



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 28, 2022, 6:00 PM

In person at City Hall, Room 604 - The Harry Maier Room.

Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

1. Members: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, Ken Rovinski, and Michael Poradek.

C. Approval of the Agenda.

1. Approval of the agenda for the November 28, 2022, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the November 7, 2022, meeting of the Green Bay Plan Commission.

E. Regular Business.

1. (PP 22-06) Consideration with possible action on request by Green Bay Packers to approve a modified Lambeau Field scoreboard sign.
2. (ZP 22-39) Public Hearing on request for a Conditional Use Permit (CUP) to allow for continued shelter operations at 411 - 427 St. John Street, submitted by St John's Ministries, petitioner, St John's Congregation, property owner (Ald. B. Johnson, District 9).
3. (ZP 22-39) Consideration with possible action on request for a Conditional Use Permit (CUP) to allow for continued shelter operations at 411 - 427 St John Street, submitted by St John's Ministries, petitioner, St. John's Congregation, property owner (Ald. B. Johnson,

District 9).

4. (ZP 22-40) Public Hearing on request for a Conditional Use Permit (CUP) to allow shelter operations at 430 S. Clay Street, submitted by We All Rise: African American Resource Center, applicant, on behalf of Transformation House Inc., property owner (Ald. B. Galvin, District 4).
5. (ZP 22-40) Consideration with possible action on request for a Conditional Use Permit (CUP) to allow shelter operations at 430 S. Clay Street, submitted by We All Rise: African American Resource Center, applicant, on behalf of Transformation House Inc., property owner (Ald. B. Galvin, District 4).

F. Informational.

1. Director's Report.
2. Date of next meeting: December 12, 2022

G. Adjournment.

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

Virtual Meeting Instructions



Plan Commission

Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

Meeting ID: 841 3767 5822

Passcode: 483400

One tap mobile

+13126266799,,84137675822# US (Chicago)

+16468769923,,84137675822# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 841 3767 5822

Passcode: 483400

Find your local number: <https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

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





Report to the Green Bay Plan Commission

MEETING DATE

November 28, 2022

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(PP 22-06) Consideration with possible action on request by Green Bay Packers to approve a modified Lambeau Field scoreboard sign.

BACKGROUND

Primary Address: 1265 Lombardi Avenue

Aldersperson / District: Ald. Chris Wery / District 8

Reason for Request: To approve new signage for the proposed north endzone scoreboard expansion at Lambeau Field.

Zoning and Land Uses: PI Public Institutional

Subject Property: 1265 Lombardi Avenue, Lambeau Field

North: R1 and PUD - Single family homes, short-term rental homes, vacant land

South: Village of Ashwaubenon

East: Village of Ashwaubenon

West: Village of Ashwaubenon

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject site as Other Public or Semi-Public.

Report: The Green Bay Packers organization proposes updating and enlarging the north endzone scoreboard. This request comes in front of the Plan Commission for consideration because of Ch. 30 Sec. 30-38 Table 30-4 (a) (6.) which requires signage for sports stadiums with a seating capacity over 10,000 to be subject to review by the Plan Commission and approval by the Common Council.

The Packers propose upgrading and enlarging the north endzone scoreboard size. In the north endzone, "LAMBEAU FIELD" is signed on the outside of the scoreboard. The existing square footage of the sign area is approximately 842 sq. ft. The proposed signage increases the size of "LAMBEAU FIELD" to approximately 1238 sq. ft., which is an increase of 396 sq. ft. or approximately 47 percent larger. This increase coincides with the overall width of the scoreboard extending approximately 46 percent beyond the existing width of the north endzone scoreboard.

The corrugated metal panels on the scoreboard expansion are proposed to match existing materials. The font for the signage remains the same as the current font and is in alignment with the design theme set throughout the stadium area.

RECOMMENDATION

Staff recommends approval of the updated north endzone signage.

FISCAL IMPACT

ATTACHMENTS

- I. PP 22-06 Lambeau Field North Endzone Signage Packet



Green Bay TundraVision

Signage Permit Submittal

2022.10.25

EXD

lol
h+k

North End Zone

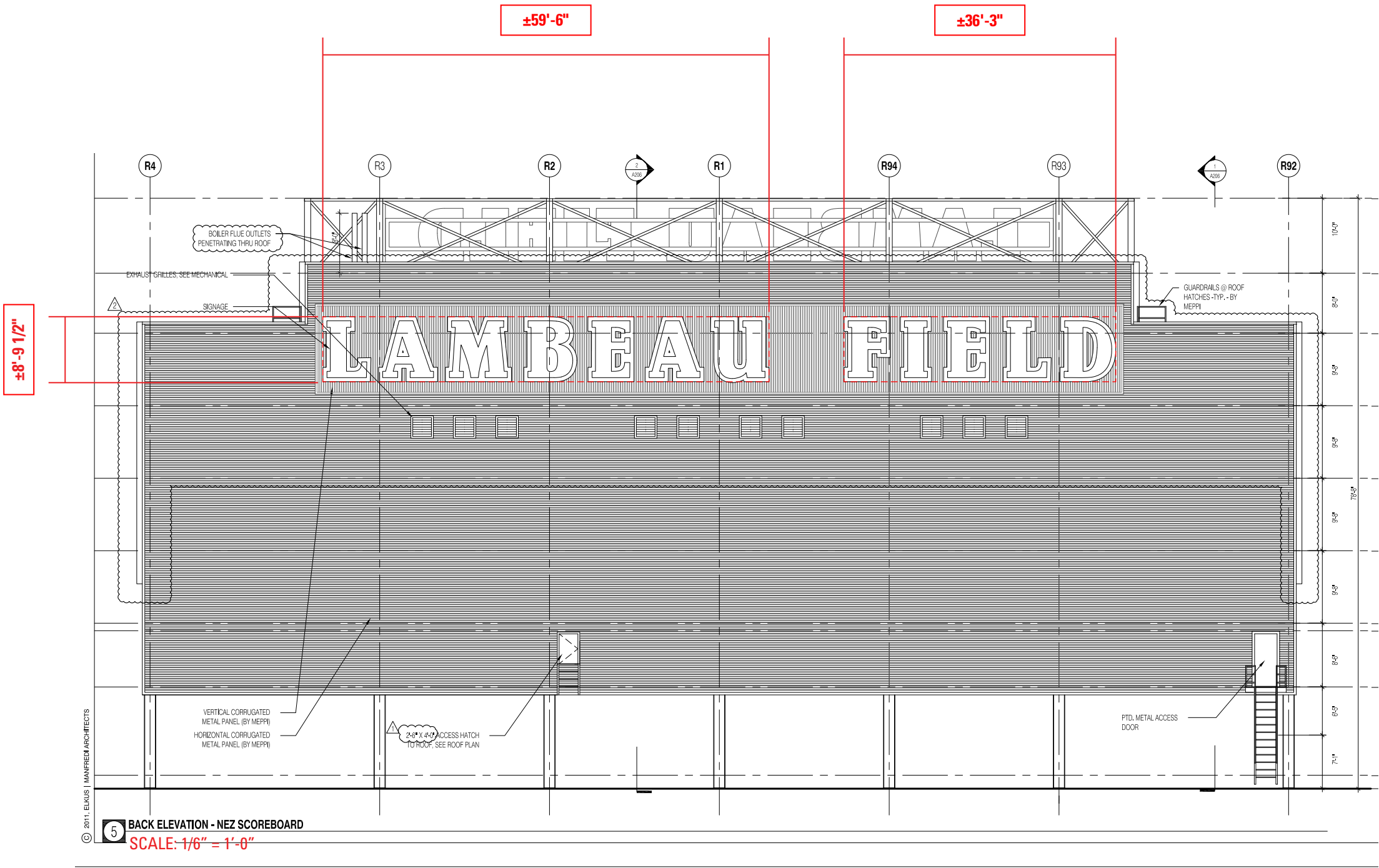
NORTH END ZONE – As Built Signage

ORIGINAL SIGN AREA –

LAMBEAU: ±523.5 sqft

FIELD: ±318.9 sqft

TOTAL: ±842.4 sqft



NORTH END ZONE – Proposed Signage

REVISED SIGN AREA –

LAMBEAU: ± 784.8 sqft (increase of ± 261.3)

FIELD: ± 453.7 sqft (increase of ± 134.8)

TOTAL: ±1,238.5 sqft (increase of ±396.1)

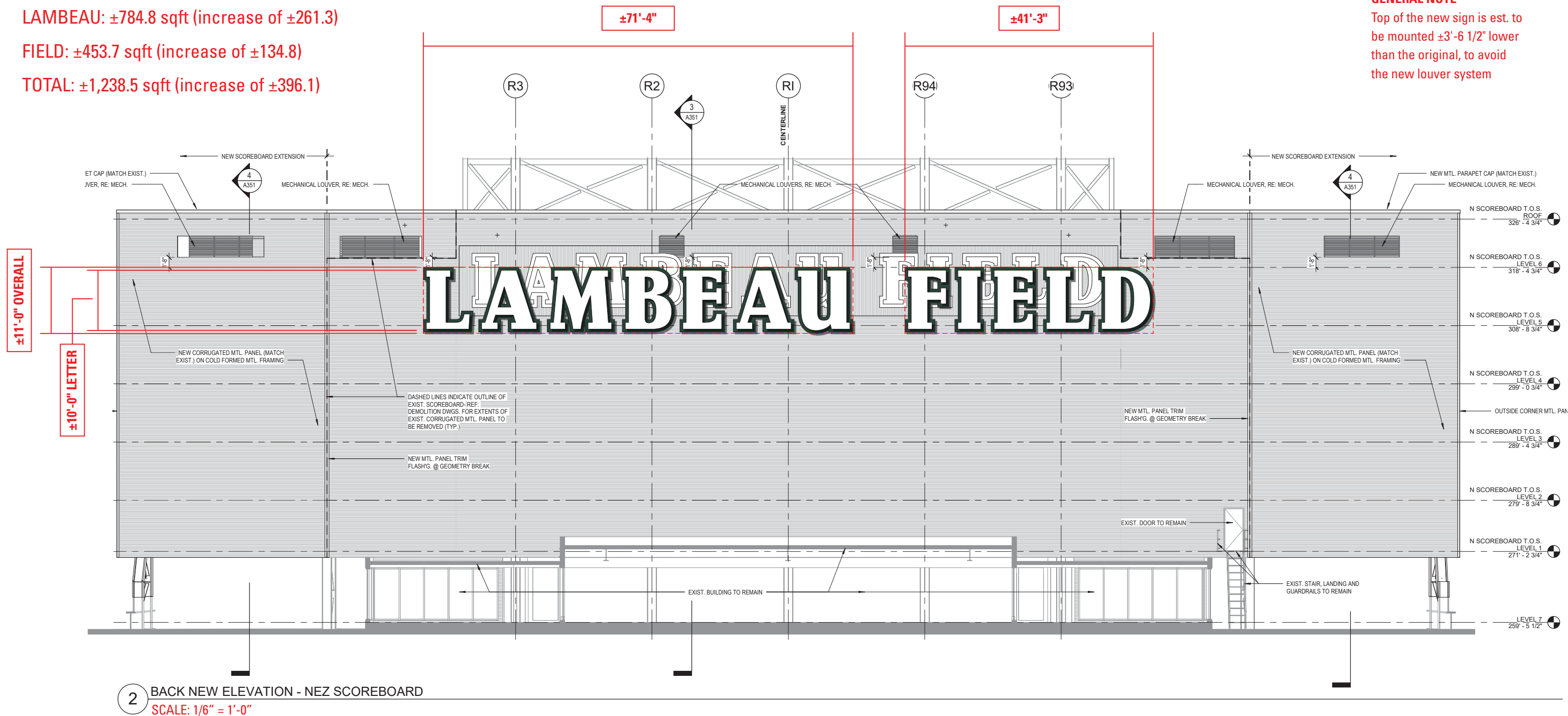
SIGN TYPE XGD2 –

Lambeau Field Wordmark:

6" deep fabricated aluminum
channel letters, w/ internally
illuminated white acrylic faces

GENERAL NOTE –

Top of the new sign is est. to be mounted $\pm 3' - 6 \frac{1}{2}"$ lower than the original, to avoid the new louver system





Contact

Jeff Lancaster
Creative Director | Experience Design
jeff.lancaster@hok.com

Morgan Murphy
Senior Designer
morgan.murphy@hok.com

**EXPERIENCE
DESIGN**

hok



Report to the Green Bay Plan Commission

MEETING DATE

November 28, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.2

(ZP 22-39) Public Hearing on request for a Conditional Use Permit (CUP) to allow for continued shelter operations at 411 - 427 St. John Street, submitted by St John's Ministries, petitioner, St John's Congregation, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

November 28, 2022

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.3

(ZP 22-39) Consideration with possible action on request for a Conditional Use Permit (CUP) to allow for continued shelter operations at 411 - 427 St John Street, submitted by St John's Ministries, petitioner, St. John's Congregation, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 411 St. John Street

Aldersperson/District: Ald. Brian Johnson / District 9

Reason for Request: To reauthorize a temporary emergency shelter facility and increase capacity.

Subject Parcel Zoning and Land Use: OR – Office/Residential, church

Surrounding Zoning and Land Uses: The subject property has been occupied as St. John's Homeless Shelter since the mid-2000s. St. John's Church is east of the site and St. John's Park is south of the site. Other commercial uses are located to the north and west.

North: OR- Office Residential - Office uses

South: PI - Public/Institutional - St. John Park

East: OR- Office Residential - Office uses

West: OR- Office Residential - Office uses/Higher Density Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area as Downtown land uses.

Consistency Analysis: The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: For approximately 20 years, the subject site has been the location of a temporary shelter facility operating from November 1st to April 30th at varying capacity under the original direction of the Diocese of Green Bay and now St. John's Ministries. The older CUPs include a yearly renewal. In 2013, the shelter completed building remodeling, increasing capacity from 64 to 84 persons, which was the maximum capacity of the building (per Building Code) and the limitations of the shelter staff. At that time, the CUP shifted to three-year renewals and CUP extensions were granted in 2015 and 2018. In 2018, the CUP conditions were adjusted to increase the renewal period to a five-year cycle. Additionally, multiple CUPs were approved covering scaled back temporary shelter during the summer months.

St. John's Shelter targets adult individuals who may not qualify for other main-stream shelter services. The shelter is open from 5 p.m. to 9 a.m. seven days a week beginning November 1st and ending April 30th with a scaled back program from April 30th through October 31st. The shelter provides a safe place of sleep, hygiene facilities and products, and light meals/snacks. There is staff focus on engagement/relationship

building and staff is trained to deal with safety, drug/alcohol, and conflict/crisis resolution. The shelter opens its doors each night at 5 p.m. with expected check-in of guests by 9 p.m. with extended hours during extreme weather conditions. Security and support staff are on-site during all operating hours. A more detailed explanation of the shelters operation can be found in the attached 2022 operational plan submitted with the application.

At this time, St. Johns Ministries is requesting an increase in capacity from 84 to 140 persons. As mentioned, capacity limitations have historically been based on building construction and shelter staff capability to manage. The renovations to the property in 2020 included an increase in the number of lavatories, urinals, and showers that permit an increase of capacity based on building code. The applicant has provided a building assessment document stating that the building is capable of supporting the requested people but that the shower facilities may need to be redeveloped for the capacity increase. This information and other building analysis will need to be conducted by the City's Inspection Division prior to occupancy. Additionally, administrative and process changes have provided an increase in shelter staff efficiency and capability to increase intake and manageability.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

- The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
- Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
- Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
- The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Historically, staff has developed a series of conditions associated with the temporary shelter CUP requests including:

- Permitting operating days/times and maximum capacity;
- Management association with the Catholic Diocese and/or St. John's Ministries;
- City reviews based on issues relates to safety;
- Reporting to the Protection & Welfare Committee;
- Regular Astor and Navarino Neighborhood Association meetings;
- Prohibition of sex offenders;
- mandatory background checks;
- maintaining a history of residents;
- Approval of an operating plan by the Green Bay Police Department and Brown County Human Services Department; and
- Conformance with the submitted operating plan.

The shelter has consistently completed CUP conditions as well as received extensions, and it is the opinion of staff that the shelter operation has become more organized and professional over time. A link to the homeless shelter website is located at: <https://stjohnsgreenbay.org/>. Over the past two decades, St. John's shelter has a proven record of improved service/programming and coordination with the Green Bay Police Department and believe reporting to the Protection & Welfare Committee and mandatory meetings with neighborhood associations whose boundaries the shelter does not lie within are unnecessary. Additionally,

staff believes the November to April operating time limitation should also be removed, even though St. John's Ministries does not currently intend to operate outside of those dates. The only new area of concern from staff is in regard to data collection and reporting. The city has multiple shelter operations, and it is critical that information on homelessness needs to be consistent and comprehensive in order to get a clear picture of the overall situation. Currently, most shelter facilities utilize a universal data collection platform called HMIS: Homeless Management Information System. Staff recommends that a condition be added that St. John's also utilizes this platform or other data collection platforms agreed upon by all shelter facilities within the community, so that data can be shared and analyzed in a more efficient and effective manner. Staff recommends allowing the capacity to increase from 84 to 140 persons, allowing year-round operations and permitting the continuation of the use in perpetuity, with conditions.

Ald. Brian Johnson, Downtown Neighborhood Association, Downtown Green Bay Inc. and property owners within 200 ft. of the subject site have been notified of the request. Staff has not received any comments or inquiries as of the drafting of this report.

RECOMMENDATION

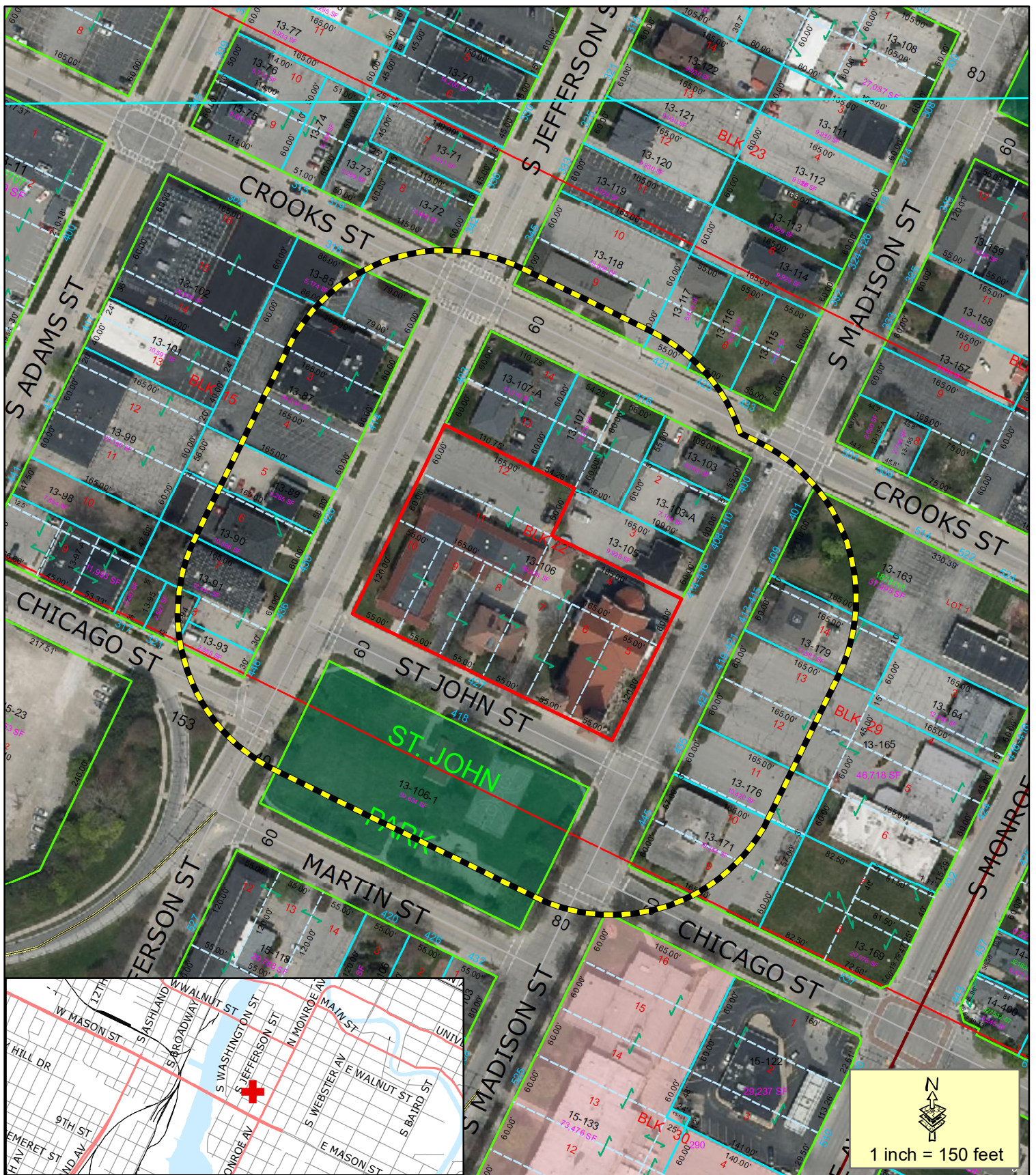
Approval of the request, subject to:

1. A maximum 140-bed temporary emergency homeless shelter located in the former St. John's School, 411-427 St. John Street (Tax Parcel No. 13-106). Building analysis for capacity maximums shall be conducted by the City's Inspection division prior to occupancy.
2. If the temporary emergency facility use is discontinued, the operation is dissolved, or if St John's Ministries no longer manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
3. At the discretion of the Common Council, Plan Commission, or the Director of Community and Economic Development a review may be required by the Plan Commission to ensure compliance with this conditional use permit and identify any areas of concerns including but not limited to:
 - a. Police calls and other documented safety concerns.
 - b. Inadequate facilities.
4. A mandatory background check is required for all shelter residents is required.
5. St. John the Evangelist Homeless Shelter staff shall maintain a history of residents for the previous three years and shall utilize HMIS: Homeless Management Information System or other data collection platform agreed upon by all shelter facilities within the community.
6. The submitted operational plan shall be approved by the Green Bay Police Department and Brown County Human Services.
7. Conformance with the submitted operating plan for St. John the Evangelist Homeless Shelter.

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-39 PropMap
2. ZP 22-39 Application
3. st johns proposed occupancy_from Architects Group Ltd 11.21.22



- Proposed CUP Amendment
- 200' Property Owner Notice

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

Zoning Petition (ZP 22-39) Proposed Conditional Use Permit (CUP) Amendment at 411 St John Street





REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: St John's Ministries Homeless Shelter

Parcel Number(s): _____

Petitioner(s): Rob Frazier

Date: 11/01/22

Email: rfrazier@stjohnsgreenbay.org

Phone Number: 920-617-8700

Address: 411 St John's Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: St John's Ministries

Phone Number: 920-436-9344

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Rob Frazier, respectfully request that the City of Green Bay take the following action:

- ☐ 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 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium 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) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 11/01/22

Petitioner Signature(s): Rob Frazier

Checklist of required attachments:

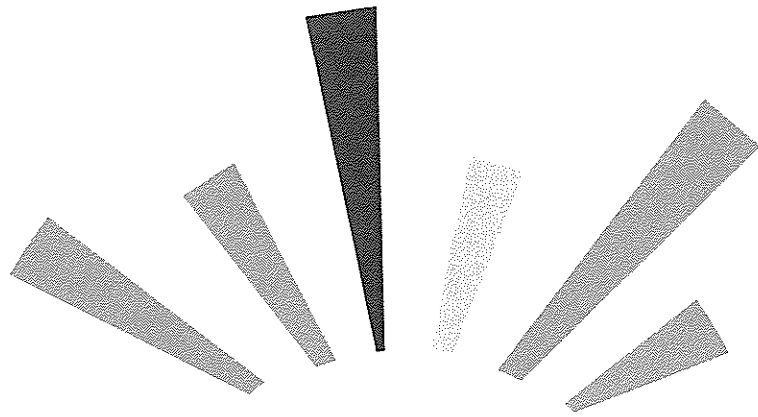
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



ST. JOHN'S MINISTRIES

**St John the Evangelist Homeless Shelter
Operational Plan (2022)**

Mission:

St. John's ministries responds to those experiencing or at risk of homelessness (in the Green Bay area) in a way that honors their dignity, restores hope, and creates lasting change.

Vision:

Through a spirit of familiarity, rapport, and trust each person will leave better than they came.

Target Population:

- Individuals who do not qualify for main-stream shelter services because of criminal histories or other issues.
- Individuals with active alcohol/drug abuse issues.
- Individuals with chronic mental health issues.
- Individuals with co-occurring disorders.
- Individuals with a history of frequently cycling between the street and shelter.

Eligibility:

- Single adults 18 years and older. Families will be referred to the Crisis Center.
- The individual has no other housing option available to them at that time.
- The individual conducts himself/herself in a peaceful and respectful manner.
- The individual is not a registered sex offender.
- The individual provides complete intake information.
- The individual can provide complete self-care when presenting each night.
- The individual agrees to a background check, law enforcement and Department of Corrections notification of presence at the shelter, release of information for Brown County Health & Human Services, New Community Shelter and Outreach Health Care and signs the forms.
- The staff will consult with appropriate agencies such as law enforcement and Brown County Health & Human Services if there are any safety concerns.

Intake:

- The "St John the Evangelist Homeless Shelter Intake Packet" will be completed on admission. This includes, but is not limited to:
 - Brown County Homeless and Housing Coalition Common Intake Information Form
 - Release(s) of Information Form
 - Adult Hold Harmless/Indemnity Agreement
 - Grievance and/or Appeal Procedure.
 - TB Risk Assessment Form
 - Shelter Rules
 - Emergency Fire Procedure

- A background check is completed to identify any concerns and plan for safety.
- A copy of the individual's ID is placed in the file. If the individual has no ID, a picture will be taken and placed in the file. Individuals without a government issued identification card will then be assisted in getting one.

Extreme Weather Plan:

- The shelter will remain open during times when the weather, with wind-chill, falls below -40 degrees. In the event of subzero weather that does not meet these criteria, The Micah Center will extend their hours to provide service as necessary.

Emergency Overflow Plan:

- Since its inception, St. John's has provided offsite overflow accommodations, in partnership with local churches and nonprofits, to respond to the need when those presenting for shelter exceed St. John's CUP numbers. These overflow locations operated from 9pm-7am with St. John's staff present. St. John's current proposal allows St. John's to continue meeting the full need while providing consistent, identified locations. This will better serve first responders who otherwise needed to identify *which* location St. John's overflow was operating from.

Policies/Expectations:

- All guests are required to present to Micah Center (612 Stuart St.) or Wellspring (700 East Walnut St.) the morning after they first present (or Monday morning if on the weekend) to complete orientation with a Case Manager. Orientation takes place at 9:00 am.
- Shelter opens each night at 5:00 pm. All guests are expected to check in prior to 9:00 pm. Any guests presenting after 9:00 pm will be denied entry unless granted prior approval by a Case Manager.
- Searches of coats/jackets, pockets, shoes, backpacks/bags and all other belongings will be performed by security staff at shelter entrance. Any items deemed to be potentially harmful will be held by security staff and will be returned to guest as he or she exits the following morning.
- No food or drink may be brought into shelter.
- Guests who attempt to bring alcohol, drugs or drug paraphernalia into shelter will be denied entry and items will be confiscated.
- All medications must be checked into the shelter med room. Guests will be allowed access during scheduled med calls: 6 pm, 8 pm, 9 pm and 6:00-8:30 am.
- There is no smoking allowed in shelter. Smoking is only allowed during scheduled smoke breaks: 6:45 pm, 8:45 pm, 9:45 pm and 7:00 am.
- Showers are available until 11:00 pm and after 5:00 am. Soap, shampoo and towels are provided. Please clean up after yourself in the bathroom.

- You will not be denied entry to shelter if you've been drinking. However, if security staff determines you are unable to provide self-care, you will not be allowed into shelter.
- All guests, staff and volunteers are expected to act in a respectful manner towards one another. If staff deems your behavior to be disrespectful or inappropriate, you may be exited from shelter.
- All guests are expected to be awake and out of shelter by 9:00 am.
- If you have any questions about any shelter rules or procedures, please ask a staff member.

Services and Programming:

- The shelter is open 5pm – 9am, 7 days a week, beginning November 1st. As a seasonal shelter, it closes each season on April 30th. [A scaled back, safe sleeping program is offered April 30th-October 31st. This program provides only access to safe sleeping.]
- The shelter provides a safe place to sleep and a high level of supervision.
- The shelter provides light meals, beverages, and snacks.
- There is an intentional focus on engagement with individuals and the development of a trusting relationship.
- Staff is trained to deal with safety concerns, issues around drugs and/or alcohol, and they possess conflict/crisis resolution skills.
- The Green Bay Police Department is a welcome partner presence on site at the shelter, as they desire.
- Security/Support staff are on-site during all hours of operation.
- Shower facilities, clothing, and personal hygiene products are available to all individuals.
- Programming currently includes:
 - Identifying and obtaining basic resources.
 - Case Management meetings and individualized planning.
 - On site mental health and substance abuse assessment and referral by Brown County Human Services one morning a week.
 - On-site mental health counseling (MORE- Mental Health Outreach Resource Expansion through Foundations services).
 - On-site medical services one morning a week.
 - On-site tuberculosis surveillance.
 - On-site weekly Veterans services
- The shelter also operates two year-round, comprehensive daytime resource centers, the Micah Center and Wellspring. These facilities provide a compassionate drop-in component with rigorous programming to assist individuals in taking steps towards self-sufficiency. Programs include:
 - Computer Lab
 - Education Lab with on-site tutors
 - Daily workshops
 - AA and Recovery Meetings
 - Doctor's office with on-site medical services

- On site mental health treatment and counseling
- On site Veterans services

Case Management Model:

- Engage and develop trusting, working relationships
- In partnership with individuals, assess their strengths and needs and develop a plan to address them.
- Advocate for individuals and facilitate referrals to community agencies for interim shelter, housing, mental health and substance abuse services, health care, and basic needs.
- Follow up with agencies regarding services.

Internal Documentation/Record Keeping:

- All individuals checking in for the night will sign-in. The information on the nightly log includes:
 - Legal Name and Date of Birth
 - Arrival and departure times
 - Medication check in
- The Nightly Log is faxed to the Green Bay Police Department daily.
- All pertinent information will be routinely entered in to Clarity, the WI HMIS database.
- Incident reports are to be completed on any atypical occurrence and are reviewed by the Associate Executive Director, Security Director, and Shelter Manager.

Staffing:

- A minimum of 6 staff in the evenings, and three overnight, are regularly assigned.
- Volunteers will provide support for food services, clothing and personal care product acquisition, assistance with bedding and showers. In addition, volunteers are encouraged to interact with guests.
- Staff and volunteers must meet established criteria and guidelines.

Critical Partnerships:

Brown County Homeless & Housing Coalition

- St. John's remains active as a member of the Coalition, serving on various projects and subcommittees to address the root issues of poverty and homelessness
- St. John's collaborates with other shelters and service providers on a coordinated assessment and intake form

Brown County Health & Human Services:

- St. John's provides a list of the individuals staying at the Homeless Shelter to Brown County Human Services each night.

Green Bay Police Department:

- A daily list of the individuals who spent the night are faxed to the Green Bay Police Department.
- Green Bay Police Department provides an on-site visible presence. Historically, Community Police Officers and Mental Health Officers have stopped in on-site multiple times a week.
- Green Bay Police Department provides support to St John staff in unusual situations such as persons known to be sleeping outside or who are a danger to themselves or others.
- Green Bay Police Department provides advice and input on Safety Plans.

Crisis Center

- The Crisis Center provides afterhours and weekend access to emergency County services.
- The Crisis Center provides the access point for individuals needing Diversion or Mental Health Center Services.
- The Crisis Center is a resource for emergency counseling/ intervention when an individual is expressing suicidal ideation/intention.

MORE Program

- St. John's provides referrals to the MORE Program which offers on-site mental health counseling and treatment services.
- St. John's notifies the MORE therapist immediately of someone needing crisis evaluation or those needing a referral for treatment options.
- The MORE therapist provides weekly counseling sessions to individuals as well as group therapy options at both the shelter and Micah Center.

Outreach Healthcare

- St John's provides a list of the individuals staying at the homeless shelter to Outreach Healthcare.
- St John's staff notifies Outreach Healthcare immediately of individuals with a high-risk TB assessment. Outreach Healthcare facilitates a timely and appropriate assessment of the individual.
- Outreach Healthcare provides routine TB surveillance, health care services and medical case management to the individuals at the homeless shelter weekly.
- Outreach Healthcare facilitates necessary medications, diagnostic procedures and specialty referrals.
- *During the COVID pandemic, St. John's and Outreach Healthcare work closely to monitor guests, screen for potential concerns, and ensure CDC guidelines are being implemented for the health & safety of the community.*

Neighborhood

- St Johns facilitates open communication with any concerned individuals in the neighborhood and addresses issues in a timely manner.

- The Security Director is available to the chair of the Neighborhood Association to discuss any concerns and to share shelter outcomes.

Probation and Parole

- St. John's conducts a background check to identify anyone currently on probation and parole. A nightly sign-in log is submitted to WI DOC.
- Problematic behavior, improvement in behavior, verification and follow-through of required classes are reported to the individual's agent.
- If an individual on probation presents to St. John's smelling of alcohol, appearing to be intoxicated or displaying significant behavior change that may indicate use of illegal substances, it is assumed they are in violation of probation or parole. Their agent will be notified immediately. A second incident would result in notifying the agent again as well as a call to the Green Bay Police Department.
- Department of Community Corrections provides staff with annual training on probation and parole guidelines, preferred communication and a list of agents.

Veteran Affairs and Center for Veteran Issues

- St. John's provides a list of veterans to the Center for Veteran Issues and to Veteran Affairs as requested.
- The veterans-specific programs provides an on-site presence to assist with helping homeless veterans find employment and secure housing.

Landlords

- St. John's works actively with area landlords to promote and advocate on behalf of shelter guests.
- St. John's assists with security deposit and initial rent payments for qualifying individuals transitioning into their own apartments. St. John's provides home visits and ongoing case management, while mediating issues that may arise with the landlords, to assist individuals in transitioning into independent living.

Taskforces and Committees

- St. John's staff are active members of various committees addressing the systemic issues of homelessness.

This document is not intended to be all inclusive and modifications will be made on an on-going basis as appropriate.



1825 South Webster Avenue, Suite 202
Green Bay, WI 54301
Phone: 920-432-1232
Website www.aglgb.com
agl@aglgb.com

November 17, 2022

Stephanie Hummel
City of Green Bay Planner II

RE: St. John's Homeless Shelter
Capacity Increase

Stephanie,

We received a request from St. John's Homeless Shelter to assist in reviewing the existing building capacity to increase from 84 to 140 people. The existing building is 2-stories, fully sprinklered, type 3B construction and use group R-2.

For building egress, there are 6 thirty-six-inch exit doors in the building. Using a conservative clear width of 33" per door, this would result in a capacity of $33" \times 6 \text{ doors} = 198 \text{ inches} \div .2 \text{ inches/person} = 990 \text{ people}$ which more than covers the 140-capacity asked for.

Capacity of the two existing stairwells from second floor to first based upon a 45" stair width $\div$ by .3 inches/person = 150 people for stairwell which exceeds the requested capacity change of 140 people.

The building proper size has not changed except for the elevator shaft addition to allow handicap access to the second floor. This is presently under construction.

The existing plumbing fixtures count available to the occupants is:

Lavs	15
WC/Urinals	18
Showers	12

Trying to determine exactly where a homeless shelter with transient occupants would fit in the required minimum number of plumbing fixture schedule is a little bit of a guess.

Reviewing Chapter 29, Table 2902.1, for an R-2 occupancy (the closest description we could find for dormitories, fraternities, sororities, not transient occupants) the requirement is 1 water closet per 10 people, 1 lavatory per 10 people and 1 shower for 8 people. This would mean based upon the existing fixture count, this facility would be able to support 150 people for lavatories, 180 people for water closets, and 96 based on showers.

Before the additional toilet renovation work was completed in 2020, the original fixture count on both floors serving 84 occupants was:

Lavs	15
WC/Urinals	23
Showers	8

And using the same above fixture requirements per Table 2902.1 would support 150 for lavatories, 230 for water closets, and 64 for showers.

Under both the 84 and proposed 140 capacities, the quantity of lavatories and water closets exceed the minimums required. The showers quantity for the present 84 capacity is fine but for the proposed 140 capacity would be short by 6 showers. This request will require approval from the Inspection Division and future occupancy expansion would need to include modifications to bring the shower capacity into compliance or would likely need to be reviewed by the Inspection Division to determine if this requirement would be waived or if a variance could be requested.

David Johnson

A handwritten signature in black ink, appearing to read 'David Johnson', written in a cursive style.

Architects Group Ltd.



Report to the Green Bay Plan Commission

MEETING DATE

November 28, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(ZP 22-40) Public Hearing on request for a Conditional Use Permit (CUP) to allow shelter operations at 430 S. Clay Street, submitted by We All Rise: African American Resource Center, applicant, on behalf of Transformation House Inc., property owner (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

November 28, 2022

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.5

(ZP 22-40) Consideration with possible action on request for a Conditional Use Permit (CUP) to allow shelter operations at 430 S. Clay Street, submitted by We All Rise: African American Resource Center, applicant, on behalf of Transformation House Inc., property owner (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address: 430 S. Clay Street

Aldersperson/District: Ald. Bill Galvin / District 4

Reason for Request: To reestablish a shelter facility.

Surrounding Zoning and Land Uses:

SUBJECT: Office Residential (OR) - Shelter Use

NORTH: Office Residential (OR) - Apartment Complex Parking Area

SOUTH: Office Residential (OR) - Single-Family Homes

EAST: Low-Density Residential (R1) - Single Family Residences

WEST: Office Residential (OR) - Apartment Complex

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for Medium/High Density Housing Uses. The CUP request is consistent with the recommendations of the Comprehensive Plan.

Report: The subject property is currently being operated as The Transformation House shelter, established via Conditional Use Permit in 2018. A new shelter, run by We All Rise: African American Resource Center, is seeking to take over ownership and operation at this site. All shelters within the City of Green Bay require a Conditional Use Permit.

We All Rise: African American Resource Center is a non-profit organization located in the City. They provide a variety of services in our community. They are looking to expand their services further by creating the All Season's Transformation (ATS) shelter facility. This men's shelter would assist with emergency and transitional housing. Client management is a requirement for admission to this shelter, with a focus on providing programming that will lead to men being empowered to retain their independence. A full program narrative from the applicant is attached within this agenda packet. Admission qualifications and requirements are detailed on Page 6 of this narrative. This programming and shelter facility would be considered a merger between the existing shelter facility (Transformation House) and We All Rise to optimize both organization's missions and goals.

The subject parcel is .539 acres and has an existing 3-story building on site. The proposed capacity was not initially provided by the applicant. Staff is agreeable to a maximum capacity of 45 individuals. Capacity may be reduced during Site Plan Review due to building capacity. A condition of approval reflects this.

The Green Bay Municipal Code (44-1726), requires shelter facilities to provide one (1) space per five (5) residents based on capacity plus two (2) spaces per three (3) employees on the largest shift.

The Green Bay Zoning Code requires in Section 44-1581 the following development standards:

(a) Rooming house, boarding house in all districts:

1. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, and bathrooms.
2. All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings.
3. An appropriate transition area between the use and adjacent property shall be required and to include landscaping, screening, and other site improvements consistent with the character of the neighborhood.
4. A rooming/boarding house may be considered a dormitory as defined and regulated within this code.

The shelter use is further defined by a standard for dormitories:

1. On-site services shall be for residents of the facility only.
2. The maximum number of persons occupying the building shall not exceed four per bedroom with 50 square feet of sleeping area per resident, except that more than four individuals may be allowed per room if all said individuals are related by blood, marriage, or adoption. Rooms shall consist of enclosed places having walls that extend from the ceiling to the floor and an entry door.
3. One bath and restroom facility for every eight individuals residing in the dormitory. The bath and restroom facility shall be located so that no individual is required to pass through a sleeping room other than their own in order to access the bath and restroom facility.
4. One kitchen and dining area for every ten individuals residing in the dormitory.
5. One laundry facility consisting of a minimum of one clothes washer, one clothes dryer, and a washbasin for every ten individuals residing in the dormitory.
6. One common use area/lounge of at least 600 square feet in size for relaxation and recreation of the occupants for every ten individuals residing in the dormitory.
7. If the dormitory use ceases for a period of 12 months or more, the conditional use approval will no longer be in effect. If construction and occupancy has not been completed and established within 12 months of the date of approval, the conditional use status of the property shall no longer be in effect. In the event of a natural disaster or emergency situation, as determined by the City of Green Bay, these regulations may be suspended for a term of not more than 12 months.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Many of the above standards have either been met or would be addressed during the Site Plan Review; however, staff is recommending a series of conditions to address this use within the neighborhood. Ald. Bill

Galvin, the Joannes Park Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

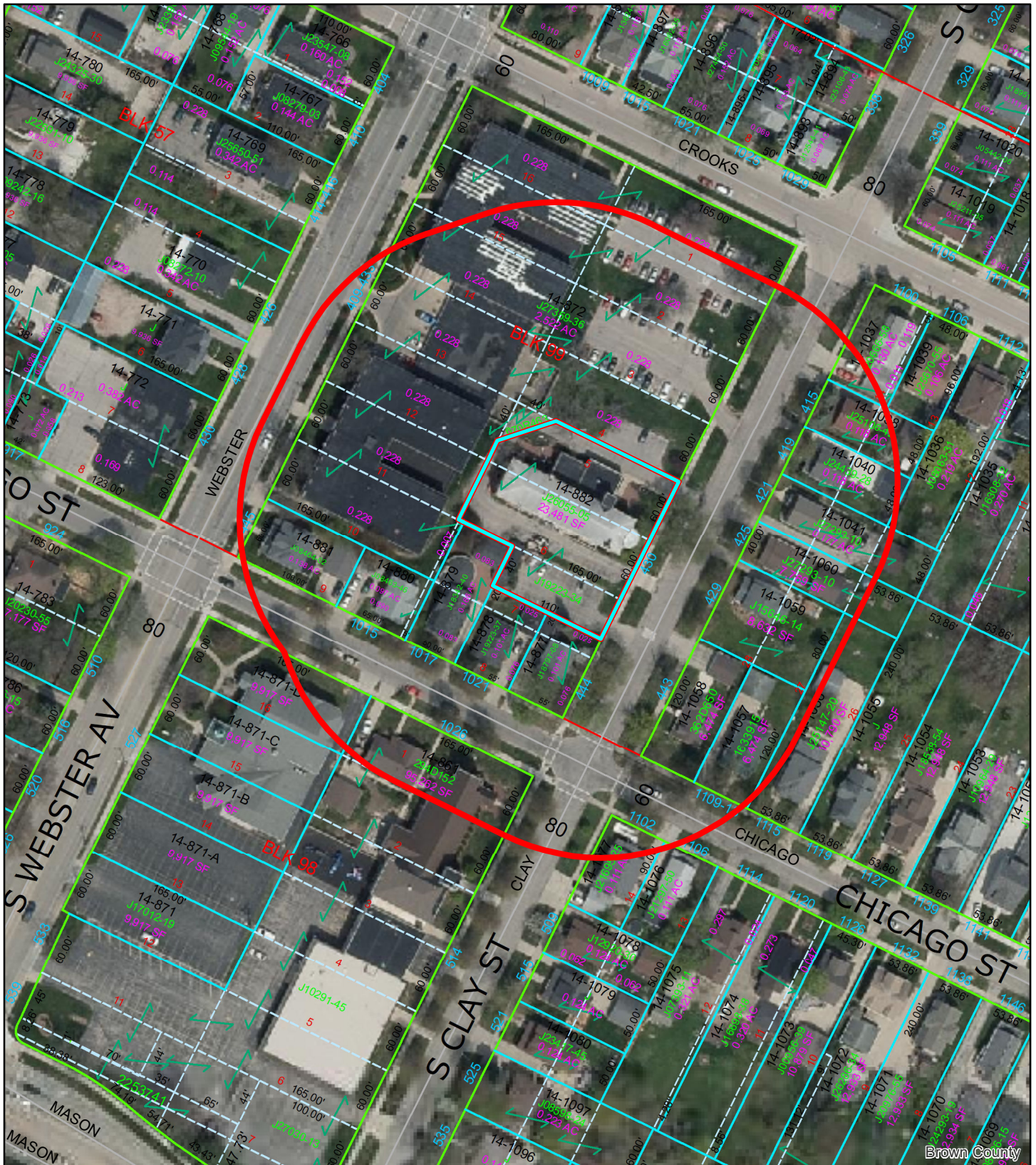
Approval of the request, subject to:

- a. A maximum capacity of 45 individual residents within the shelter. This number may be reduced during Site Plan Review based on building capacity. Any decrease in residents can be approved by the Zoning Administrator. Any increase in residents will require Plan Commission and Common Council approval.
- b. If the shelter facility use at 430 South Clay Street is discontinued, the operation is dissolved, or if We All Rise: African American Resource Center no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Development Director, a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the rooming & boarding house, but not limited to:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. A mandatory background check for all residents is required.
- e. We All Rise: African American Resource Center staff shall maintain a history of residents for the previous three years and shall utilize HMIS: Homeless Management Information System or other data collection platform agreed upon by all shelter facilities within the community.
- f. Conformance with the submitted operating plan submitted by the applicant.
- g. Compliance with all other regulations of the Green Bay Municipal Code.
- h. A site plan must be reviewed and approved by the Community Development Review Team (CDRT).

FISCAL IMPACT

ATTACHMENTS

1. ZP 22-40 Map
2. ZP 22-40 Street View
3. ZP 22-40 Program Details
4. ZP 22-40 Application



(ZP 22-40) Conditional Use Permit 430 S Clay Street



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. 16 Nov 2022 X:\Planning\Basemaps\template_8.5x11.mxd

- 430 S Clay Street
- 200-ft. Notification Area





We All Rise: African American Resource Center
P.O. Box 654
Green Bay, WI 54305

We All Rise: African American Resource Center
All Season's Transformation
Shelter Facility

Program Proposal

Submitted by: Robin Scott
11/01/2022

Request for City Action Plan Commission
Conditional Use and CUP Amendment



We All Rise: African American Resource Center
P.O. Box 654
Green Bay, WI 54305

Table of Contents

Non-Profit Mission & Vision Statement	Pg 3-4
Program Overview	Pg 5
Resident Assessment	Pg 6
Intake and Orientation	Pg 7
Discrimination And Intake Procedures	Pg 8-11
Intake and Referrals	Pg 12-14
Background Checks, Parking, Additional Properties	Pg 15
Additional Documentation Property Maps, Legal Descriptions, Ect.....	Pg 16-50
Agency Background Check Policy	Pg 51
Agency Non-Profit Paperwork.....	Pg 52-53



What is We All Rise: African American Resource Center

We All Rise: African American Resource Center Inc. is a non-profit organization located in Green Bay, Wisconsin. We are a culturally specific, holistic healing agency that exists to serve the most marginalized population in Wisconsin, the African American community. We provide trauma-sensitive domestic violence and sexual assault-specific services, including mental health and daily crisis and intake services and our 24-hour crisis line. Our mental health services include both 1:1 therapy and group sessions for survivors. We are able to offer therapy services to individuals (adolescents, teens, and adults), couples, and families. Clients come in with any needs, and we will partner with them to find solutions and work toward healing (housing, transportation, court, and legal accompaniment, job searching and skills, safety, education, clothing, advocacy, etc.).

We All Rise: African American Resource Center's history started back in 2017 when our current Executive Director, Robin Scott, learned that less than one percent of African American youth in our Greater Green Bay Public School system participated in any after-school activities district-wide. She began designing a curriculum understanding that there was a unique need to increase protective factors around our black youth/families between the school and community. This led her to create and work to implement a primary prevention-focused youth initiative that included a safe and unapologetic space where black youth could learn their history, increase their self-advocacy, and become more positive participants in healthy relationships. This became our first officially funded program, called the Black Youth Alliance-WI (BYA-WI), and has contributed to our first experiences in providing services to survivors and their children because as we expected, primary prevention efforts always require a need to provide secondary and tertiary prevention services as well. After securing funding (from End Abuse WI) for BYA-WI and running her 28-week curriculum, it became even more evident that to support the youth fully; we needed to secure additional funding to support the family unit as a whole. It was at this time that We All Rise AARC began to seek additional funding support to continue providing secondary and tertiary prevention services since this type of support was beyond the scope of the sole primary prevention grant we had. We understand secondary prevention includes the immediate responses after intimate partner violence or sexual violence has occurred that deal with the short-term consequences of the experienced type(s) of violence. We understand tertiary prevention to include long-term response after intimate partner violence or sexual violence has occurred that deals with the lasting consequences of violence. The goal in 2017 was to establish and grow into an organization that had funding support for all three types of prevention: primary, secondary, and tertiary.

We All Rise AARC was born into existence shortly after. We secured our nonprofit status in 2018 and opened our brick-and-mortar resource center in 2019 after receiving funding from DOJ VOCA (Department of Justice - Victim of Crimes Act). Since opening our doors in 2019, we have served over 1,600 survivors (adolescents, young people, adults, and elders), families, and over 350 young people engaged in youth-specific services. Since then, we have added VAWA SASP (Violence Against Women Act - Sexual Assault Specific Program), DCF (Department of Children and Families) Domestic Abuse Program Underrepresented, and other statewide, local,



and foundation grants across our agency. We have been supporting and serving domestic violence survivors and their families since before we opened our doors and since the launch of BYA-WI. The first DV-specific expansion to our already established services is a focused effort on black male advocacy due to the number of black men entering our doors actively fleeing domestic violence in our community. Since then, we have developed male-specific support groups, and having two black male DV advocates on staff has allowed us to talk about and serve survivors in ways not previously possible.

Last year, in July, August, and September of 2021, we served 506 survivors of domestic violence 68% of all survivors at our agency, with 90% of our survivors presenting with multiple victimizations. Additionally, in the first quarter of 2022 (January, February, and March of 2022) alone, our agency served 547 survivors. 77% are survivors of domestic violence. 93% of those folks presented with multiple victimizations. The survivors whom we serve each and every day at our agency have complex and layered trauma, including both individual and generational aspects. That is why our case management centers around survivor autonomy. This ensures that we are building strategies, safety plans, goals, budgets, referrals, and every aspect of our plan and commitment central to the specific survivor we are walking with.

What is All Season's Transformation (AST)- Shelter Facility

All Season's Transformation is a men's shelter facility that is dedicated to helping those that identify as a male with emergency and transitional housing needs. AST seeks to meet the needs of the whole individual, including the physical, emotional, spiritual (holistic), and clinical dimensions of their lives.

We offer temporary emergency shelter, transitional housing, clinical & psychological counseling (secondary location), workforce development assistance, specialized seminars, linkage with churches and social services (as requested), domestic violence or sexual assault referral services, and other such assistance as needed by our clients.

Our primary purpose is to provide programming that will lead to men being empowered to retain their independence. We will admit only those that agree to participate in a program designed to assist them in resolving their present situation. We commit to helping our clients to recover from the victimizations they have experienced and believe wholeheartedly in men receiving services that give them permission to discover and work through the emotional cycles of healing many of them were denied.



Program Overview

Objectives of the Program

The case management program is the primary method whereby All Seasons Transformation (AST), achieves its fundamental goal of helping men find solutions to their current situation, make contact with the greater Green Bay community, and address critical issues that affect their physical, emotional, and spiritual recovery journey's.

Client Management

- Enable clients to identify key problems that have caused the current situation
- Help the client create manageable goals that will result in a successful transition to a normal lifestyle with a steady stream of income and housing
- Help the client break goals down into manageable steps
- Monitor client's progress, give encouragement, create accountability, and motivate
- Work with other case managers to identify problem areas and co-create solutions
- Assist the client's contact and progress with programs that promote their physical, emotional, and holistic well-being.

Staffing

is the process of meeting with other staff, program personnel, and key volunteers to determine the effectiveness of the program as it relates to comprehensive client cases.

Some of the objectives of the staffing process include:

- Keep confidentiality of personal client information
- Assess the effectiveness of the case management program
- Resolve conflicts that arise between the client and the program or staff
- Promote solutions to difficult problems
- Become informed about community resources, their availability, and ongoing changes.



Resident Assessment

Purpose

There must be a way to accurately assess an individual coming into our program if we are going to effectively enable them to regain their independence from victimization.

All Season's Transformation Project Description

The following is a suggested criterion for residents referred to the Transformation House.

The Program Manager will screen all applicants, and if the prospective resident meets the criteria established by AST, they will then be referred to a house manager for their room assignment.

Qualifications:

- Be a Male
- Be at least 18 years of age
- Must have verifiable employment and or legitimate means of income unless fleeing Domestic or Sexual violence where program vouchers may be issued.
- Be able to provide the first week's program fee
- Agree to participate in continued case management for the length of stay.
- Be willing to comply with all provisions of the AST residential agreement
- Be alcohol and drug-free
- Must not be discharged from a residential program because of noncompliance issues within 30 days of application

Requirements:

- Weekly case management
- Abstain from the use of alcohol and drugs
- Agree to random alcohol testing (breathalyzer)
- Continue with all case management requirements

Termination Clause:

A resident who has violated the terms of their agreement with AST will be given the opportunity to vacate the premises within three days, and an exit interview will be conducted.



Intake and Orientation

Purpose

The process of client intake and orientation is critical to the smooth operation of the program and the long-term well-being of the client. Both processes are necessary and have their own specific goals. In an ideal situation, a client goes through the intake process prior to admission, followed by an orientation process two days later.

During the two-day wait, the program manager will verify information on the intake form and complete pertinent background checks.

In the initial process, the client is often focused on the immediate need of getting into the House. Their ability to absorb all of the necessary information we think they need can sometimes be limited by their emotional fears, any loss they have experienced, loss of personal power and identity, and other survival thinking processes.

It is important that the intake process is carefully considered. Only the most basic expectations should be communicated. The orientation process is more effective after the client has been accepted into the House and has overcome some of his initial fears.

On the other hand, a common reason for client failure is the phenomenon called 'acclimation.' The client will lose the initiative they need to make continual progress when they become used to their surroundings and when life in the House becomes 'normal'. Unless appropriate pressure is continuously and judiciously applied, the client will sometimes sink into apathy and denial of their responsibilities. Rather than viewing the case manager as a resource and problem solver, the client will begin to create an adversarial relationship based on evasion and transfer of responsibility to others. It is therefore important to prioritize proper rapport building in the relationship and get off on the right foot creating a climate where the client can continually assume responsibility for their recovery and/or successful "life" achievement.



Discrimination And Intake Procedures

Transformation House Inc. does not allow the practice of discrimination of any kind in its facilities. We will admit people to the House without regard to their sexual preferences. We will not permit discrimination against any person for any reason. (Please refer to full agency discrimination policies)

Client Intake

Goals:

- Gather accurate, pertinent information.
- Help clients establish a healthy relationship with the program and staff.
- Communicate only the most important and basic information.
- Establish a sense of personal responsibility.
- Do all intake paperwork and sign all house rules and requirements.

Procedures:

Gather accurate and pertinent information.

The client intake form is the basic instrument for gathering initial information. Included on the form are questions that are not necessarily pertinent to our program, but are used for gathering information for the Transformation House Inc. program. Unless otherwise directed, all questions on the form should be answered.

As far as possible, put the client at ease and try to create a climate of trust in which the client knows their honesty will be appreciated and that it is all right for them to have problems such as drug or alcohol history, outstanding warrants for criminal charges, credit problems and so on. Even if their problems will keep them from being admitted to the House (such as sex offender convictions), they should know that we will try to help them find solutions.

Help the client to establish a healthy relationship with the program and staff.

Look for signs of evasion and disingenuous answers. Do not hesitate to challenge answers that appear to be less than truthful. Immediate trust can be established when the client finds that you are more interested in truthful answers rather than 'correct' ones. If they sense basic respect for them even after they have revealed painful personal information, they can begin a healing process from their initial contact with All Season's Transformation.



Make sure that the client understands that while they may be able to live at the House for an extended period of time, they are initially being admitted for a trial period. This will help establish a sense of ongoing personal responsibility on their part that will greatly assist the case management process.

Communicate only the most important and basic information

We have a lot of important information that the client needs to understand. Most of it can wait for two to three days. It will have a greater impact when the client hears and receives it for the first time. If they do not assimilate the information the first time they hear it, it will have less initial impact when it is repeated later.

Initial items that must be covered during intake include:

- Process the intake form and answers. Must be signed by the client.
- Introduce simplified rules agreement. Have them read and sign this form.
- Introduce chores, room checks, curfew, and substance use policies.
- Provide a program schedule and highlight required meetings that they will be expected to attend prior to their orientation or first case management session.
- Introduce and have them sign a *release of information* form.

Establish a sense of personal responsibility.

When the client leaves the initial interview, they should have agreed to the basic rules, to keep their rooms clean and do their house chore. They should understand that their own personal conduct, their room, and their chore will be inspected during the trial period. This will help determine whether or not they will be allowed to stay after the initial trial period.

Orientation Goals:

- Determine client eligibility for further admission
- Distribute the orientation packet
- Confirm the assignment of the case manager and counselor
- Tour the client store and distribute the initial 'care package'

Procedures:

Determine client eligibility for admission



Prior to meeting with the client, review the intake file, their criminal background check, residential agreement, financial covenant, and assessment. If there have been questionable behaviors, check with the Executive Director for input into letting the client enter the All Season's Transformation facility.

Check the board to verify the client's assigned case manager and counselor, or check with the program manager if assignments need to be made.

Prepare yourself for the interview. This will probably be the first actual session with the client, and it is important that they see a consistent attitude in the staff that communicates a positive and supportive willingness to help them address the most serious problems. Check yourself for undefined feelings of harshness towards the client, especially if you have had a trying day. You must remain calm and firm and caring in the face of intense sessions that may have to address faults that cannot go uncorrected.

Prepare an agenda that covers all pertinent areas, and create an initial plan that will allow you to complete the entire orientation process in a 45-minute time span.

Review the initial stay with the client, and address any problems that may have come up.

Spend a few moments getting to know the client. Set a friendly tone and introduce a brief agenda that will help the client feel comfortable with the session.

Address any incidents or problems at this time:

- If the decision has been made to refuse entry into the house, be prepared to give the client available options for other programs in the area, if appropriate. Remember that the client, not you, is responsible for their situation. This may be an important and necessary step in helping the client come to the conclusion that they have to accept this responsibility.
- If the client will have trouble adjusting to Huse life, be prepared to spend some time discussing this. However, the client must agree to abide by the rules, including chores and clean rooms. If they remain resistant, it will be necessary to ask them to leave.

In most cases, the client will be staying, and the session should be designed to end on the highest note possible. If the client leaves with the conviction that they will be able to find solutions to their most serious problems, it will set the tone for their entire stay.



Distribute the Orientation Packet

The orientation packet should contain at least the following:

- House Rules
- Release of information form
- Community resource guide
- Safety Plan
- Program Schedule
- Grievance form
- Chore chart
- Warning notice sample

Plan to spend time covering each area briefly. Emphasize that all staff is available to clear up any questions that they may have in the future.

Confirm the assignment of the client's case manager and counselor

Discuss our case management and counseling programs and answer any questions that may arise.

Make sure the client has the names of their case manager and counselor as well as the date and time of their initial session with each.



Intake and Referrals

Purpose

Making wise decisions about who can enter the program is important. There must be a balance between the need and the ability to benefit from the program. Especially when we have to turn people away, we must have a clear understanding of who is the best choice for our limited house space.

Some of the key factors in making these decisions involve

1. Basic conditions
2. Triage of need
3. Source of referral
4. Appropriateness of available space

Basic Conditions

Those who are to be considered for admission to the house must be able to meet the following basic conditions, which should be clearly communicated to the client and/or referral sources:

1. They must be available for an immediate intake interview. We will not hold rooms open. If it is not convenient for them to come in for an interview within a 24-hour period, and others are waiting to get into the room, then give them our apologies and let them know that they will be informed when another appropriate room comes open.
2. The rooms must be occupied by 4 PM on the day of the orientation process. If the person does not show up or communicate with the house, then the room will be offered to the next most appropriate client. If the person has placed personal items in the room, these items will be bagged up and placed in a safe place for no longer than 30 days, and then disposed of if not picked up.

Triage of Needs

We will get to the point where we will have to turn people away, which means that we have to choose who gets a room and who doesn't.

The concept of triage helps decide who is most likely to benefit from the room as opposed to who has the most urgent need for the room. When it is obvious that not everyone can be helped,



then there must be a way to make a decision about who will get help and who will not. Victims are normally broken down into three groups:

1. Those who are likely to survive if help is given.
2. Those that may need different levels of care with appropriate referrals.
3. Those who can survive without immediate assistance being rendered.

In our intake process, our most effective strategy is to give room to the one who is most likely to succeed rather than to just the one who needs it the most. It is not always obvious during the intake process who is likely to succeed; however, when it is apparent that someone is likely to fail because of substance abuse or resistance to our rules or program, then they should not be selected just because their need is more urgent than someone else's.

When a choice has to be made about who gets a room and the possibility exists that our program can be of help to all parties being considered, we observe the following order of precedence:

1. Willingness to participate in program requirements
2. Willingness to sign a release of information forms
3. Verifiable employment
4. Ability to maintain payment of program fees
5. Length of Sobriety

Referral Sources

It is important to communicate with all referral sources in order to build goodwill and understanding in the community.

The following procedures apply to referrals:

- Get the name and phone number of the contact person and write the request in the log.
- Do not guarantee the room to the referral source or the client being referred, especially if an intake interview has not been conducted. Make it clear that what is being offered is a chance to have an intake ahead of others who are waiting.
- Let them know what the likely availability of an appropriate room is. If an appropriate room is not available, be sure to let them know and ask them to keep in touch on a daily basis.
- After the intake, if there are others whose needs are greater, the room goes to the one with the greatest need. If the referral client is turned down, call the referral source and explain



We All Rise: African American Resource Center
P.O. Box 654
Green Bay, WI 54305

the reason why. If it is because of a greater need and the intake was otherwise successful, assure the contact person that the person has successfully completed their intake and will be admitted once a room is available.



Background Checks

All Seasons Transformation will not accept offenders who are on the sexual offender registry. Background checks will be completed for all residents upon intake but no longer than 24-48 hours for any emergent placements. All staff and volunteers background checks, please see separately attached agency Background Check Policy.

Parking

All parking will be in assigned lot behind AST building clients who use parking will be given a permit by staff after appropriate vehicle inspection has been completed. Clients will be not allowed to violate any city parking rules & codes and therefore must keep vehicle registered and insured.

Additional Properties

- Tax parcel #14-878
 - Property Address 1021 Chicago Street, Green Bay WI 54301 - Private Tenant Occupancy
- Tax parcel #14-877
 - Property Address 444 S Clay Street, Green Bay WI 54301 - Private Tenant Occupancy/Executive Rental



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 430 South Clay Street, Green Bay, WI 54301
Parcel Number(s): 14-882
Petitioner(s): We All Rise: African Am. Res. Center Date: 9/28/2022
Email: Robin@weallriseaarc.org Phone Number: 920-770-9269
Address: 430 South Webster Ave. City: Green Bay State: WI Zip: 54301
Property Owner: Manuelus Reacco Phone Number: 920-246-1812

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Robin Scott of We All Rise, respectfully request that the City of Green Bay take the following action:

- ☐ 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 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium 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) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) – PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee):

Owner Signature: Manuelus Reacco Date: 10/28/22
Petitioner Signature(s): Robin Scott 9/28/2022

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



October 11, 2022

Narrative - Non-profit merger of Transformation House & We All Rise

Currently, the Transformation House serves one of the most vulnerable and disenfranchised populations being men. Since establishing in 2012 they have been committed to their mission of encouraging "men to be men" by providing them with shelter at an affordable/reduced rate while nurturing their spiritual, educational, and social development through specified groups and programming. Transformation House currently fulfills a large gap in service for the Green Bay community and We All Rise want nothing other than to be a part of that.

We All Rise originally began its work in 2017 as a culturally specific after-school program to support the most vulnerable black youth in the Green Bay Area public school district. Our work organically expanded knowing the fact that we can teach young people all day and provide them with an abundance of resources but if we do not provide the parents, elders, and family members that they are raised with we are doing a disservice to our community. Over the years we have grown drastically. We now offer free mental health and psychological testing, multiple different youth programs, and domestic violence and sexual assault services just steps away from Transformation House. We have oftentimes supported current men that are in shelter programs with program fees and other basic needs support as we move forward being a solution-oriented non-profit in our community.

The merger of non-profit organizations is a natural fit. The single largest issue in our city being attacked from many different angles and agencies is homelessness. We currently have less than one percent of available housing for those that wish to locate permanent housing and the inequities and disparities that exist in those markets also further marginalized our clients. There is no doubt that Transformation House can be one of the largest and greatly funded men's shelter programs across our state.

What do I propose? Well, a lot of what I would like to see is exactly what is already happening at this shelter program. Men need and deserve specialized housing and also programming that will help to reduce recidivism, relapse, and also provide them with a level of comfort and care as they learn healthy ways of independent living. Our shelter will serve All men but we most certainly have a focus population in mind that we can target for safe rooms and areas within our building that includes veterans, aged out of foster care male/youth, & LGBTQ+. We anticipate connecting with our current funders Department of Justice & Office of Crime Victim Service (DOJ, OCVS) to apply for basic service federal funding that will allow those men to get the resources they need. We believe in treating the whole person. Men at our shelter will have access to free and comprehensive mental health. As a therapist and the Executive Director of We All Rise I see firsthand the need for mental health services across our great nation. We All Rise-Transformation House program in addition to free onsite mental

health will offer, trauma, grief & loss, Anger Management, Thinking for Change, AODA psychological assessments, and individual therapy and treatments as well as other support groups targeting the whole individual such as parenting groups. In addition, we were recently awarded a workforce development grant and we anticipate having a 15-station-computer lab on the first floor that will teach our men job readiness skills through a program by Microsoft called Upskilling to make them competitive applicants in today's changing job market. We All Rise has a proven track record for providing the highest quality care for our clientele. Although our focus population is African Americans we find that individuals from all different backgrounds and walks of life feel safe and supported in our holistic healing programs. The reality is we will adjust to our client's needs. The facility will be run in most of the same orders and practices that it has been and our clients will be provided the support they need. We will continue to have 24/hour security and maintain a quiet, clean and meditative environment where men in our shelter program feel invested in and valued.



Web Search - Brown County, Wisconsin - Property Summary

Property: 14-878

Search powered by



Report/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021 ▼	Real Estate	14-878	231 - CITY OF GREEN BAY	1021 CHICAGO ST	TRANSFORMATION HOUSE INC 610 S BROADWAY ST GREEN BAY WI 54303

Tax Year Legend:

⏏ = owes prior year taxes

☑ = not assessed

Ⓢ = not taxed

Delinquent

Current

Summary

Property Summary

Parcel #:	14-878
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.101
Area (sq ft):	4399.000

Property Addresses

Primary ▲	Address
	1021 CHICAGO ST GREEN BAY 54301-3905

Owners

Name	Status	Ownership Type	Interest
TRANSFORMATION HOUSE INC	CURRENT OWNER		
DESOTELL, HELEN M	FORMER OWNER		
DESOTELL RONALD J & HELEN M REVOCABLE TRUST	FORMER OWNER		
KODIAK BEAR VENTURES INC	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

0.101 AC M/L PLAT OF ASTOR E 55 FT OF W 110 FT OF S 20 FT OF LOT 7 & E 55 FT OF W 110 FT OF LOT 8 BLK 99

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found

Building Information**Buildings****Assessments****Assessment Summary**

Estimated Fair Market Value: 0

Assessment Ratio: 0.7945

Legal Acres: 0.101

2021 valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.101	0	0	0
ALL CLASSES	0.101	0	0	0

2020 valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.101	0	0	0
ALL CLASSES	0.101	0	0	0

Taxes**Tax Summary**

Bill #: 0 Net Mill Rate: 0.024800104

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2022	0.00
7/31/2022	0.00

Payments

No payments were found

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	0.00	-	-
School Credit	0.00	-	-
☒ Total	0.00	-	-
BROWN COUNTY	0.00	-	-
GREEN BAY SCH DIST	0.00	-	-
LOCAL	0.00	-	-
NORTHEAST WI VTAE	0.00	-	-
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	0.00	0.00	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Private Forest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	-	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	0.00	0.00	0.00

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2021	0.00	0.00	0.00	0.00	N/A	0.00	No Payment Collected
2020	0.00	0.00	0.00	0.00	N/A	0.00	No Payment Collected
2019	0.00	0.00	0.00	0.00	N/A	0.00	No Payment Collected
2018	1688.50	0.00	0.00	1688.50	1/7/2019	0.00	Paid
2017	1644.70	82.24	0.00	1726.94	6/26/2018	0.00	Paid
2016	1623.20	113.62	0.00	1736.82	8/31/2017	0.00	Paid
TOTAL	4956.40	195.86	0.00	5152.26		0.00	

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
2847958	LAND CONTRACT			0			\$0.00	0
2710871							\$0.00	0
			J19223 / 37				\$0.00	0
			J8464 / 1				\$0.00	0



([https://www.co.brown.wi.us/departments/?\(http://www.gcssoftware.com\)](https://www.co.brown.wi.us/departments/?(http://www.gcssoftware.com)))

department=85713eda4cdc&subdepartment=89ce08984445)

Web Search - Brown County, Wisconsin

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021 ▼	Real Estate	14-882	231 - CITY OF GREEN BAY	430 S CLAY ST	TRANSFORMATION HOUSE INC 610 S BROADWAY ST GREEN BAY WI 54303

Tax Year Legend:

⬅\$ = owes prior year taxes

☒ = not assessed

Ⓢ = not taxed

Delinquent

Current

Property Summary

Parcel #:	14-882
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	7/30/2019
Historical Date:	
Acres:	0.539
Area (sq ft):	23481.000

Property Addresses

Primary ▲	Address
	430 S CLAY ST GREEN BAY 54301-3807

Owners

Name	Status	Ownership Type	Interest
TRANSFORMATION HOUSE INC	CURRENT OWNER		
DESOTELL, HELEN	FORMER OWNER		
DESOTELL, RONALD	FORMER OWNER		
DESOTELL FAMILY LTD PARTNERSHIP	FORMER OWNER		
DESOTELL RONALD J & HELEN M REVOCABLE TRUST	FORMER OWNER		
KODIAK BEAR VENTURES INC	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

22

Workflow History and Messages

No Flag/Messages were found

Search powered by



Abbreviated Legal Description

(See recorded documents for a complete legal description)

PLAT OF ASTOR LOTS 5 & 6 AND N 40 FT OF E 110 FT OF LOT 7 ALL IN BLOCK 99 EX 670 R 463

(<http://www.gcssoftware.com>)

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found



 LoopNet™ Sign Up

Advertise

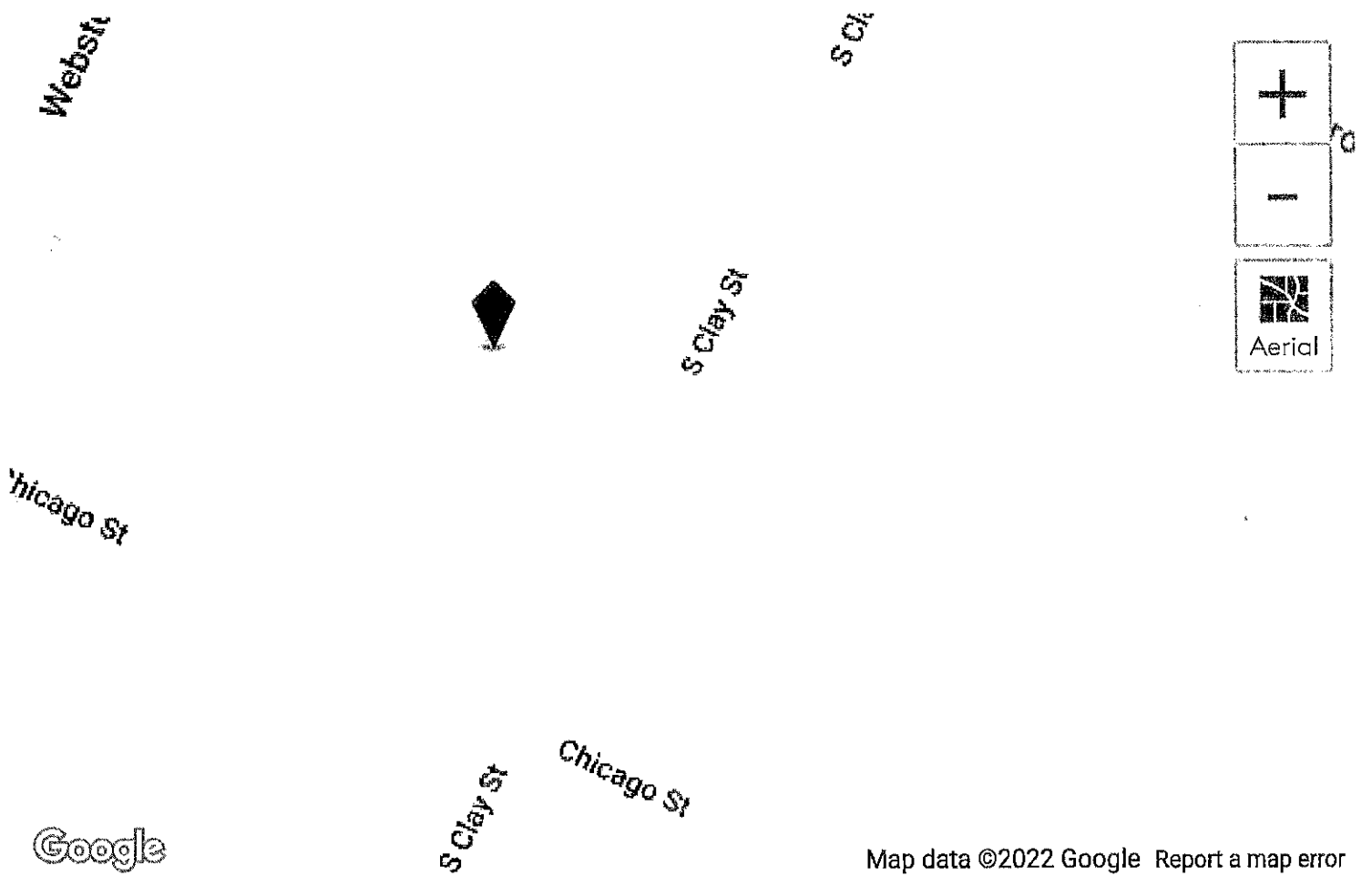
PROPERTY RECORD

This page contains information about the property located at 430 S Clay St, Green Bay, WI, 54301.

430 S Clay St, Green Bay, WI 54301

Webst

S Cl



+

-



Aerial

Chicago St

S Clay St

Chicago St

S Clay St

Google

Map data ©2022 Google Report a map error

PROPERTY DETAIL

Information for the property located at 430 S Clay St Green Bay, WI includes data gathered from Brown County tax records, public records data providers and LoopNet historical data records.

24

<https://www.loopnet.com/property/430-s-clay-st-green-bay-wi-54301/55009-14-882/>

1/10

Address	430 S Clay St
APN/Parcel ID	14-882
Subdivision Name	Astor
Land Use	Hospitalpublic
Legal Description	PLAT OF ASTOR LOTS 5 & 6 AND N 40 FT OF E 110 FT OF LOT 7 ALL IN BLOCK 99 EX 670 R 463
Zoning	X
County	Brown
Flood Zone	55009C0169F
State	Wisconsin

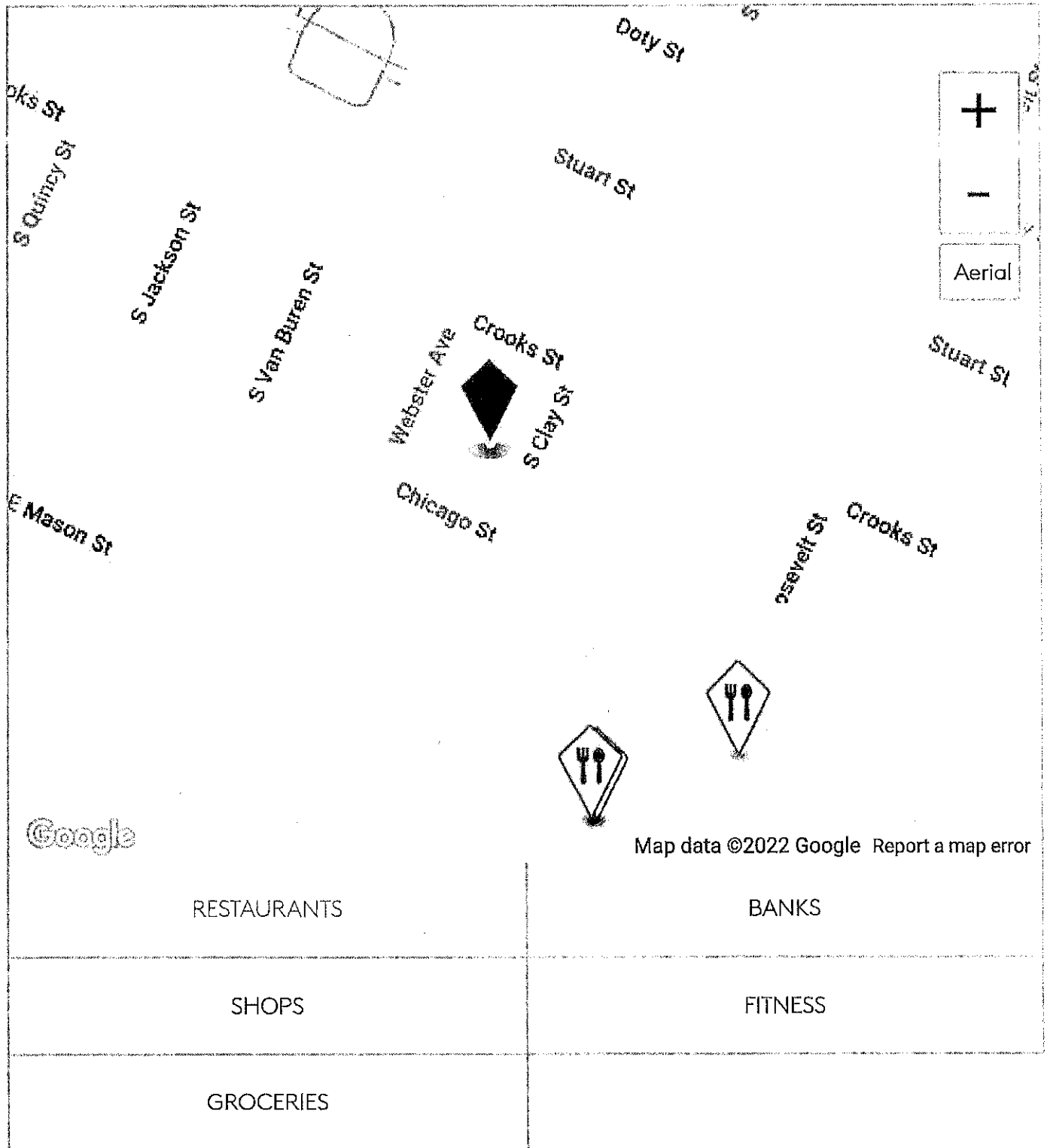
Tax Year	2021
Lot Size	0.539
Assessed Year	2021
Submarket	Green Bay
Census	0013002000
Market	Green Bay
TOTAL SQ FT	0
CBSA	Green Bay, WI

DEMOGRAPHICS

1 MILE3 MILE

2022 Total Population	13,241	81,025
2027 Population	13,382	81,963
Pop Growth 2022-2027	+ 1.06%	+ 1.16%
Average Age	37	38
2022 Total Households	5,521	34,125
HH Growth 2022-2027	+ 1.29%	+ 1.26%
Median Household Inc	\$45,201	\$46,347
Avg Household Size	2.30	2.30
2022 Avg HH Vehicles	1.00	2.00
Median Home Value	\$135,212	\$140,596
Median Year Built	1947	1960

NEARBY PLACES



PUBLIC TRANSPORTATION

AIRPORT

DRIVE	WALK	DISTANCE
Austin Straubel International Airport		
22 min		9.2 mi

**FREIGHT PORTS**

DRIVE	WALK	DISTANCE
Port Milwaukee		
135 min		115.9 mi

NEARBY PROPERTIES

1601 N Quincy St, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
		36.49 AC	

1919 S Broadway, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
		197.247 AC	

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

6.318 AC

2851 University Ave, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

27.55 AC

1001 Lombardi Ave, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

501 Eastman Ave, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

96.487 AC

1821 S Webster Ave, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

4.54 AC

304 N Adams St, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

0.484 AC

865 Lombardi Ave, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

184367

10.344 AC

GI

1950 S Ridge Rd, Green Bay, WI

LAND USE	TOTAL SQ FT	LOT SIZE	ZONING
----------	-------------	----------	--------

3.895 AC

[SEE MORE](#) 

Start a new search to find other properties for sale or
lease

[For Sale](#)[For Lease](#)[Businesses](#)[Advanced Search](#) 

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Green Bay Commercial Real Estate

Green Bay Office Space for Lease

Green Bay Office Space for Sale

Green Bay Retail Space for Lease

Green Bay Retail Space for Sale

POPULAR SEARCHES

Atlanta Office Space

Austin Office Space

Baltimore Office Space

Birmingham Office Space

Boston Office Space

Los Angeles Office Space

Miami Office Space

New York Office Space

Orlando Office Space

Palo Alto Office Space

Toronto Office Space

New York Apartment Buildings for Sale

Houston Apartment Buildings for Sale

Chicago Apartment Buildings for Sale

Los Angeles Apartment Buildings for Sale

See More 

About Us

[Contact Us](#)

[Search](#)

[Find a Broker](#)

[Product Overview](#)

[Mobile](#)

[Terms of Use](#)

[Privacy Policy](#)

Connect with us



© 2022 CoStar Group



(<https://www.co.brown.wi.us/departments/>?(<http://www.gcssoftware.com>)

department=85713eda4cdc&subdepartment=89ce08984445)

Web Search - Brown County, Wisconsin

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2022 ▾	Real Estate	14-877	231 - CITY OF GREEN BAY	444 S CLAY ST	TRANSFORMATION HOUSE INC 610 S BROADWAY ST GREEN BAY WI 54303
Tax Year Legend: ⬅️\$ = owes prior year taxes ☒ = not assessed Ⓢ = not taxed Delinquent Current					

Property Summary

Parcel #:	14-877
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.101
Area (sq ft):	4399.000

Property Addresses

Primary ▲	Address
	444 S CLAY ST GREEN BAY 54301-3807
	0 CHICAGO ST GREEN BAY 54301-3807

Owners

Name	Status	Ownership Type	Interest
TRANSFORMATION HOUSE INC	CURRENT OWNER		
DESOTELL RONALD J & HELEN M REVOCABLE TRUST	FORMER OWNER		
KODIAK BEAR VENTURES INC	FORMER OWNER		
VANBEAVER, DOROTHY J	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

34

No Flag/Messages were found

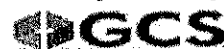
<https://prod-landrecords.browncountwi.gov/GCSWebPortal/Search.aspx?ParcelNumber=14-877>

Abbreviated Legal Description

(See recorded documents for a complete legal description)

0.101 AC M/L PLAT OF ASTOR E 55 FT OF S 20 FT OF LOT 7 & E 55 FT OF LOT 8 BLK 99

Search powered by



(http://www.gcssoftware.com)

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found



([https://www.co.brown.wi.us/departments/?\(http://www.gcssoftware.com\)](https://www.co.brown.wi.us/departments/?(http://www.gcssoftware.com)))

department=85713eda4cdc&subdepartment=89ce08984445)

Web Search - Brown County, Wisconsin

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2022 ▾	Real Estate	14-878	231 - CITY OF GREEN BAY	1021 CHICAGO ST	TRANSFORMATION HOUSE INC 610 S BROADWAY ST GREEN BAY WI 54303
Tax Year Legend: ⬅️\$ = owes prior year taxes ☑️ = not assessed Ⓢ = not taxed Delinquent Current					

Property Summary

Parcel #:	14-878
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.101
Area (sq ft):	4399.000

Property Addresses

Primary ▲	Address
	1021 CHICAGO ST GREEN BAY 54301-3905

Owners

Name	Status	Ownership Type	Interest
TRANSFORMATION HOUSE INC	CURRENT OWNER		
DESOTELL, HELEN M	FORMER OWNER		
DESOTELL RONALD J & HELEN M REVOCABLE TRUST	FORMER OWNER		
KODIAK BEAR VENTURES INC	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

No Flag/Messages were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

0.101 AC M/L PLAT OF ASTOR E 55 FT OF W 110 FT OF S 20 FT OF LOT 7 & E 55 FT OF W 110 FT OF LOT 8 BLK

Search powered by



Public Land Survey - Property Descriptions

(http://www.gcssoftware.com)

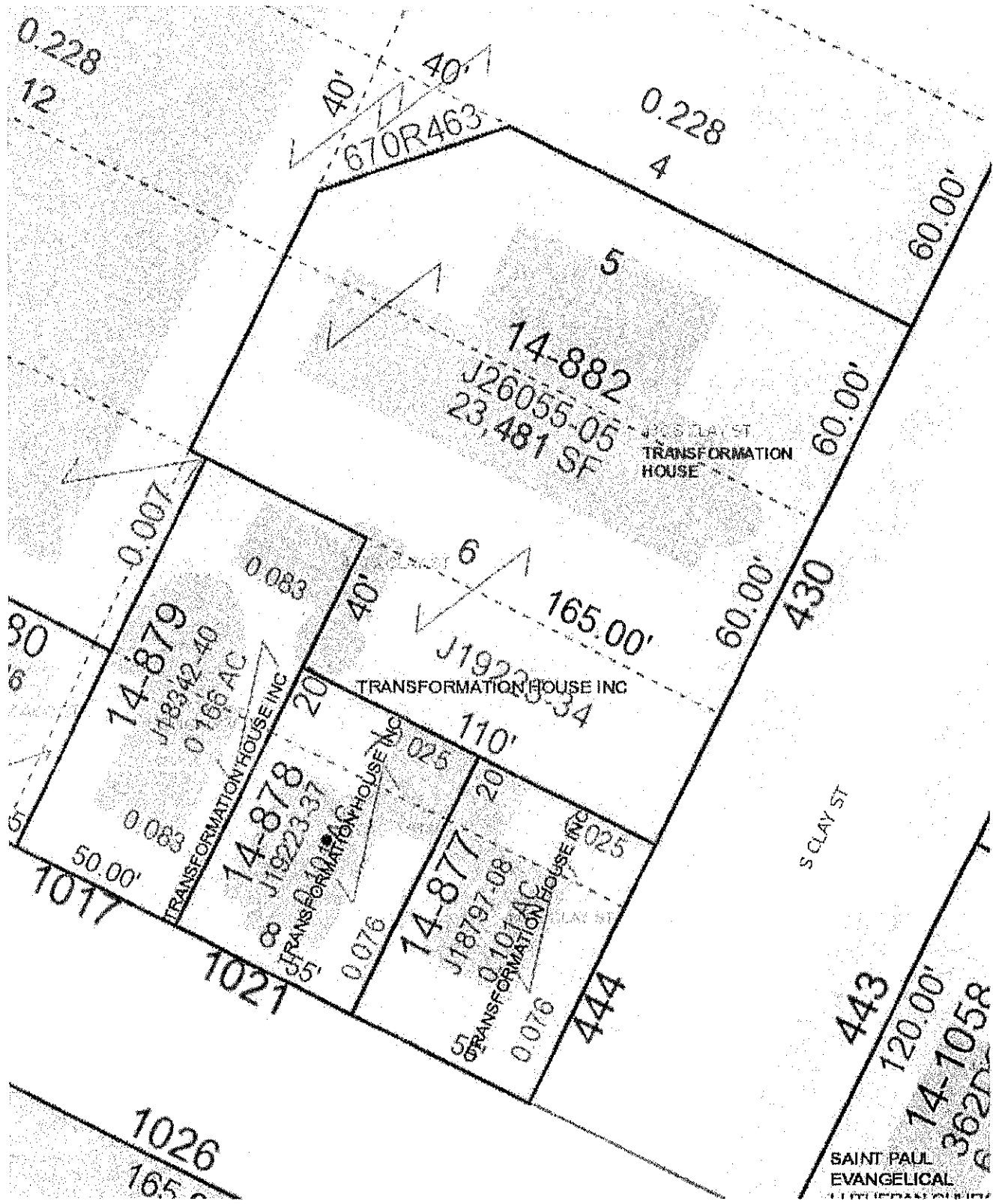
No Property Descriptions were found

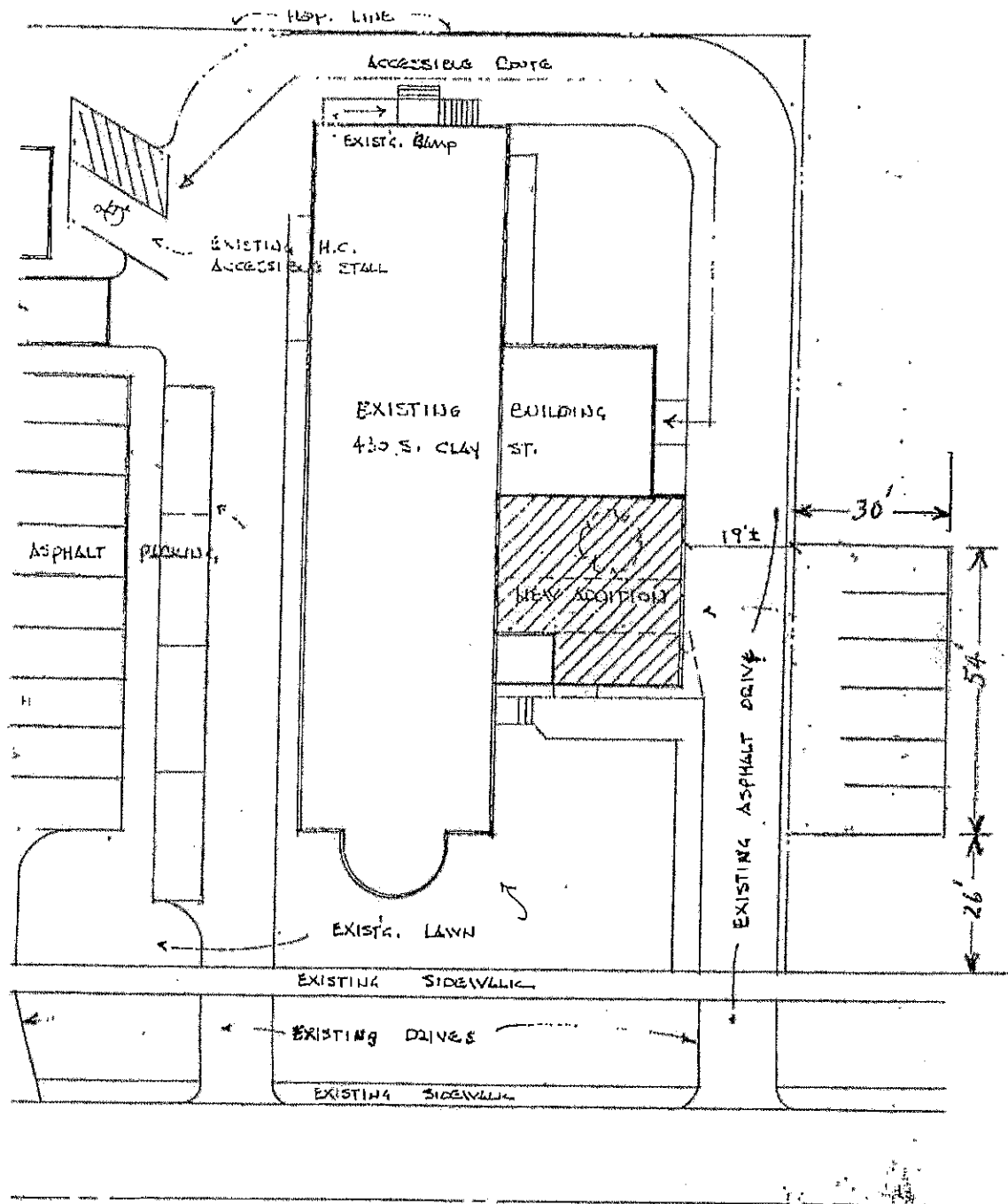
District

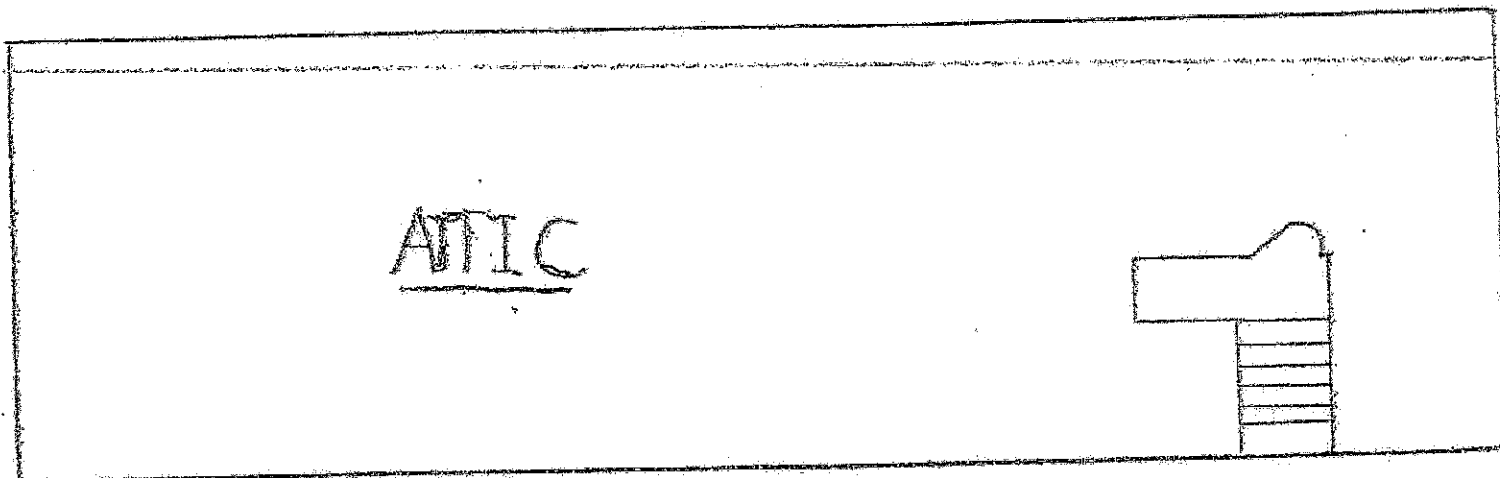
Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Associated Properties

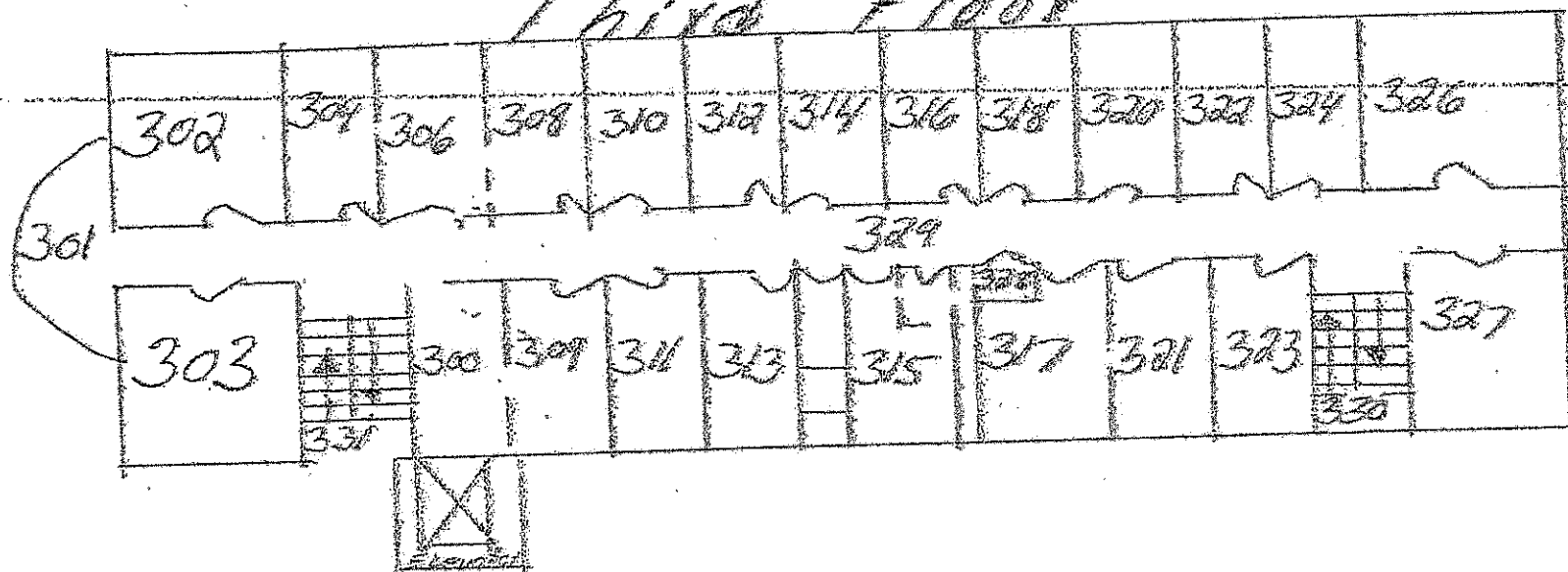
No Associated properties were found



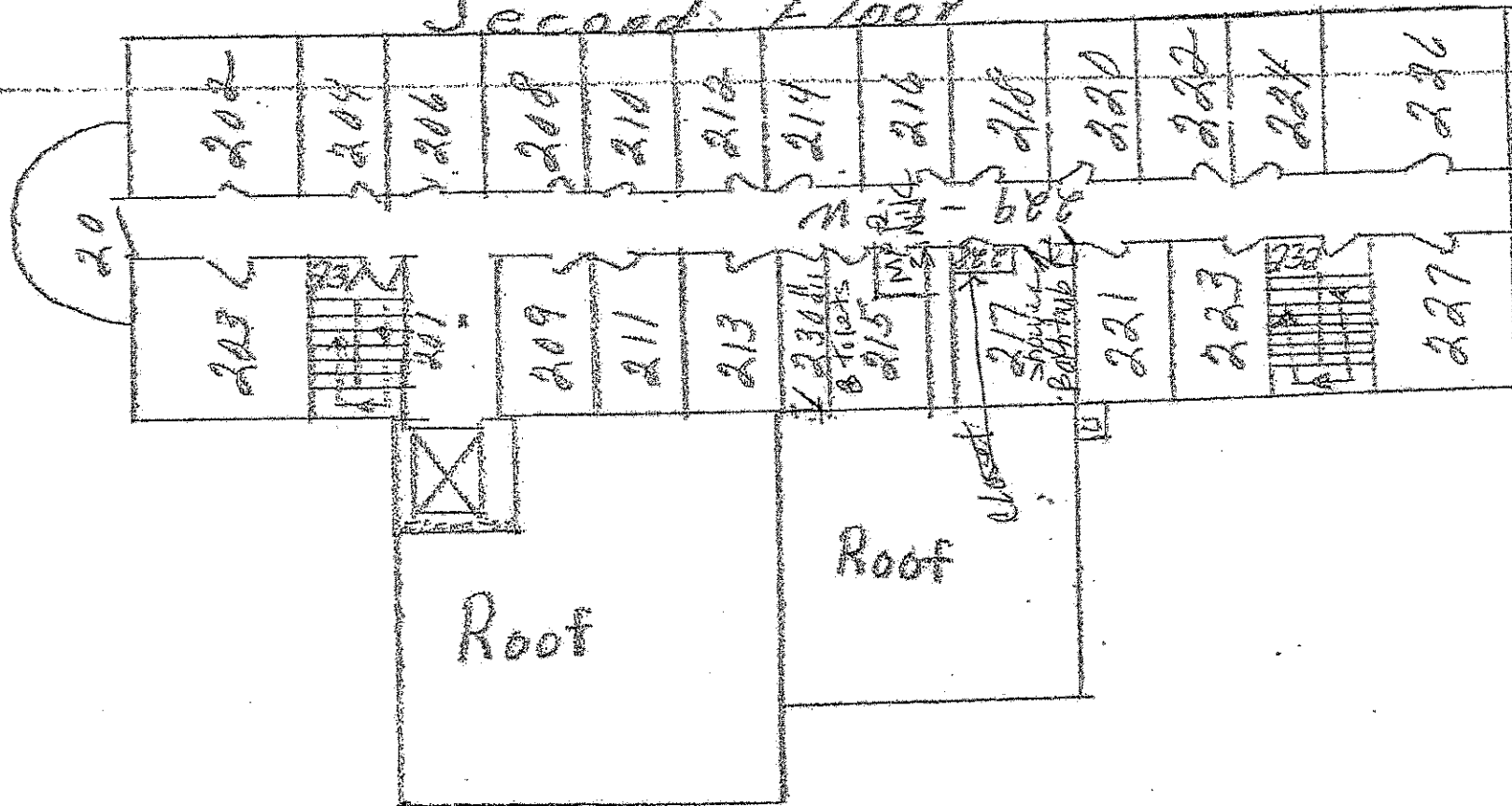




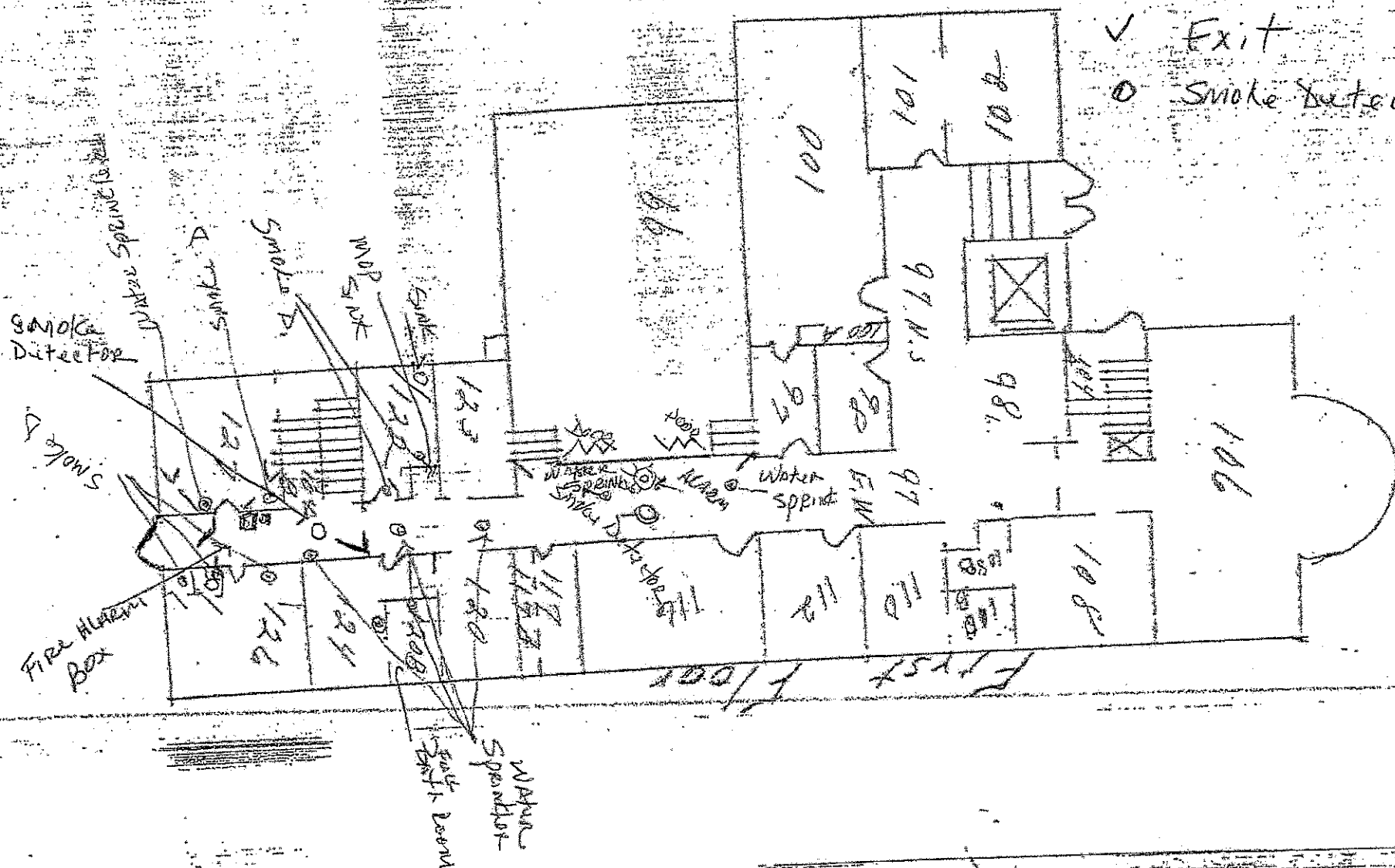
Third Floor

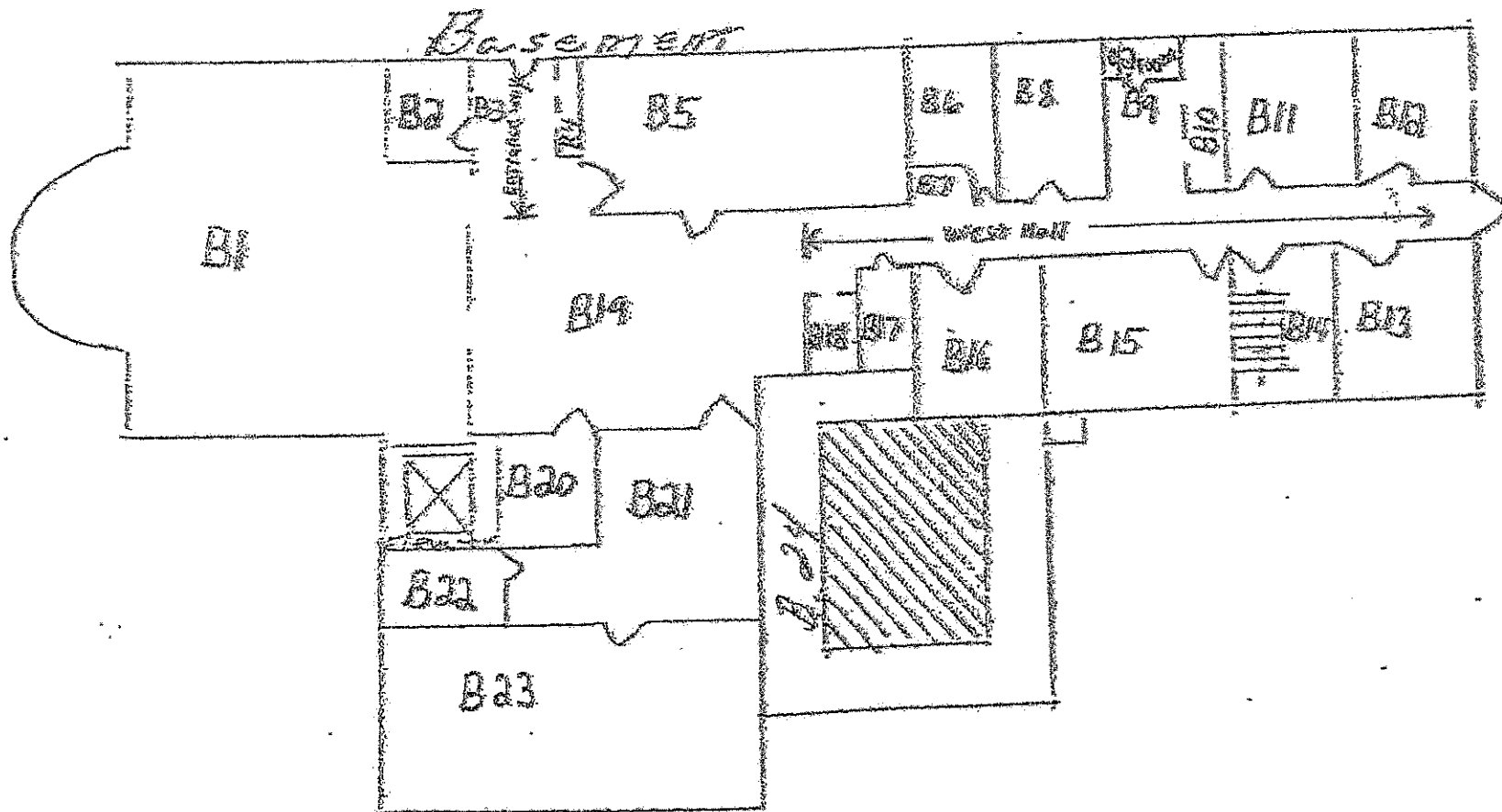


Second Floor



- 11





SQUARE FOOTAGE ANALYSIS

Room Number	Room Usage Description	Square Footage
B1	Pt. Dining Area	942
B2	Pt. Bathroom	27
B3	Entrance South	91
B4	Kitchen storage	12
B5	Kitchen	360
B6	Main Tool Room	120
B7	Dietary office	28
B8	Dietary Food storage	120
B9	Common equipment storage	65
B10	Pt. storage	26
B11	Activity storage	143
B12	Sailed linen room	113.75
B13	Clean linen Room	151
B14	Stair well	93.75
B15	Boiler Room	195.5
B16	Equipment storage	150
B17	Walk in Freezer	46.5
B18	Kit Dry storage	48
B19	Pt. Feeding Room	453
B20	Elevator Machine Room	76.5
B21	Staff Break Room	278.25
B22	Staff Bath Room	48
B23	Pt. Med supply Room	372
B24	Unused work space	225
B25	Hall	

4873

SQUARE FOOTAGE ANALYSIS

Room Reference	Room Usage Description	Square Footage
200	Pt sitting area	156
201	Patient Visitor lounge	103
202	Pt. Room	183
203	Pt Room	192
204	Pt. Room	103
206	Nursing station	103
208	Pt. Room	103
209	Pt. Room	103
210	Pt. Room	103
211	Pt. Room	103
212	Pt. Room	103
213	Pt. Room	103
214	Pt Room	103
215	Pt Toilet Room	95
217	Pt Shower tub Room	140
216	Pt. Room	103
218	Pt Room	103
220	Pt Room	103
221	Pt Room	103
222	Pt Room	103
223	Pt Room	103
224	Pt. Room	103
226	Pt. Room	183
227	Pt. Room	183
228	Patient linen storage	737
229	Hall area E. W.	600
230	Hall N. S.	49.75
231	Stairwell east	76.0
232	Stairwell west	93.75

OK
3708.81

Room Reference	Room Usage Description	Square Footage
97FW	Hall East - West	659
97NW	Hall North South	217
97	Pt Therapy Bathroom	63
98	Social Service office	63
98L	Pt lobby area	95
99	Activity Dept	900
100	Pt OT-speech Dept	416.43
100A	Pt OT sp storage area	13.41
101	D.O.N. office	109
102	Nur. Home Adm office	119
104A	E. stairwell	76
104B	W. stairwell	93.75
106	Pt. Lounge area	492
108	Pt. Bedroom	170
108B	Pt. Bathroom	23
110	Pt. Bedroom	117
110B	Pt. Bathroom	27
112	Nursing + sec. office	124
116	Pt. Bedroom	240
117	Nursing station	61
117A	Nursing storage	8.50
120	Pt. Bedroom	108
120B	Pt. Bathroom	35
122	Pt. Bath + shower	101
123	Pt. Bedroom	112
124	Pt. Bedroom	113
126	Pt. Bedroom	165.75
127	Pt. Bedroom	183
97ST	Front Stairwell	61

4965

3708,87

[illegible]

Room Reference	Room Usage Description	Square Footage
Attic	A. Medical Records	500
	B. Patient personal off season storage	1000
	C. Equipment storage	1000
	D. Nursing inventory Blankets pillows spreads, sheets etc.	1000
	Total sq feet	3778

Addenda B
Commercial Offer to Purchase

Buyer: TRANSFORMATION HOUSE, INC.

Seller: KODIAK BEAR VENTURES, LLC.

The BUYER'S obligation to purchase is contingent upon securing the required permits, lot changes, zoning changes and any and all other land use approvals (the "Approvals") necessary to use and operate the Properties being purchased:

Property Address: 1017 Chicago Street, Green Bay, WI 54301
Tax Parcel No. 14-879

Property Address: 1021 Chicago Street, Green Bay, WI 54301
Tax Parcel No. 14-878

Property Address: 440 S. Clay Street, Green Bay, WI 54301
Tax Parcel No. 14-876

Property Address: 444 S. Clay Street, Green Bay, WI 54301
Tax Parcel No. 14-877

Property Address: 430 S. Clay Street, Green Bay, WI 54301
Tax Parcel No. 14-882

BUYER shall have a reasonable amount of time to obtain the Approvals from the appropriate entities, which shall be no less than 30 days from the execution of this Agreement. If, despite reasonable efforts, the BUYER has been unable to obtain such required permits the BUYER may terminate this Agreement by giving written notice that is received by SELLER or SELLER'S agent by 5:00 p.m. on January 27th, 2019. In the event that notice has not been actually or constructively received, this condition is deemed waived. In the event that due notice has been received, all monies deposited or paid by the BUYER shall be returned and all obligations of the BUYER and SELLER pursuant to this Agreement shall cease and this Agreement shall become void.



We All Rise: African American Resource Center Inc. Background Check Policy

We All Rise: African American Resource Center Inc. (We All Rise: AARC) recognizes working with the most vulnerable and marginalized population in our state; safety needs to be centered in anything and everything we do. Our agency completes background checks for all employees as well as volunteers that have direct contact with clients, families, and youth. These background checks are completed at a minimum of every five years. We center our background checks around the following points:

- **Funders and grantors** may have certain policies in regards to background checks and policies. We will work with our funders and granters to not only abide by their guidelines but also remain transparent in potential roadblocks, concerns, or issues that their policies or recommendations have within our organization as a whole, with our employees, or with our clients.
- We also center on the understanding that **cycles of violence** statistically show us that those that have been harmed tend to cause harm themselves. The thought that “hurt people hurt people” does not only apply to the individual acts of violence that have plagued the African American community, but also the systematic violence, oppression, and injustices that have intentionally been built to continue to harm the African American community. This not only applies to our city of Green Bay, or our state of Wisconsin but also our entire nation.
- One of the systematic barriers that we take deeply into consideration is the **criminal justice system**. This system disproportionately affects the African American population at astronomical levels. Not only is our nation known for the racist and oppressive system, the state of Wisconsin ranks at the top of not only incarceration rates but also at racial disparities for sentencing, supervision length, and varying severity of crimes. It’s essential in our work to take this into consideration as we bring on staff as well as volunteers.

We All Rise will center background checks in the above understandings. If there is an area of concern on a staff/volunteer background check; the hiring committee (i.e. HR, Executive Director, or Board President etc...) will have a conversation with the party involved to talk through experience and understanding of background check. We All Rise reserves the right to request additional information or documentation (i.e. court transcripts, police reports, a letter from individuals receiving background checks etc...) to better understand incidents or criminal history when bringing on new staff/volunteers.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 27 2019

WE ALL RISE AFRICAN AMERICAN
RESOURCE CENTER INC
PO BOX 654
GREEN BAY, WI 54305-0654

Employer Identification Number:
83-1699702
DLN:
17053320388018
Contact Person:
DIMITRIOS KOURKOULAKOS ID# 22005
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
July 19, 2018
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

WE ALL RISE AFRICAN AMERICAN

Sincerely,

Stephen A. Martin

Director, Exempt Organizations
Rulings and Agreements

Letter 947



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 430 South Clay Street, Green Bay, WI 54301
Parcel Number(s): 14-882
Petitioner(s): We All Rise: African Am. Res. Center Date: 9/28/2022
Email: Robin@weallriseaarc.org Phone Number: 920-770-9269
Address: 430 South Webster Ave. City: Green Bay State: WI Zip: 54301
Property Owner: Manuelus Reacco Phone Number: 920-246-1812

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

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

I, Robin Scott of We All Rise, respectfully request that the City of Green Bay take the following action:

- ☐ 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 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$150.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$150.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$100.00 Review Fee)
- ☐ Approve Final Condominium 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) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$200 Administration Fee) - PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$200.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 10/28/22

Petitioner Signature(s): Robin Scott

9/28/2022

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$300.-

Receipt No.: _____

Zoning Petition No.: 22-40