	3.10%	76,339	261,339	35,000	3.10%	14,372	49,372	85,000	3.10%	33,809	118,809
2033	400,000	3.25%	132,222	532,222	190,000	3.25%	70,384	260,384	35,000	3.25%	13,261	48,261	85,000	3.25%	31,110	116,110
2034	405,000	3.25%	119,141	524,141	195,000	3.25%	64,128	259,128	35,000	3.25%	12,123	47,123	90,000	3.25%	28,267	118,267
2035	410,000	3.25%	105,897	515,897	200,000	3.25%	57,709	257,709	40,000	3.25%	10,905	50,905	90,000	3.25%	25,342	115,342
2036	415,000	3.28%	92,429	507,429	210,000	3.28%	51,015	261,015	40,000	3.28%	9,599	49,599	90,000	3.28%	22,403	112,403
2037	420,000	3.32%	78,651	498,651	215,000	3.32%	44,002	259,002	40,000	3.32%	8,279	48,279	95,000	3.32%	19,350	114,350
2038	425,000	3.34%	64,581	489,581	225,000	3.34%	36,676	261,676	40,000	3.34%	6,947	46,947	95,000	3.34%	16,187	111,187
2039	430,000	3.36%	50,260	480,260	230,000	3.36%	29,054	259,054	45,000	3.36%	5,523	50,523	100,000	3.36%	12,920	112,920
2040	435,000	3.37%	35,706	470,706	240,000	3.37%	21,146	261,146	45,000	3.37%	4,008	49,008	100,000	3.37%	9,555	109,555
2041	440,000	3.40%	20,896	460,896	245,000	3.40%	12,937	257,937	45,000	3.40%	2,485	47,485	105,000	3.40%	6,085	111,085
2042	390,000	3.44%	6,708	396,708	255,000	3.44%	4,386	259,386	50,000	3.44%	860	50,860	125,000	3.44%	2,150	127,150
2043																
2044																
2045																
2046																
2047																
2048																
2049																
2050																
Total	6,040,000		2,566,883	8,606,883	3,780,000		1,413,471	5,193,471	715,000		267,301	982,301	1,635,000		630,609	2,265,609

Notes:

1) Estimated Rate for 2022A and 2022B are based on a WI (A+) sale of 3/15/22 + 30 basis points, then a TIC of 2.80% in 2023, 3.00% in 2024, 3.25% in 2025 and 3.50% in 2026.

Table 02 (cont.)

Allocation of Debt Service - 2022A and 2022B (Structured Payments)

City of Green Bay, WI

2022A G.O. Bonds - Parks				2022A G.O. Bonds - Buildings				2022A GO Bonds Total			2022B G.O. Notes			
Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Interest	Total	Principal	Est. Rate	Interest	Total
0	2.25%	41,342	41,342	0	2.25%	53,893	53,893	155,000	601,300	756,300	0	2.25%	150,620	150,620
20,000	2.45%	31,287	51,287	60,000	2.45%	40,370	100,370	325,000	452,480	777,480	50,000	2.45%	114,268	164,268
40,000	2.75%	30,492	70,492	60,000	2.75%	38,810	98,810	385,000	443,205	828,205	50,000	2.75%	112,968	162,968
45,000	2.75%	29,323	74,323	60,000	2.75%	37,160	97,160	395,000	432,480	827,480	50,000	2.75%	111,593	161,593
45,000	2.90%	28,052	73,052	60,000	2.90%	35,465	95,465	400,000	421,249	821,249	100,000	2.90%	109,455	209,455
40,000	2.90%	26,820	66,820	65,000	2.90%	33,652	98,652	605,000	406,676	1,011,676	700,000	2.90%	97,855	797,855
50,000	3.00%	25,490	75,490	65,000	3.00%	31,735	96,735	690,000	387,554	1,077,554	700,000	3.00%	77,205	777,205
50,000	3.00%	23,990	73,990	65,000	3.00%	29,785	94,785	785,000	365,429	1,150,429	720,000	3.00%	55,905	775,905
50,000	3.10%	22,465	72,465	70,000	3.10%	27,725	97,725	810,000	341,099	1,151,099	720,000	3.10%	33,945	753,945
55,000	3.10%	20,837	75,837	70,000	3.10%	25,555	95,555	825,000	315,756	1,140,756	735,000	3.10%	11,393	746,393
55,000	3.25%	19,091	74,091	70,000	3.25%	23,332	93,332	835,000	289,400	1,124,400				0
55,000	3.25%	17,303	72,303	70,000	3.25%	21,057	91,057	850,000	262,019	1,112,019				0
55,000	3.25%	15,516	70,516	70,000	3.25%	18,782	88,782	865,000	234,150	1,099,150				0
60,000	3.28%	13,638	73,638	70,000	3.28%	16,497	86,497	885,000	205,580	1,090,580				0
60,000	3.32%	11,658	71,658	70,000	3.32%	14,187	84,187	900,000	176,126	1,076,126				0
60,000	3.34%	9,660	69,660	75,000	3.34%	11,772	86,772	920,000	145,822	1,065,822				0
60,000	3.36%	7,650	67,650	75,000	3.36%	9,260	84,260	940,000	114,666	1,054,666				0
60,000	3.37%	5,631	65,631	75,000	3.37%	6,736	81,736	955,000	82,782	1,037,782				0
60,000	3.40%	3,600	63,600	80,000	3.40%	4,112	84,112	975,000	50,115	1,025,115				0
75,000	3.44%	1,290	76,290	80,000	3.44%	1,376	81,376	975,000	16,770	991,770				
995,000		385,133	1,380,133	1,310,000		481,255	1,791,255	14,475,000	5,744,652	20,219,652	3,825,000		875,205	4,700,205

Table 03
Financing Plan Tax Impact (Structured Payments)

City of Green Bay, WI

Year Ending	Existing Debt			Proposed Debt					
	Net Tax Levy	Assessed Value (TID OUT)	Tax Rate Per \$1,000	2022 G.O. Bonds 14,475,000 Dated: 8/1/2022	2022 G.O. Notes 3,825,000 Dated: 8/1/2022	2023 G.O. Bonds 6,040,000 Dated: 8/1/2023	2023 G.O. Notes 3,825,000 Dated: 8/1/2023	2024 G.O. Bonds 9,165,000 Dated: 8/1/2024	2024 G.O. Notes 4,070,000 Dated: 8/1/2024
				Total P&I	Total P&I	Total P&I	Total P&I	Total P&I	Total P&I
2022	10,656,291	7,659,647,230	\$1.39						
2023	10,260,215	7,745,842,986	\$1.32	756,300	150,620				
2024	9,770,069	7,831,192,209	\$1.25	777,480	164,268	617,072	294,843		
2025	9,538,909	7,915,588,541	\$1.21	828,205	162,968	362,900	256,500	627,653	213,449
2026	9,061,179	7,998,920,558	\$1.13	827,480	161,593	361,150	217,913	458,600	260,800
2027	8,125,514	8,081,071,570	\$1.01	821,249	209,455	408,525	229,675	464,400	359,700
2028	7,190,435	8,969,142,225	\$0.80	1,011,676	797,855	405,025	275,300	450,200	248,600
2029	5,879,242	9,070,074,027	\$0.65	1,077,554	777,205	706,100	795,688	446,200	734,600
2030	4,557,068	9,170,014,572	\$0.50	1,150,429	775,905	834,213	776,625	746,000	715,500
2031	3,749,250	9,268,839,321	\$0.40	1,151,099	753,945	819,700	757,388	866,800	696,200
2032	3,362,333	9,366,417,797	\$0.36	1,140,756	746,393	805,013	737,975	849,700	676,700
2033	3,323,921	9,462,613,365	\$0.35	1,124,400		790,150	747,863	832,400	652,100
2034	3,306,121	10,502,508,777	\$0.31	1,112,019		775,113		814,900	632,400
2035	3,292,087	10,620,695,902	\$0.31	1,099,150		759,900		797,200	
2036	2,724,204	10,737,722,306	\$0.25	1,090,580		744,513		779,300	
2037	1,961,073	10,853,442,155	\$0.18	1,076,126		728,950		761,200	
2038	1,283,599	10,967,702,669	\$0.12	1,065,822		718,125		742,900	
2039	785,211	11,080,343,852	\$0.07	1,054,666		702,038		724,400	
2040	369,220	12,298,020,016	\$0.03	1,037,782		685,775		705,700	
2041	312,900	12,436,412,439	\$0.03	1,025,115		669,338		696,600	
2042	0	12,573,445,702	\$0.00	991,770		652,725		677,100	
2043	0	10,810,802,423	\$0.00			635,938		657,400	
2044	0	11,047,705,961	\$0.00					637,500	
2045	0	11,289,800,906	\$0.00						
2046	0	11,537,201,022	\$0.00						
2047	0	11,790,022,564	\$0.00						
Total				20,219,652	4,700,205	13,182,259	5,089,768	13,736,153	5,190,049

Notes:

City of Green Bay, WI

[illegible]

Table 02
Allocation of Debt Service - 2022A and 2022B (Level Payments)

City of Green Bay, WI

Year Ending	2022A G.O. Bonds - Streets				NON-LEVY				2022A G.O. Bonds - Parking				2022A G.O. Bonds - Fire			
	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total
2022																
2023	170,000	2.25%	246,184	416,184	105,000	2.25%	154,079	259,079	20,000	2.25%	29,147	49,147	45,000	2.25%	66,625	111,625
2024	230,000	2.45%	182,584	412,584	145,000	2.45%	114,280	259,280	25,000	2.45%	21,646	46,646	65,000	2.45%	49,393	114,393
2025	240,000	2.75%	176,466	416,466	150,000	2.75%	110,442	260,442	30,000	2.75%	20,927	50,927	65,000	2.75%	47,703	112,703
2026	245,000	2.75%	169,797	414,797	155,000	2.75%	106,248	261,248	30,000	2.75%	20,102	50,102	65,000	2.75%	45,915	110,915
2027	250,000	2.90%	162,804	412,804	160,000	2.90%	101,797	261,797	30,000	2.90%	19,255	49,255	70,000	2.90%	44,007	114,007
2028	260,000	2.90%	155,409	415,409	160,000	2.90%	97,157	257,157	30,000	2.90%	18,385	48,385	70,000	2.90%	41,977	111,977
2029	265,000	3.00%	147,664	412,664	165,000	3.00%	92,362	257,362	30,000	3.00%	17,500	47,500	75,000	3.00%	39,837	114,837
2030	275,000	3.00%	139,564	414,564	170,000	3.00%	87,337	257,337	35,000	3.00%	16,525	51,525	75,000	3.00%	37,587	112,587
2031	285,000	3.10%	131,021	416,021	180,000	3.10%	81,997	261,997	35,000	3.10%	15,457	50,457	75,000	3.10%	35,299	110,299
2032	295,000	3.10%	122,031	417,031	185,000	3.10%	76,339	261,339	35,000	3.10%	14,372	49,372	80,000	3.10%	32,897	112,897
2033	300,000	3.25%	112,584	412,584	190,000	3.25%	70,384	260,384	35,000	3.25%	13,261	48,261	80,000	3.25%	30,357	110,357
2034	310,000	3.25%	102,671	412,671	195,000	3.25%	64,128	259,128	35,000	3.25%	12,123	47,123	85,000	3.25%	27,675	112,675
2035	325,000	3.25%	92,352	417,352	200,000	3.25%	57,709	257,709	40,000	3.25%	10,905	50,905	85,000	3.25%	24,913	109,913
2036	335,000	3.28%	81,577	416,577	210,000	3.28%	51,015	261,015	40,000	3.28%	9,599	49,599	90,000	3.28%	22,056	112,056
2037	345,000	3.32%	70,356	415,356	215,000	3.32%	44,002	259,002	40,000	3.32%	8,279	48,279	95,000	3.32%	19,003	114,003
2038	355,000	3.34%	58,701	413,701	225,000	3.34%	36,676	261,676	40,000	3.34%	6,947	46,947	95,000	3.34%	15,839	110,839
2039	370,000	3.36%	46,556	416,556	230,000	3.36%	29,054	259,054	45,000	3.36%	5,523	50,523	100,000	3.36%	12,573	112,573
2040	380,000	3.37%	33,937	413,937	240,000	3.37%	21,146	261,146	45,000	3.37%	4,008	49,008	105,000	3.37%	9,123	114,123
2041	395,000	3.40%	20,819	415,819	245,000	3.40%	12,937	257,937	45,000	3.40%	2,485	47,485	105,000	3.40%	5,569	110,569
2042	410,000	3.44%	7,052	417,052	255,000	3.44%	4,386	259,386	50,000	3.44%	860	50,860	110,000	3.44%	1,892	111,892
2043																
2044																
2045																
2046																
2047																
2048																
2049																
2050																
Total	6,040,000		2,260,126	8,300,126	3,780,000		1,413,471	5,193,471	715,000		267,301	982,301	1,635,000		610,235	2,245,235

Notes:

1) Estimated Rate for 2022A and 2022B are based on a WI (A+) sale of 3/15/22 + 30 basis points, then a TIC of 2.80% in 2023, 3.00% in 2024, 3.25% in 2025 and 3.50% in 2026.

Table 02 (cont.)
Allocation of Debt Service - 2022A and 2022B (Level Payments)

City of Green Bay, WI

2022A G.O. Bonds - Parks				2022A G.O. Bonds - Buildings				2022A GO Bonds Total			2022B G.O. Notes			
Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Interest	Total	Principal	Est. Rate	Interest	Total
30,000	2.25%	40,496	70,496	35,000	2.25%	53,437	88,437	405,000	589,966	994,966	240,000	2.25%	134,436	374,436
40,000	2.45%	29,979	69,979	50,000	2.45%	39,657	89,657	555,000	437,538	992,538	580,000	2.45%	92,090	672,090
40,000	2.75%	28,939	68,939	50,000	2.75%	38,357	88,357	575,000	422,833	997,833	600,000	2.75%	76,735	676,735
40,000	2.75%	27,839	67,839	55,000	2.75%	36,913	91,913	590,000	406,815	996,815	840,000	2.75%	56,935	896,935
40,000	2.90%	26,709	66,709	55,000	2.90%	35,360	90,360	605,000	389,930	994,930	1,565,000	2.90%	22,693	1,587,693
40,000	2.90%	25,549	65,549	55,000	2.90%	33,765	88,765	615,000	372,240	987,240				0
45,000	3.00%	24,294	69,294	60,000	3.00%	32,067	92,067	640,000	353,722	993,722				0
45,000	3.00%	22,944	67,944	60,000	3.00%	30,267	90,267	660,000	334,222	994,222				0
45,000	3.10%	21,572	66,572	60,000	3.10%	28,437	88,437	680,000	313,782	993,782				0
50,000	3.10%	20,099	70,099	65,000	3.10%	26,500	91,500	710,000	292,237	1,002,237				0
50,000	3.25%	18,512	68,512	65,000	3.25%	24,436	89,436	720,000	269,532	989,532				0
50,000	3.25%	16,887	66,887	70,000	3.25%	22,242	92,242	745,000	245,726	990,726				0
55,000	3.25%	15,180	70,180	70,000	3.25%	19,967	89,967	775,000	221,026	996,026				0
55,000	3.28%	13,385	68,385	70,000	3.28%	17,682	87,682	800,000	195,312	995,312				0
55,000	3.32%	11,570	66,570	75,000	3.32%	15,289	90,289	825,000	168,497	993,497				0
60,000	3.34%	9,655	69,655	75,000	3.34%	12,791	87,791	850,000	140,607	990,607				0
60,000	3.36%	7,645	67,645	80,000	3.36%	10,195	90,195	885,000	111,544	996,544				0
65,000	3.37%	5,541	70,541	85,000	3.37%	7,418	92,418	920,000	81,174	1,001,174				0
65,000	3.40%	3,341	68,341	85,000	3.40%	4,541	89,541	940,000	49,692	989,692				0
65,000	3.44%	1,118	66,118	90,000	3.44%	1,548	91,548	980,000	16,856	996,856				
995,000		371,251	1,366,251	1,310,000		490,866	1,800,866	14,475,000	5,413,250	19,888,250	3,825,000		382,888	4,207,888

Table 03
Financing Plan Tax Impact (Level Payments)

City of Green Bay, WI

Year	Existing Debt			Proposed Debt					
	Assessed Value		Tax Rate	2022 G.O. Bonds 14,475,000 Dated: 8/1/2022	2022 G.O. Notes 3,825,000 Dated: 8/1/2022	2023 G.O. Bonds 6,040,000 Dated: 8/1/2023	2023 G.O. Notes 3,825,000 Dated: 8/1/2023	2024 G.O. Bonds 9,165,000 Dated: 8/1/2024	2024 G.O. Notes 4,070,000 Dated: 8/1/2024
Ending	Net Tax Levy	(TID OUT)		Total P&I	Total P&I	Total P&I	Total P&I	Total P&I	Total P&I
2022	10,656,291	7,659,647,230	\$1.39						
2023	10,260,215	7,745,842,986	\$1.32	994,966	374,436				
2024	9,770,069	7,831,192,209	\$1.25	992,538	672,090	636,722	486,430		
2025	9,538,909	7,915,588,541	\$1.21	997,833	676,735	647,125	485,475	671,753	497,649
2026	9,061,179	7,998,920,558	\$1.13	996,815	896,935	645,050	487,613	672,400	499,100
2027	8,125,514	8,081,071,570	\$1.01	994,930	1,587,693	642,625	489,225	674,300	499,600
2028	7,190,435	8,969,142,225	\$0.80	987,240	0	644,763	490,313	675,600	499,500
2029	5,879,242	9,070,074,027	\$0.65	993,722	0	646,375	485,963	671,400	498,800
2030	4,557,068	9,170,014,572	\$0.50	994,222	0	642,550	486,175	671,700	502,400
2031	3,749,250	9,268,839,321	\$0.40	993,782	0	643,288	485,863	676,300	500,300
2032	3,362,333	9,366,417,797	\$0.36	1,002,237	0	643,500	489,938	675,200	502,500
2033	3,323,921	9,462,613,365	\$0.35	989,532		643,188	488,400	673,500	499,000
2034	3,306,121	10,502,508,777	\$0.31	990,726		647,263		676,100	499,800
2035	3,292,087	10,620,695,902	\$0.31	996,026		645,725		673,000	
2036	2,724,204	10,737,722,306	\$0.25	995,312		643,663		674,200	
2037	1,961,073	10,853,442,155	\$0.18	993,497		645,988		674,600	
2038	1,283,599	10,967,702,669	\$0.12	990,607		642,700		674,200	
2039	785,211	11,080,343,852	\$0.07	996,544		643,800		673,000	
2040	369,220	12,298,020,016	\$0.03	1,001,174		644,200		675,900	
2041	312,900	12,436,412,439	\$0.03	989,692		643,900		672,900	
2042	0	12,573,445,702	\$0.00	996,856		642,900		674,000	
2043	0	10,810,802,423	\$0.00			646,113		674,100	
2044	0	11,047,705,961	\$0.00					673,200	
2045	0	11,289,800,906	\$0.00						
2046	0	11,537,201,022	\$0.00						
2047	0	11,790,022,564	\$0.00						
Total				19,888,250	4,207,888	12,881,434	4,875,393	13,477,353	4,998,649

Notes:

Table 03 (cont.)
Financing Plan Tax Impact (Level Payments)

City of Green Bay, WI

Proposed Debt										
2025 G.O. Bonds 9,165,000 Dated: 8/1/2025	2025 G.O. Notes 4,070,000 Dated: 8/1/2025	2026 G.O. Bonds 9,165,000 Dated: 8/1/2026	2026 G.O. Notes 4,070,000 Dated: 8/1/2026	Abatements			Levy and Tax Rate			
Total P&I	Total P&I	Total P&I	Total P&I	Less: Storm/ Sewer	Less: Parking	Less: Other Revenue (2023-2026)	Total Net Debt	Total Tax Rate for	Levy Change from Prior	Annual Taxes \$150,000
							Service Levy	Debt Service	Year	Home
				(259,079)	(49,147)	0	10,656,291	\$1.39		\$208.68
				(259,280)	(46,646)	(267,423)	11,321,391	\$1.46	665,100	\$219.24
				(260,442)	(50,927)	(553,929)	11,984,500	\$1.53	663,109	\$229.55
				(261,248)	(50,102)	(850,231)	12,650,182	\$1.60	665,682	\$239.72
706,910	513,830						13,318,250	\$1.67	668,068	\$249.75
702,913	512,675	706,910	513,830	(261,797)	(49,255)	(1,145,234)	13,993,928	\$1.73	675,679	\$259.75
703,850	511,588	702,913	512,675	(257,157)	(48,385)	(1,145,393)	11,467,941	\$1.28	(2,525,988)	\$191.79
704,113	509,825	703,850	511,588	(257,362)	(47,500)	(1,144,810)	10,155,205	\$1.12	(1,312,735)	\$167.95
703,700	512,275	704,113	509,825	(257,337)	(51,525)	(1,143,266)	8,831,900	\$0.96	(1,323,305)	\$144.47
702,613	513,825	703,700	512,275	(261,997)	(50,457)	(1,144,878)	8,023,863	\$0.87	(808,037)	\$129.85
705,738	509,588	702,613	513,825	(261,339)	(49,372)	(1,145,361)	7,651,398	\$0.82	(372,465)	\$122.53
703,075	514,450	705,738	509,588	(260,384)	(48,261)	(1,144,710)	7,597,036	\$0.80	(54,362)	\$120.43
704,625	513,300	703,075	514,450	(259,128)	(47,123)	(1,147,046)	7,102,162	\$0.68	(494,875)	\$101.44
705,275	511,250	704,625	513,300	(257,709)	(50,905)	(1,146,023)	6,586,652	\$0.62	(515,509)	\$93.03
705,025		705,275	511,250	(261,015)	(49,599)	(1,145,828)	5,502,487	\$0.51	(1,084,165)	\$76.87
703,875		705,025		(259,002)	(48,279)	(1,146,385)	4,230,392	\$0.39	(1,272,095)	\$58.47
706,713		703,875		(261,676)	(46,947)	(1,145,545)	3,547,526	\$0.32	(682,866)	\$48.52
703,538		706,713		(259,054)	(50,523)	(1,145,361)	3,053,867	\$0.28	(493,659)	\$41.34
704,350		703,538		(261,146)	(49,008)	(1,145,755)	2,642,472	\$0.21	(411,395)	\$32.23
704,038		704,350		(257,937)	(47,485)	(1,144,579)	2,577,779	\$0.21	(64,693)	\$31.09
702,600		704,038		(259,386)	(50,860)	(1,143,886)	2,266,262	\$0.18	(311,517)	\$27.04
704,925		702,600				(1,145,650)	1,582,088	\$0.15	(684,174)	\$21.95
705,900		704,925				(875,291)	1,208,735	\$0.11	(373,353)	\$16.41
705,525		705,900				(592,799)	818,627	\$0.07	(390,108)	\$10.88
		705,525				(296,321)	409,205	\$0.04	(409,422)	\$5
							0	\$0.00	(409,205)	\$0
14,089,298	5,122,605	14,089,298	5,122,605	(5,193,471)	(982,301)	(22,905,701)				
										Total

Financing Plan Options Comparison

Interest expense for each option:

- **Structured Payments:** Bonds \$5,744,652 and Notes (10 year) \$875,205
- **Level Payments:** Bonds \$5,413,250 and Notes (5 year) \$382,888

Tax impact comparison:

- **Structured Payments:** est. \$200k levy increase each year, \$0.01 tax rate increase each year of the plan
- **Level Payments:** est. \$665k levy increase each year, \$0.07 tax rate increase each year of the plan



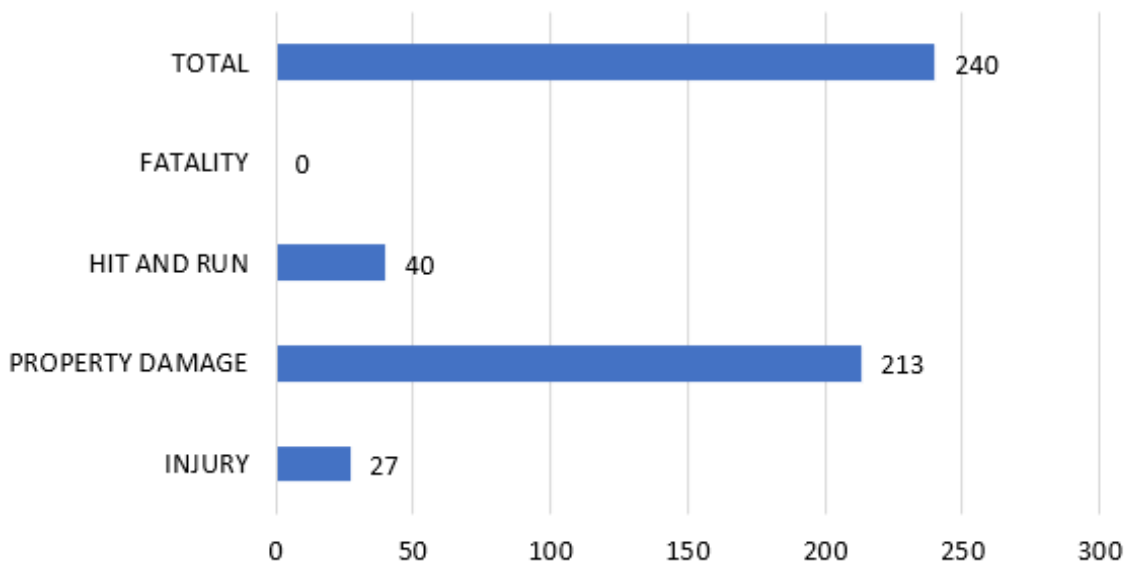
Green Bay Police Department

March 2022

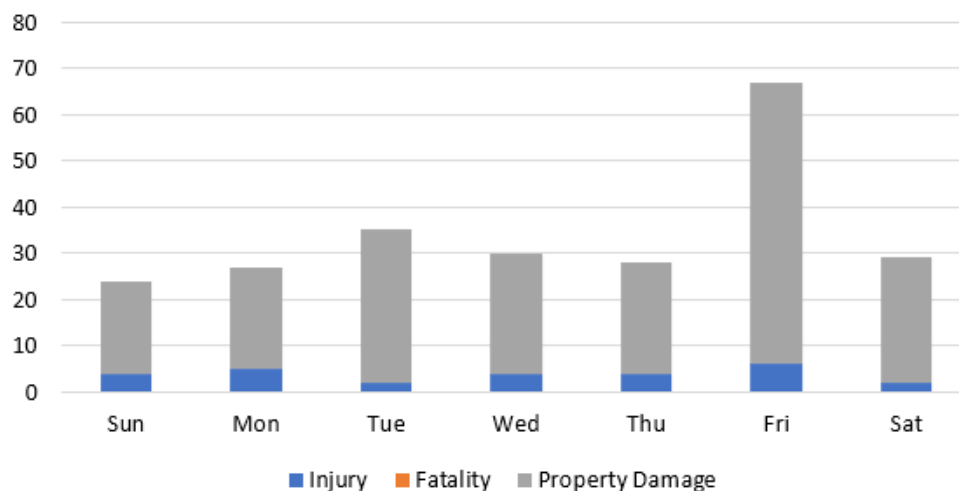
Traffic Safety Plan

Traffic complaints are the #1 complaint made to the Green Bay Police Department and City Alderpersons. The Police Department is committed to safe travels for motorists, pedestrians and bicyclists. With a goal of reducing traffic crashes, property damage, injury and death on Green Bay's roadways, the Police department will use a data driven approach for traffic enforcement. Data analytics from crash data, citizens complaints and speed boards will be used to identify traffic emphasis areas. Each month's report will be posted on the police department's website and will be presented at each months Traffic, Bicycle and Pedestrian Commission meetings.

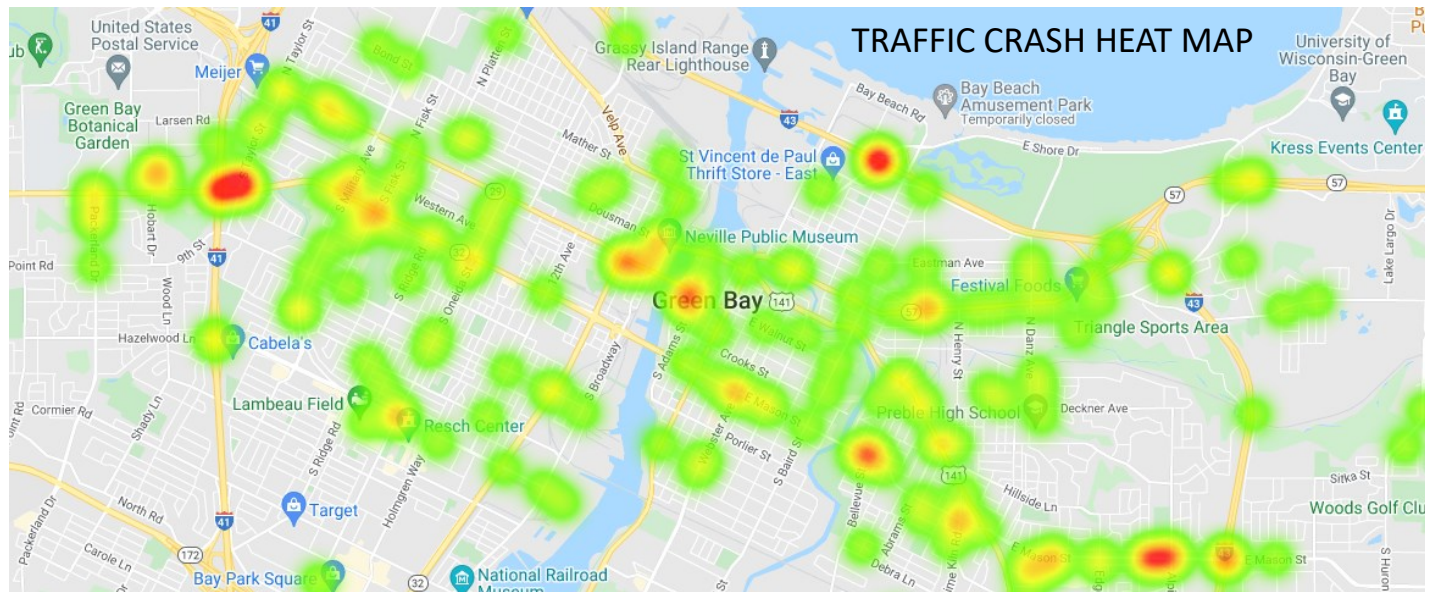
FEBRUARY 2022 CRASH DATA



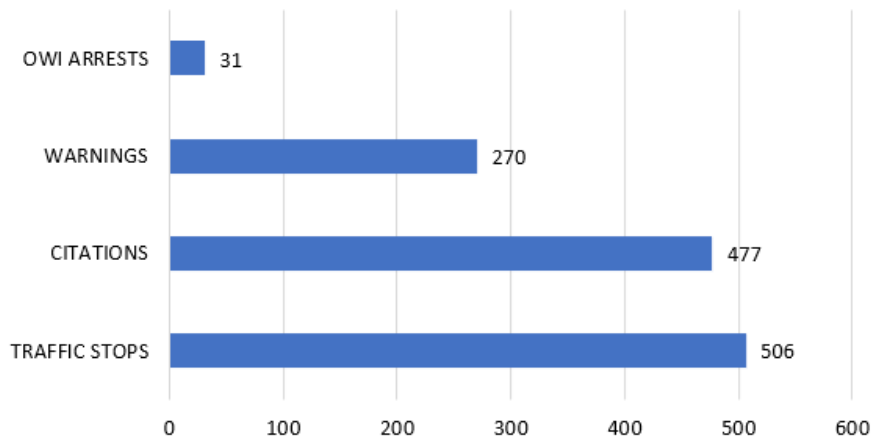
Accidents by days of the week



GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN



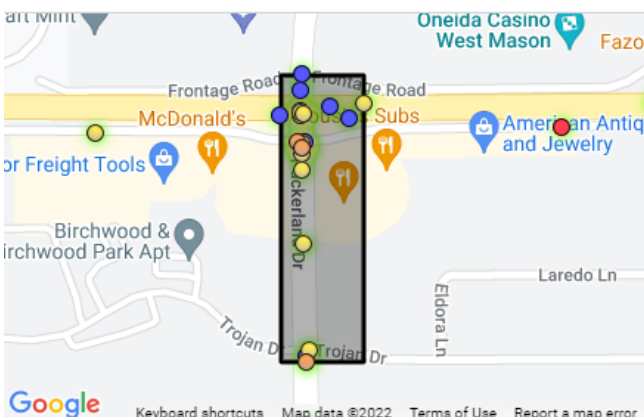
FEBRUARY TRAFFIC STOPS



UPCOMING TRAFFIC TASK FORCE DEPLOYMENTS

- * GREEN BAY OVI ENFORCEMENT— MARCH 17TH (ST PATRICK'S DAY), 18, 19, & 26TH
- * CLICK IT OR TICKET SEATBELT ENFORCEMENT—MARCH 18 & 30TH

ENFORCEMENT PRIORITY AREAS



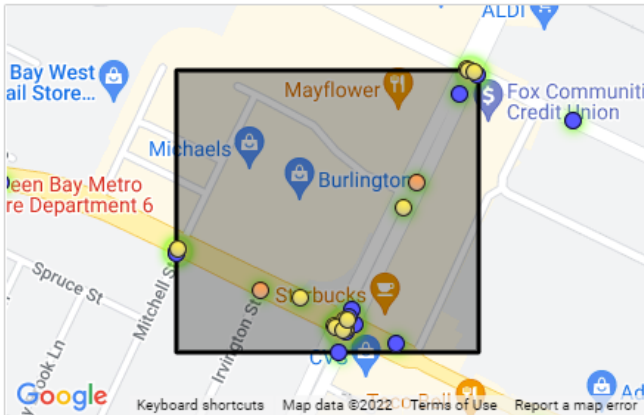
Analysis Area #1: GREEN BAY (C)

Total Crashes: 27

Contributing Factors:

- Teen Driver (11)
- 65+ Driver (5)
- Distracted (3)
- Motorcycle (2)
- Seat Belt (2)
- CMV (1)
- Pedestrian (1)

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

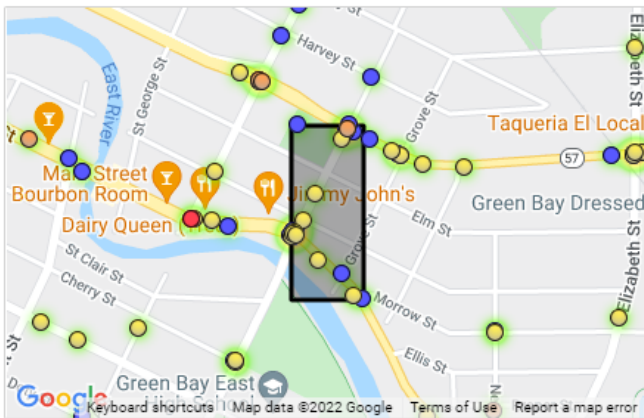


Analysis Area #2: GREEN BAY (C)

Total Crashes: 28

Contributing Factors:

- 65+ Driver (9)
- Speed (3)
- Teen Driver (5)
- Bike (2)
- Distracted (3)
- Motorcycle (2)
- Pedestrian (3)
- Alcohol (1)
- Seat Belt (3)



Analysis Area #3: GREEN BAY (C)

Total Crashes: 25

Contributing Factors:

- Teen Driver (6)
- Motorcycle (2)
- Speed (5)
- Bike (1)
- 65+ Driver (5)
- CMV (1)
- Seat Belt (3)
- Distracted (1)
- Alcohol (2)
- Drug (1)

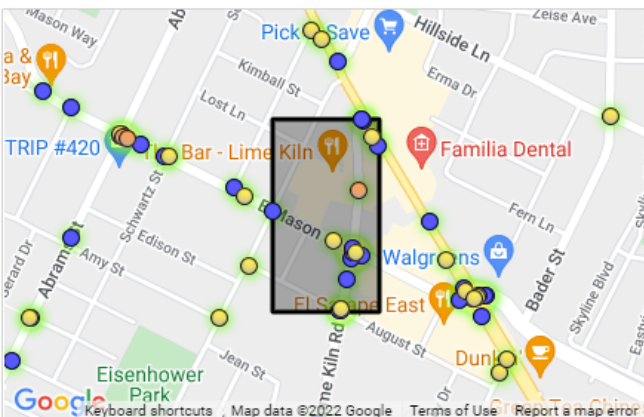


Analysis Area #4: GREEN BAY (C)

Total Crashes: 22

Contributing Factors:

- Seat Belt (6)
- Drug (2)
- 65+ Driver (5)
- Alcohol (1)
- Teen Driver (4)
- Bike (1)
- Distracted (3)
- CMV (1)
- Speed (3)
- Pedestrian (1)



Analysis Area #5: GREEN BAY (C)

Total Crashes: 21

Contributing Factors:

- Teen Driver (4)
- Seat Belt (2)
- Alcohol (3)
- Pedestrian (1)
- Distracted (3)
- Speed (1)
- 65+ Driver (3)
- Motorcycle (2)

GREEN BAY POLICE DEPARTMENT TRAFFIC SAFETY PLAN

Traffic Complaints

District	Area	Complaint
A	2700 Blk He Nis Ra Ln	Speeding
A	1205 S Taylor St	Speeding vehicles
A	Bond St/Steven St	Constant issue with speeders between Military Av & Taylor St
A	Southwest High School	Speeding in school zone
A/B	Gray St	Speeding on newly reconstructed roadway
B/C	Tilleman (Mason St) Bridge	Speeding—all times of day
C	Radisson St/N Quincy St	Vehicles not yielding to people in crosswalk by GB Packaging
D	2300 Blk Manitowoc Rd	Speeding vehicles between liquor store and ravine
D	1700 Blk Eastman Av	Speeding—all times of the day
D	Alpine Dr/Canyon Bluff Rd	Speeding 1030am-1pm is the worst
D	Juniper Dr	Speeding cars between Irene St and Abrams St

March Traffic Safety Advisory

Motorists speeding in school zones create a very dangerous environment for our children on their way to and from school.

Unfortunately, most people are heading to work at the same time kids are walking to school. Our officers make a priority to enforce the 15 mph speed limit in school zones! Remember, when you see this sign, and children are present in the school zone, the speed limit is 15 mph.

This does not mean 25 mph is okay! Speeding fines are much more expensive in school zones. Motorists can expect to pay as much as \$187 for this offense.

We thank you in advance for keeping our kids safe!





Public Works Department
100 North Jefferson Street - Room 300
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100
Operations 920.448.3535
Parking 920.448.3431
Fax 920.448.3102

[current date]

Name

Address One

Address Two

City St XXXXX

RE: Seeking a Commissioner - City of Green Bay Traffic, Bicycle, and Pedestrian Commission

Dear _____,

The City of Green Bay's Traffic, Bicycle, and Pedestrian Commission (TBPC) is seeking to fill a commissioner vacancy. As the staff representative of the TBPC and by direction from our Common Council, I am encouraging you, a transportation or traffic engineering professional, for you or one of your staff to consider filling this current vacancy on the TBPC.

The time requirements are little. Meetings are typically held virtually at 5:30 PM on the third Monday of each month. When the pandemic meeting restrictions are lifted, then the meetings would take place at City Hall. Time per meeting varies depending on the number of agenda items and has varied from 7 minutes to 3.5 hours (very rare), with 45 minutes being the typical meeting length. Commissioners need to be residents of the City of Green Bay.

To give you an idea of the discussion that takes place at these meetings, please go to the following web links to learn more:

City of Green Bay website, meeting minutes: <https://greenbaywi.gov/Meetings>

City of Green Bay YouTube Channel: <https://www.youtube.com/user/CityOfGreenBay>

To become a member, you must be appointed by the Mayor and accepted by Council. In my 10 years here at the City, I've never witnessed an appointment that wasn't accepted. Just submit your application online at <https://greenbaywi.gov/BoardMemberApplication>.

If you have any questions, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

David J.A. Hansen, P.E., PTOE
City Traffic Engineer

DJAH: 

Enclosure: None

cc: TBPC Chair Daniel Theno
Mayor Eric Genrich





IN RECOGNITION OF OUTSTANDING EXCELLENCE



CITY OF GREEN BAY TRAFFIC, BICYCLE, AND PEDESTRIAN COMMISSION

Honors

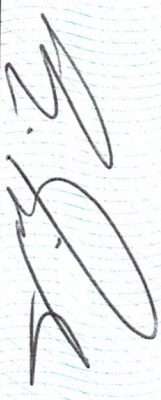
Sergeant Sean Hamill

In recognition of your outstanding commitment and dedication to traffic enforcement. This Commission, along with the residents of Green Bay, thank you for your enforcement during 2021.

Recognized on Monday, March 21, 2022.


Dan Theno
Commission Chairperson


Chris Davis
Green Bay Police Chief


Eric Genrich
City of Green Bay Mayor

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

April 19, 2022

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

Barlament, Halle M
Barre, Michelle
Brown, Laura J
Butler, Charles D
Casey, Gina L
Denruyter, Matthew E
Dryer, Kyle R
Fictum, Nancy A
Franklin, Flora C
Garcia, Lilia L
Halverson, Avery J
Hocker, Tina M
Katch, Kurtis R
LeClair, April L
Lopez, Bianca A
Ly, Phillip
Maurer-Just, Dakota M
Riendl, Emily A
Schmidt, Patricia A
Smits, Allie E
Strehlow, Carl J
Stroessner, Brianna R
Vargas, Anissah J



KLC SMC, LLC
Attn: Kevin Lee Charles, Agent
1129 Applewood Drive
De Pere, WI 54119

March 29, 2022

Dear Ms. Charles:

Pursuant to Wis. Stat. § 111.335(4)(c), this letter is to notify you that your application for a “CLASS B” License at 1911 University Ave. was recommended for denial at the March 7, 2022 Protection and Policy Committee Meeting and held over for action to the next meeting of Common Council scheduled for April 19, 2022.

The basis for the recommended denial is for prior convictions for No Licensed Operator on the Premises, 2018; No Licensed Operator on the Premises, 2013; Serving an Intoxicated Person, 2012; and Allowing Underage Person to Enter a Licensed Premises, 2012, all of which substantially relate to the licensed activity as they indicate a propensity for repeated unlawful behavior. Please note that you may submit competent evidence of rehabilitation and fitness to engage in the licensed activity which will be considered by the Common Council at the next meeting scheduled for April 19, 2022 before final action is taken on your application.

Competent evidence of sufficient rehabilitation and fitness to perform the licensed activity may be established by the production of any of the following:

1. A certified copy of an honorable discharge or separation under honorable conditions from the U.S. armed forces for military services rendered following a conviction and that applicant has not had any convictions, misdemeanors or felonies subsequent to the date of the honorable discharge or separation.
2. A copy of the local, state or federal release document and either a copy of the relevant department of corrections document showing completion of probation, extended supervision or parole or other evidence that at least one year has elapsed since release from any local, state, or federal correctional institution without subsequent conviction of a crime.
3. Other evidence that may be considered:
 - a. Evidence of the nature and seriousness of any offense of which applicant was convicted.
 - b. Evidence of all circumstances relative to the offense, including mitigating circumstances or social conditions surrounding the commission of the offense.
 - c. The age of the applicant at the time the offense was committed.
 - d. The length of time that has elapsed since the offense was committed.

- e. Letters of reference by persons who have been in contact with the individual since the applicant's release from any local, state, or federal correctional institution.
- f. All other relevant evidence of rehabilitation and present fitness presented.

Please provide copies of any evidence you wish to submit directly to the Clerk's office no later than Noon on Thursday, April 14, 2022.

If you have any questions, please contact the City Clerk's Office at (920) 448-3010.

Thank you,

City Clerk



Report to the
Equal Rights Commission
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # V.I

Refer to staff to create a work plan to attain a score of 100 for the Municipality Equality Index, by 2024.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. Direction on submitting to HRC Scorecard review
2. Green Bay Wisconsin 2021 (007)

To submit a municipality to be rated, please email mei@hrc.org with the subject line **Self Submit: [City, State]**. Please include the following information in your email, and attach documentation of proof **for each item on the scorecard** in the following file formats: .jpg, .pdf, .png, .ppt, Word, or website URL.



2021 MEI Scorecard - Green Bay, Wisconsin

	Max Pts. (SO/GI)	State		County		Municipal		Earned Pts.
Part I. Non-Discrimination Laws		SO	GI	SO	GI	SO	GI	
A. Employment	10 (5/5)	5	0	0	0	5	5	10
B. Housing	10 (5/5)	5	0	0	0	5	5	10
C. Public Accommodations	10 (5/5)	5	0	0	0	5	5	10
Flex: All-Gender Single Occupancy Facilities	2	0		0		0		0
Flex: Protects Youth From Conversion Therapy	2	0		0		0		0
	30 (15/15)	Part I. Standard Points						30
	4	Part I. Flex Points						0

Part II. Municipality As An Employer			SO	GI	
A. Non-Discrimination in City Employment	14 (7/7)		7	7	14
B. Transgender-Inclusive Healthcare Benefits	6		0		0
C. City Contractor Non-Discrimination Ordinance	6 (3/3)		0	0	0
D. Inclusive Workplace	2		0		0
Flex: City Employee Domestic Partner Benefits	1		0		0
	28	Part II. Standard Points			14
	1	Part II. Flex Points			0

Part III. Municipal Services			SO	GI	SO	GI	
A. Human Rights Commission	5		0		5		5
B. Enforcement Mechanism in Human Rights Commission	2		0		0		0
C. LGBTQ Liaison in City Executive's Office	5				5		5
Flex: Youth Bullying Prevention Policy for City Services	2 (1/1)				0	0	0
Flex: City Provides Services to LGBTQ Youth	2				0		0
Flex: City Provides Services to LGBTQ People Experiencing Homelessness	2				0		0
Flex: City Provides Services to LGBTQ Older Adults	2				0		0
Flex: City Provides Services to People Living With HIV or AIDS	2				0		0
Flex: City Provides Services to the Transgender Community	2				0		0
	12	Part III. Standard Points					10
	12	Part III. Flex Points					0

Part IV. Law Enforcement				
A. LGBTQ Police Liaison or Task Force	10		10	10
B. Reported 2019 Hate Crimes Statistics to the FBI	12		12	12
	22	Part IV. Standard Points		22

Part V. Leadership on LGBTQ Equality				
A. Leadership's Public Position on LGBTQ Equality	0-5		5	5
B. Leadership's Pro-Equality Legislative or Policy Efforts	0-3		3	3
Flex: Openly LGBTQ Elected or Appointed Municipal Leaders	2		0	0
Flex: City Tests Limits of Restrictive State Law	3		0	0
	8	Part V. Standard Points		8
	5	Part V. Flex Points		0

Key
SO = Sexual Orientation
GI = Gender Identity

Standard Points Total	84
Flex Points Total	0
Total Raw Score	84
Final Score	84



Report to the
Equal Rights Commission
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # V.2

To receive and place on file to schedule the Equal Rights Commission meetings for the remainder of 2022.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Detail Summary of Projects Issued

3/1/2022 to 3/31/2022

Proj #	Address	Owner	Applicant	Fees Paid	Estimated \$	Status
107828	421 BRADLY CT..21-8402	GREEN VIPER INC		\$1,403.50	\$410,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE						
107829	429 BRADLY CT..21-8403	GREEN VIPER INC		\$1,353.61	\$410,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE						
107831	3063 GILBERT DR..21-8397	GREEN VIPER INC		\$1,327.20	\$405,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE						
107884	1222 LAKE LARGO DR..21-8437	LARGO RIDGE DEVELOPMENT LLC		\$1,153.18	\$300,000.00	Pending
[1-101 - Residential - New - Single Family House] NEW SINGLE FAMILY HOUSE WITH ATTACHED GARAGE						
106877	920 S ONEIDA ST..2-1343	SHANE C PETERS		\$494.58	\$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] WHOLE HOUSE REHABILITATION, RAISE SECOND STORY WALLS TO ADD BEDROOM, BATHROOM, NEW ROOF STRUCTURE.						
107029	2049 PACKERLAND DR..6H-2704	DONALD J LUBENSKE		\$100.00	\$3,500.00	Closed
[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW						
107239	827 S QUINCY ST..16-153	JON C & KATHLEEN A VANDENBUSH		\$205.00	\$75,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FIRE RESTORATION						
107633	1239 DAY ST..7-190	KLEIFGEN PROPERTIES LLC		\$205.00	\$25,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL						
front porch steps - bring into compliance with SPS321.04						
107803	961 VICTORY BL..1-1312-A	RANDY M & MARIA C BIALCIK		\$225.00	\$1.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT FINISH						
107813	1341 HANNAH ST..3-1325	NICHOLAS & JORDYN OLSON		\$150.00	\$45,150.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] FINISHED BASEMENT & 1/2 BATH						
107833	1418 OAK RIDGE DR..6-1000	PETER & SAMUEL W VOSS		\$150.00	\$20,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL						
107848	816 12th AV..2-536	WENDY M ENFORS		\$175.00	\$24,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] KITCHEN REMODEL						
107859	340 MOON VALLEY DR..21-5054	KEVIN R MINSHELL		\$200.00	\$11,500.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] Remodel						
*Double fee						
107860	1428 BEAUCHAMP ST..1-2007-L	BEAUCHAMP GB LLC		\$363.39	\$125,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL BASEMENT						
107870	944 HOWARD ST..3-452	JUDY A SCANLANKNIGHT		\$50.00	\$850.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REPAIR FRONT PORCH FIRE DAMAGE. REPAIR REAR ENTRYWAY STEPS						

107871	1109 DAY ST..7-228	LEADERSHIP REAL ESTATE GROUP LLC	\$180.00	\$35,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] No layout changes					
107908	1905 E GOTHIC CIR..6H-4078	MICHELLE C & KENNETH DOMBROWSKI	\$175.00	\$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] CONSTRUCT A NEW BATHROOM IN AN EXISTING FINISHED BASEMENT SPACE TO INCLUDE TOILET, SINK, SHOWER AND SAUNA.					
107912	1229 11th AV..1-194	JASMINE M & PAUL R LONG	\$410.00	\$9,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL					
107913	356 HEIDELBERG CT..21-5958	CHERYL L & DAVID A WEGTER	\$230.00	\$45,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] 6' X 18' ADDITION AT THE BACK OF THE HOME					
107922	914 TOMMARK ST..2-956	VICKI & LESLIE G HEIMERMAN	\$50.00	\$6,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] EGRESS WINDOW & REPAIRING FOUNDATION					
107923	1646 LORETTA LN..21-2116-M-16	HOPE N SANDERFOOT	\$225.00	\$2,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] BASEMENT REMODEL					
107933	1616 10th AV..1-1340	THONG & YEE L VUE	\$250.78	\$50,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] COMPLETE INTERIOR UPDATE					
107935	1137 CHERRY ST..14-94	LADUE ENTERPRISES LLC	\$205.00	\$40,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL					
107966	2714 NEWBERRY AV..21-4394	MICHAEL D STIBB	\$255.00	\$32,004.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] KITCHEN & BATHROOM REMODEL					
107998	1758 ST. AGNES DR..6-2772	ST AGNES GB LLC	\$530.72	\$126,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL 1 & 2ND FLOOR INCLUDING CONVERTING GARAGE INTO LIVING SPACE					
108041	1203 GROSS AV..1-127	ROBERT J ZDIARSTEK	\$205.00	\$10,000.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] COMPLETE INTERIOR REMODEL					
108068	1610 11th AV..1-1354	JORDAN LEBICH	\$150.00	\$1,100.00	Pending
[2-434 - Residential - Alteration - 1 -2 Family House] REMODEL EXISTING BASEMENT BATHROOM					
108035	300 S MAPLE AV..3-611	JAR INVESTMENTS LLC	\$50.00	\$25,000.00	Pending
[4-438 - Residential - Alteration - Garage or carport or Shed] REPAIR ROOF FROM TREE DAMAGE					
107798	532 S NORWOOD AV..2-422	WANDA A & RAYMOND J REED	\$50.00	\$800.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] PORCH					
107970	3528 CHURCH RD..22-2031	CYNTHIA A & CHAD B LALUZERNE	\$100.00	\$12,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] 14' X 16' DECK					
108031	1965 SMITH ST..21-2445-N-14	JANICE A & MARVIN J CHARLES	\$75.00	\$4,843.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] ALUMINUM MODULAR RAMP IN FRONT OF HOUSE					
108037	415 ONTARIO RD..21-8194	KATHERINE A ARONSTEIN	\$100.00	\$15,000.00	Pending
[7-1 - Deck, Porch, Patio, Ramp (Residential)] DECK					
107709	1881 DOUSMAN ST..6-2113	CHAD ROFFERS TRUCKING	\$632.06	\$150,000.00	Pending
[10-1 - UDC Seal Fee (Residential)] NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE EC Approved 3/8/22					
102763	3481 WIGGINS WAY..22-1741	DAWN M WARNKE	\$50.00	\$7,444.00	Pending

[11-1 - Fence (Residential)] fence

104370	406 AUGUSTA ST..18-516	BRIAN BUCK	\$50.00	\$1,500.00	Pending
[11-1 - Fence (Residential)] FENCE 4' Chainlink Application resubmitted 3/31/22 placard dates updated					
107207	1607 E MASON ST..21-1905	JASON A & ALMA R COSTA	\$50.00	\$21,000.00	Pending
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
107695	1619 SHAWANO AV..6-251-H	LINDA L BABIASH, ETAL	\$70.00	\$4,000.00	Pending
[11-1 - Garage/Carport/Shed (residential)] 10 X 12 SHED					
107752	1519 WALLS ST..1-2692	RACHEL WERLEY	\$50.00	\$400.00	Pending
[11-1 - Garage/Carport/Shed (residential)] 10 X 12 SHED					
107773	1280 CHICAGO ST..14-1235	SASCO MORTGAGE LOAN TRUST 2005-WF4	\$50.00	\$3,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
107799	1005 GALLAGHER ST..18-758	TANNER & OLIVIA VANSTRATEN	\$125.00	\$500.00	Pending
[11-1 - Swimming Pool (Residential)] HOT TUB					
107856	1268 GRIGNON ST..17-217	KARI B & DYLAN J VALLIERE	\$50.00	\$15,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
107857	1148 REED ST..5-692-A	APOLLO L OCCHINO, ETAL	\$50.00	\$16,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
107858	842 JAMES ST..18-665	KENNETH L ELBE	\$50.00	\$13,000.00	Closed
[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR					
107861	902 MATHER ST..18-853	DAWN M BYRNE	\$50.00	\$15,545.00	Pending
[11-1 - Fence (Residential)] 6' VINYL FENCE					
107872	1337 BENJAMIN CT..21-6404	JEAN M NAGRO	\$50.00	\$7,000.00	Closed
[11-1 - Fence (Residential)] 4' VINYL AND CHAINLINK FENCE					
107876	1355 WESTERN AV..3-1204-A	CRYSTAL L BACKHAUS	\$50.00	\$10,000.00	Pending
[11-1 - Z - Misc Project Not Listed (Residential)] ROOF REPAIR					
107896	3172 WINDLAND DR..21-7115	JAMIE L & BRANDON A SHIMEK	\$50.00	\$5,418.00	Pending
[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY ADDITION					
107903	897 MATHER ST..5-218	CHRISTINA M PIERCE	\$50.00	\$9,981.00	Closed
[11-1 - Foundation Repair (Residential)] INSTALLING A BASEMENT WATERPROOFING SYSTEM - DRAIN TILE					
107911	1836 JUNIPER DR..21-3223	MARLON J RAMOS RIVERA, ETAL	\$50.00	\$2,725.70	Pending
[11-1 - Fence (Residential)] 5' CHAINLINK FENCE					
107915	920-922 ABRAMS ST..21-5729	MARIA DEL ROSARIO MENDEZ	\$50.00	\$5,000.00	Pending
[11-1 - Fence (Residential)] 6' VINYL FENCE *ALSO WOULD LIKE TO MAKE A 1 DOOR INTO A FRENCH DOOR OPENING.					
107921	1403 S RIDGE RD..1-1388-A-1	KRISTINA A BARAL	\$50.00	\$3,000.00	Pending
[11-1 - Fence (Residential)] 5' CHAINLINK FENCE					
107927	1675 NANCY AV..6-1240	KRISTY SIPIORSKI	\$50.00	\$3,452.00	Pending

[11-1 - Fence (Residential)] FENCE

107942	2880 WEST POINT RD..6H-1166-5	PAUL BERTRAND	\$50.00	\$12,695.00	Pending
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[11-1 - Driveway Replacement and/or Expansion (Residential)] DRIVEWAY & PATIO

107951	911 COLUMBIA AV..18-813-B	ANNE E DELEBREAU	\$50.00	\$10,375.00	Pending
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[11-1 - Fence (Residential)] 6' TAN VINYL FENCE

107962	848 S RIDGE RD..6-162-B	JOAN M MALVITZ	\$50.00	\$4,257.64	Pending
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[11-1 - Fence (Residential)] 6ft high fence

107964	426 ROBERT LN..21-3880	SHARON M & JASON J STEEL	\$50.00	\$3,025.00	Pending
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[11-1 - Fence (Residential)] FENCE - 6' TALL

107969	1315 LAWE ST..17-473	NANCY & SCOTT BEHLING	\$50.00	\$700.00	Pending
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[11-1 - Fence (Residential)] FENCE

107976	1211 S CLAY ST..17-213-A	KATHRYN E KORNOWSKI	\$50.00	\$2,500.00	Pending
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[11-1 - Z - Misc Project Not Listed (Resiential)] GARAGE FLOOR REPLACEMENT - 1 STALL ONLY

107983	1092 RALEIGH ST..1-2599	JAY A & CHRISTINE A GOTTFRIED	\$50.00	\$10,751.92	Pending
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[11-1 - Fence (Residential)] 6' VINYL FENCE

107984	560 MENLO PARK RD..21-3851	PUDTA & BOUNTEAN SOUN	\$50.00	\$4,840.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

107999	2765 CANYON BLUFF RD..21-4825	DIANE M & ROGER W BENOIT	\$50.00	\$44,575.00	Pending
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[11-1 - Garage/Carport/Shed (residential)] TUFF SHED 8' X 14'

108016	1953 LAKESIDE PL..21-958	JUDITH M HACKEL	\$100.00	\$21,979.26	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR

108018	885 9th ST..1-12	ANDREW A BURKE	\$100.00	\$22,433.00	Pending
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[11-1 - Z - Misc Project Not Listed (Resiential)] ROOF REPAIR AND UPDATE WIRING

108030	3489 WIGGINS WAY..22-1742	AMANDA M & ANTHONY T KIRSTEN	\$50.00	\$12,000.00	Pending
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[11-1 - Fence (Residential)] 6' VINYL FENCE

108047	2565 FORESTVILLE DR..6H-2221	LAVONNE DELSART	\$50.00	\$4,459.00	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR - INSTALL A BASEMENT WATERPROOFING DRAINAGE SYSTEM

108057	1519 ELLIS ST..19-230	BRADLEY J SCHWARTZ	\$50.00	\$5,040.27	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR - INSTALL A BASEMENT WATERPROOFING SYSTEM TO INCLUDE A SUMP PUMP

108060	1020 VANDERBRAAK ST..20-257	DEBORAH J & THOMAS J GERONDALE	\$100.00	\$21,172.90	Pending
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[11-1 - Foundation Repair (Residential)] FOUNDATION REPAIR - ALREADY DONE

*DOUBLE FEE

104619	421 ERIE RD..21-16-1-16	OAK PARK PROPERTIES OF GREEN BAY LLC ETAL	\$5,256.47	\$2,093,717.00	Pending
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[30-434 - Commercial - Addition - Multi-Family of 3 or More Units] Building Addition

EC APPROVAL 5/17/21

PUD/CUP REQUIRED

107997	722 BODART ST..10-6	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	\$240.00	\$80,000.00	Closed
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[30-434 - Commercial - Alteration - Multi-Family of 3 or more units] Post construction permit

106773	521 S MILITARY AV, SUITE A..6-1517	BESTER DEV CO LLP	\$1,586.89	\$20,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] TENANT BUILDOUT

107028	1632 W MASON ST..6-150-1-1	NEUFELD ENTERPRISES II LLC	\$2,189.18	\$300,000.00	Pending
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[31-327 - Commercial - New - Stores, Customer Services (restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)] PERMIT FOR SCOOTERS; BUT IT INCLUDES SITE PLAN FOR ARBEY'S
SWB \$5000 Secured 1/24/22
EC APPROVED 1/13/22

107731	433 MAIN ST..11-117	ASSOCIATED BANK NATIONAL ASSOCIATION	\$430.00	\$230,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] ALTERATION - 6TH FLR- NW CORNER

107796	2030 E MASON ST, SUITE G ..21-1361	IPANEMA GREEN BAY LLC	\$748.00	\$10,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] TUNDRA SMOKE SHOP

107802	1265 LOMBARDI AV..1-1841-A	GREEN BAY CITY OF LAMBEAU FIELD	\$475.00	\$12,000,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

107821	821 S BROADWAY..2-213	SUSAN LYNN ROBINSON	\$330.00	\$120,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] FIRE REPAIR

107826	111 N BROADWAY, SUITE B ..4-264	DOCKING STATION LLC	\$360.00	\$20,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] MINOR OFFICE ALTERATIONS

107827	3021 VOYAGER DR..21-143-7	PH GREEN BAY EAST LLC	\$747.04	\$50,650.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

107832	126 S BROADWAY..3-1300	URBAN CONCEPTS LLC	\$924.66	\$50,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] NO PLUMBING WORK UNTIL PLANS ARE APPROVED. PVC 3/10/22

107880	1911 UNIVERSITY AV..21-2187-5	SHANNON & KEVIN CHARLES	\$1,220.00	\$0.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] BAR/KITCHEN ALTERATION

107920	1114 MAIN ST..14-1	GREATER SOURCE LLC	\$1,080.00	\$1,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] DOOR AND RAMP ONLY

107932	1125 W MASON ST..2-1102	SALVATION ARMY THE	\$120.00	\$1.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] CHEAP CHARLIE'S BARGINS BINS - NEW TENANT

107981	1730 S ASHLAND AV..1-1111	KONGPHAVANH JENNY & KEN THAMMAVONG	\$70.00	\$10,700.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] DEMO ONLY

108012	118 S ADAMS ST..12-130	GIGOT PROPERTIES LLC	\$70.00	\$5,000.00	Closed
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] WINDOW RELOCATION

108017	2450 E MASON ST..21-126-12	PH GREEN BAY EAST LLC	\$140.00	\$75,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] INTERIOR & FACADE REMODEL

108022	201 N WASHINGTON ST..12-23	GOELZ JEFFREY J LIVING TRUST	\$310.00	\$0.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping]

108027	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$450.00	\$34,000.00	Pending
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[31-434 - Commercial - Alteration - Non-Residence, Non-Housekeeping] first floor converting for asset R204

107632	1919 S BROADWAY..1-1407	GEORGIA PACIFIC CONSUMER PRODUCTS LP	\$860.00	\$400,000.00	Pending
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[33-320 - Commercial - New - Industrial Buildings (factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)] FILTRATE PUMP & POLYMER BLDGS
EC APPROVED 2/11/22

107640	825 N WEBSTER AV..7-429	DIOCESE OF FOND DU LAC TRUSTEES OF	\$270.00	\$1.00	Closed
[34-1 - Change of Use (Commercial)] CHANGE OF USE /TRANSITIONAL LIVING					
107750	911 PACKERLAND DR..6H-1725	JPM CHASE BANK	\$70.00	\$150,000.00	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] RESURFACE PARKING LOT/ADA REPAIRS					
107814	338 S CHESTNUT AV..3-580	TRINITY EVANGELICAL LUTHERAN CHURCH	\$140.00	\$30,000.00	Pending
[34-1 - Cell Tower - Alteration to Existing (Commercial)] DISH WIRELESS CELL WORK					
107879	HUMBOLDT RD..21-6512	BASTEN FAMILY REAL ESTATE DEVELOPMENT LP	\$140.00	\$16,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] TDS METROCOM PROJECT - CABINET 0913VA					
107890	1520 SOUTH POINT RD..6H-1186	GREEN BAY CITY OF HE NIS RA PARK/WATER TOWER	\$140.00	\$16,000.00	Pending
[34-1 - Z - Misc Project Not Listed (Commercial)] TDS METROCOM PROJECT - CABINET 0913KA					
107901	212-214 S WEBSTER AV..14-720	EVERARDO & IRENE CURIEL	\$70.00	\$200.00	Pending
[34-649 - Demolition - Interior (Commercial)] INTERIOR WALL REMOVAL					
107930	2420 FINGER RD..21-4576	K & M REAL ESTATE LLP	\$70.00	\$34,000.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF					
107937	1691 WESTERN AV..6-121-G	JKG PROPERTIES LLC	\$70.00	\$13,555.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF					
107956	400 S WASHINGTON ST..13-185	GREATER GREEN BAY COMMUNITY FOUNDATION INC	\$252.88	\$130,000.00	Pending
[34-1 - Parking Lot - New & Reconstruction (Commerical)] SEE FILE NOTES.					
107975	1126 LINCOLN ST..18-768	NORTHLAND COLD STORAGE	\$79.00	\$64,340.00	Pending
[34-1 - Roofing (Commercial)] BLDG 2 & & REROOF					
107977	1301 S RIDGE RD..1-434	CALVARY LUTHERAN CHURCH	\$140.00	\$12,500.00	Pending
[34-1 - Cell Tower - Alteration to Existing (Commercial)] T MOBILE UPGRADE *ELEC PERMIT NEEDED*					
108003	1360 VELP AV..6-41	BRUCE J MEULEMANS ETAL	\$140.00	\$7,920.00	Pending
[34-1 - Temporary Office/Trailer/Event (Commercial)] Temporary Office					
108033	119 N MONROE AV..11-203	COWLES LIMITED PARTNERSHIP ETAL	\$70.00	\$38,000.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOF - REMOVE ASPHALT SHINGLES AND INSTALL NEW					
108082	1627 CASS ST..21-1278-4	R & R PROPERTIES LLP	\$70.00	\$15,500.00	Pending
[34-1 - Roofing (Commercial)] RE-ROOFING					
108098	1614 SHAWANO AV..6-235-A-1	DS2-M6 REAL ESTATE HOLDINGS LLC	\$70.00	\$28,000.00	Closed
[34-1 - Z - Misc Project Not Listed (Commercial)] REMOVE & REPLACE EXISTING VINYL FASCIA & SOFFIT					
107770	1635 KENNEDY DR..6-2750	MONICA HEINZ	\$50.00	\$1,900.00	Closed
[40-1 - Electrical Service - Change (Residential)] REPLACE PUSHMATIC PANEL WITH 100 AMP PANEL					
107837	620 NORTHERN AV..5-278-A	PRISTINE PROPERTIES LLC	\$50.00	\$1,300.00	Closed
[40-1 - Electrical Service - Change (Residential)] PANEL CHANGE					
107847	126 S JACKSON ST..14-446	MARLENE L MUELLER, ETAL	\$50.00	\$9,027.00	Pending

[40-1 - Electrical Service - Change (Residential)] INSTALL 14KW WHOLE HOUSE GENERATOR W/ 200A SERVICE RATED TRANSFER SW AND UPGRADE SERVICE FROM 100 TO 200A

107851	1218 S MILITARY AV..6-1767	VANDERLEEST INC	\$70.00	\$3,000.00	Pending
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[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] INSTALL WASHER/DRYER

107863	1457 SHAWANO AV..6-250	STEVEN L NIENOW	\$50.00	\$1,000.00	Pending
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[40-1 - Electrical Service - Repair (Residential)] EMERGENCY REPAIR TO REPLACE ELEC PANEL WITH MAIN BREAKER THAT WAS BURNT UP

107864	535 11th AV..2-433	CYNTHIA M HUNGERFORD	\$50.00	\$1,000.00	Pending
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[40-1 - Electrical Service - Repair (Residential)] MAST REPAIR

107866	1610 11th AV..1-1354	JORDAN LEBICH	\$50.00	\$2,000.00	Closed
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[40-1 - Electrical Service - Change (Residential)] PANEL CHANGE FROM 100 TO 200 AMP

107873	845 ERNST DR..6-158-B	SANDRA R MOHAN	\$50.00	\$500.00	Closed
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[40-1 - Electrical Service - Repair (Residential)] EMERGENCY SERVICE REPAIR

107875	133 N BROADWAY..4-201	VANOUDOM & XA LEE	\$70.00	\$2,000.00	Closed
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[40-1 - Electrical Service - Change (Commercial)] SERVICE UPGRADE

107897	2540 WILDWOOD DR..21-2937	CASSIE S & ROBERT A HEALY	\$50.00	\$2,400.00	Pending
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[40-1 - Electrical Service - Change (Residential)] REPLCE 200 AMP PANEL & THE CONDUIT FROM METER TO PANEL

107898	2461 HE-NIS-RA LN..6H-1887	NICKOLAS X MINEAU	\$50.00	\$1,000.00	Pending
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[40-1 - Electrical Service - Repair (Residential)] SERVICE REPAIR - DUE TO ELECTRICAL FIRE

107910	1933 EASTMAN AV..21-1183-4	ERICA J PATRICIO	\$50.00	\$3,500.00	Closed
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[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] SERVICE UPGRADE

107925	433 MAIN ST..11-117	ASSOCIATED BANK NATIONAL ASSOCIATION	\$400.00	\$297,000.00	Pending
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[40-1 - Electrical Service - Change (Commercial)] GBABC AIC MITIGATION - NEW 2K AMP CT CABINET, REMOVE EXISTING SWITCH GEAR, EXTEND HOUSEKEEPING PAD. INSTALL NEW 2K AMP MAIN BREAKER SWITCH GEAR, RELOCATE 75 KVA TRANSFORMER, RELOCATED 400 AMP DISCONNECT, NEW TVSS & NETWORK CONTECTIONS, REPLACE PANELS

107973	128 N BROADWAY..4-154	LORENZEN HOLDINGS LLC	\$70.00	\$4,000.00	Pending
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[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] 2ND FLR ELECTRICAL WORK - REMOVE/REPLACE LIGHTS FOR NEW WALL BEING PUT IN TO SECTION OFF BUILDING

107985	1246 WEISE ST..20-392	MICHAEL COPPENS	\$50.00	\$1,892.00	Pending
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[40-1 - Electrical Service - Change (Residential)] SERVICE UPGRADE 60 TO 100 AMP WITH NEW PANEL

107988	1700 11th AV..1-1262	GREEN BAY HOLDINGS I LLC	\$50.00	\$1,845.00	Pending
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[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE - 60 AMP OH TO 100 AMP OG WITH NEW 24 SPACE MAIN BREAKER PANEL. UPDATE ALL GROUNDING & BONDING.

107994	2037 ANN LN..6H-2174	MADELINE & JOSEPH KASSAB	\$50.00	\$3,100.00	Pending
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[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE 100A TO 200A

107996	3512 GLEN ABBEY DR..22-1928	RANDAL G & SARAH A BOSI	\$50.00	\$9,062.00	Pending
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[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] INSTALL GENERATOR WITH TRANSFER SWITCH

108004	2561 HILLSIDE LN..21-3819	MICHAEL S & SHIRLEY M TILLEMAN	\$50.00	\$8,394.00	Pending
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[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Residential)] INSTALL GENERATOR WITH TRANSFER SWITCH

108007	1548 ELLIS ST..19-237	SDRUEM RENTALS LLC	\$50.00	\$1,000.00	Pending
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[40-1 - Electrical Service - Change (Residential)] PANEL CHANGE IN BOTH UPPER AND LOWER UNITS

108020	1320 BERNER ST..21-1577	CARLOS ORDAZ, ETAL	\$50.00	\$2,200.00	Pending
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[40-1 - Electrical Service - Repair (Residential)] REPAIR FIRE DAMAGED PANEL - NEW FLUSH MOUNT, 100A, 20 CIRCUIT ELECTRICAL PANEL

108024 126 GRAY ST..3-8 AERONE & SEGER BALADAD \$50.00 \$1,000.00 Pending

[40-1 - Electrical Service - Repair (Residential)] SERVICE REPAIR

108040 1696 FOREST GLEN DR..6-1638 DAVID J CAREW, ETAL \$50.00 \$3,375.00 Pending

[40-1 - Electrical Service - Change (Residential)] SERVICE UPGRADE 100 OH TO 200 UG
*SEE EMAIL IN DRAG FILE FOR ADDITIONAL WORK BEING DONE.

108043 2849 ST. ANN DR..21-1111-D-63 KATHRYN MARIE & JAMES JAGEMANN \$50.00 \$1,500.00 Pending

[40-1 - Electrical Service - Change (Residential)] SERVICE CHANGE

108050 1152 MARQUETTE AV..1-1489 TYLER & AMANDA WAMSLEY \$50.00 \$3,000.00 Pending

[40-1 - Electrical Service - Change (Residential)] PANEL REPLACEMENT

108054 826 10th AV..2-461 TZIVYA & STEPHANIE JUDITH GREEN \$50.00 \$4,720.00 Pending

[40-1 - Electrical Service - Repair (Residential)] UPGRADE PANEL TO 200AMP

108095 1486 7th ST..6-1738 RICHARD A & JAYNE M SCHOEN \$50.00 \$1,500.00 Pending

[40-1 - Electrical Service - Change (Residential)] PANEL CHANGE

108097 1712 E MASON ST..21-1343-3-1 KT REAL ESTATE HOLDINGS LLC \$140.00 \$15,825.00 Pending

[40-1 - Electrical Wiring (Misc., Alteration, Repair) (Commercial)] CARWASH RELOAD

107662 2086 MANITOWOC RD..21-420-10-1 RODRIGO GARZA \$50.00 \$6,200.00 Closed

[50-1 - Heating Unit Only (Residential)] A FURNACE

107664 810 MARVIN LN..21-1111-D-326 TABITHA B & NATHAN G WALLENFANG \$50.00 \$12,000.00 Pending

[50-1 - Heating Unit Only (Residential)] A BOILER

107665 140 ALVINA ST..6-267-4 LAES WORTH L & ROSEMARY REVOCABLE TRUST \$70.00 \$9,000.00 Closed

[50-1 - Heating Unit Only (Commercial)] A BOILER

107666 2301 HUTSON RD..6H-1627-1 ATOMA REAL ESTATE HOLDING LLC \$70.00 \$16,887.00 Pending

[50-1 - Heating Unit Only (Commercial)] A FURNACE

107667 1616 14th AV..1-1402-A JAMES C & JOYCE ZOLL \$50.00 \$13,365.00 Closed

[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

107668 1028 N ASHLAND AV..18-540 GREEN BAY PLASTICS INC \$210.00 \$18,474.00 Closed

[50-1 - AC Unit Only (Commercial)] 3 COMMERCIAL AIR CONDITIONERS - DUCTLESS MINISPLIT

107787 1181 PORLIER ST..17-111 LEAH J BORCHARDT \$50.00 \$6,400.00 Closed

[50-1 - Heating Unit Only (Residential)] A FURNACE

107788 3129 WEST POINT RD..6H-4140 TIMOTHY R & SANDRA J KEARNS \$50.00 \$12,300.00 Closed

[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE & AIR CONDITIONER

107789 1206 WESTERN MEADOWS DR..6H-3012 DANIEL W WELSING \$50.00 \$3,800.00 Closed

[50-1 - Heating Unit Only (Residential)] A FURNACE

107790 1145 S ONEIDA ST..1-1891 LUSINDA GARDNER \$50.00 \$4,550.00 Closed

[50-1 - Heating Unit Only (Residential)] A FURNACE

107791 503 HARTUNG ST..8-490-A JACQUELINE & SCOTT VANDENHEUVEL \$50.00 \$3,750.00 Closed

[50-1 - Heating Unit Only (Residential)] A FURNACE

107792	408 FAIRVIEW CT..5-1598	LAURA A & GARY A EHRFURTH	\$50.00	\$4,300.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107793	1508 ST. AGNES DR..6-303-2	DANIEL H MARQUARDT	\$50.00	\$3,300.00	Pending
[50-1 - AC Unit Only (Residential)] AIR CONDITIONER					
107817	520 NORTHERN AV..5-282		\$50.00	\$5,529.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
107818	2915 WEST POINT RD..6H-1216-3	THOMAS M BORREMANS	\$50.00	\$10,481.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
107819	3381 HEAVEN DR..21-7695	NASH T & KRISTIN L SOLI	\$50.00	\$9,519.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
107820	208 WOODLAWN AV..5-574	VICTORIA E & HARVEY F VILLERS	\$50.00	\$5,685.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
107822	1492 UNIVERSITY AV..19-630	SALVADOR V & ARLEEN A ALVAREZ	\$50.00	\$6,000.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
107823	1140 MEACHAM ST..1-1634	ANDREW L GUTZMAN	\$50.00	\$9,803.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
107824	1332 VANDERBRAAK ST..21-1642	MATTHEW J & MARJORIE B BECHER	\$50.00	\$4,885.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
107839	1483 7th ST..6-523-5	VICKI PROPERTIES LLC	\$50.00	\$3,500.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
107844	1331 ELIZA ST..17-533	CHERYL A & ROBERT S KREMER	\$50.00	\$6,538.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107845	1400 N BAIRD ST..21-1198-6	ANNA BAUTISTA	\$50.00	\$7,031.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
107846	1415 INSPIRATION AV..21-7367	CHRISTINE A & MICHAEL J MCINTIRE	\$50.00	\$11,379.00	Closed
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
107855	1482 UNIVERSITY AV..19-632	JAVIER GASCA	\$50.00	\$2,100.00	Pending
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107867	2615 PECAN ST..21-6233	NANCY FIGGINS	\$50.00	\$5,390.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107874	2604 SAGE DR..21-7630	CHARLES M MARTINSON	\$50.00	\$4,758.00	Pending
[50-1 - Heating Unit Only (Residential)] FURNACE					
107882	1228 NICOLET AV..1-1533	AVERY BANNAN	\$50.00	\$2,931.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107883	1303 RICHARDSON ST..18-1161	DEREK MUENSTER	\$50.00	\$3,350.00	Pending

[50-1 - Heating Unit Only (Residential)] A FURNACE

107886	1410 BROCOIN WAY..6H-1784	ANDREW M KILLIAN	\$50.00	\$6,423.00	Closed
[50-1 - Heating Unit Only (Residential)] BOILER					
107887	2407 OAKWOOD DR..6H-1501-1-B	CLARITY CARE INC	\$50.00	\$3,780.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
107891	839 S RIDGE RD..2-58-A-1	ERIN & ADAM MADER	\$50.00	\$11,500.00	Closed
[50-1 - AC Unit Only (Residential)] AIR CONDITIONER					
107892	1099 KENWOOD ST..1-2638	LIBERTY STREET INVESTMENTS LLC	\$50.00	\$10,650.00	Closed
[50-1 - AC Unit Only (Residential)] AIR CONDITIONER					
107893	3098 OPEN GATE TR..6H-2592	RICHARD T LOOMIS, ETAL	\$50.00	\$3,450.00	Pending
[50-1 - Heating Unit Only (Residential)] FURNACE					
107895	3410 CONCERTO LN..21-7309	WOLFF MARY C FAMILY TRUST	\$50.00	\$4,820.00	Closed
[50-1 - Heating Unit Only (Residential)] FURNACE					
107899	1052 ST. PAUL ST..2-1184	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$50.00	\$2,000.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER					
107900	2280 E MASON ST, Suite 400 ..21-126-1	GREEN BAY EAST LLC	\$140.00	\$15,000.00	Pending
[50-1 - Heating and Air Conditioning Units (Commercial)] A FURNACE AND AIR CONDITIONER					
107905	110 S OAKLAND AV..3-138	MARK GRIEBELER, ETAL	\$50.00	\$7,850.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
107906	1347 WEISE ST..21-1704	STACEY THOMPSON	\$50.00	\$2,850.00	Pending
[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER					
107907	625 S JEFFERSON ST..15-95	JN INVESTMENT PROPERTIES LLC	\$50.00	\$2,815.00	Pending
[50-1 - Heating Unit Only (Residential)] FURNACE					
107916	1664 LILAC LN..21-1110-M-73	SELISSEN WILLIAM F & THERESA A REVOCABLE TRUST	\$50.00	\$5,400.00	Closed
[50-1 - Heating Unit Only (Residential)] A BOILER					
107917	845 ERNST DR..6-158-B	SANDRA R MOHAN	\$50.00	\$6,500.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107918	236 BERWYN AV..21-2090-25	ANGELICA M CEPEDA	\$50.00	\$4,397.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107919	1333-1335 NELSON ST..6-2631	NELSON STREET RENTALS LLC	\$50.00	\$6,720.00	Closed
[50-1 - Heating Unit Only (Residential)] A BOILER					
107934	3018 CRUSADE LN..6H-1189-3	LINDA M KIMPS	\$50.00	\$9,890.00	Pending
[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER					
107940	1204 LANGLADE AV..1-420-B	JODY L MINOR	\$50.00	\$6,713.00	Closed
[50-1 - Heating Unit Only (Residential)] A FURNACE					
107941	1833 ARGONNE DR..6-2709	TIMOTHY F & MARY B ASCHER	\$50.00	\$11,600.00	Closed
[50-1 - Heating Unit Only (Residential)] A BOILER					

107949	2986 FINGER RD ..21-5261 [50-1 - Heating Unit Only (Residential)] A FURNACE	PAUL E SOLETSKI	\$50.00	\$3,061.00	Pending
107950	712 NORTHERN AV..18-1448 [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER	JULIE M & STEVEN A WALTER	\$50.00	\$10,500.00	Closed
107957	1819 14th AV..1-1313-A [50-1 - Heating Unit Only (Residential)] A FURNACE	JAMES L & DEBORAH L HARPER	\$50.00	\$4,140.00	Pending
107958	816 S ROOSEVELT ST..17-90 [50-1 - Heating Unit Only (Residential)] A FURNACE	RAYMOND S DOLLINGER	\$50.00	\$3,730.00	Pending
107959	1713 GROSS AV..1-2381 [50-1 - Heating Unit Only (Residential)] A FURNACE	DEREK P & SKYLA A ARNDT	\$50.00	\$4,842.00	Closed
107960	337 S ROOSEVELT ST..14-1338 [50-1 - Heating Unit Only (Residential)] A FURNACE	LORI S GAJEWSKI	\$50.00	\$4,842.00	Pending
107967	3404 BAY HIGHLANDS DR..21-5505 [50-1 - Heating Unit Only (Residential)] FURNACE	TONY KARL WILTGEN	\$100.00	\$1,900.00	Pending
107971	1201 E WALNUT ST..14-203 [50-1 - Heating Unit Only (Residential)] FURNACE	JORGE PEREZGONZALES	\$50.00	\$5,924.00	Pending
107972	1670 BIEMERET ST..6-2340 [50-1 - Heating Unit Only (Residential)] FURNACE	PHILIP N & VICKI A BOILEAU	\$50.00	\$6,380.00	Closed
107989	1941 RENAISSANCE CT..6H-4066 [50-1 - Heating Unit Only (Residential)] A FURNACE	AMY M & TIMOTHY P HEALEY	\$50.00	\$4,850.00	Pending
107992	2423 BROWNING RD..21-4055 [50-1 - Heating Unit Only (Residential)] A BOILER	THOMAS L & RIANNA J PETERSEN	\$50.00	\$6,595.00	Pending
107995	803 ROY AV..18-1409 [50-1 - Heating Unit Only (Residential)] FURNACE	RICHARD J BUSS	\$50.00	\$4,200.00	Pending
108001	131 S MILITARY AV..6-251-D [50-1 - Heating and Air Conditioning Units (Commercial)] FURNACE & AIR CONDITIONER	131 S MILITARY AVENUE LLC	\$140.00	\$4,625.00	Closed
108002	2895 E MASON ST..21-147-1 [50-1 - Heating Unit Only (Commercial)] 1 RTU	JEHOVAHS WITNESSES CONGREGATION G B EAST INC	\$70.00	\$3,000.00	Closed
108013	1715 NANCY AV..6-2424 [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER	GARY L & DIANA L NELSON	\$50.00	\$6,800.00	Closed
108028	1821 OAK LEAF DR..6H-1646 [50-1 - Heating Unit Only (Residential)] A FURNACE	MIKAELA E & MATTHEW J SULLIVAN	\$50.00	\$4,000.00	Closed
108029	915 ROYAL BLVD..18-1253 [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER	KENNETH R & BARBARA G PEREZ	\$50.00	\$7,500.00	Pending
108062	1023 S FISK ST..6-191-D-1 [50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER	BARBARA J WERKHEISER	\$50.00	\$10,731.00	Pending
108063	139 ROSE LN..21-89-25	THOMAS R DEPAS, ETAL	\$50.00	\$10,000.00	Pending

[50-1 - Heating Unit Only (Residential)] BOILER

108064	1431 SARATOGA ST..6-2148	DELCHAMBRE LIVING TRUST	\$50.00	\$5,400.00	Pending
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[50-1 - Heating Unit Only (Residential)] BOILER

108065	920 MEACHAM ST..2-1313	THOMAS E & DIANE M MIDTHUN	\$50.00	\$9,300.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

108066	816 S CLAY ST..17-73	ERICH & ROXANNE LEE SAFFORD GAUL	\$50.00	\$5,200.00	Pending
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[50-1 - AC Unit Only (Residential)] AIR CONDITIONER

108071	1013 HARVEY ST..7-47	SARA A KNIGHT	\$50.00	\$1,791.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

108075	608 ABRAMS ST..21-2651	LAURA A DONLEVY	\$50.00	\$6,900.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] A FURNACE AND AIR CONDITIONER

108076	507 STEVEN ST..6-2375	ROBERT L & LISA D TAYLOR	\$50.00	\$3,400.00	Pending
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[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER

108077	503 STEVEN ST..6-2375	ROBERT L & LISA D TAYLOR	\$50.00	\$3,400.00	Pending
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[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER

108078	207 S VAN BUREN ST..14-740	KIM L SCHABELL, ETAL	\$50.00	\$6,150.00	Pending
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[50-1 - AC Unit Only (Residential)] AN AIR CONDITIONER

108081	2733 E CARRERA CT..22-1729	JULIE A & CARL E PETERSEN	\$50.00	\$3,500.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

108111	2987 BETH DR..21-3864	KIMBERLY A RIVEST	\$50.00	\$12,344.00	Pending
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[50-1 - Heating and Air Conditioning Units (Residential)] FURNACE & AIR CONDITIONER

108112	1705 CANARY LN..6H-1430-K-24	GLORIA J GEORGIA	\$50.00	\$3,900.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

108114	3135 SUNLAND CIR..6H-3539	NICHOLAS J & SUSAN M HEFLING	\$50.00	\$4,500.00	Pending
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[50-1 - Heating Unit Only (Residential)] FURNACE

107776	741 ABRAMS ST, SUITE 2 ..21-1343-3	PAUL E SOLETSKI	\$70.00	\$1,400.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Commercial)] INSTALL A 3 COMPARTMENT SINK

107816	901 SHAWANO AV..3-872	BLOOMING REAL ESTATE LLC	\$155.00	\$2,000.00	Closed
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[60-1 - Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)] GREASE TRAP AND INSTALL ELECTRIC WATER HEATER

107834	1236 LANGLADE AV..1-425-2	JANICE M & JEFFERY J POUWELS	\$50.00	\$910.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER REPLACEMENT

107835	1571 CAREFUL DR..6-1027-41	KAREN A KIMBERLIN	\$50.00	\$700.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER REPLACEMENT

107836	1640 CYPRESS LN..21-1514-K-10	MICHAEL J & BEANIE S DAHLKE	\$50.00	\$1,000.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER REPLACEMENT

107840	843 SHAWANO AV..3-127	MARQ INVESTMENTS LLC	\$30.00	\$5,000.00	Closed
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[60-1 - Water Service - Connection/Repair (Commercial)] LEAD WATER SERVICE REPLACEMENT

107841	1107 HARVEY ST..7-79	MARINA I C QUINTANILLA	\$30.00	\$3,850.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE REPLACEMENT					
107842	1248 DOUSMAN ST..5-654-A	MICHELLE M LARRABEE	\$30.00	\$3,700.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE REPLACEMENT					
107843	1331 ELIZA ST..17-533	CHERYL A & ROBERT S KREMER	\$30.00	\$3,850.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER SERVICE REPLACEMENT					
107849	815 S JEFFERSON ST..16-48	TWO CHICKS BUYING HOMES LLC	\$30.00	\$1,000.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER SERVICE					
107852	610 HOWARD ST..3-349	BRIAN W SAUNDERS	\$30.00	\$3,500.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
107853	1368 PORLIER ST..17-515	DELWIN PROPERTIES LLC	\$30.00	\$3,850.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
107854	735 S BAIRD ST..17-785	DELWIN PROPERTIES LLC	\$30.00	\$4,350.00	Pending
[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE					
107877	1218 S MILITARY AV..6-1767	VANDERLEEST INC	\$255.00	\$7,000.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Commercial)] INSTALL 3 SHAMPOO BOWLS, 2 WATER HEATERS AND 1 ACW CONNECTION AND 1 FLOOR DRAIN					
107878	214 S WEBSTER AV ..14-720	EVERARDO & IRENE CUIEL	\$70.00	\$4,000.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Commercial)] ADD SINK, HAND WASH & DIPPER WELL?					
107888	1019 CLEVELAND ST..2-827	JULIE A SCHROEDER	\$50.00	\$730.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION					
107889	3131 GREENVIEW DR..21-4111	CYNTHIA M MAU	\$50.00	\$965.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION					
107894	1506 7th ST..6-495-A	JAMES W RHODES	\$50.00	\$9,967.00	Closed
[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER CONVERSION & REPLACE MIXER VALVE					
107909	1607 KALAHARI DR..6H-3191	RYAN A & MONICA J LEWIS	\$50.00	\$2,400.00	Pending
[60-1 - Lawn Sprinklers (Residential)] UNDERGROUND SPRINKLERS					
107936	800 CEDAR ST..10-8	HUS PROPERTIES LLC	\$70.00	\$9,000.00	Pending
[60-1 - Repair/Alter Existing Plumbing System (Commercial)] INSTALLING 4 FIXTURES					
107947	405 13th AV..3-840	LESLIE J JARVEY	\$30.00	\$3,850.00	Closed
[60-1 - Water Service - Connection/Repair (Residential)] LEAD WATER REPLACEMENT					
107948	906 S MAPLE AV..2-897	LINA C FAJARDO	\$50.00	\$5,000.00	Closed
[60-1 - Sanitary Sewers - Connection/Repair (Residential)] SANITARY SEWER REPAIR					
107952	714 10th AV..2-447	ROSE M & KIM R CASPERSON	\$30.00	\$4,500.00	Closed
[60-1 - Sanitary Sewers - Connection/Repair (Residential)] REPLACE SANITARY SERVICE					
107953	800-802 OREGON ST..4-1	OAKLAND & OREGON LLC	\$30.00	\$3,650.00	Pending
[60-1 - Water Service - Connection/Repair (Commercial)] REPLACE LEAD WATER SERVICE					
107954	800 ST. GEORGE ST..7-107	KLEIFGEN PROPERTIES LLC	\$30.00	\$3,650.00	Closed

[60-1 - Water Service - Connection/Repair (Commercial)] REPLACE LEAD WATER SERVICE

107955	717 N BAIRD ST..8-584	KRYSTAL L JACOBS	\$30.00	\$4,850.00	Pending
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE LEAD WATER SERVICE

107961	1005 S MILITARY AV..6-483	NORTH KENDALL PROPERTIES	\$70.00	\$2,500.00	Closed
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[60-1 - Water Heater (Commercial)] INSTALL WATER HEATER AND HAND SINK

107963	2219 MAIN ST..21-126-4	CONWAY HOTEL CO	\$70.00	\$2,500.00	Closed
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[60-1 - Water Heater (Commercial)] INSTALL WATER HEATER AND HAND SINK

107978	411 ST. JOHN ST..13-106	SAINT JOHNS CONGREGATION	\$70.00	\$12,000.00	Pending
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[60-1 - Water Heater (Commercial)] WATER HEATER

107979	965 BOND ST..5-1283-A	ERICA L JOHNSON	\$50.00	\$11,423.00	Closed
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB AND SURROUND REPLACEMENT, INCLUDING MIXING VALVE AND TRAP

107990	218 S WEBSTER AV..14-720	EVERARDO & IRENE CURIEL	\$155.00	\$1,000.00	Pending
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[60-1 - Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)] INTERIOR GREASE INTERCEPTOR

108000	3174 TOBERMORY DR..21-5436	OCTAVIO & GUADALUPE M GUZMAN	\$30.00	\$1,000.00	Closed
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[60-1 - Water Service - Connection/Repair (Residential)] REPLACE WATER LINE

108008	599 S MILITARY AV..6-1516	G & A LARSEN PROPERTIES LLC	\$70.00	\$3,500.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Commercial)] BATHROOM MODIFICATIONS

108010	2116 EASTMAN AV..21-2155-1	SCOTT & JUDITH HEBEL	\$50.00	\$940.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER REPLACMENT

108011	1132 EASTMAN AV..7-347	GINNY L SPEICH	\$50.00	\$1,015.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] TUB TO SHOWER REPLACEMENT

108014	2476 WILDWOOD DR..21-5897	BRIAN J & JANINE E AMUNDSON	\$30.00	\$1,100.00	Pending
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[60-1 - Water Heater (Residential)] REPLACE 2 50 GALLON WATER HEATERS WITH 1 75 GALLON WATER HEATER. ALSO SOME PIPING /PLUMBING MAY BE NEEDED.

108058	620 NORTHERN AV..5-278-A	PRISTINE PROPERTIES LLC	\$49.00	\$2,900.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPIPING OF WATER DISTRIBUTION PIPING - 6 FIXUTRES AND 1 APPLIANCE = 7 TOTAL

*Online fee schedule did not list minimum fee at this time so \$49 was accepted.

108059	321 CLEVELAND ST..3-717	MORGAN & SKYLAR WILLIAM CAIN	\$50.00	\$5,283.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE MIXER VALVE

108061	811 IRVINGTON ST..6-429	FONG CHANG, ETAL	\$30.00	\$1,750.00	Pending
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[60-1 - Water Heater (Residential)] A WATER HEATER

108074	246 BERGER ST..21-2580	SABRA HEALTH CARE HOLDINGS III LLC	\$70.00	\$12,000.00	Pending
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[60-1 - Water Heater (Commercial)] REPLACE WATER HEATER

108079	1726 BEAVER DAM DR..6-2282	DUSTIN J CASTRO	\$30.00	\$0.00	Closed
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACING 15' DRAIN PIPING UNDERGROUND

108102	133 HUDSON ST..3-1009	PENNY J ROBERTS, ETAL	\$50.00	\$8,038.00	Pending
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[60-1 - Repair/Alter Existing Plumbing System (Residential)] REPLACE MIXER VALVE AND PLACE LINER OVER EXISTING TUB & WALLS

108103	2743 EAST SHORE DR..21-1163	JEAN A PIONTEK	\$30.00	\$4,000.00	Pending
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[60-1 - Sanitary Sewers - Connection/Repair (Residential)] REPLACE SEWER LINE

108104	129 APPLE TREE CT..21-2987 [60-1 - Sanitary Sewers - Connection/Repair (Residential)]	MARTIN BRANNING SANITARY SEWER REPAIR	\$30.00	\$4,000.00	Pending
107585	1830 SHAWANO AV ..6-263-1 [70-1 - Signs - Permanent] New Wall Sign	ST VINCENT HOSPITAL OF THE HOSPITAL SISTERS ...	\$106.89	\$9,800.00	Pending
107749	107 N BROADWAY..4-210 [70-1 - Signs - Permanent] COA approved - New Wall Sign	CZACHOR & POLACK DEVELOPMENT LLC	\$86.66	\$2,800.00	Pending
107762	904 S TAYLOR ST..6H-1081-3 [70-1 - Signs - Permanent] Updated Wall Sign	BROOKWIEW MEADOWS LLC	\$139.59	\$9,500.00	Pending
107763	2350 E MASON ST..21-126-7 [70-1 - Signs - Permanent] Wall Sign- Cosmo Prof	GB EAST TOWN LLC	\$93.39	\$7,900.00	Pending
107805	1538 W MASON ST..6-147-C [70-1 - Signs - Permanent] New Wall Sign	L&J MASON STREET PROPERTIES LLC	\$88.08	\$2,070.00	Abandoned
107815	1616 W MASON ST, SUITE C..6-149 [70-1 - Signs - Permanent] New Cabinets on Pylon	NEUFELD ENTERPRISES II LLC	\$166.10	\$46,665.00	Pending
107865	1871 SHAWANO AV..6-256 [70-1 - Signs - Permanent] Upgrade Canopy Signage to LED	KT REAL ESTATE HOLDINGS LLC	\$161.72	\$9,000.00	Pending
107885	2410 E MASON ST..21-126-9-1 [70-1 - Signs - Permanent] Wall & Monument Signs	2410 EAST MASON LLC	\$221.81	\$32,200.00	Pending
Totals: 260 projects			\$42,481.38	\$20,006,165.69	

Summary of Projects Issued

3/1/2022 to 3/31/2022

Class of Work	Proj	Site	Plan	Bldg	Elec	HVAC	Plbg	EC	Fees Paid	Estimated Cost
1 Residential - New - Single Family House	4	4	8	4	4	4	4	4	\$5,237.49	\$1,525,000.00
2 Residential - Alteration - 1 -2 Family House	23	2	14	23	19	9	17	0	\$5,184.47	\$706,105.00
4 Residential - Alteration - Garage or carport or Shed	1	0	0	1	0	0	0	0	\$50.00	\$25,000.00
7 Deck, Porch, Patio, Ramp (Residential)	4	3	2	4	0	0	0	0	\$325.00	\$32,643.00
10 UDC Seal Fee (Residential)	1	1	2	1	1	1	1	1	\$632.06	\$150,000.00
11 Driveway Replacement and/or Expansion (Residential)	2	0	0	2	0	0	0	0	\$100.00	\$18,113.00
11 Fence (Residential)	14	0	0	14	0	0	0	0	\$700.00	\$86,776.26
11 Foundation Repair (Residential)	11	0	0	11	0	0	0	0	\$650.00	\$135,472.43
11 Garage/Carport/Shed (residential)	3	0	0	3	0	0	0	0	\$170.00	\$48,975.00
11 Swimming Pool (Residential)	1	0	1	1	1	0	0	0	\$125.00	\$500.00
11 Z - Misc Project Not Listed (Residential)	3	0	0	3	1	0	0	0	\$200.00	\$34,933.00
30 Commercial - Addition - Multi-Family of 3 or More Units	1	1	4	1	1	1	1	1	\$5,256.47	\$2,093,717.00
30 Commercial - Alteration - Multi-Family of 3 or more units	1	0	0	1	0	0	0	0	\$240.00	\$80,000.00
31 Commercial - Alteration - Non-Residence, Non-Housekeeping	16	0	13	16	12	8	5	0	\$9,061.59	\$12,626,351.00
31 Commercial - New - Stores, Customer Services (restaraunts, beauty shops, malls, taverns, auto showrooms, laundromats, warehouses, markets, kennels)	1	1	3	1	1	1	1	0	\$2,189.18	\$300,000.00
33 Commercial - New - Industrial Buildings (factories, machine shops, paper mills, beverage plants, manufacturing plants, printing plants)	1	1	2	1	1	0	0	1	\$860.00	\$400,000.00
34 Cell Tower - Alteration to Existing (Commercial)	2	0	0	2	2	0	0	0	\$280.00	\$42,500.00
34 Change of Use (Commercial)	1	1	1	1	0	0	0	0	\$270.00	\$1.00
34 Demolition - Interior (Commercial)	1	0	0	1	0	0	0	0	\$70.00	\$200.00
34 Parking Lot - New & Reconstruction (Commerical)	2	1	0	2	1	0	0	1	\$322.88	\$280,000.00
34 Roofing (Commercial)	5	0	0	5	0	0	0	0	\$359.00	\$165,395.00
34 Temporary Office/Trailer/Event (Commercial)	1	0	0	1	1	0	0	0	\$140.00	\$7,920.00
34 Z - Misc Project Not Listed (Commercial)	3	0	0	3	2	0	0	0	\$350.00	\$60,000.00
40 Electrical Service - Change (Commercial)	2	0	0	0	2	0	0	0	\$470.00	\$299,000.00
40 Electrical Service - Change (Residential)	13	0	0	0	13	0	0	0	\$650.00	\$33,839.00
40 Electrical Service - Repair (Residential)	7	0	0	0	7	0	0	0	\$350.00	\$11,420.00
40 Electrical Wiring (Misc., Alteration, Repair) (Commercial)	3	0	0	0	3	0	0	0	\$280.00	\$22,825.00
40 Electrical Wiring (Misc., Alteration, Repair) (Residential)	3	0	0	0	3	0	0	0	\$150.00	\$20,956.00
50 AC Unit Only (Commercial)	1	0	0	0	0	1	0	0	\$210.00	\$18,474.00
50 AC Unit Only (Residential)	8	0	0	0	0	8	0	0	\$400.00	\$46,450.00
50 Heating and Air Conditioning Units (Commercial)	2	0	0	0	0	2	0	0	\$280.00	\$19,625.00
50 Heating and Air Conditioning Units (Residential)	17	0	0	0	0	17	0	0	\$850.00	\$157,693.00
50 Heating Unit Only (Commercial)	3	0	0	0	0	3	0	0	\$210.00	\$28,887.00
50 Heating Unit Only (Residential)	47	0	0	0	0	47	0	0	\$2,400.00	\$237,839.00
60 Lawn Sprinklers (Residential)	1	0	0	0	0	0	1	0	\$50.00	\$2,400.00

60 Misc Plumbing (treament systems, grease traps, backflow valve)(Commercial)	2	0	2	0	0	0	2	0	\$310.00	\$3,000.00
60 Repair/Alter Existing Plumbing System (Commercial)	5	0	1	0	0	0	5	0	\$535.00	\$24,900.00
60 Repair/Alter Existing Plumbing System (Residential)	13	0	0	0	0	0	13	0	\$629.00	\$43,871.00
60 Sanitary Sewers - Connection/Repair (Residential)	4	0	0	0	0	0	4	0	\$140.00	\$17,500.00
60 Water Heater (Commercial)	4	0	0	0	0	0	4	0	\$280.00	\$29,000.00
60 Water Heater (Residential)	2	0	0	0	0	0	2	0	\$60.00	\$2,850.00
60 Water Service - Connection/Repair (Commercial)	3	0	0	0	0	0	3	0	\$90.00	\$12,300.00
60 Water Service - Connection/Repair (Residential)	10	0	0	0	0	0	10	0	\$300.00	\$33,800.00
70 Signs - Permanent	8	8	0	8	0	0	0	0	\$1,064.24	\$119,935.00
Totals:	260	23	53	110	75	102	73	8	\$42,481.38	\$20,006,165.69



MUNICIPAL COURT MONTHLY FINANCIAL REPORT

County Name Brown		County Code Number 05		Report for Month/Year March 2022	
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.)	\$ 110,211.17	\$ 110,211.17			
Adjustment (if applicable)	\$.00	\$.00			
2. Municipal Court Costs (Chapter 814, Subchapter II, s. 814.65, Stats.)	\$ 38,272.04	\$ 33,092.82		\$ 5,179.22	
Adjustment (if applicable)	\$.00	\$.00		\$.00	
3. Penalty Surcharges (s. 757.05, Stats.)	\$ 26,273.56			\$ 26,273.56	
Adjustment (if applicable)	\$.00			\$.00	
4. County Jail Surcharges (s. 302.46(1)(a), Stats.)	\$ 10,409.93		\$ 10,409.93		
Adjustment (if applicable)	\$.00		\$.00		
5. Driver Improvement Surcharges (s. 346.655, Stats.)	\$ 9,297.15		\$ 4,598.50	\$ 4,698.65	
Adjustment (if applicable)	\$.00		\$.00	\$.00	
6. Crime Lab and Drug Enforcement Surcharges (s. 165.755(4), Stats.)	\$ 13,281.02			\$ 13,281.02	
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.)	\$ 900.00		\$ 900.00		
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.)	\$ 1,093.80			\$ 1,093.80	
Adjustment (if applicable)	\$.00			\$.00	
12. Totals	\$ 209,738.67	\$ 143,303.99	\$ 15,908.43	Pay This Amount \$ 50,526.25	

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: NEEL BASTEN Signature: Neil Basten Date: 4-1-22

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: Permel R. Manley Date: 4/1/22

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 Execution of the
Department of Natural Resources
Principal Forgiven Financial Assistance Agreement**

April 19, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS the City of Green Bay wishes to undertake a project to replace private lead service lines at residences, pre k -12 schools, and licensed and/or certified daycare centers, identified as DNR No. 5331-30 (the "Project"); and

WHEREAS the Department of Natural Resources Intended Use Plan notes that "galvanized service lines that are currently or have previously been downstream of lead components, and lead goosenecks, are considered lead service lines for purposes of this program"; and

WHEREAS the City has applied to the Safe Drinking Water Loan Program (the "SDWLP") for financial assistance in the form of a loan made by the SDWLP to the City of which all the principal will be forgiven at the time that loan disbursements are made to the City, pursuant to the DNR Principal Forgiven Financial Assistance Agreement, which is incorporated herein by reference; and

WHEREAS the SDWLP has determined that it can provide a loan with principal forgiveness in an amount up to \$1,586,950 that it has identified as being eligible for SDWLP funding;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay hereby authorizes the Mayor and City Clerk by and on behalf of the City to execute the Principal Forgiven Financial Assistance Agreement that contains the terms and conditions of the SDWLP award for the Project.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

**RESOLUTION ACCEPTING DEDICATION
OF RIGHT-OF-WAY AND PUBLIC IMPROVEMENTS
IN BRADLY ESTATES SUBDIVISION**

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

WHEREAS, the Common Council on April 19, 2022, approved the request of Green Viper Inc. to enter into a Developer's Agreement with the City of Green Bay for the purpose of constructing sewer, water, and street improvements for Bradly Estates Subdivision;

WHEREAS, said Agreement was made by both parties on July 29, 2020;

WHEREAS, said Agreement requires Green Viper Inc., upon completion of the sewer, water, and street improvements, to unconditionally, and without charge to the City of Green Bay, give, grant, convey, and fully dedicate the same with the exception of sanitary and storm sewer laterals and water laterals lying outside of dedicated right-of-way, to the City of Green Bay, its successors and assigns forever, free and clear of all encumbrances whatever; together with (without limitation because of enumeration) all land, structures, mains, conduits, pipes, lines, and appurtenances, together with any and all necessary easements for access thereto;

WHEREAS, Green Viper Inc. has met all of the terms of the agreement, as determined by the Director of Public Works, and has requested that the City of Green Bay accept dedication of the improvements;

WHEREAS, the Director of Public Works has reported on and recommends the acceptance and dedication of the following streets, sanitary sewer, storm sewer, and water main and laterals:

GILBERT DRIVE from Ontario Road west approximately 650 feet
BRADLY COURT from Gilbert Drive north to the termini

NOW THEREFORE, BE IT RESOLVED, that the above streets including sanitary sewer, storm sewer, and water improvements be and are hereby accepted by the City of Green Bay.

Adopted _____, 2022

Approved _____, 2022

Mayor

ATTEST:

City Clerk

**RESOLUTION APPROVING
ACQUISITION OF RIGHT-OF-WAY
FOR PART OF TAX PARCEL NO. 2-760
April 19, 2022**

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

To approve the acquisition of right-of-way for part of Tax Parcel No. 2-760 required for the reconstruction of Sixth Street from Gross Avenue to Marquette Avenue.

Part of Tax Parcel <u>Number</u>	Interest <u>Required</u>	<u>Owners Name</u>	<u>Amount</u>
2-760	Fee	Laurie E. Johnson	\$250

Adopted _____, 2022

Approved _____, 2022

Mayor

ATTEST:

City Clerk

jld

**FINAL RESOLUTION AUTHORIZING
ASPHALT PAVEMENT IMPROVEMENTS
AND LEVYING SPECIAL ASSESSMENTS
AGAINST PROPERTY
April 19, 2022**

WHEREAS, the Improvement & Service Committee of the City of Green Bay, Wisconsin, held a virtual public hearing at 6:00 p.m. on the 23rd day of March, 2022, for the purpose of hearing all interested persons concerning the preliminary resolution and Report of the Director of Public Works on the proposed improvement and has heard all persons desiring audience at such hearings on the following streets or portions of streets:

S. VAN BUREN STREET – E. Mason Street to Stuart Street

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

1. That the Report of the Director of Public Works pertaining to the construction of the above described improvement, including plans and specifications therefore as modified, having been reviewed and discussed by members of the Improvement & Service Committee, is hereby adopted and approved.
2. That the Improvement & Service Committee is directed to advertise for bids and to carry out the work of such improvement in accordance with the Report of the Director of Public Works as approved and authorized by the appropriate Committee.
3. That the payment for improvements be made by assessing the cost to the property as indicated in said Report of the Director of Public Works.
4. That the assessments shown on and confirmed by the Report of the Director of Public Works as modified are true and correct, and found to be in the public interest are hereby confirmed.
5. That those special assessments not paid in cash within thirty (30) days of the date of the billing will be placed on the current tax roll as a lien against the property and shall be payable to the City of Green Bay in five (5) annual installments with interest thereon at the rate of three and seventy-five hundredths percent (3.75%) per annum.
6. That the City Clerk shall be directed to publish this resolution in the official newspaper of the City of Green Bay.

7. That the City Clerk shall be further directed to mail a copy of this resolution to every property owner whose name appears on the assessment roll, whose post office address is known, or can with reasonable diligence be ascertained.

Adopted _____, 2022

Approved _____, 2022

Mayor

ATTEST:

City Clerk

jld

**FINAL RESOLUTION AUTHORIZING
ASPHALT PAVEMENT IMPROVEMENTS
AND LEVYING SPECIAL ASSESSMENTS
AGAINST PROPERTY
April 19, 2022**

WHEREAS, the Improvement & Service Committee of the City of Green Bay, Wisconsin, held a virtual public hearing at 6:00 p.m. on the 23rd day of February, 2022, for the purpose of hearing all interested persons concerning the preliminary resolution and Report of the Director of Public Works on the proposed improvement and has heard all persons desiring audience at such hearings on the following streets or portions of streets:

ROOSEVELT STREET – Main Street to Stuart Street

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

1. That the Report of the Director of Public Works pertaining to the construction of the above described improvement, including plans and specifications therefore as modified, having been reviewed and discussed by members of the Improvement & Service Committee, is hereby adopted and approved.
2. That the Improvement & Service Committee is directed to advertise for bids and to carry out the work of such improvement in accordance with the Report of the Director of Public Works as approved and authorized by the appropriate Committee.
3. That the payment for improvements be made by assessing the cost to the property as indicated in said Report of the Director of Public Works.
4. That the assessments shown on and confirmed by the Report of the Director of Public Works as modified are true and correct, and found to be in the public interest are hereby confirmed.
5. That those special assessments not paid in cash within thirty (30) days of the date of the billing will be placed on the current tax roll as a lien against the property and shall be payable to the City of Green Bay in five (5) annual installments with interest thereon at the rate of three and seventy-five hundredths percent (3.75%) per annum.
6. That the City Clerk shall be directed to publish this resolution in the official newspaper of the City of Green Bay.

7. That the City Clerk shall be further directed to mail a copy of this resolution to every property owner whose name appears on the assessment roll, whose post office address is known, or can with reasonable diligence be ascertained.

Adopted _____, 2022

Approved _____, 2022

Mayor

ATTEST:

City Clerk

jld



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.5

An initial resolution authorizing the issuance of not to exceed \$6,040,000 general obligation bonds for street improvements.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Initial Resolutions_6040000

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**An Initial Resolution Authorizing the
Issuance of Not to Exceed
\$6,040,000 General Obligation Bonds
for Street Improvements**

BE IT RESOLVED, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal amount not to exceed \$6,040,000 for street improvements, including, but not limited to, construction of and improvements to streets; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

Adopted: April 19, 2022

Approved: April ___, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

An Initial Resolution Authorizing the Issuance of Not to Exceed \$6,040,000 General Obligation Bonds for Street Improvements

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022 a meeting of the Governing Body was held commencing at ____ p.m.
2. **Posting.** On April ____, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ____, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body which was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body which interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.6

An Initial Resolution Authorizing the Issuance of Not to Exceed \$3,780,000 General Obligation Bonds for Sewerage Improvements.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Initial Resolutions_3780000

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**An Initial Resolution Authorizing the
Issuance of Not to Exceed
\$3,780,000 General Obligation Bonds
for Sewerage Improvements**

BE IT RESOLVED, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal amount not to exceed \$3,780,000 for sewerage improvements, including, but not limited to, sanitary sewer and storm sewer improvements; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

Adopted: April 19, 2022

Approved: April ___, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

An Initial Resolution Authorizing the Issuance of Not to Exceed \$3,780,000 General Obligation Bonds for Sewerage Improvements

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022 a meeting of the Governing Body was held commencing at ____ p.m.
2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body which was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body which interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.7

An Initial Resolution Authorizing the Issuance of Not to Exceed \$715,000 General Obligation Bonds for Parking Lots or Other Parking Facilities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Initial Resolutions_715000

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**An Initial Resolution Authorizing the
Issuance of Not to Exceed
\$715,000 General Obligation Bonds
for Parking Lots or Other Parking Facilities**

BE IT RESOLVED, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal amount not to exceed \$715,000 for parking lots or other parking facilities; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

Adopted: April 19, 2022

Approved: April ___, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

An Initial Resolution Authorizing the Issuance of Not to Exceed \$715,000 General Obligation Bonds for Parking Lots or Other Parking Facilities

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022 a meeting of the Governing Body was held commencing at ____ p.m.
2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body which was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body which interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.8

An Initial Resolution Authorizing the Issuance of Not to Exceed \$1,635,000 General Obligation Bonds for Fire Engines and Other Equipment of the Fire Department.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Initial Resolutions_1635000

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**An Initial Resolution Authorizing the
Issuance of Not to Exceed
\$1,635,000 General Obligation Bonds
for Fire Engines and Other Equipment
of the Fire Department**

BE IT RESOLVED, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal amount not to exceed \$1,635,000 for fire engines and other equipment of the fire department, including, but not limited to, the purchase of new fire engines and repairs to existing fire engines; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

Adopted: April 19, 2022

Approved: April __, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

An Initial Resolution Authorizing the Issuance of Not to Exceed \$1,635,000 General Obligation Bonds for Fire Engines and Other Equipment of the Fire Department

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022 a meeting of the Governing Body was held commencing at ____ p.m.

2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.

3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.

4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body which was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.

5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.

6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body which interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.9

An Initial Resolution Authorizing the Issuance of Not to Exceed \$995,000 General Obligation Bonds for Parks and Public Grounds.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Initial Resolutions_995000

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**An Initial Resolution Authorizing the
Issuance of Not to Exceed
\$995,000 General Obligation Bonds
for Parks and Public Grounds**

BE IT RESOLVED, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal amount not to exceed \$995,000 for parks and public grounds, including, but not limited to, improvements to various park facilities and buildings, tennis courts, and parking, construction of a new baseball field, and construction of an ADA access ramp; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

Adopted: April 19, 2022

Approved: April __, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

An Initial Resolution Authorizing the Issuance of Not to Exceed \$995,000 General Obligation Bonds for Parks and Public Grounds

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022 a meeting of the Governing Body was held commencing at ____ p.m.
2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body which was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body which interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.10

An Initial Resolution Authorizing the Issuance of Not to Exceed \$1,310,000 General Obligation Bonds for Buildings for the Housing of Machinery and Equipment.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Initial Resolutions_1310000

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**An Initial Resolution Authorizing the
Issuance of Not to Exceed
\$1,310,000 General Obligation Bonds
for Buildings for the Housing of Machinery and Equipment**

BE IT RESOLVED, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal amount not to exceed \$1,310,000 for buildings for the housing of machinery and equipment, including, but not limited to, garage repairs for the Department of Public Works and roof repairs for fire station No. 4; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

BE IT FURTHER RESOLVED, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

Adopted: April 19, 2022

Approved: April __, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

**An Initial Resolution Authorizing the
Issuance of Not to Exceed
\$1,310,000 General Obligation Bonds
for Buildings for the Housing of Machinery and Equipment**

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022 a meeting of the Governing Body was held commencing at ____ p.m.
2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body which was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body which interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.I I

A Resolution Authorizing and Directing the Publication of Notice of the Adoption of Initial Resolutions.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Publication Resolution Adoption

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**A Resolution Authorizing and Directing
the Publication of Notice of the
Adoption of Initial Resolutions**

BE IT RESOLVED, by this Common Council, that the City Clerk of the City of Green Bay, Wisconsin (the “**City**”) is hereby authorized and directed to publish one time in the City’s official newspaper (as a class 1 notice under Chapter 985 of the Wisconsin Statutes) a Notice to Electors of the City in substantially the form attached hereto as Exhibit A, with such modifications as are necessary to accurately reflect the action taken on the initial resolutions described therein (the “**Initial Resolutions**”) by the Common Council at its meeting on April 19, 2022, such publication to occur no later than 15 days after the Initial Resolutions have been adopted by the Common Council.

Adopted: April 19, 2022

Approved: April __, 2022

Mayor

Clerk

EXHIBIT A

NOTICE TO ELECTORS OF THE CITY OF GREEN BAY, WISCONSIN RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS

Notice is hereby given that on April 19, 2022, the Common Council of the City of Green Bay, Wisconsin (the “City”) adopted multiple initial resolutions including the six initial resolutions below under and pursuant to the provisions of Chapter 67 of the Wisconsin Statutes authorizing the issuance of negotiable, general obligation bonds of the City in the following not-to-exceed principal amounts for the following purposes: (1) \$6,040,000 for street improvements, including, but not limited to, construction of and improvements to streets; (2) \$3,780,000 for sewerage improvements, including, but not limited to, sanitary sewer and storm sewer improvements; (3) \$715,000 for parking lots or other parking facilities; (4) \$1,635,000 for fire engines and other equipment of the fire department, including, but not limited to, the purchase of new fire engines and repairs to existing fire engines; (5) \$995,000 for parks and public grounds, including, but not limited to, improvements to various park facilities and buildings, tennis courts, and parking, construction of a new baseball field, and construction of an ADA access ramp; and (6) \$1,310,000 for buildings for the housing of machinery and equipment, including, but not limited to, garage repairs for the Department of Public Works and roof repairs for fire station No. 4.

If within 30 days after the adoption of the foregoing resolutions there is filed in the office of the City Clerk a petition for referendum on one or more of said resolutions conforming to the requirements of Section 8.40 of the Wisconsin Statutes, signed by electors numbering at least 10% of the number of votes cast in the City for governor at the last general election, then the resolution or resolutions for which such a petition is filed shall not be effective unless adopted by a majority of the City’s electors voting at such referendum. If no such petition is so filed with respect to one or more of the foregoing resolutions, then the resolution or resolutions for which no such petition is filed shall be effective without a referendum.

Publication Date: April __, 2022

/s/ Celestine Jeffreys

City Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

A Resolution Authorizing and Directing the Publication of Notice of the Adoption of Initial Resolutions

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022, a meeting of the Governing Body was held commencing at _____ p.m.
2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body which was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body which interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

9. **Publication of Notice to Electors.** I have caused the Notice to Electors attached as Exhibit A to the Resolution to be published in the form, manner, and place specified in the Resolution.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.12

A Resolution Authorizing and Providing for the Issuance of Not to Exceed \$14,475,000 General Obligation Corporate Purpose Bonds; Providing for the Notification and Sale of Said Bonds; and Other Related Details.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022A G.O. Corporate Purpose Bonds - Authorizing Resolution_14475000

**COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN**

April 19, 2022

Resolution No. ____

**A Resolution Authorizing and Providing for the Issuance of Not to Exceed
\$14,475,000 General Obligation Corporate Purpose Bonds;
Providing for the Notification and Sale of Said Bonds;
and Other Related Details**

RECITALS

The Common Council (the “**Governing Body**”) of the City of Green Bay, Wisconsin (the “**City**”) makes the following findings and determinations:

1. The City is in need of funds in the following not-to-exceed principal amounts for the following purposes: (i) \$6,040,000 for street improvements, including, but not limited to, construction of and improvements to streets; (ii) \$3,780,000 for sewerage improvements, including, but not limited to, sanitary sewer and storm sewer improvements; (iii) \$715,000 for parking lots or other parking facilities; (iv) \$1,635,000 for fire engines and other equipment of the fire department, including, but not limited to, the purchase of new fire engines and repairs to existing fire engines; (v) \$995,000 for parks and public grounds, including, but not limited to, improvements to various park facilities and buildings, tennis courts, and parking, construction of a new baseball field, and construction of an ADA access ramp; and (vi) \$1,310,000 for buildings for the housing of machinery and equipment, including, but not limited to, garage repairs for the Department of Public Works and roof repairs for fire station No. 4 (collectively, the “**Project**”).

2. On the date hereof and prior to the adoption of this resolution, the Governing Body has adopted separate initial resolutions for each of the purposes above that collectively constitute the Project.

3. The City may choose to issue one or more separate series of obligations to finance portions of the Project.

4. The Governing Body deems it in the best interests of the City that the funds needed be borrowed in the aggregate amount stated above and for the purposes of the Project, pursuant to the provisions of Chapter 67 of the Wisconsin Statutes, and upon the terms and conditions set forth below.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Authorization to Combine and Purposes of Obligations.

The purposes of the Project are each hereby authorized to be undertaken and are hereby authorized to be combined into a single bond issue designated as “Corporate Purpose Bonds” as more fully provided below; *provided, however*, that the City may choose to issue one or more separate series of obligations to finance portions of the Project.

Section 2. Authorization of Issuance of Obligations.

Under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City shall issue, in one or more series, its fully registered, negotiable, general obligation bonds in an aggregate principal amount not to exceed \$14,475,000 (the “**Obligations**”) to finance the Project.

Section 3. Authorization of Sale of Obligations.

The Obligations are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid (the “**Purchaser**”).

Section 4. Preparation of Official Statement and Notice of Sale.

The Mayor, the Clerk, and the Finance Director of the City (in consultation with the City’s Financial Advisor, Ehlers & Associates, Inc.) are hereby authorized to cause a preliminary offering document for the Obligations (the “**Official Statement**”) to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith a “**Notice of Sale**” and a “**Bid Form**” for the Obligations. The Mayor and the Clerk are hereby authorized, on behalf of the City, to approve the form of Official Statement and to deem it final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Obligations to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations that the City routinely uses for posting notices of its official business.

Section 5. Bids for Obligations.

Written bids for the sale of the Obligations shall be received by the City on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Governing Body reserves the right in its discretion, to waive any informality in any bid, to reject any or all bids without cause, and to reject any bid which it determines to have failed to comply with the terms of the Notice of Sale.

Section 6. Further Actions.

The issuance of the Obligations shall be subject to the condition that the Governing Body has adopted a resolution to award the sale of the Obligations to the Purchaser, to approve the purchase contract submitted by the Purchaser to evidence the purchase of the

Obligations, which may be in the form of an executed bid form (the “**Purchase Contract**”), to fix the interest rate or rates on the Obligations in accordance with the Purchase Contract, to provide for the form of the Obligations, to set forth any early redemption provisions, to levy taxes to pay the principal of, and interest on, the Obligations as required by law, to designate a fiscal agent for the Obligations, and to take such further action as may be necessary or expedient to provide for the preparation, execution, issuance, delivery, payment, and cancellation of the Obligations.

Section 7. Severability of Invalid Provisions.

In case any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution.

Section 8. Authorization to Act.

The officers of the City, attorneys for the City, or other agents or employees of the City are hereby authorized to do all acts and procedures required of them by this resolution for the full, punctual, and complete performance of all of the provisions of this resolution.

Section 9. Prior Actions Superseded.

All prior resolutions, rules, ordinances, or other actions, or parts thereof, of the Governing Body in conflict with the provisions of this resolution shall be and the same are hereby rescinded insofar as they may so conflict.

Section 10. Effective Date.

This resolution shall take effect upon its adoption and approval in the manner provided by law.

* * * * *

Adopted: April 19, 2022

Approved: April ___, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

**A Resolution Authorizing and Providing for the Issuance of Not to Exceed
\$14,475,000 General Obligation Corporate Purpose Bonds;
Providing for the Notification and Sale of Said Bonds;
and Other Related Details**

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022 a meeting of the Governing Body was held commencing at ____ p.m.
2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ____ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ____ of the Governing Body members voted Aye, ____ voted Nay, and ____ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]



Report to the
Finance Committee
of the City of Green Bay

MEETING DATE

April 19, 2022

PREPARED BY

AGENDA ITEM # Y.13

An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Green Bay 2022B G.O. Promissory Notes - Initial Resolution

COMMON COUNCIL
OF THE
CITY OF GREEN BAY, WISCONSIN

April 19, 2022

Resolution No. ____

**An Initial Resolution Authorizing the Sale and Issuance of
General Obligation Promissory Notes;
and Certain Related Details**

RECITALS

The Common Council (the “**Governing Body**”) of the City of Green Bay, Wisconsin (the “**City**”) makes the following findings and determinations:

1. The City is in need of funds to finance improvements to municipal buildings, and the purchase of vehicles and equipment for the Department of Public Works, and the Fire, IT, Parks, and Police departments, and for the storm water system (collectively, the “**Project**”).

2. The Governing Body deems it in the best interests of the City that the funds needed for the Project be borrowed, pursuant to the provisions of Section 67.12 (12) of the Wisconsin Statutes, and upon the terms and conditions set forth below.

RESOLUTIONS

The Governing Body resolves as follows:

Section 1. Authorization of Issuance and Purposes of Notes.

Under and by virtue of the provisions of Section 67.12 (12) of the Wisconsin Statutes, the City shall issue its negotiable general obligation promissory notes in an aggregate principal amount of approximately \$3,825,000 (the “**Notes**”) to finance the Project; *provided, however*, that the Notes shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

Section 2. Authorization of Sale of Notes.

The Notes are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid (the “**Purchaser**”).

Section 3. Preparation of Official Statement and Notice of Sale.

The Mayor, the Clerk, and the Finance Director of the City (in consultation with the City’s Financial Advisor, Ehlers & Associates, Inc.) are hereby authorized to cause a preliminary offering document for the Notes (the “**Official Statement**”) to be prepared and

distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith a “**Notice of Sale**” and a “**Bid Form**”. The Mayor and the Clerk are hereby authorized, on behalf of the City, to approve the form of Official Statement and to deem it final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Notes to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations that the City routinely uses for posting notices of its official business.

Section 4. Bids for Notes.

Written bids for the sale of the Notes shall be received by the City on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Governing Body reserves the right in its discretion, to waive any informality in any bid, to reject any or all bids without cause, and to reject any bid which it determines to have failed to comply with the terms of the Notice of Sale.

Section 5. Further Actions.

The issuance of the Notes shall be subject to the condition that the Governing Body has adopted a resolution to award the sale of the Notes to the Purchaser, to approve the purchase contract submitted by the Purchaser to evidence the purchase of the Notes, which may be in the form of an executed bid form (the “**Purchase Contract**”), to fix the interest rate or rates on the Notes in accordance with the Purchase Contract, to provide for the form of the Notes, to set forth any early redemption provisions, to levy taxes to pay the principal of, and interest on, the Notes as required by law, to designate a fiscal agent for the Notes, and to take such further action as may be necessary or expedient to provide for the preparation, execution, issuance, delivery, payment, and cancellation of the Notes.

Section 6. Severability of Invalid Provisions.

In case any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution.

Section 7. Authorization to Act.

The officers of the City, attorneys for the City, or other agents or employees of the City are hereby authorized to do all acts and procedures required of them by this resolution for the full, punctual, and complete performance of all of the provisions of this resolution.

Section 8. Prior Actions Superseded.

All prior resolutions, rules, ordinances, or other actions, or parts thereof, of the Governing Body in conflict with the provisions of this resolution shall be, and the same are hereby, rescinded insofar as they so conflict.

Section 9. Effective Date.

 This resolution shall take effect upon its adoption and approval in the manner provided by law.

* * * * *

Adopted: April 19, 2022

Approved: April ___, 2022

Mayor

Clerk

CERTIFICATIONS BY CLERK

I, Celestine Jeffreys, hereby certify that I am the duly qualified and acting Clerk of the City of Green Bay, Wisconsin (the “City”), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council (the “Governing Body”), and that attached hereto is a true, correct, and complete copy of the resolution (the “Resolution”) entitled:

An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details

I do hereby further certify as follows:

1. **Meeting Date.** On April 19, 2022, a meeting of the Governing Body was held commencing at _____ p.m.
2. **Posting.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I posted, or caused to be posted, at the City’s offices in Green Bay, Wisconsin a notice setting forth the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting.
3. **Notification of Media.** On April ___, 2022 (and not less than 24 hours prior to the meeting), I communicated or caused to be communicated, the date, time, location, and subject matter (including specific reference to the Resolution) of said meeting to those news media who have filed a written request for such notice and to the official newspaper of the City.
4. **Open Meeting Law Compliance.** Said meeting was a regular meeting of the Governing Body that was held in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and state statutes.
5. **Members Present.** Said meeting was duly called to order by the Mayor (the “Presiding Officer”), who chaired the meeting. Upon roll call, I noted and recorded that there were ___ members of the Governing Body present at the meeting, such number being a quorum of the Governing Body.
6. **Consideration of and Roll Call Vote on Resolution.** Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was the Resolution. A proper quorum of the Governing Body was present for the consideration of the Resolution, and each member of the Governing Body had received a copy of the Resolution. All rules of the Governing Body that interfered with the consideration of the Resolution, if any, were suspended by a two-thirds vote of the Governing Body. The Resolution was then introduced, moved, and seconded, and after due consideration, upon roll call, ___ of the Governing Body members voted Aye, ___ voted Nay, and ___ Abstained.

7. **Adoption of Resolution.** The Resolution was supported by the affirmative vote of a majority of a quorum of the members of the Governing Body in attendance. The Presiding Officer then declared that the Resolution was adopted, and I recorded the adoption of the Resolution.

8. **Approval of Presiding Officer.** The Resolution was approved by the Presiding Officer on April __, 2022, and I have recorded this approval. This approval is evidenced by the signature of the Presiding Officer on the copy of the Resolution attached to this certificate.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on April __, 2022.

Clerk

[SEAL]

**Resolution Authorizing Execution of the
Department of Natural Resources
Principal Forgiven Financial Assistance Agreement**

April 19, 2022

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS the City of Green Bay wishes to undertake a project to replace private lead service lines at residences, pre k -12 schools, and licensed and/or certified daycare centers, identified as DNR No. 5331-30 (the "Project"); and

WHEREAS the Department of Natural Resources Intended Use Plan notes that "galvanized service lines that are currently or have previously been downstream of lead components, and lead goosenecks, are considered lead service lines for purposes of this program"; and

WHEREAS the City has applied to the Safe Drinking Water Loan Program (the "SDWLP") for financial assistance in the form of a loan made by the SDWLP to the City of which all the principal will be forgiven at the time that loan disbursements are made to the City, pursuant to the DNR Principal Forgiven Financial Assistance Agreement, which is incorporated herein by reference; and

WHEREAS the SDWLP has determined that it can provide a loan with principal forgiveness in an amount up to \$1,586,950 that it has identified as being eligible for SDWLP funding;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Green Bay hereby authorizes the Mayor and City Clerk by and on behalf of the City to execute the Principal Forgiven Financial Assistance Agreement that contains the terms and conditions of the SDWLP award for the Project.

Adopted _____

Approved _____

Eric Genrich, Mayor

Celestine Jeffreys, Clerk

ZONING ORDINANCE NO. 05-22

**AN ORDINANCE REZONING THE PROPERTY
LOCATED AT 2475 UNIVERSITY AVENUE FROM
GENERAL COMMERCIAL (C1) DISTRICT TO
HIGHWAY COMMERCIAL (C2) DISTRICT
(ZP 22-08)**

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property, known as a portion of the property located at 2475 University Avenue from General Commercial (C1) District to Highway Commercial (C2) District:

PART OF LOTS 1 AND 2 OF VOLUME 29, CERTIFIED SURVEY MAPS,
PAGE 37, MAP NUMBER 4515, DOCUMENT NUMBER 1343609, BEING
LOCATED IN PART OF GOVERNMENT LOT 3, SECTION 33,
TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY,
BROWN COUNTY, WISCONSIN

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 hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

Mayor

ATTEST:

Clerk

sjh

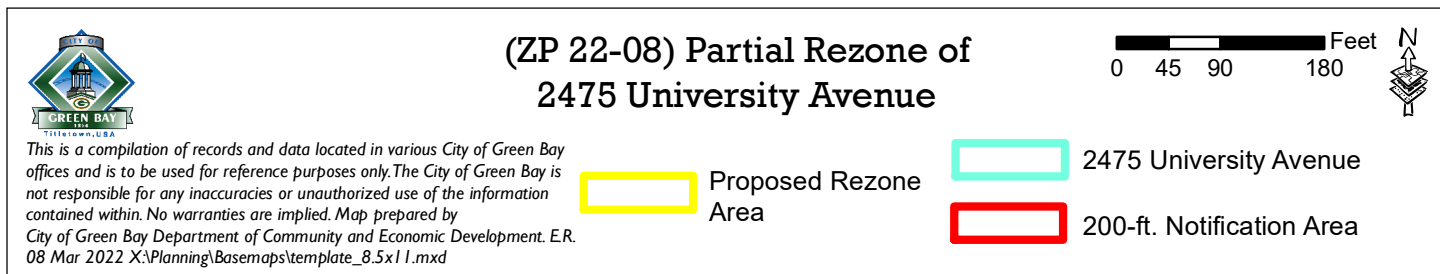
Attachment – Map

Part of Lots 1 and 2 of Volume 29, Certified Survey Maps, Page 37, Map Number 4515, Document Number 1343609, being located in part of Government Lot 3, Section 33, Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Section 33; thence $S00^{\circ}21'46''W$, 972.39 feet on the west line of the Northwest 1/4 of said Section 33; thence $N90^{\circ}00'00''E$, 2068.14 feet to the intersection of the easterly right of way of University Avenue and the southeasterly right of way of Sturgeon Bay Road - a.k.a. S.T.H. "54-57" to the **POINT OF BEGINNING**; thence $N58^{\circ}24'38''E$, 234.95 feet on said southeasterly right of way; thence $S31^{\circ}36'56''E$, 198.90 feet; thence 90.04 feet on the arc of a 230.00 foot radius curve to the left, having a long chord which bears $S41^{\circ}39'07''W$, 89.47 feet; thence $S30^{\circ}26'12''W$, 145.13 feet to the easterly right of way of University Avenue; thence $N26^{\circ}18'37''W$, 58.01 feet on said easterly right of way; thence on said easterly right of way 160.84 feet on the arc of a 482.96 foot radius curve to the right, having a long chord which bears $N41^{\circ}07'47''W$, 160.10 feet; thence $N31^{\circ}35'21''W$, 77.13 feet on said easterly right of way to the point of beginning.

As shown and dimensioned on the attached Exhibit A.

Said described lands contains 54,484 square feet or 1.251 acres more or less.



For Official Notice:

**Public Notification
Rezoning
2260 Main Street
(ZP 22-05)**

The Green Bay Plan Commission will hold a public hearing on **Monday, March 7, 2022**, at 6:00 p.m. 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=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+1 312 626 6799,,841 3767 5822# US (Chicago)

+1 646 876 9923,,841 3767 5822# 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=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

(ZP 22-05) Consideration with possible action on request to rezone 2260 Main Street from General Commercial (C1) to Highway Commercial (C2), submitted by John DeSilva, on behalf of Hilgenberg Properties, LLP, property owner (Ald. Gerlach, District 3).

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

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: February 21, 2022, and February 28, 2022

ZONING ORDINANCE NO. 06-22

AN ORDINANCE REZONING PROPERTIES LOCATED 600-650 BLOCK HEYRMAN STREET/1640-1650 BLOCK CASS STREET (ZP 22-11)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described properties from Low Density Residential (R1) to General Commercial (C1):

619 Heyrman Street

ASTORS SUBD OF PC 3 TO 7 E SLY 69 FT OF NLY 137 FT OF WLY 200 FT OF S 1/4 OF LOT 2 LYG E OF HEYRMAN ST EX PRT DES IN 828 R 581 & PRT IN 2283236 & EX RD IN 2388636 12,421 SQ FT
Tax Parcel No. 21-1284

621 Heyrman Street

ASTORS SUBD OF PC 3 TO 7 E SLY 71 FT OF NLY 208 FT OF WLY 200 FT OF S 1/4 OF LOT 2 LYG E OF HEYRMAN ST EX PRT DES IN 825 R 508 0.326 AC M/L
Tax Parcel No. 21-1285

627 Heyrman Street

ASTORS SUBD OF PC 3 TO 7 E SLY 57 FT OF NLY 265 FT OF W 82 FT OF S 1/4 OF LOT 2 LYG E OF HEYRMAN ST .14A 0.107 AC M/L
Tax Parcel No. 21-1286

1649-1651 Cass Street

ASTORS SUBD OF PC 3 TO 7 E THAT PRT OF S 1/4 OF LOT 2 AS DES IN 275 D 133 & PRT IN 1864852 0.424 AC M/L
Tax Parcel No. 21-1288

SECTION 2. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described properties from Light Industrial (L1) to General Commercial (C1):

1643 Cass Street

ASTORS SUBD OF PC 3 TO 7 E THAT PRT OF S 1/4 OF LOT 2 COM INSECTN N LINE & E LINE OF HEYRMAN ST S 323 FT TO BEG CONT S TO N LINE OF CAS S ST E 52 FT N TO PT E OF BEG W TO BEG .11A 0.126 AC M/L
Tax Parcel No. 21-1287-1

1647 Cass Street

LOT 2 VOL 7 CSM PAGE 29710,887 SQ FT
Tax Parcel No. 21-1287-2

ZONING ORDINANCE NO. 06-22

PAGE 2

SECTION 3. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property located at 1654 East Mason Street from Low Density Residential (R1) to Highway Commercial (C2):

ASTORS SUBD OF PC 3-7 ESFR PRT S 1/4 LOT 2 COM SW COR TRACT DESC IN
175 D 449 TH NLY 429 FT TO N LINE S 1/4 LOT 2 WLY 43 FT SLY 206 FT WLY 12 FT
SLY 223 FT ELY 55 FT TO BEG FURTHER DESC IN 262 D 223 ALSO 725 R 61 &
ALSO 748 R 27 EX 836 R 172 & EX 924 R 336 & VAC RD IN 231305133,812 SQ FT
Tax Parcel No. 21-1288-1

SECTION 4. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property located at 645 Heyrman Street from Light Industrial (L1) and Low Density Residential (R1) to General Commercial (C1):

LOT 1 OF 7 CSM 297 BNG PART OF ASTOR SUBD OF PC 3-7ESFR12,372 SQ
FT
Tax Parcel No. 21-1287

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

SECTION 6. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

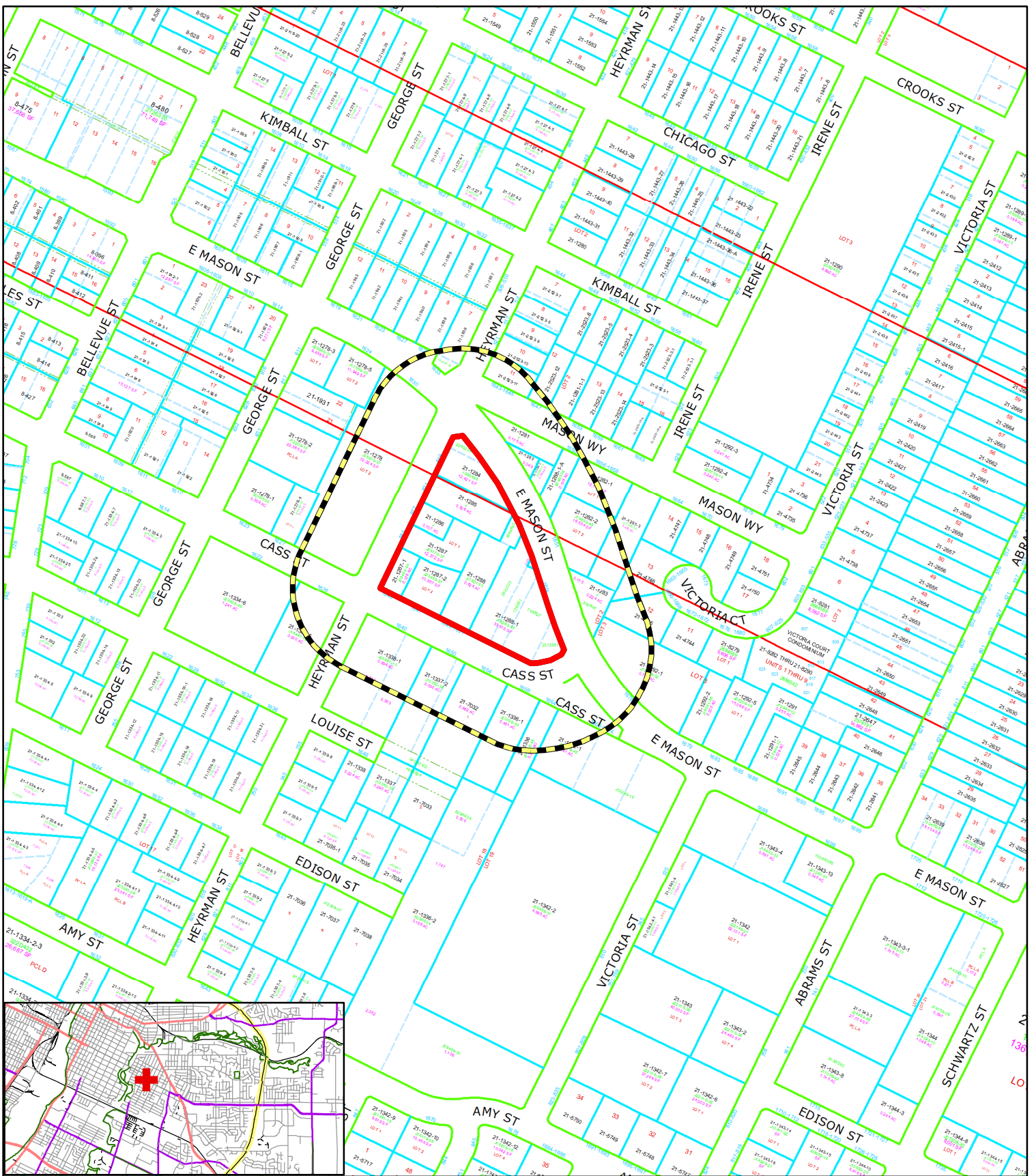
APPROVED:

Mayor

ATTEST:

Clerk

pn
Attachment – Map



Zoning Petition (ZP 22-11) Proposed Rezoning 600-650 Block Heyrman St/1640-1650 Block Cass St

Subject Area

627 Heyrman Street R1 to C1
 645 Heyrman Street LI and R1 to C1
 619 and 621 Heyrman Street R1 to C1
 1643, 1647 Cass Street LI to C1
 1649-1651 Cass Street LI and R1 to C1
 A portion of 1654 East Mason Street R1 to C2

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

0 5,000 10,000
 Feet



For Official Notice:

**Public Notification
Proposed Rezoning
600-650 Block Heyrman Street/1640-1650 Block Cass Street
(ZP 22-11)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 11, 2022**, 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=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

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)

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSiZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to rezone 627 Heyrman Street from Low Density Residential (RI) to General Commercial (CI), 645 Heyrman Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI), submitted by Robert Walczyk, Jr., R&R Properties, LLP, property owner (Ald. B. Galvin, District 4).

In addition, the Community and Economic Development Department requests the rezoning of the following properties:

619 and 621 Heyrman Street from Low Density Residential (RI) to General Commercial (CI); 1643, 1647 Cass Street from Light Industrial (LI) to General Commercial (CI); 1649-1651 Cass Street from Light Industrial (LI) and Low Density Residential (RI) to General Commercial (CI); and a portion of 1654 East Mason Street from Low Density Residential to Highway Commercial (C2).

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

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: March 28, 2022 and April 4, 2022

ZONING ORDINANCE NO. 08-22

AN ORDINANCE ZONING CERTAIN PROPERTY LOCATED AT 641 GRANDVIEW ROAD, 3714 EAST MASON STREET, 3760 EAST MASON STREET, AND 3731 FINGER ROAD AS A PLANNED UNIT DEVELOPMENT DISTRICT FOR PURPOSES OF DEVELOPING THE GRANDVIEW INDUSTRIAL PARK (ZP 22-10)

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

SECTION 1. Section 44-29, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described properties listed below and as depicted as Phase I on Exhibit A - Location Map:

Parcel ID	Address	Legal description
21-189	3714 E Mason St	LOT 4 OF 53 CSM 232 BNG PRT OF NW1/4 NE1/4 SEC 12 T23N R21E
21-189-1	33760 E Mason St	LOT 3 OF 53 CSM 232 BNG PRT OF NW1/4 NE1/4 SEC 12 T23N R21E
21-22	3731 Finger Rd	LOT 1 OF 53 CSM 232 BNG PRT OF SW1/4 SE1/4 SEC 1 T23N R21E
21-22-1	641 S Grandview Rd	W 310 FT OF S 399 FT OF SW1/4 SE1/4 SEC 1 T23N R21E EX RDS
21-24	3731 Finger Rd	LOT 2 OF 53 CSM 232 BNG PRT OF SE1/4 SE1/4 SEC 1 T23N R21E

Planned Unit Development Phase I area contains 2,187,669 sq ft/50.22 acres, more or less.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as it applies, the following conditions are imposed:

- A. **INDUSTRIAL PARK OVERVIEW.** The Grandview Industrial Park (GIP) is a planned development designed to provide a high-quality location for and promote the efficient and effective growth of light-medium industrial businesses within the greater Green Bay market while also integrating land area suitable for supportive commercial retail and service uses.

GIP will initially consist of five parcels totaling approximately 50 acres of land areas but is the first phase of a larger industrial park that will ultimately include approximately 30 parcels comprising approximately 375 acres of land. It is located on the east side of the city on both sides of the 3700-3800 Blocks of East Mason Street approximately one and one-half (1 ½) miles east of Interstate 43, nine and one-half (9 ½) miles from Interstate 41 and about 11 miles from the Green Bay Austin Straubel International Airport.

Through appropriate land use regulation, supportive infrastructure, proximity to the interstate highway system and nearness of work force, the City has set the stage for

a regional industrial “campus” that has been identified as a necessity in the Green Bay Smart Growth Comprehensive Plan and 2021 Commercial Market Study.

GIP is intended to be primarily a light- to medium-intensity industrial park supporting production, processing, storage, distribution, and transportation uses. Select commercial and workforce-oriented support uses such as restaurants, business and personal services, and vehicle-oriented businesses are also permitted along arterial roadways. It is important to note that regulation within this PUD may be differentiated based on the industrial or commercial nature of the use.

- B. **LAND-USE REGULATIONS.** The only permitted or conditional uses that may be established and/or maintained within the PUD area shall be those uses listed below. All other uses shall be specifically prohibited within the PUD area.

Table I-1. Principal Uses in the PUD

Use	GIP	Development Standards	Location limited
Production, Processing, and Storage			
Agricultural Uses	P		
Limited production and processing	P	X	
Light industrial uses	P		
General industrial uses	C		
Heavy industrial uses	C		
Contractor yard	C		
Dry cleaning establishment, commercial laundry	P		
Research and development facility	P		
Warehousing (not including self-service)	P		
Wholesale and distribution facility	P		
Transportation Uses			
Ground transportation service	C		
Motor freight terminal	C	X	
Package delivery service	C		
Public Service and Utility Uses			
Public safety/service facility	P		
Telecommunication tower, wireless communication facility	C	X	
Substation/distribution equipment	C		
Solar or Wind Energy Systems	C		
Office and Mixed Uses			
General office	P		
Government office	P		
Bank or other financial institution	P		Arterial Road
Clinic, healthcare facility	P		Arterial Road
Commercial Uses			
Accommodation and Food Service Uses			
Restaurant,* not including drive-through	P		Arterial Road

Restaurant* with drive-through	P		Arterial Road
Service Businesses			
Business service**	P		
Building maintenance, janitorial service	P		
Catering service	P		
Printing and publishing establishment	P		
Small appliance repair service	P		
Tool/equipment rental facility	P		
Animal hospital, veterinary clinic	C	X	Arterial Road
Animal grooming establishment	C		
Animal boarding facility, kennel	C	X	Arterial Road
Retail Sales			
General retail sales**	C		Arterial Road
Building material sales	P	X	
Contractor showroom	P		
Greenhouse, garden supply store	C		
Commercial Recreation and Entertainment			
Health clubs, fitness centers	C	X	Arterial Road
Vehicle Services			
Automobile rental	C	X	Arterial Road
Convenience store	P		Arterial Road
Fuel/gas/service station	P	X	Arterial Road
Motor vehicle repair, major	C		
Motor vehicle repair, minor	P		Arterial Road
Drive-through facility	C	X	Arterial Road
Educational Uses (Amd. GO 10-18)			
School, specialty or personal instruction, etc.	C	X	
Group daycare center, preschool (9 or more children)	C	X	Arterial Road

Note: P = Permitted Use; C = Conditional Use

* Any establishment at which primarily alcoholic beverages are served must also meet the requirements of Green Bay Municipal Code, Chapter 4 – Alcohol Beverages.

** See Land Use Definitions section of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code for complete list of uses.

Table 1-2. Accessory Uses in the PUD:

Use	GIP	Development Standards	Location Limited
Antennas, satellite dishes, and similar equipment	P	X	
Carwash	C	X	
Music (outdoor live or amplified music)	C		Arterial Road
Off-street loading docks	P		
Outdoor display of vehicles	C	X	
Outdoor commercial recreation	C	X	Arterial Road
Outdoor sales, display, and storage	P	X	
Parking (surface)	P		
Parking (structured)	P		
Parking and storage of vehicles licensed to a	P	X	

business			
Signs, as regulated by Chapter 30	P		
Small wind energy systems	P	X	
Solar energy systems	P	X	
Telecommunication facilities	C	X	
Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within the principal building	P	X	Arterial Road
Waste and recycling storage	P	X	

Note: P = Permitted Use; C = Conditional Use

1. Tables 1-1 and 1-2 above list all permitted and conditional uses allowed in the PUD.
 - a. Permitted uses. Uses specified with a "P" are permitted in the PUD or districts where designated, provided that the use complies with all other applicable provisions of this PUD.
 - b. Conditional uses. Uses specified with a "C" are allowed as a conditional use in the PUD where designated, provided that the use complies with all other applicable provisions of this PUD.
 - c. Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in the PUD.
 - d. Specific development standards. Permitted and conditional uses specified with an "x" under the development standards column shall be subject to the standards identified in Article XVI of the Green Bay Zoning Code, Chapter 44, the City of Green Bay Municipal Code and below.
 - e. Specific uses are only permitted on parcels with arterial roadway frontage as listed in the use tables and depicted on Exhibit B.
2. Accessory Structures: An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:
 - a. The structure shall meet the required yard setbacks for a principal structure, as established for the PUD.
 - b. For Commercial uses, the total floor area of an accessory structure shall not exceed the ground floor area of the principal building located on the same lot.
 - c. The structure shall not exceed the height of the principal building to which it is attached.
3. Outdoor storage and Display:
 - a. Outdoor storage areas shall not exceed 35 percent of the lot area and shall be contiguous to the principal use on the site.
 - b. Solid or a minimum of a 90 percent screen is required for outdoor storage and loading/service bays unless the loading/service bay doors are an integral and necessary component of the principal building and operation of the use, as

determined by the Zoning Administrator. The fence shall be at least six feet in overall height and shall consist of wood, vinyl, or masonry material.

- c. All outdoor storage, outdoor display, employee and customer parking, drives and other facilities are required to be surfaced as regulated in Section 44-1694 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code.
- d. No material/product may be stored higher than the screening.
- e. No outdoor storage shall encroach within a required setback.
- f. Outdoor storage shall be completely screened in compliance with Section 44-1964 of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code and the Landscape Section of this PUD.
- g. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918 of the City of Green Bay Zoning Code Chapter 44, Green Bay Municipal Code.

C. SITE RELATED REGULATIONS. The purpose of this section is to regulate the development of land in an integrated and innovative fashion; allow for flexibility in site design; and to encourage development that is sensitive to environmental, cultural, and economic considerations.

I. Dimensional and area requirements. Dimensional and area requirements shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:

- a. Lot(s). Minimum lot width and lot area shall be regulated as follows:
 - (1) Minimum lot area: 10,000 sq. ft. for commercially used lots and 40,000 sq. ft. for industrially used lots.
 - (2) Minimum frontage: 75 feet for commercially used lots and 200 feet for industrially used lots.
- b. Floor area ratio (FAR): Minimum is 0.25 for both commercially used lots and industrially used lots.
- c. Setbacks:
 - (1) Front yard setback, principal structures. Minimum 25 feet.
 - (2) Front yard setback, accessory and/or ancillary structures. Minimum 100 feet. Additionally, no accessory and/or ancillary structures shall be closer to the right-of-way than the principal structure(s) on the site.
 - (3) Side yard Setback. 10 feet.
 - (4) Rear yard setback. 15 feet.
 - (5) The side façade of a corner building adjoining a public street shall maintain the minimum front yard setback for both the front and side facades.
 - (6) When a side or rear yard adjoins a residential use, the side yard or rear yard setback is 25 feet with screening as regulated by the landscaping standards of this PUD (see Section 2.C.3.d.).
 - (7) Special setbacks. No detached accessory structure shall be located closer than three (3) feet from the principal structure. Distance between

- structures shall be measured from wall to wall.
- d. Impervious Surface. Impervious surfaces shall meet the standards in the commercial and industrial districts as enumerated within Articles VIII and IX of the Green Bay Zoning Code, Chapter 44, Green Bay Municipal Code, with the following modifications:
 - (1) Maximum impervious surface. 70% in both the commercially used lots and industrially used lots.
 - (2) Special Considerations. The maximum impervious surface requirement may be increased to 80% if green infrastructure elements such as bioretention areas/ rain gardens, bioswales, green roofs, etc. are installed at a 1.5 to 1 (impervious to green infrastructure) ratio.
2. Access, Circulation and Parking. Access, circulation, parking and outdoor storage or display areas on lots throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and as modified as follows:
 - a. Industrial use drives. If possible, separate individual drives shall be established for customer/employee parking lot access and commercial truck traffic access.
 - b. Areas used for permanent screened outdoor storage:
 - (1) Interior Landscaping. Permanent screened outdoor storage areas are exempt from the interior landscaping and island requirements of Section 2.C.3.e.
 - (2) Pedestrian and Bicycle access and Parking. Permanent screened outdoor storage areas are exempt from the pedestrian and bicycle access and parking regulations of the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code.
3. Landscaping. Landscaping for any development site within the PUD area shall meet the standards as set forth below:
 - a. All undeveloped areas of a development site shall at a minimum be covered in vegetative ground cover as well as:
 - (1) One (1) tree and three (3) shrubs per 7,500 square feet of total lot area for a commercial use and one (1) tree and two (3) shrubs per 10,000 square feet of total lot area for Industrial uses.
 - (2) Required trees and shrubs are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species. The use of native plants is ideal.
 - (3) All landscape material shall be installed to current industry standards.
 - (4) All ground cover, landscaping and screening features shall be kept free of refuse and debris.
 - (5) Maintenance and replacement of landscape materials on the site shall be the responsibility of the occupant/landowner. Replacement of dead or dying plants shall be required to take place within no more than one planting season.
 - (6) Landscaping required within subsection b-f below may count towards

- satisfying this tree/shrub requirement.
 - b. Frontage Landscaping. In addition to the requirements of Section 2.C.3.a, all land area located along a public right-of-way shall contain:
 - (1) A minimum of one (1) deciduous, ornamental, or evergreen tree for every 30 linear feet of right-of-way/street frontage.
 - (2) Required frontage trees are encouraged to be organized in an attractive and ecologically beneficial configuration that may include grouping and variations of plan species.
 - c. Buffering Outdoor Storage. All permanent outdoor storage areas shall be screened from view and include:
 - (1) A solid fence or wall that is impervious to sight.
 - (2) Fence or wall shall be a minimum of eight (8) feet of in height.
 - d. Buffer from Residential. Property lines adjacent to lands currently zoned residential or that have future residential land use designation in the City's Comprehensive Plan shall include:
 - (1) A screening element such as a fence, berm or evergreen trees/shrubs that is 80% impervious to sight year-round running the length of the property line adjacency.
 - (2) Screening shall be a minimum of 8 feet high at installation if a fence/berm or at plant maturity.
 - e. Interior Parking Facility Landscaping. Interior parking lot landscaping regulations apply to all parking facilities containing 25 or more parking stalls designed/intended to be used by visitors, customers, and employees. The goal is to minimize the expansive appearance of hard surface areas and provide shade trees that reduce the "heat island" affect associated with such development. Internal parking facility landscaping shall consist of:
 - (1) Landscaped islands shall be provided at the end of all parking rows and within the rows of parking spaces so that there are no more than 15 consecutive parking spaces without an island.
 - (2) Landscape islands shall have a minimum interior dimension of at least 10 feet in width and 15 feet in length.
 - (3) Landscape islands shall be planted with vegetative ground cover and a minimum of 1 shade or deciduous tree that is hardy and salt resistant.
 - f. Building Foundation Landscaping. Landscaping required around customer and office areas shall be regulated as follows:
 - (1) A minimum of 5 feet of landscaped area shall be provided around a minimum of 60% of a structure's foundation, excluding areas utilized for loading/service.
 - (2) Plant material shall be decorative such as ornamental trees, flowering shrubs and perennials.
4. Stormwater Management and Grading. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits. The purpose of these standards to

promote the use of green infrastructure or vegetated stormwater management measures, where suitable, to manage stormwater runoff volumes and quality.

- a. Scope. Storm water management and grading shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A.
 - (1) A regional stormwater management approach may be utilized for any and all new developments; if so, the site may be required to buy in and be a part of the regional plan. This will be required upon approval of the Department of Public Works.
 - b. Additional Function.
 - (1) Human-scale interest and native planting should be included.
 - (2) Stormwater management facilities shall function not only as a utility but also as site amenity. This applies to both regional and site specific.
 - a) Site amenities include but not limited to walking paths, sitting areas, art, educational/interpretive signage, etc.
 - (3) It is encouraged to include suitable green infrastructure practices in streetscapes (tree boxes, sidewalk bioretention areas, curb bump-outs).
 - (4) In areas where infiltration is needed to manage stormwater or where soils are highly erodible, these areas shall be identified on erosion control plans and specifically protected from disturbance during and after development.
 - (5) Stormwater management areas such as bioretention areas, rain gardens, stormwater trees, or other plantings may count toward required landscape minimums.
5. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX-Division 3 of the Green Bay Municipal Code, and as modified as follows:
- a. Refuse storage and ground mechanical equipment shall not be located closer to the right-of-way than the front façade of the principal structure located on the same lot, regardless of minimum setbacks.
 - b. Wall or roof mounted mechanical equipment is regulated by Architectural Standards Section 2.D.2.h.
6. Lighting. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V-Division 8 of the Green Bay Municipal Code and further regulated as follows:
- a. Pedestrian oriented lighting is required for all walkways/trails and building entrances.
 - b. Wall or roof-mounted lighting shall be integrated into overall building design/architecture. Fixtures shall be consistent for either the entire building or alternatively for each of the building's individual units.
7. Signage throughout the PUD area shall be regulated as follows:

- a. Signage shall meet the standards for the Business Park District (BP) as set forth in Chapter 30, Article II of the Green Bay Municipal Code with the following addition.
- b. Industrial Park Identity Signage. Signs identifying the industrial park itself as well as identifying uses located within the PUD boundaries, though they may not be on the parcel for which the use is located.
 - (1) Must be located as depicted on Exhibit B. These are highly visible locations on arterial roads near entrances to the industrial park boundaries.
 - (2) Industrial Park identity signage shall be limited to the monument style of signage no greater than 300 square feet in area (per side) and no greater than 10 feet in height.

D. STRUCTURAL DESIGN REGULATIONS. The purpose of this section is to regulate the design and materials used for buildings within the PUD area to maintain and enhance the aesthetic, function, and values of property within the greater area.

I. Applicability. Architectural design of new construction, additions to existing buildings, and alterations to existing buildings within the PUD area shall meet the standards as set forth below:

- a. New Construction. The requirements of this Section shall apply to all structures and buildings within the PUD area constructed after the effective date of its adoption. Future expansions of structures shall be compatible with the existing structures.
- b. Exceptions and Appeals. Exceptions to the Architectural Design Standards may be granted by the Director of Community and Economic Development. Exceptions can include: 1. permission to substitute building materials; 2. construction of comparable quality or design; or 3. to enable unique and inventive architectural concepts within the PUD.
 - (1) Denial by the Director of Community and Economic Development of the requested exception may be appealed to the Plan Commission.

2. Architectural Design Standards.

- a. Orientation.
 - (1) Front façades shall face the street right-of-way, land area dedicated to pedestrian ways or internal drive aisle (if building does not front the right-of-way).
 - (2) Service or loading areas shall not be permitted between the building and the street right-of-way.
- b. Height. The maximum height on commercially used lots shall be thirty-five (35) feet, including screening for rooftop mechanicals. The maximum height in industrially used lots shall be fifty (50) feet, including screening for rooftop mechanicals.
 - (1) Smokestacks, water towers, and similar structures associated with industrial uses may exceed the maximum height limit as specified by

- conditional use in Chapter 44, Article IX and Article II, Section 44-83 of the Municipal Code.
- (2) Heights of structures may be increased with a conditional use permit as specified by conditional use in Chapter 44, Article II, Section 44-83 of the Municipal Code.
- c. Exterior Materials. Building materials should be durable and appropriate for the district.
 - (1) Commercial structures.
 - a) Exterior building façades shall be predominately:
 - i. Brick or brick veneer.
 - ii. Stone or stone veneer.
 - iii. Glass (curtain/storefront).
 - iv. Windows and doors.
 - b) The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 40% of the front and side façades or 75% of the rear façade.
 - i. Concrete panels.
 - ii. Decorative or split-face block.
 - iii. Architectural/decorative metals.
 - iv. Wood or wood composite.
 - v. Cementitious panels/siding.
 - vi. Stucco or exterior insulation and finish system (EIFS).
 - c) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the front and side façades or 10% of the rear façade.
 - i. Vertical vinyl or corrugated metal siding.
 - ii. Concealed fastener metal panels.
 - d) The following materials are prohibited exterior building façade materials.
 - i. Smooth face or non-decorative block.
 - ii. Asphaltic or fiberglass siding.
 - iii. Non-decorative metal panels or corrugated metal.
 - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
 - v. Imitation/"fake" brick or stone and gravel aggregates.
 - (2) Industrial structures.
 - a) Exterior building façades shall be predominately:
 - i. Brick or brick veneer.
 - ii. Stone or stone veneer.
 - iii. Concrete panels.
 - iv. Cementitious panels/siding.
 - v. Concealed fastener metal panels.
 - vi. Windows and doors.
 - b) The following materials may be used as accent building façade materials. Accent materials shall not cumulatively exceed 10% of the

front and side façades or 10% of the rear façade.

- i. Vinyl or corrugated metal siding.
- ii. Decorative or split-face block.
- iii. Architectural/decorative metals.
- iv. Wood or wood composite.
- v. Stucco or exterior insulation and finish system (EIFS).

c) The following materials are prohibited exterior building façade materials:

- i. Smooth face or non-decorative block.
- ii. Asphaltic or fiberglass siding.
- iii. Non-decorative metal panels or corrugated metal.
- iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood.
- v. Imitation/"fake" brick or stone and gravel aggregates.

(3) Material substitutions may be permitted as an exception per Section 2.D.1.a. of this PUD.

d. Façade Articulation. Buildings shall be designed to provide interest and variety. Flat, unadorned walls should be avoided.

- (1) Façade lengths for industrially used structures shall not be greater than one hundred (100) feet without articulation, and façade lengths for commercially used structures shall not be greater than fifty (50) feet without articulation. Articulation includes, but is not limited to:
 - a) Division of façade into individual components (i.e. storefronts, distinct uses) through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, marquees, etc.
 - b) Recesses or projections of the main façade plane.
 - c) Recesses or projections of upper floors from the ground floor façade plane.
 - d) Vertical division using different materials and textures.
 - e) Roof form variation such as the change in roof lines or roof types.
- (2) Minimum fenestration. Facades facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) shall consist of a minimum percentage of windows and doors to promote a visual connection. The principal structure on a corner property that faces two public rights-of-way shall be treated as two front facades. Mirrored, smoked, or heavily tinted glass is discouraged. Windows should be proportional with doors in height and design. The minimum percentage of windows and doors are based on floor and use as follows:
 - a) Ground floor, industrial use. Total area of windows and doors shall comprise no less than ten (10) percent of the ground floor customer and office areas.
 - b) Ground floor, commercial use. Total area of windows and doors shall comprise no less than ten (20) percent of the ground floor façade area.

- c) Upper floors, all uses. Total area of windows and doors shall comprise no less than ten (10) percent of the total façade area above the ground floor.
- e. Building Entrances. Main entrances shall be clearly identified and articulated using detailing, distinctive materials and/or colors, projections, recesses, or another comparable element.
 - (1) Main entrances are defined as those regularly used by employees, customers, and/or the public.
 - (2) Main entrances shall be visible from the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way).
- f. Patios, Decks and Balconies.
 - (1) Ground level patios and decks facing the right-of-way or pedestrian way/internal drive aisle for which the building fronts (if building does not front the right-of-way) should be bordered with treatment such as landscaping.
 - (2) Exterior stairs leading to a deck or balcony shall not be permitted on the front or right-of-way side of buildings
- g. Accessory structures. Accessory structures shall match the character of the principal structure, reflected in colors, materials, windows, and architectural features.
- h. Mechanical and Exterior Building Systems. Mechanical and exterior building systems should be integrated into the overall building design.
 - (1) Roof-mounted equipment shall be screened, preferably by parapet walls. Screening shall be architecturally compatible with the structure which it is attached, be of identical or substantially similar materials used on the nearest building façade and designed as an integral part of the building.
 - (2) Wall mounted equipment is not permitted on the front or any right-of-way facing side of the building.
 - (3) Refer to Section 2.C.5 of the PUD.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2022.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

db:
3.25.22

Attachments:

Exhibit A - Location Map

Exhibit B – Land-Use Map

EXHIBIT A: LOCATION MAP

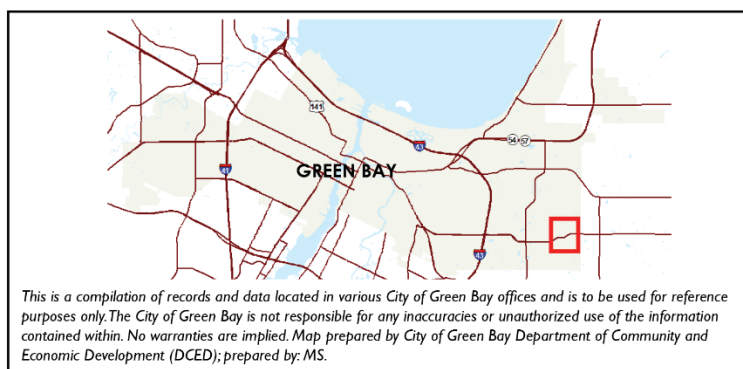
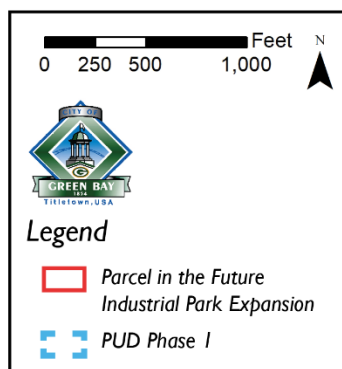
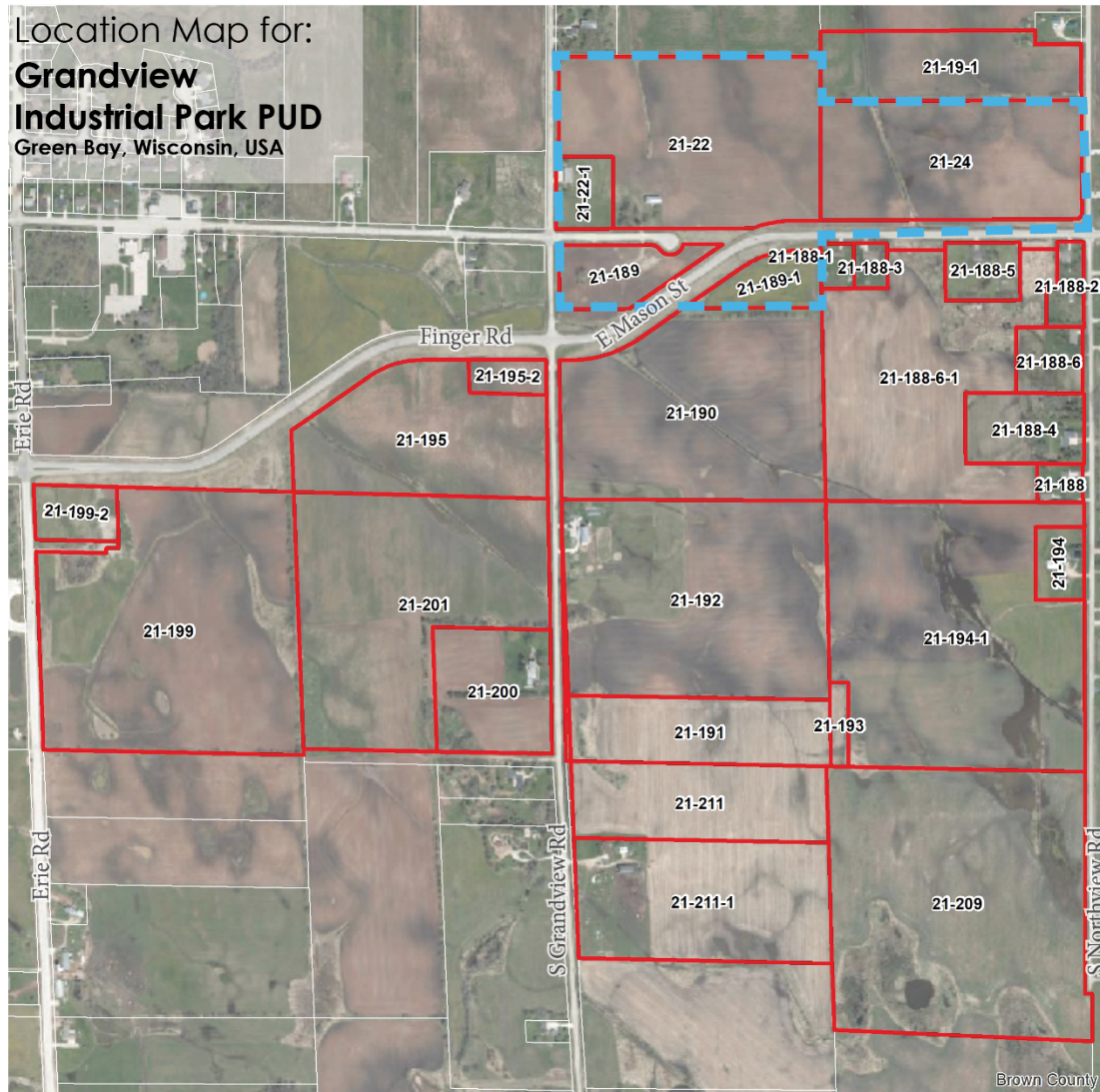


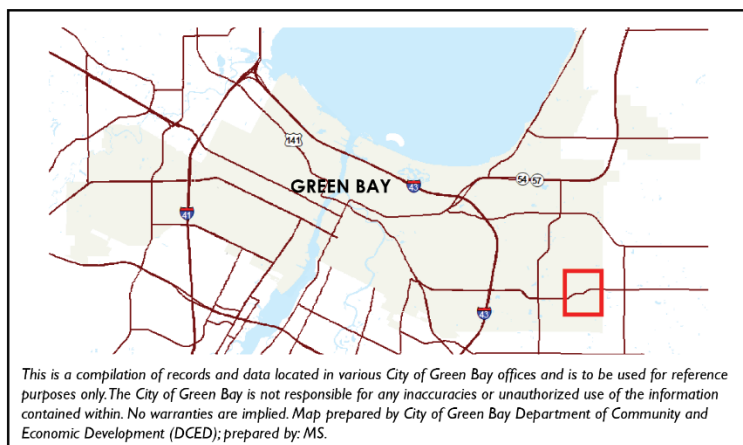
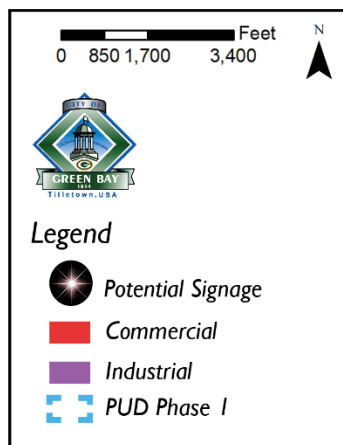
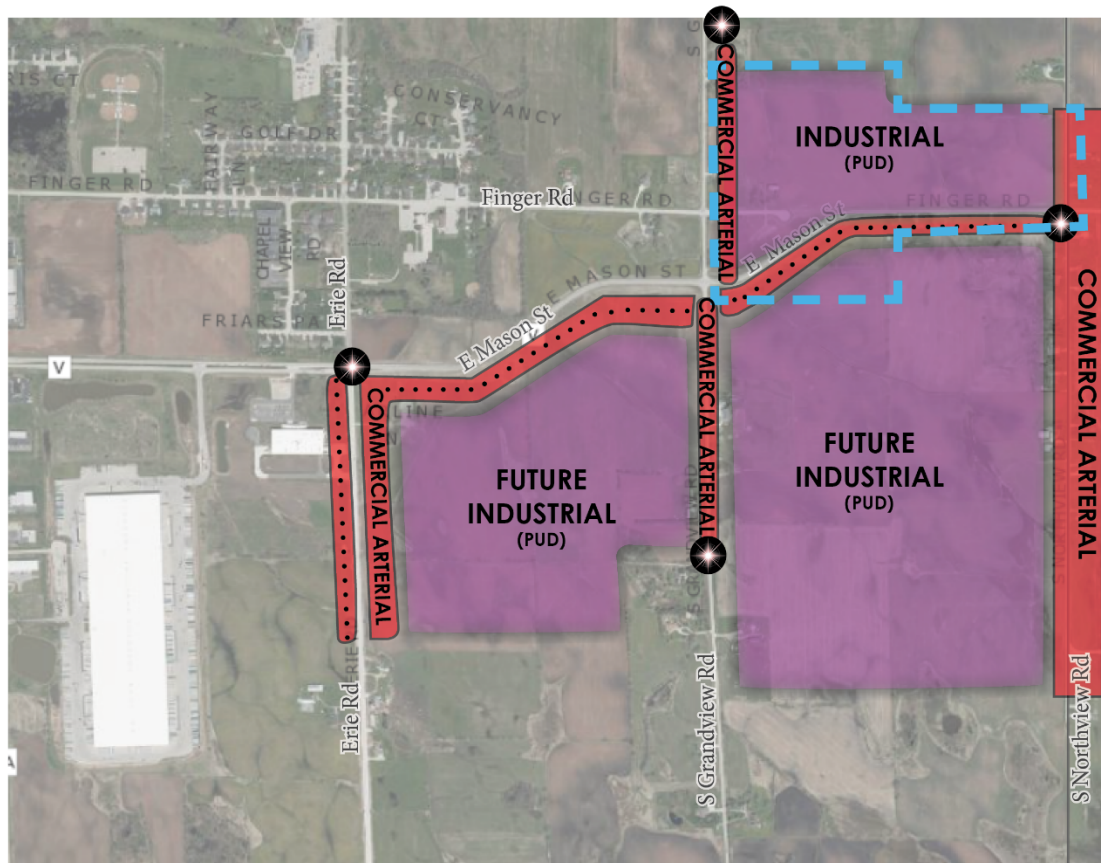
EXHIBIT B: LAND-USE MAP

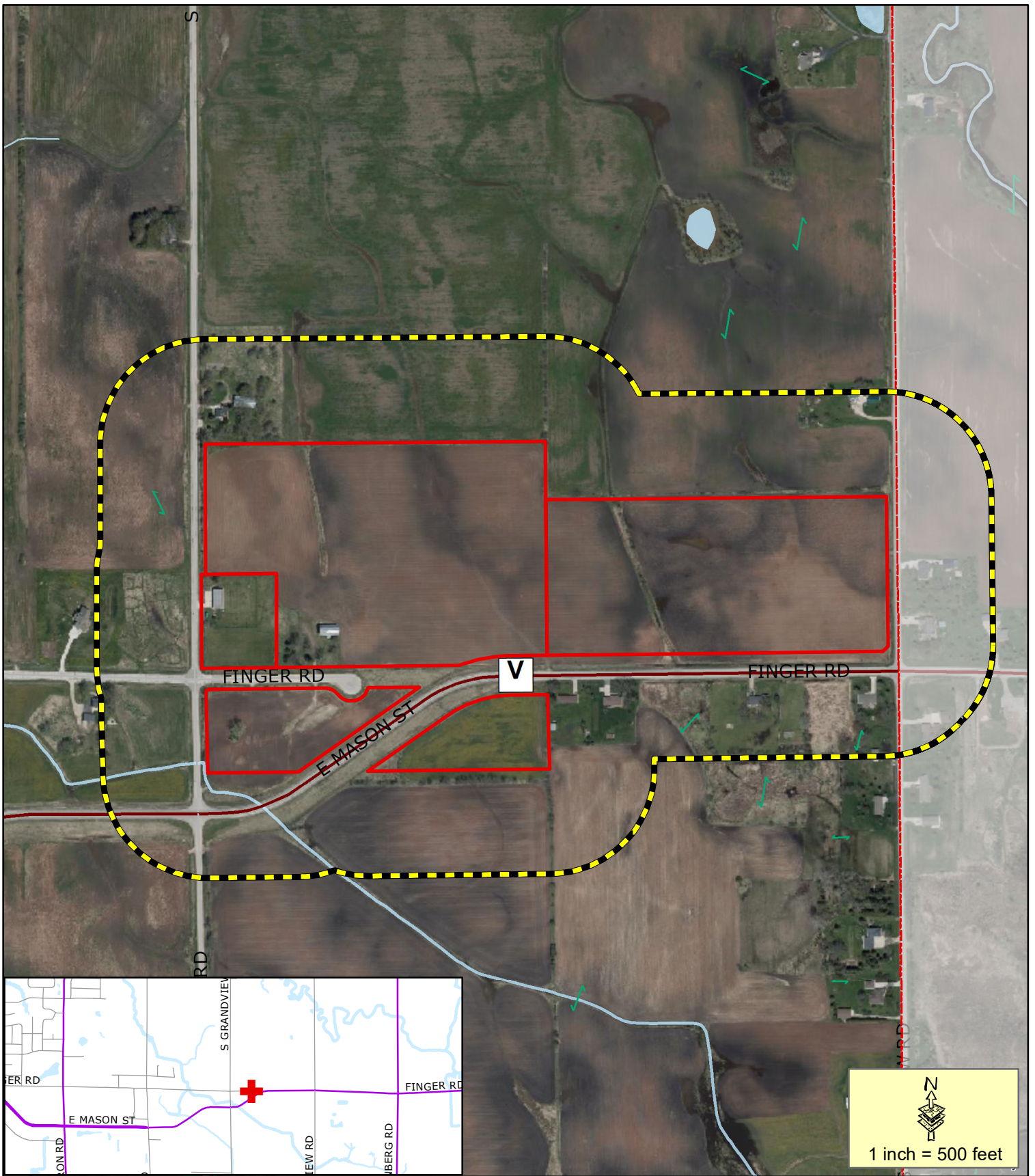
Land-Use Composition for:

Grandview

Industrial Park PUD

Green Bay, Wisconsin, USA





- Proposed CUP
- 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 22-10)
Proposed Planned Unit Development
for Industrial Park (Phase I) at
641 Grandview Rd, 3714 E Mason St,
3760 E Mason St, and 3731 Finger Rd



For Official Notice:

**Public Notification
Create Planned Unit Development (PUD) Overlay
For Property Located at 641 Grandview Road,
3714 East Mason Street, 3760 East Mason Street,
and 3731 Finger Road
(ZP 22-10)**

The Green Bay Plan Commission will hold a public hearing on **Monday, April 11, 2022**, at 6:00 p.m. 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=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

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)

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

The hearing is regarding the following:

A request to establish a Planned Unit Development (PUD) overlay for properties located at 641 Grandview Road, 3714 East Mason Street, 3760 East Mason Street, and 3731 Finger Road, submitted by Community and Economic Development Department (Ald. B. Dorf, District 1). The PUD will establish regulation associated with the development of a business park.

Public comments will be invited at the public hearing or can be sent in writing to:

City of Green Bay

Community and Economic Development

Attn: David Buck

100 N. Jefferson St., Rm. 608

Green Bay, WI 54301

For additional information, contact David Buck at david.buck@greenbaywi.gov or 920.448.3411.

Publication Dates: March 28, 2022, and April 4, 2022